

20257/2023

I-17618/23



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AH 588236

2/3026034/23

11-35  
15/12/23  
ADDITIONAL REGISTRAR OF  
ASSURANCES-II, KOLKATA

Certified that the Document is submitted to  
Registrar - The Office of the Registrar and the  
endorsements are the part of the document  
Additional Registrar  
of Assurances II, Kolkata

15 DEC 2023

## THIS DEED OF DEVELOPMENT AGREEMENT

Made this the 15th day of December, 2023

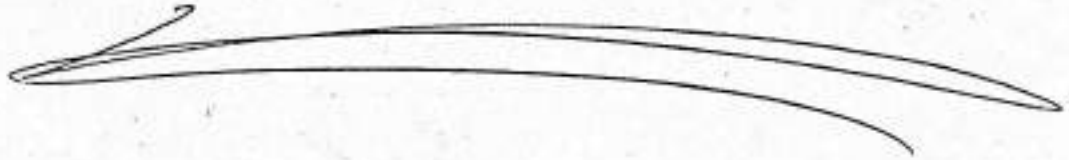
[Two Thousand Twenty Three]

BETWEEN

3/06

4 P 1007 2023

PROPORTION  
Dated 10/11/23 (Court Order)

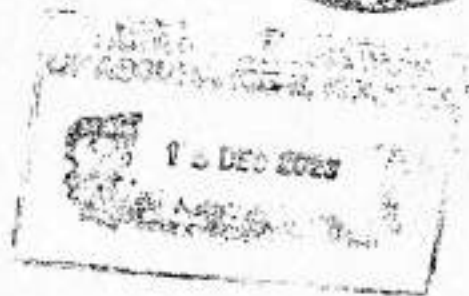


08 NOV 2023

72



1







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



192023240316325178

GRN Details

GRN:	192023240316325178	Payment Mode:	SBI Epay
GRN Date:	13/12/2023 17:55:37	Bank/Gateway:	SBIEpay Payment Gateway
BRN :	5963888978637	BRN Date:	13/12/2023 17:56:43
Gateway Ref ID:	IGAQOOEAN9	Method:	State Bank of India NB
GRIPS Payment ID:	131220232031632516	Payment Init. Date:	13/12/2023 17:55:37
Payment Status:	Successful	Payment Ref. No:	2003026034/1/2023

[Query No\*/Query Year]

Depositor Details

Depositor's Name: Mr SUPROTIM SAHA  
Address: BA-12/2B, D B NAGAR, NEAR BICHITRA, N 24 PGS, PIN 700 059  
Mobile: 9051231192  
Email: suprotim62@gmail.com  
Period From (dd/mm/yyyy): 13/12/2023  
Period To (dd/mm/yyyy): 13/12/2023  
Payment Ref ID: 2003026034/1/2023  
Dept Ref ID/DRN: 2003026034/1/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2003026034/1/2023	Property Registration- Stamp duty	0030-02-103-003-02	9920
2	2003026034/1/2023	Property Registration- Registration Fees	0030-03-104-001-16	21
Total				9941

IN WORDS: NINE THOUSAND NINE HUNDRED FORTY ONE ONLY.

[1] **SRI SIDDHARTHA SENGUPTA [PAN BECPS9523R] [AADHAAR 5009 5199 0123]**, son of Late Rabindranath Sengupta, by Occupation - Self Employed, residing at BE-11, Deshbandhu Nagar, Post Office - Deshbandhu Nagar, under Police Station - Baguiati, District North 24-Parganas, PIN - 700 059, State - West Bengal, [2A] **SRIMATI PUTUL SENGUPTA [PAN AYTPS3520L] [AADHAAR 2224 2818 4393]**, wife of Late Partha Sengupta and daughter of Late Chittaranjan Sengupta, by Occupation - Retired Person, residing at AA-11/14A, Deshbandhu Nagar, Post Office - Deshbandhu Nagar, under Police Station - Baguiati, District North 24-Parganas, PIN - 700 059, State - West Bengal, [2B] **SRIMATI PAYEL CHAKRABORTY [PAN DDVPS6381H] [AADHAAR 4798 5786 2919]**, wife of Sri Somnath Chakraborty and daughter of Late Partha Sengupta, by Occupation - Service, residing at Nirranjan Nagar, Block - A, Post Office - Nona Chandan Pukur, under Police Station - Titagarh, District North 24-Parganas, PIN - 700 122, State - West Bengal, [2C] **SRIMATI ARUNIMA SENGUPTA [PAN DBDPS 3151P] [AADHAAR 4147 5429 9982]**, wife of Sri Sourav Ghosh and daughter of Late Partha Sengupta, by Occupation - Self Employed, residing at AA-11/14A, Deshbandhu Nagar, Post Office - Deshbandhu Nagar, under Police Station - Baguiati, District North 24-Parganas, PIN - 700 059, State - West Bengal and [3] **SRI JOYDIP SENGUPTA [PAN BTHPS6659A] [AADHAAR 7496 1390 8554]**, son of Late Manindra Nath Sengupta, by Occupation - Retired Person, residing at AA-11/14A, Deshbandhu Nagar, Post Office - Deshbandhu Nagar, under Police Station - Baguiati, District North 24-Parganas, PIN - 700 059, State - West Bengal, all by Religion - Hindu, by Nationality - Indian, hereinafter referred to as the **LANDOWNERS** [which terms and expression shall unless excluded by or repugnant to the context be deemed to mean include their respective heirs, executors, administrators, legal representatives and assigns] of the **ONE PART**;

**AND**

**M/S. LOKENATH CONSTRUCTION**, a Proprietorship Firm, having its Office at "Gita Bhaban" at Premises No. AB-9/20, Deshbandhu Nagar, Post Office - Deshbandhu Nagar, under Police Station - Baguiati, District North 24-Parganas, PIN - 700 059, State - West Bengal, represented by its sole **Proprietor** namely **SRI SANKAR ROY [PAN AFZPR3898F] [AADHAAR 2164 3411 4277]**, son of Paresh Chandra Roy, by Religion - Hindu, by Occupation - Business, by Nationality - Indian, residing at First Floor of "Gita Bhaban" at Premises No. AB-9/20, Deshbandhu Nagar, Post Office - Deshbandhu Nagar, under Police Station - Baguiati, District North 24-Parganas, PIN - 700 059, State - West Bengal, hereinafter referred to and called as the **DEVELOPER** [which expression shall unless excluded by or repugnant to the context be



deemed to mean and include its heirs, executors, administrators, legal representatives successors-in-office and assigns] of the **OTHER PART**;

**WHEREAS:**

1. That, by a **Bengali Deed** dated the **8th** day of **January, 1945** one **SRI DILIP KUMAR SEN**, son of Bhupati Mohan Sen, had transferred **ALL THAT** piece and parcel of a plot of land measuring about **4 [four] Cottahs 0 [zero] Chittack 0 [zero] Square Feet** more or less, comprised in **Mouza - ARJUNPUR, J. L. No. 7, R. S. No. 160, Touzi No. 3083, Pargana - Kalikata**, comprised in C. S. Dag No. 722 appertaining to C. S. Khatian No. 39, within the jurisdiction of the Sub-Registrar at Cossipore, Dum Dum, under Police Station - Rajarhat, District 24-Parganas, in favour of one **SRIMATI HIRAN BALA SEN**, wife of Sri Jatindra Chandra Sen, which was duly registered on **5th** day of **February, 1945** with the Office of the Sub-Registrar at Cossipore, Dum Dum and recorded in Book No. 1, Volume No. 11, Pages from 22 to 23, **Being No. 251** for the year **1945** against the consideration mentioned therein and thus handed over the vacant and peaceful possession of the aforesaid property absolutely and forever;
2. That, by virtue of aforesaid Deed, said **HIRAN BALA SEN** became the sole and absolute owner of the aforesaid property and thus said **HIRAN BALA SEN** mutated her name with the Offices of the concerned competent authorities and used to pay proper tax and other outgoings against her name regularly and punctually and thus said **HIRAN BALA SEN** constructed a building thereon and during the course of enjoyment said **HIRAN BALA SEN** alias **HIRAN BALA SENGUPTA** died intestate on **17th** day of **June, 1967**, leaving behind her **3 [three] sons** namely **[1] SRI RABINDRA NATH SENGUPTA, [2] MANINDRA NATH SENGUPTA** [died intestate on **9th** day of **September, 1966**] and **[3] SRI RANENDRA NATH SENGUPTA** and **3 [three] daughters** namely **[1] SRIMATI ASHA RANI SENGUPTA**, wife of Late Pankaj Mohan Sengupta, **[2] SRIMATI USHA RANI SENGUPTA**, wife of Prafulla Manikya Sengupta and **[3] SRIMATI ANIMA SENGUPTA**, wife of Late Khagendra Nath Sengupta, as the only legal heirs, heiresses, successors and representatives towards the estate of deceased **HIRAN BALA SEN** alias **HIRAN BALA SENGUPTA**, by virtue of law of inheritance as per Hindu Succession Act, 1956 as amended up-to-date;
3. That, after the demise of said **HIRAN BALA SEN** alias **HIRAN BALA SENGUPTA**, by virtue of law of inheritance said **[1] SRI RABINDRA NATH SENGUPTA, [2] MANINDRA NATH SENGUPTA** [died intestate on



9th day of September, 1966], [3] **SRI RANENDRA NATH SENGUPTA**, [4] **SRIMATI ASHA RANI SENGUPTA**, wife of Late Pankaj Mohan Sengupta, [5] **SRIMATI USHA RANI SENGUPTA**, wife of Prafulla Manikya Sengupta and [6] **SRIMATI ANIMA SENGUPTA**, wife of Late Khagendra Nath Sengupta, became the absolute joint owners of aforesaid property, each having **undivided un-demarcated 1/6th [one sixth] share** of aforesaid property and thus mutated their names with the Offices of the concerned competent authorities and used to pay proper rates, tax, rents, cess, levis and other outgoings against their names in respect of aforesaid property regularly and punctually;

4. That, one of the sons of said **HIRAN BALA SEN** alias **HIRAN BALA SENGUPTA**, said **MANINDRA NATH SENGUPTA** died intestate before the death of his mother on 9th day of September, 1966 leaving behind him, his wife namely **SRIMATI JAYANTI SENGUPTA** and only son namely **SRI JOYDIP SENGUPTA**, as the only legal heiress, heir, successors and representatives towards the estate of deceased **MANINDRA NATH SENGUPTA**, by virtue of law of inheritance as per Hindu Succession Act, 1956 as amended up-to-date;
5. That, during the course of enjoyment, due to urgent requirement of lawful money by a **Saf Bikray Kobala** dated the 26th day of July, 1988 said [1] **SRIMATI ASHA RANI SENGUPTA**, wife of Late Pankaj Mohan Sengupta and [2] **SRIMATI ANIMA SENGUPTA**, wife of Late Khagendra Nath Sengupta, 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 measuring about 1 [one] **Cottah 5 [five] Chittacks 15 [fifteen] Square Feet** more or less **TOGETHER WITH** portion of structure which is the **undivided un-demarcated 2/6th [two sixth] share** of total land measuring about 4 [four] **Cottahs 0 [zero] Chittack 0 [zero] Square Feet** more or less **TOGETHER WITH** structure standing thereon, comprised in **Mouza - ARJUNPUR, J. L. No. 7, R. S. No. 160, Touzi No. 3083, Pargana - Kalikata**, comprised in C. S. Dag No. 722 corresponding to R. S. Dag Nos. 745 and 746 corresponding to **L. R. Dag Nos. 1073 and 1074** appertaining to C. S. Khatian No. 39 corresponding to R. S. Khatian No. 66 corresponding to **L. R. Khatian Nos. 815, 2016 and 2040**, within the jurisdiction of the Additional District Sub-Registrar at Bidhannagar [Salt Lake City], under Police Station - Rajarhat, District North 24-Parganas, unto and in favour of [1] **SRI RABINDRA NATH SENGUPTA**, [2] **SRI RANENDRA NATH SENGUPTA**, both are sons of Late Jatindra Chandra Sengupta and [3] **SRIMATI JAYANTI SENGUPTA**, wife of Late Manindra Nath Sengupta, therein referred to and called as the **Purchasers** of the **Other Part** which



was duly registered with the Office of the Additional District Sub-Registrar at Bidhannagar [Salt Lake City] and recorded in Book No. 1, Volume No. 143, Pages from 23 to 28, **Being No. 7050** for the year 1988 against the consideration mentioned therein and thus handed over the vacant and peaceful possession of their undivided un-demarked share of the aforesaid property absolutely and forever;

6. That, one of the sons of said **HIRAN BALA SEN** alias **HIRAN BALA SENGUPTA**, said **RABINDRA NATH SENGUPTA** died intestate on 23rd day of **October, 1994** leaving behind him and his wife namely **JAYANTI SENGUPTA** died before his death on 30th day of **April, 1992** leaving behind them, their 2 [two] sons namely [1] **SRI PARTHA SENGUPTA** and [2] **SRI SIDDHARTHA SENGUPTA** and 2 [two] daughters namely [1] **SRIMATI RUBI BOSE**, wife of Sri Tapas Kumar Bose and [2] **SRIMATI RATNA PALLAB DASGUPTA**, wife of Pallab Dasgupta, as the only legal heiress, heir, successors and representatives towards the estate of deceased **RABINDRA NATH SENGUPTA** and **JAYANTI SENGUPTA**, by virtue of law of inheritance as per Hindu Succession Act, 1956 as amended up-to-date;
7. That, thereafter said **PARTHA SENGUPTA** died intestate on 10th day of **September, 1999** leaving behind him, his wife namely **SRIMATI PUTUL SENGUPTA** and 2 [two] daughters namely [1] **SRIMATI PAYEL CHAKRABORTY**, wife of Sri Somnath Chakraborty and [2] **SRIMATI ARUNIMA SENGUPTA**, wife of Sri Sourav Ghosh, as the only legal heiresses, successors and representatives towards the estate of deceased **PARTHA SENGUPTA**, by virtue of law of inheritance as per Hindu Succession Act, 1956 as amended up-to-date;
8. That, one of the daughters of said **HIRAN BALA SEN** alias **HIRAN BALA SENGUPTA**, said **USHA RANI SENGUPTA** died intestate on 17th day of **September, 1981**, leaving behind her 2 [two] sons namely [1] **SRI SANKAR MANIKYA SENGUPTA** and [2] **SRI MANOJ MANIKYA SENGUPTA** and 2 [two] daughters namely [1] **KUMARI NANDA SENGUPTA** and [2] **SRIMATI KABITA DASGUPTA**, as the only legal heiresses, heirs, successors and representatives towards the estate of deceased **USHA RANI SENGUPTA**, by virtue of law of inheritance as per Hindu Succession Act, 1956 as amended up-to-date;
9. That, thereafter said **KABITA DASGUPTA** died intestate on 21st day of **October, 2008**, leaving behind her only daughter namely **SRIMATI POOJA CHOWDHURY**, as the only legal heiress, successor and representative towards the estate of deceased **KABITA DASGUPTA**, by



virtue of law of inheritance as per Hindu Succession Act, 1956 as amended up-to-date;

10. That, thereafter said **MANOJ MANIKYA SENGUPTA** died intestate on **24th day of February, 2020**, leaving behind him, **his wife** namely **SRIMATI BIJAYA SENGUPTA** and **only son** namely **SRI BIHAN SENGUPTA**, as the only legal heiress, heir, successors and representatives towards the estate of deceased **MANOJ MANIKYA SENGUPTA**, by virtue of law of inheritance as per Hindu Succession Act, 1956 as amended up-to-date;
11. That, one of the daughters of said **HIRAN BALA SEN** alias **HIRAN BALA SENGUPTA**, said **ANIMA SENGUPTA** alias **ANIMA SEN** died intestate on **9th day of May, 1998**, leaving behind her **3 [three] daughters** namely **[1] SRIMATI DOLA DASGUPTA, [2] SRIMATI RITA DASGUPTA** and **[3] SRIMATI MOUSUMI SENGUPTA**, as the only legal heiresses, successors and representatives towards the estate of deceased **ANIMA SENGUPTA** alias **ANIMA SEN**, by virtue of law of inheritance as per Hindu Succession Act, 1956 as amended up-to-date;
12. That, thereafter said **DOLA DASGUPTA** died intestate on **24th day of August, 2013**, leaving behind her **only daughter** namely **SRIMATI MOUMITA DASGUPTA**, as the only legal heiress, successor and representative towards the estate of deceased **DOLA DASGUPTA**, by virtue of law of inheritance as per Hindu Succession Act, 1956 as amended up-to-date;
13. That, one of the daughters of said **HIRAN BALA SEN** alias **HIRAN BALA SENGUPTA**, said **ASHA RANI SENGUPTA** alias **ASHA SENGUPTA** died intestate on **5th day of December, 2000**, leaving behind her **only son** namely **SRI TAPAN KUMAR SENGUPTA** and **2 [two] daughters** namely **[1] KUMARI SELI SENGUPTA** and **[2] GAYATRI GUPTA** [died intestate on **23rd day of March, 1992**], as the only legal heir, heiresses, successors and representatives towards the estate of deceased **ASHA RANI SENGUPTA**, by virtue of law of inheritance as per Hindu Succession Act, 1956 as amended up-to-date;
14. That, thereafter said **GAYATRI GUPTA** died intestate on **23rd day of March, 1992** leaving behind her **3 [three] sons** namely **[1] SRI BARUN KANTI GUPTA, [2] SRI MRINAL KANTI GUPTA** and **[3] SRI KALYAN GUPTA** and **only daughter** namely **SRIMATI MOUSUMI MAJUMDAR**, as the only legal heirs, heiress, successors and representatives towards the



estate of deceased **GAYATRI GUPTA**, by virtue of law of inheritance as per Hindu Succession Act, 1956 as amended up-to-date;

15. That, thereafter said **TAPAN KUMAR SENGUPTA** died intestate on 5th day of **February, 2021** leaving behind him, his wife namely **SRIMATI MILAN SENGUPTA**, as the only legal heiress, successor and representative towards the estate of deceased **TAPAN KUMAR SENGUPTA**, by virtue of law of inheritance as per Hindu Succession Act, 1956 as amended up-to-date;
16. That, thereafter said **SELI SENGUPTA** died intestate on 13th day of **March, 2023**, as un-married leaving behind her only sister-in-law namely **SRIMATI MILAN SENGUPTA**, wife of Late Tapan Kumar Sengupta, 3 [three] nephews said [1] **SRI BARUN KANTI GUPTA**, [2] **SRI MRINAL KANTI GUPTA** and [3] **SRI KALYAN GUPTA** and only niece namely **SRIMATI MOUSUMI MAJUMDAR**, as the only legal heirs, heiresses, successors and representatives towards the estate of deceased **SELI SENGUPTA**, by virtue of law of inheritance as per Hindu Succession Act, 1956 as amended up-to-date;
17. That, one of the sons of said **HIRAN BALA SEN** alias **HIRAN BALA SENGUPTA**, said **RANENDRA NATH SENGUPTA** died intestate on 25th day of **January, 2017** and his wife namely **SABITA SENGUPTA** died intestate long before his death on 13th day of **May, 2010** having no issue, leaving behind them their only sister-in-law namely **SRIMATI JAYANTI SENGUPTA**, wife of Late Manindra Nath Sengupta, 3 [three] nephews said [1] **SRI SIDDHARTHA SENGUPTA**, son of Late Rabindranath Sengupta, [2] **SRI JOYDIP SENGUPTA**, son of Late Manindra Nath Sengupta and [3] **SRI SHANKAR MANIKYA SENGUPTA**, son of Late Prafulla Manikya Sengupta and Late Usha Rani Sengupta, 5 [five] nieces said [1] **SRIMATI RUBI BOSE**, wife of Sri Tapas Kumar Bose and daughter of Late Rabindranath Sengupta, [2] **SRIMATI RATNA PALLAB DASGUPTA**, wife of Pallab Dasgupta and daughter of Late Rabindranath Sengupta, [3] **KUMARI NANDA SENGUPTA**, daughter of Late Prafulla Manikya Sengupta and Late Usha Rani Sengupta, [4] **SRIMATI RITA DASGUPTA**, wife of Late Pranab Dasgupta and daughter of Late Khagendranath Sengupta and Late Anima Sengupta and [5] **SRIMATI MOUSUMI SENGUPTA**, wife of Sri Rajarshi Sengupta daughter of Late Khagendranath Sengupta and Late Anima Sengupta, 3 [three] daughters-in-law said [1] **SRIMATI PUTUL SENGUPTA**, wife of Late Partha Sengupta, [2] **SRIMATI MILAN SENGUPTA**, wife of Late Tapan Sengupta and [3] **SRIMATI BIJAYA SENGUPTA**, wife of Late Manoj Mnikya Sengupta, 4 [four] grandsons said [1] **SRI BARUN KANTI**



**GUPTA**, son of Late Tarun Kanti Gupta and Late Gayatri Gupta, [2] **SRI MRINAL KANTI GUPTA**, son of Late Tarun Kanti Gupta and Late Gayatri Gupta, [3] **SRI KALYAN GUPTA**, son of Late Tarun Kanti Gupta and Late Gayatri Gupta and [4] **SRI BIHAN SENGUPTA**, son of Manoj Manikya Sengupta and 5 [five] granddaughters said [1] **SRIMATI PAYEL CHAKRABORTY**, wife of Sri Somnath Chakraborty, [2] **SRIMATI ARUNIMA SENGUPTA**, wife of Sri Sourav Ghosh, both are daughters of Late Partha Sengupta, [3] **SRIMATI POOJA CHOWDHURY**, wife of Sri Vijoy Chowdhury and daughter of Sri Tapas Ranjan Dasgupta and Late Kabita Dasgupta, [4] **SRIMATI MOUSUMI MAJUMDAR**, wife of Late Ashok Majumdar and daughter of Late Tarun Kanti Gupta and Late Gayatri Gupta and [5] **MISS MOUMITA DASGUPTA**, daughter of Late Chitta Ranjan Dasgupta, as the only legal heirs, heiresses, successors and representatives towards the estate of deceased **RANENDRA NATH SENGUPTA** and **SABITA SENGUPTA**, by virtue of law of inheritance as per Hindu Succession Act, 1956 as amended up-to-date;

18. That, thereafter said **JAYANTI SENGUPTA** died intestate on 22nd day of December, 2019 leaving behind her only son said **SRI JOYDIP SENGUPTA**, as the only legal heiress, heir, successors and representatives towards the estate of deceased **JAYANTI SENGUPTA**, by virtue of law of inheritance as per Hindu Succession Act, 1956 as amended up-to-date;
19. That, by virtue of law of inheritance and mutation as well said [1] **SRI SIDDHARTHA SENGUPTA**, son of Late Rabindranath Sengupta, [2] **SRIMATI RUBI BOSE**, wife of Sri Tapas Kumar Bose and daughter of Late Rabindranath Sengupta, [3] **SRIMATI RATNA PALLAB DASGUPTA**, wife of Seri Pallab Dasgupta and daughter of Late Rabindranath Sengupta, [4] **SRIMATI PUTUL SENGUPTA**, wife of Late Partha Sengupta, [5] **SRIMATI PAYEL CHAKRABORTY**, wife of Sri Somnath Chakraborty, [6] **SRIMATI ARUNIMA SENGUPTA**, wife of Sri Sourav Ghosh, both are daughters of Late Partha Sengupta, [7] **SRI JOYDIP SENGUPTA**, son of Late Manindra Nath Sengupta, [8] **SRIMATI MILAN SENGUPTA**, wife of Late Tapan Sengupta, [9] **SRI BARUN KANTI GUPTA**, son of Late Tarun Kanti Gupta and Late Gayatri Gupta, [10] **SRI MRINAL KANTI GUPTA**, son of Late Tarun Kanti Gupta and Late Gayatri Gupta, [11] **SRI KALYAN GUPTA**, son of Late Tarun Kanti Gupta and Late Gayatri Gupta, [12] **SRIMATI MOUSUMI MAJUMDAR**, wife of Late Ashok Majumdar and daughter of Late Tarun Kanti Gupta and Late Gayatri Gupta, [13] **SRI SHANKAR MANIKYA SENGUPTA**, son of Late Prafulla Manikya Sengupta and Late Usha Rani Sengupta, [14] **KUMARI NANDA SENGUPTA**, daughter of Late Prafulla Manikya Sengupta and



Late Usha Rani Sengupta, [15] **SRIMATI BIJAYA SENGUPTA**, wife of Late Manoj Mnikya Sengupta, [16] **SRI BIHAN SENGUPTA**, son of Manoj Manikya Sengupta, [17] **SRIMATI POOJA CHOWDHURY**, wife of Sri Vijoy Chowdhury and daughter of Sri Tapas Ranjan Dasgupta and Late Kabita Dasgupta, [18] **SRIMATI RITA DASGUPTA**, wife of Late Pranab Dasgupta and daughter of Late Khagendranath Sengupta and Late Anima Sengupta, [19] **SRIMATI MOUSUMI SENGUPTA**, wife of Sri Rajarshi Sengupta daughter of Late Khagendranath Sengupta and Late Anima Sengupta and [20] **MISS MOUMITA DASGUPTA**, daughter of Late Chitta Ranjan Dasgupta and Late Dola Dasgupta, became the abasolute joint owners of **ALL THAT** piece and parcel of a plot of land classified **BASTU** measuring about measuring about 6 [six] Decimals more or less equivalent to 4 [four] Cottahs 0 [zero] Chittack 0 [zero] Square Feet more or less **TOGETHER WITH** an one storied Brick Built Residential Building with R. C. C. Roof measuring about 600 [six hundred] Square Feet more or less, comprised in Mouza - **ARJUNPUR**, J. L. No. 7, R. S. No. 160, Touzi No. 3083, Pargana - **Kalikata**, comprised in C. S. Dag No. 722 corresponding to R. S. Dag Nos. 745 [Area of Land: 4 (four) Decimals more or less] and 746 [Area of Land: 2 (two) Decimals more or less] corresponding to L. R. Dag Nos. 1073 [Area of Land: 4 (four) Decimals more or less] and 1074 [Area of Land: 2 (two) Decimals more or less] appertaining to C. S. Khatian No. 39 corresponding to R. S. Khatian No. 66 corresponding to L. R. Khatian Nos. 162, 293, 362/1, 815, 817/1, 2016 and 2040, within the local limits of Ward No. 22, thereafter Ward No. 24 of the **Rajarhat Gopalpur Municipality**, being **Municipal Holding No. RGM/22/10/15**, presently under Ward No. 10 of the **Bidhannagar Municipal Corporation**, being **Municipal Holding No. B.M.C.-24/11/16, 9/30/1542**, being **Premises Nos. AA-13/A, AA-11/14 and AA-11/14A, Deshbandhu Nagar, Post Office - Deshbandhu Nagar**, within the jurisdiction of the Office of the Additional District Sub-Registrar, previously at Bidhannagar [Salt Lake City] presently at Rajarhat, under Police Station - Rajarhat [old] Baguiati [new], District North 24-Parganas, **PIN - 700 059, State - West Bengal**;

20. That, during the course of enjoyment, out of love and affection by a **Deed of Gift** dated the 27th day of **September, 2023**, said [1] **SRIMATI MILAN SENGUPTA**, wife of Late Tapan Sengupta, [2] **SRI BARUN KANTI GUPTA**, son of Late Tarun Kanti Gupta and Late Gayatri Gupta, [3] **SRI MRINAL KANTI GUPTA**, son of Late Tarun Kanti Gupta and Late Gayatri Gupta, [4] **SRI KALYAN GUPTA**, son of Late Tarun Kanti Gupta and Late Gayatri Gupta, [5] **SRIMATI MOUSUMI MAJUMDAR**, wife of Late Ashok Majumdar and daughter of Late Tarun Kanti Gupta and Late Gayatri Gupta, therein referred to and called as the **Donors** of the **One Part**



voluntarily gifted, granted, transferred, assigned and assured **ALL THAT** piece and parcel of portion of land measuring about **0 [zero] Cottah 1 [one] Chittack 35 [thirty five] Square Feet** more or less **TOGETHER WITH** portion of an **one storied Brick Built Residential Building** with **R. C. C. Roof and Cemented Flooring** measuring about **16.66 Square Feet** more or less which is the **undivided un-demarcated 1/2 [half] share** of their total share of land measuring about **0 [zero] Cottah 3 [three] Chittacks 25 [twenty five] Square Feet** more or less **TOGETHER WITH** portion of an **one storied Brick Built Residential Building** with **R. C. C. Roof** measuring about **33.32 Square Feet** more or less which is the **undivided un-demarcated share** of total plot of land classified **BASTU** measuring about measuring about **6 [six] Decimals** more or less equivalent to **4 [four] Cottahs 0 [zero] Chittack 0 [zero] Square Feet** more or less **TOGETHER WITH** an **one storied Brick Built Residential Building** with **R. C. C. Roof and Cemented Flooring** measuring about **600 [six hundred] Square Feet** more or less, comprised in **Mouza - ARJUNPUR, J. L. No. 7, R. S. No. 160, Touzi No. 3083, Pargana - Kalikata**, comprised in **C. S. Dag No. 722** corresponding to **R. S. Dag Nos. 745 [Area of Land: 4 (four) Decimals** more or less] and **746 [Area of Land: 2 (two) Decimals** more or less] corresponding to **L. R. Dag Nos. 1073 [Area of Land: 4 (four) Decimals** more or less] and **1074 [Area of Land: 2 (two) Decimals** more or less] appertaining to **C. S. Khatian No. 39** corresponding to **R. S. Khatian No. 66** corresponding to **L. R. Khatian Nos. 162, 293, 362/1, 815, 817/1, 2016 and 2040**, within the local limits of **Ward No. 22**, thereafter **Ward No. 24** of the **Rajarhat Gopalpur Municipality**, being **Municipal Holding No. RGM/22/10/15**, presently under **Ward No. 10** of the **Bidhannagar Municipal Corporation**, being **Municipal Holding No. B.M.C.-24/11/16, 9/30/1542**, being **Premises Nos. AA-13/A, AA-11/14 and AA-11/14A, Deshbandhu Nagar, Post Office - Deshbandhu Nagar**, within the jurisdiction of the Office of the Additional District Sub-Registrar, previously at Bidhannagar [Salt Lake City] presently at Rajarhat, under Police Station - Rajarhat [old] Baguiati [new], District North 24-Parganas, **PIN - 700 059, State - West Bengal**, towards **one of their co-owners [non-family]** said **SRI JOYDIP SENGUPTA**, son of Late Manindra Nath Sengupta, therein referred to and called as the **Donee** of the **Other Part and Landowner No. 3** herein, which was duly registered with the Office of the Additional District Sub-Registrar at Rajarhat, New Town and recorded in Book No. I, Volume No. 1523-2023, Pages from 500680 to 500708, **Being No. 152314770** for the year **2023** and thus handed over the peaceful, vacant and physical possession of their respective shares of the aforesaid property absolutely and forever;



21. That, out of love and affection by another Deed of Gift dated the 27th day of September, 2023, said [1] SRIMATI MILAN SENGUPTA, wife of Late Tapan Sengupta, [2] SRI BARUN KANTI GUPTA, son of Late Tarun Kanti Gupta and Late Gayatri Gupta, [3] SRI MRINAL KANTI GUPTA, son of Late Tarun Kanti Gupta and Late Gayatri Gupta, [4] SRI KALYAN GUPTA, son of Late Tarun Kanti Gupta and Late Gayatri Gupta, [5] SRIMATI MOUSUMI MAJUMDAR, wife of Late Ashok Majumdar and daughter of Late Tarun Kanti Gupta and Late Gayatri Gupta, therein referred to and called as the **Donors** of the **One Part** voluntarily gifted, granted, transferred, assigned and assured **ALL THAT** piece and parcel of portion of land measuring about 0 [zero] Cottah 1 [one] Chittack 35 [thirty five] Square Feet more or less **TOGETHER WITH** portion of an one storied Brick Built Residential Building with R. C. C. Roof and Cemented Flooring measuring about 16.66 Square Feet more or less which is the **undivided un-demarcated** 1/2 [half] share of their total share of land measuring about 0 [zero] Cottah 3 [three] Chittacks 25 [twenty five] Square Feet more or less **TOGETHER WITH** portion of an one storied Brick Built Residential Building with R. C. C. Roof and Cemented Flooring measuring about 33.32 Square Feet more or less which is the **undivided un-demarcated** share of total plot of land classified **BASTU** measuring about measuring about 6 [six] Decimals more or less equivalent to 4 [four] Cottahs 0 [zero] Chittack 0 [zero] Square Feet more or less **TOGETHER WITH** an one storied Brick Built Residential Building with R. C. C. Roof and Cemented Flooring measuring about 600 [six hundred] Square Feet more or less, comprised in Mouza - ARJUNPUR, J. L. No. 7, R. S. No. 160, Touzi No. 3083, Pargana - Kalikata, comprised in C. S. Dag No. 722 corresponding to R. S. Dag Nos. 745 [Area of Land: 4 (four) Decimals more or less] and 746 [Area of Land: 2 (two) Decimals more or less] corresponding to L. R. Dag Nos. 1073 [Area of Land: 4 (four) Decimals more or less] and 1074 [Area of Land: 2 (two) Decimals more or less] appertaining to C. S. Khatian No. 39 corresponding to R. S. Khatian No. 66 corresponding to L. R. Khatian Nos. 162, 293, 362/1, 815, 817/1, 2016 and 2040, within the local limits of Ward No. 22, thereafter Ward No. 24 of the Rajarhat Gopalpur Municipality, being Municipal Holding No. RGM/22/10/15, presently under Ward No. 10 of the Bidhannagar Municipal Corporation, being Municipal Holding No. B.M.C.-24/11/16, 9/30/1542, being Premises Nos. AA-13/A, AA-11/14 and AA-11/14A, Deshbandhu Nagar, Post Office - Deshbandhu Nagar, within the jurisdiction of the Office of the Additional District Sub-Registrar, previously at Bidhannagar [Salt Lake City] presently at Rajarhat, under Police Station - Rajarhat [old] Baguiati [new], District North 24-Parganas, PIN - 700 059, State - West Bengal, towards their



co-owners [non-family] said [1] **SRI SIDDHARTHA SENGUPTA**, son of Late Rabindranath Sengupta, [2A] **SRIMATI PUTUL SENGUPTA**, wife of Late Partha Sengupta and daughter of Late Chittaranjan Sengupta, [2B] **SRIMATI PAYEL CHAKRABORTY**, wife of Sri Somnath Chakraborty and daughter of Late Partha Sengupta and [2C] **SRIMATI ARUNIMA SENGUPTA**, wife of Sri Sourav Ghosh and daughter of Late Partha Sengupta, therein referred to and called as the **Donees** of the **Other Part** and **Landowners No. 1, 2A to 2C** herein, which was duly registered with the Office of the Additional District Sub-Registrar at Rajarhat, New Town and recorded in Book No. I, Volume No. 1523-2023, Pages from 500709 to 500740, **Being No. 152314771** for the year **2023** and thus handed over the peaceful, vacant and physical possession of their respective shares of the aforesaid property absolutely and forever;

22. That, during the course of enjoyment, out of love and affection by a **Deed of Gift** dated the 27th day of **September, 2023**, said [1] **SRIMATI RITA DASGUPTA**, wife of Late Pranab Dasgupta and daughter of Late Khagendranath Sengupta and Late Anima Sengupta, [2] **SRIMATI MOUSUMI SENGUPTA**, wife of Sri Rajarshi Sengupta daughter of Late Khagendranath Sengupta and Late Anima Sengupta and [3] **MISS MOUMITA DASGUPTA**, daughter of Late Chitta Ranjan Dasgupta and Late Dola Dasgupta, therein referred to and called as the **Donors** of the **One Part** voluntarily gifted, granted, transferred, assigned and assured **ALL THAT** piece and parcel of portion of land measuring about **0 [zero] Cottah 1 [one] Chittack 35 [thirty five] Square Feet** more or less **TOGETHER WITH** portion of an **one storied Brick Built Residential Building** with **R. C. C. Roof and Cemented Flooring** measuring about **16.66 Square Feet** more or less which is the **undivided un-demarcated 1/2 [half] share** of their total share of land measuring about **0 [zero] Cottah 3 [three] Chittacks 25 [twenty five] Square Feet** more or less **TOGETHER WITH** portion of an **one storied Brick Built Residential Building** with **R. C. C. Roof and Cemented Flooring** measuring about **33.32 Square Feet** more or less which is the **undivided un-demarcated share** of total plot of land classified **BASTU** measuring about measuring about **6 [six] Decimals** more or less equivalent to **4 [four] Cottahs 0 [zero] Chittack 0 [zero] Square Feet** more or less **TOGETHER WITH** an **one storied Brick Built Residential Building** with **R. C. C. Roof and Cemented Flooring** measuring about **600 [six hundred] Square Feet** more or less, comprised in **Mouza - ARJUNPUR, J. L. No. 7, R. S. No. 160, Touzi No. 3083, Pargana - Kalikata**, comprised in **C. S. Dag No. 722** corresponding to **R. S. Dag Nos. 745 [Area of Land: 4 (four) Decimals** more or less] and **746 [Area of Land: 2 (two) Decimals** more or less] corresponding to **L. R. Dag Nos. 1073 [Area of Land: 4 (four)**



Decimals more or less] and 1074 [Area of Land: 2 (two) Decimals more or less] appertaining to C. S. Khatian No. 39 corresponding to R. S. Khatian No. 66 corresponding to L. R. Khatian Nos. 162, 293, 362/1, 815, 817/1, 2016 and 2040, within the local limits of Ward No. 22, thereafter Ward No. 24 of the Rajarhat Gopalpur Municipality, being Municipal Holding No. RGM/22/10/15, presently under Ward No. 10 of the Bidhannagar Municipal Corporation, being Municipal Holding No. B.M.C.-24/11/16, 9/30/1542, being Premises Nos. AA-13/A, AA-11/14 and AA-11/14A, Deshbandhu Nagar, Post Office - Deshbandhu Nagar, within the jurisdiction of the Office of the Additional District Sub-Registrar, previously at Bidhannagar [Salt Lake City] presently at Rajarhat, under Police Station - Rajarhat [old] Baguiati [new], District North 24-Parganas, PIN - 700 059, State - West Bengal, towards one of their co-owners [non-family] said SRI JOYDIP SENGUPTA, son of Late Manindra Nath Sengupta, therein referred to and called as the Donee of the Other Part and Landowner No. 3 herein, which was duly registered with the Office of the Additional District Sub-Registrar at Rajarhat, New Town and recorded in Book No. I, Volume No. 1523-2023, Pages from 500741 to 500768, Being No. 152314772 for the year 2023 and thus handed over the peaceful, vacant and physical possession of their respective shares of the aforesaid property absolutely and forever;

23. That, out of love and affection by another Deed of Gift dated the 27th day of September, 2023, said [1] SRIMATI RITA DASGUPTA, wife of Late Pranab Dasgupta and daughter of Late Khagendranath Sengupta and Late Anima Sengupta, [2] SRIMATI MOUSUMI SENGUPTA, wife of Sri Rajarshi Sengupta daughter of Late Khagendranath Sengupta and Late Anima Sengupta and [3] MISS MOUMITA DASGUPTA, daughter of Late Chitta Ranjan Dasgupta and Late Dola Dasgupta, therein referred to and called as the Donors of the One Part voluntarily gifted, granted, transferred, assigned and assured ALL THAT piece and parcel of portion of land measuring about 0 [zero] Cottah 1 [one] Chittack 35 [thirty five] Square Feet more or less TOGETHER WITH portion of an one storied Brick Built Residential Building with R. C. C. Roof measuring about 16.66 Square Feet more or less which is the undivided un-demarcated 1/2 [half] share of their total share of land measuring about 0 [zero] Cottah 3 [three] Chittacks 25 [twenty five] Square Feet more or less TOGETHER WITH portion of an one storied Brick Built Residential Building with R. C. C. Roof and Cemented Flooring measuring about 33.32 Square Feet more or less which is the undivided un-demarcated share of total plot of land classified BASTU measuring about measuring about 6 [six] Decimals more or less equivalent to 4 [four] Cottahs 0 [zero] Chittack 0 [zero] Square Feet more or less



**TOGETHER WITH** an one storied Brick Built Residential Building with R. C. C. Roof measuring about 600 [six hundred] Square Feet more or less, comprised in Mouza - ARJUNPUR, J. L. No. 7, R. S. No. 160, Touzi No. 3083, Pargana - Kalikata, comprised in C. S. Dag No. 722 corresponding to R. S. Dag Nos. 745 [Area of Land: 4 (four) Decimals more or less] and 746 [Area of Land: 2 (two) Decimals more or less] corresponding to L. R. Dag Nos. 1073 [Area of Land: 4 (four) Decimals more or less] and 1074 [Area of Land: 2 (two) Decimals more or less] appertaining to C. S. Khatian No. 39 corresponding to R. S. Khatian No. 66 corresponding to L. R. Khatian Nos. 162, 293, 362/1, 815, 817/1, 2016 and 2040, within the local limits of Ward No. 22, thereafter Ward No. 24 of the Rajarhat Gopalpur Municipality, being Municipal Holding No. RGM/22/10/15, presently under Ward No. 10 of the Bidhannagar Municipal Corporation, being Municipal Holding No. B.M.C.-24/11/16, 9/30/1542, being Premises Nos. AA-13/A, AA-11/14 and AA-11/14A, Deshbandhu Nagar, Post Office - Deshbandhu Nagar, within the jurisdiction of the Office of the Additional District Sub-Registrar, previously at Bidhannagar [Salt Lake City] presently at Rajarhat, under Police Station - Rajarhat [old] Baguiati [new], District North 24-Parganas, PIN - 700 059, State - West Bengal, towards their co-owners [non-family] said [1] **SRI SIDDHARTHA SENGUPTA**, son of Late Rabindranath Sengupta, [2A] **SRIMATI PUTUL SENGUPTA**, wife of Late Partha Sengupta and daughter of Late Chittaranjan Sengupta, [2B] **SRIMATI PAYEL CHAKRABORTY**, wife of Sri Somnath Chakraborty and daughter of Late Partha Sengupta and [2C] **SRIMATI ARUNIMA SENGUPTA**, wife of Sri Sourav Ghosh and daughter of Late Partha Sengupta, therein referred to and called as the **Donees** of the **Other Part** and **Landowners** No. 1, 2A to 2C herein, which was duly registered with the Office of the Additional District Sub-Registrar at Rajarhat, New Town and recorded in Book No. I, Volume No. 1523-2023, Pages from 500769 to 500799, **Being No. 152314773** for the year **2023** and thus handed over the peaceful, vacant and physical possession of their respective shares of the aforesaid property absolutely and forever;

24. That, during the course of enjoyment, out of love and affection by a **Deed of Gift** dated the 27th day of **September, 2023**, said [1] **SRI SHANKAR MANIKYA SENGUPTA**, son of Late Prafulla Manikya Sengupta and Late Usha Rani Sengupta, [2] **KUMARI NANDA SENGUPTA**, daughter of Late Prafulla Manikya Sengupta and Late Usha Rani Sengupta, [3] **SRIMATI POOJA CHOWDHURY**, wife of Sri Vijoy Chowdhury and daughter of Sri Tapas Ranjan Dasgupta and Late Kabita Dasgupta, [4A] **SRIMATI BIJAYA SENGUPTA**, wife of Late Manoj Mnikya Sengupta and [4B] **SRI BIHAN SENGUPTA**, son of Manoj Manikya Sengupta, therein referred to



and called as the **Donors** of the **One Part** voluntarily gifted, granted, transferred, assigned and assured **ALL THAT** piece and parcel of portion of land measuring about **0 [zero] Cottah 7 [seven] Chittacks 5 [five] Square Feet** more or less **TOGETHER WITH** portion of an **one storied Brick Built Residential Building** with **R. C. C. Roof and Cemented Flooring** measuring about **66.66 Square Feet** more or less which is the **undivided un-demarcated 1/2 [half] share** of their total share of land measuring about **0 [zero] Cottah 14 [fourteen] Chittacks 10 [ten] Square Feet** more or less **TOGETHER WITH** portion of an **one storied Brick Built Residential Building** with **R. C. C. Roof and Cemented Flooring** measuring about **133.32 Square Feet** more or less which is the **undivided un-demarcated share** of total plot of land classified **BASTU** measuring about measuring about **6 [six] Decimals** more or less equivalent to **4 [four] Cottahs 0 [zero] Chittack 0 [zero] Square Feet** more or less **TOGETHER WITH** an **one storied Brick Built Residential Building** with **R. C. C. Roof and Cemented Flooring** measuring about **600 [six hundred] Square Feet** more or less, comprised in **Mouza - ARJUNPUR, J. L. No. 7, R. S. No. 160, Touzi No. 3083, Pargana - Kalikata**, comprised in **C. S. Dag No. 722** corresponding to **R. S. Dag Nos. 745 [Area of Land: 4 (four) Decimals more or less] and 746 [Area of Land: 2 (two) Decimals more or less]** corresponding to **L. R. Dag Nos. 1073 [Area of Land: 4 (four) Decimals more or less] and 1074 [Area of Land: 2 (two) Decimals more or less]** appertaining to **C. S. Khatian No. 39** corresponding to **R. S. Khatian No. 66** corresponding to **L. R. Khatian Nos. 162, 293, 362/1, 815, 817/1, 2016 and 2040**, within the local limits of **Ward No. 22**, thereafter **Ward No. 24** of the **Rajarhat Gopalpur Municipality**, being **Municipal Holding No. RGM/22/10/15**, presently under **Ward No. 10** of the **Bidhannagar Municipal Corporation**, being **Municipal Holding No. B.M.C.-24/11/16, 9/30/1542**, being **Premises Nos. AA-13/A, AA-11/14 and AA-11/14A, Deshbandhu Nagar, Post Office - Deshbandhu Nagar**, within the jurisdiction of the Office of the Additional District Sub-Registrar, previously at Bidhannagar [Salt Lake City] presently at Rajarhat, under Police Station - Rajarhat [old] Baguiati [new], District North 24-Parganas, **PIN - 700 059, State - West Bengal**, towards **one of their co-owners [non-family]** said **SRI JOYDIP SENGUPTA**, son of Late Manindra Nath Sengupta, therein referred to and called as the **Donee** of the **Other Part** and **Landowner No. 3** herein, which was duly registered with the Office of the Additional District Sub-Registrar at Rajarhat, New Town and recorded in Book No. I, Volume No. 1523-2023, Pages from 500800 to 500829, **Being No. 152314774** for the year **2023** and thus handed over the peaceful, vacant and physical possession of their respective shares of the aforesaid property absolutely and forever;



25. That, out of love and affection by another **Deed of Gift** dated the 27th day of **September, 2023**, said [1] **SRI SHANKAR MANIKYA SENGUPTA**, son of Late Prafulla Manikya Sengupta and Late Usha Rani Sengupta, [2] **KUMARI NANDA SENGUPTA**, daughter of Late Prafulla Manikya Sengupta and Late Usha Rani Sengupta, [3] **SRIMATI POOJA CHOWDHURY**, wife of Sri Vijoy Chowdhury and daughter of Sri Tapas Ranjan Dasgupta and Late Kabita Dasgupta, [4A] **SRIMATI BIJAYA SENGUPTA**, wife of Late Manoj Mnikya Sengupta and [4B] **SRI BIHAN SENGUPTA**, son of Manoj Manikya Sengupta, therein referred to and called as the **Donors** of the **One Part** voluntarily gifted, granted, transferred, assigned and assured **ALL THAT** piece and parcel of portion of land measuring about 0 [zero] Cottah 7 [seven] Chittacks 5 [five] Square Feet more or less **TOGETHER WITH** portion of an one storied **Brick Built Residential Building** with **R. C. C. Roof and Cemented Flooring** measuring about 66.66 Square Feet more or less which is the **undivided un-demarcated 1/2 [half] share** of their total share of land measuring about 0 [zero] Cottah 14 [fourteen] Chittacks 10 [ten] Square Feet more or less **TOGETHER WITH** portion of an one storied **Brick Built Residential Building** with **R. C. C. Roof and Cemented Flooring** measuring about 133.32 Square Feet more or less which is the **undivided un-demarcated share** of total plot of land classified **BASTU** measuring about measuring about 6 [six] Decimals more or less equivalent to 4 [four] Cottahs 0 [zero] Chittack 0 [zero] Square Feet more or less **TOGETHER WITH** an one storied **Brick Built Residential Building** with **R. C. C. Roof** measuring about 600 [six hundred] Square Feet more or less, comprised in Mouza - **ARJUNPUR, J. L. No. 7, R. S. No. 160, Touzi No. 3083, Pargana - Kalikata**, comprised in C. S. Dag No. 722 corresponding to R. S. Dag Nos. 745 [Area of Land: 4 (four) Decimals more or less] and 746 [Area of Land: 2 (two) Decimals more or less] corresponding to L. R. Dag Nos. 1073 [Area of Land: 4 (four) Decimals more or less] and 1074 [Area of Land: 2 (two) Decimals more or less] appertaining to C. S. Khatian No. 39 corresponding to R. S. Khatian No. 66 corresponding to L. R. Khatian Nos. 162, 293, 362/1, 815, 817/1, 2016 and 2040, within the local limits of Ward No. 22, thereafter Ward No. 24 of the **Rajarhat Gopalpur Municipality**, being **Municipal Holding No. RGM/22/10/15**, presently under Ward No. 10 of the **Bidhannagar Municipal Corporation**, being **Municipal Holding No. B.M.C.-24/11/16, 9/30/1542**, being **Premises Nos. AA-13/A, AA-11/14 and AA-11/14A, Deshbandhu Nagar, Post Office - Deshbandhu Nagar**, within the jurisdiction of the Office of the Additional District Sub-Registrar, previously at Bidhannagar [Salt Lake City] presently at Rajarhat, under Police Station - **Rajarhat [old] Baguiati [new]**, District North 24-Parganas, **PIN - 700 059, State - West Bengal**, towards their



co-owners [non-family] said [1] **SRI SIDDHARTHA SENGUPTA**, son of Late Rabindranath Sengupta, [2A] **SRIMATI PUTUL SENGUPTA**, wife of Late Partha Sengupta and daughter of Late Chittaranjan Sengupta, [2B] **SRIMATI PAYEL CHAKRABORTY**, wife of Sri Somnath Chakraborty and daughter of Late Partha Sengupta and [2C] **SRIMATI ARUNIMA SENGUPTA**, wife of Sri Sourav Ghosh and daughter of Late Partha Sengupta, therein referred to and called as the **Donees** of the **Other Part** and **Landowners No. 1, 2A to 2C** herein, which was duly registered with the Office of the Additional District Sub-Registrar at Rajarhat, New Town and recorded in Book No. 1, Volume No. 1523-2023, Pages from 500830 to 500862, **Being No. 152314775** for the year **2023** and thus handed over the peaceful, vacant and physical possession of their respective shares of the aforesaid property absolutely and forever;

26. That, during the course of enjoyment, out of love and affection by a **Deed of Gift** dated the **27th** day of **September, 2023**, said [1] **SRIMATI RUBI BOSE**, wife of Sri Tapas Kumar Bose and daughter of Late Rabindranath Sengupta and [2] **SRIMATI RATNA PALLAB DASGUPTA**, wife of Sri Pallab Dasgupta and daughter of Late Rabindranath Sengupta, therein referred to and called as the **Donors** of the **One Part** voluntarily gifted, granted, transferred, assigned and assured **ALL THAT** piece and parcel of portion of land measuring about **0 [zero] Cottah 10 [ten] Chittacks 30 [thirty] Square Feet** more or less **TOGETHER WITH** portion of an **one storied Brick Built Residential Building** with **R. C. C. Roof** and **Cemented Flooring** measuring about **100 [one hundred] Square Feet** more or less which is the **undivided un-demarcated** share of total plot of land classified **BASTU** measuring about measuring about **6 [six] Decimals** more or less equivalent to **4 [four] Cottahs 0 [zero] Chittack 0 [zero] Square Feet** more or less **TOGETHER WITH** an **one storied Brick Built Residential Building** with **R. C. C. Roof** and **Cemented Flooring** measuring about **600 [six hundred] Square Feet** more or less, comprised in Mouza - **ARJUNPUR**, J. L. No. 7, R. S. No. 160, Touzi No. 3083, Pargana - **Kalikata**, comprised in C. S. Dag No. 722 corresponding to R. S. Dag Nos. 745 [Area of Land: 4 (four) Decimals more or less] and 746 [Area of Land: 2 (two) Decimals more or less] corresponding to L. R. Dag Nos. 1073, [Area of Land: 4 (four) Decimals more or less] and 1074 [Area of Land: 2 (two) Decimals more or less] appertaining to C. S. Khatian No. 39 corresponding to R. S. Khatian No. 66 corresponding to L. R. Khatian Nos. 162, 293, 362/1, 815, 817/1, 2016 and 2040, within the local limits of Ward No. 22, thereafter Ward No. 24 of the **Rajarhat Gopalpur Municipality**, being **Municipal Holding No. RGM/22/10/15**, presently under Ward No. 10 of the **Bidhannagar Municipal Corporation**, being **Municipal Holding No. B.M.C.-**



24/11/16, 9/30/1542, being Premises Nos. AA-13/A, AA-11/14 and AA-11/14A, Deshbandhu Nagar, Post Office - Deshbandhu Nagar, within the jurisdiction of the Office of the Additional District Sub-Registrar, previously at Bidhannagar [Salt Lake City] presently at Rajarhat, under Police Station - Rajarhat [old] Baguiati [new], District North 24-Parganas, PIN - 700 059, State - West Bengal, towards their own brother and co-owner [within family] as well said **SRI SIDDHARTHA SENGUPTA**, son of Late Rabindranath Sengupta, therein referred to and called as the Donee of the Other Part and Landowner No. 1 herein, which was duly registered with the Office of the Additional District Sub-Registrar at Rajarhat, New Town and recorded in Book No. 1, Volume No. 1523-2023, Pages from 500863 to 500889, Being No. 152314776 for the year 2023 and thus handed over the peaceful, vacant and physical possession of their respective shares of the aforesaid property absolutely and forever;

27. That, by virtue of law of inheritance and aforesaid 7 [seven] separate Deeds of Gift as well said [1] **SRI SIDDHARTHA SENGUPTA**, son of Late Rabindranath Sengupta, [2A] **SRIMATI PUTUL SENGUPTA**, wife of Late Partha Sengupta and daughter of Late Chittaranjan Sengupta, [2B] **SRIMATI PAYEL CHAKRABORTY**, wife of Sri Somnath Chakraborty and daughter of Late Partha Sengupta, [2C] **SRIMATI ARUNIMA SENGUPTA**, wife of Sri Sourav Ghosh and daughter of Late Partha Sengupta and [3] **SRI JOYDIP SENGUPTA**, son of Late Manindra Nath Sengupta, the Landowners herein became the absolute joint recorded owners of **ALL THAT** piece and parcel of a plot of land classified **BASTU** measuring about measuring about 6 [six] Decimals more or less equivalent to 4 [four] Cottahs 0 [zero] Chittack 0 [zero] Square Feet more or less **TOGETHER WITH** an one storied Brick Built Residential Building with R. C. C. Roof and Cemented Flooring measuring about 600 [six hundred] Square Feet more or less, comprised in Mouza - **ARJUNPUR**, J. L. No. 7, R. S. No. 160, Touzi No. 3083, Pargana - Kalikata, comprised in C. S. Dag No. 722 corresponding to R. S. Dag Nos. 745 [Area of Land: 4 (four) Decimals more or less] and 746 [Area of Land: 2 (two) Decimals more or less] corresponding to L. R. Dag Nos. 1073 [Area of Land: 4 (four) Decimals more or less] and 1074 [Area of Land: 2 (two) Decimals more or less] appertaining to C. S. Khatian No. 39 corresponding to R. S. Khatian No. 66 corresponding to L. R. Khatian Nos. 162, 293, 362/1, 815, 817/1, 2016 and 2040, within the local limits of Ward No. 22, thereafter Ward No. 24 of the Rajarhat Gopalpur Municipality, being Municipal Holding No. RGM/22/10/15, presently under Ward No. 10 of the Bidhannagar Municipal Corporation, being Municipal Holding No. B.M.C.-24/11/16, 9/30/1542, being Premises



**Nos. AA-13/A, AA-11/14 and AA-11/14A, Deshbandhu Nagar, Post Office - Deshbandhu Nagar**, within the jurisdiction of the Office of the Additional District Sub-Registrar, previously at Bidhannagar [Salt Lake City] presently at Rajarhat, under Police Station - Rajarhat [old] Baguiati [new], District North 24-Parganas, **PIN - 700 059, 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 the proposed G + III 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 Landowners 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 to be approved by the Landowners and sanctioned by the Bidhannagar Municipal Corporation with any renewal or amendments thereto and/or modification thereof made or caused by the Developer after approval of the Landowners and sanctioned by the competent authority or other authority;
  5. **COMMON AREAS, FACILITIES AND COMMON AMENITIES** shall mean and include corridors, stairways passage ways, pump room, electric meter room, tube well, lift well, lift machine room, lift cage, lift machine and its accessories, over head water reservoir, water pump and electric motor, top of the 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. LANDOWNERS shall mean and include [1] **SRI SIDDHARTHA SENGUPTA**, son of Late Rabindranath Sengupta, by Occupation - Self Employed, residing at BE-11, Deshbandhu Nagar, Post Office - Deshbandhu Nagar, under Police Station - Baguiati, District North 24-Parganas, PIN - 700 059, State - West Bengal, [2A] **SRIMATI PUTUL SENGUPTA**, wife of Late Partha Sengupta and daughter of Late Chittaranjan Sengupta, by Occupation - Retired Person, residing at AA-11/14A, Deshbandhu Nagar, Post Office - Deshbandhu Nagar, under Police Station - Baguiati, District North 24-Parganas, PIN - 700 059, State - West Bengal, [2B] **SRIMATI PAYEL CHAKRABORTY**, wife of Sri Somnath Chakraborty and daughter of Late Partha Sengupta, by Occupation - Service, residing at Nirranjan Nagar, Block - A, Post Office - Nona Chandan Pukur, under Police Station - Titagarh, District North 24-Parganas, PIN - 700 122, State - West Bengal, [2C] **SRIMATI ARUNIMA SENGUPTA**, wife of Sri Sourav Ghosh and daughter of Late Partha Sengupta, by Occupation - Self Employed, residing at AA-11/14A, Deshbandhu Nagar, Post Office - Deshbandhu Nagar, under Police Station - Baguiati, District North 24-Parganas, PIN - 700 059, State - West Bengal and [3] **SRI JOYDIP SENGUPTA**, son of Late Manindra Nath Sengupta, by Occupation - Retired Person, residing at AA-11/14A, Deshbandhu Nagar, Post Office - Deshbandhu Nagar, under Police Station - Baguiati, District North 24-Parganas, PIN - 700 059, State - West Bengal, all by Religion - Hindu, by Nationality - Indian and their respective heirs, executors, trustees, legal representatives, administrators and queries and correspondence to the Landowners shall be addressed to the present address of the Landowners;
  
7. DEVELOPER shall mean & include **M/S. LOKENATH CONSTRUCTION**, a Proprietorship Firm, having its Office at "Gita Bhaban" at Premises No. AB-9/20, Deshbandhu Nagar, Post Office - Deshbandhu Nagar, under Police Station - Baguiati, District North 24-Parganas, PIN - 700 059, State - West Bengal, represented by its sole Proprietor namely **SRI SANKAR ROY**, son of Sri Paresh Chandra Roy, by Religion - Hindu, by Occupation - Business, by Nationality - Indian, residing at First Floor of "Gita Bhaban" at Premises No. AB-9/20, Deshbandhu Nagar, Post Office - Deshbandhu Nagar, under Police Station - Baguiati, District North 24-Parganas, PIN - 700 059, State - West Bengal, hereinafter referred to as the **DEVELOPER/BUILDER** and its respective trustees, executors, administrators, successors in office, legal representatives and assigns;



8. LANDOWNERS' ALLOCATION shall mean and include the area constructed in the building which is to be allotted to the Landowners as Landowners' 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 Landowners by the Developer to the Landowners 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 Landowners, 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 classified **BASTU** measuring about measuring about **6 [six] Decimals** more or less equivalent to **4 [four] Cottahs 0 [zero] Chittack 0 [zero] Square Feet** more or less **TOGETHER WITH** an **one storied Brick Built Residential Building** with **R. C. C. Roof** measuring about **600 [six hundred] Square Feet** more or less, comprised in **Mouza - ARJUNPUR, J. L. No. 7, R. S. No. 160, Touzi No. 3083, Pargana - Kalikata,** comprised in **C. S. Dag No. 722** corresponding to **R. S. Dag Nos. 745 [Area of Land: 4 (four) Decimals more or less] and 746 [Area of Land: 2 (two) Decimals more or less]** corresponding to **L. R. Dag Nos. 1073 [Area of Land: 4 (four) Decimals more or less] and 1074 [Area of Land: 2 (two) Decimals more or less]** appertaining to **C. S. Khatian No. 39** corresponding to **R. S. Khatian No. 66** corresponding to **L. R. Khatian Nos. 162, 293, 362/1, 815, 817/1, 2016 and 2040,** within the local limits of **Ward No. 22, thereafter Ward No. 24** of the **Rajarhat Gopalpur Municipality, being Municipal Holding No. RGM/22/10/15,** presently under **Ward No. 10** of the **Bidhannagar Municipal Corporation, being Municipal Holding No. B.M.C.-24/11/16, 9/30/1542,** being **Premises Nos. AA-13/A, AA-11/14 and AA-11/14A, Deshbandhu Nagar, Post Office - Deshbandhu Nagar,** within the jurisdiction of the Office of the Additional District Sub-Registrar, previously at Bidhannagar [Salt Lake City] presently at Rajarhat, under Police Station - Rajarhat [old] Baguiati [new], District North 24-Parganas, **PIN - 700 059, 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 Landowners for the management and maintenance after completion of the said building and the Premises;
13. LAND shall mean the land being identified as **Premises Nos. AA-13/A, AA-11/14 and AA-11/14A, Deshbandhu Nagar, Post Office - Deshbandhu Nagar**, under Police Station - Rajarhat [old] Baguiati [new], District North 24-Parganas, **PIN - 700 059**;
14. PLANS shall mean the plans of the said Building to be sanctioned and approved by the Bidhannagar Municipal Corporation 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 Landowners 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 Landowners herein have represented to the Developer as follows:

1. The Landowners 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 Landowners and no other person or persons other than the Landowners herein have any right title and interest, occupancy, easement or otherwise on the premises or any part thereof;
3. The abstract of the right title and interest of the Landowners to the Premises is described in the SECOND SCHEDULE and the contents thereof are true and correct;
4. There are no suits and/or proceedings and/or litigation pending in respect of the Premises or any part thereof;
5. No person or persons other than the Landowners herein have any right, title and interest of any nature whatsoever, in the premises or any part thereof;
6. The right title and interest of the Landowners in the Premises is fully free from all sorts of encumbrances whatsoever and the Landowners herein have good and marketable title thereto;
7. There are no thika tenants and/or tenants in the Premises in question and the Landowners herein have not yet received any notice of any such claim or proceeding;
8. 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;



9. 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 Landowners herein;
10. Neither the Premises nor any part thereof has been attached and/or is liable to be attached by any decree or order of any court of law or due to Income Tax, revenue or any other Public Demand whatsoever;
11. The Landowners herein have not in any way dealt with the premises whereby the right title and interest of the Landowners as to the Ownership, use, development and enjoyment thereof is or may be affected in any manner whatsoever;
12. The Landowners herein shall have no difficulty to 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;
13. The Landowners herein are fully and sufficiently entitled to enter into this agreement;
- C. The representations of the Landowners mentioned hereinabove are hereafter collectively called "THE SAID REPRESENTATIONS" and the Landowners confirm that the said representations are true and correct as per their knowledge and belief;
- D. The Landowners 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 as follows: -

1. The Landowners 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 Landowners herein shall deliver vacant and peaceful possession of the Premises to the Developer within one week from the day of getting sanction plan positively;
- b) Upon execution of this agreement, the Landowners herein shall hand over the original documents to the Developer herein with due receipt issued by the developer to the Landowners 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 Landowners again. It is relevant to maintain here that the Landowners 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 Developer shall, at its own costs and expenses cause the said Building Plans to be prepared and submitted to the Municipality for necessary sanction SUBJECT TO the Landowners herein paying all outstanding rates and taxes, till the date thereof and causing mutation of the name of the Landowners, in the records of the Bidhannagar Municipal Corporation 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 Landowners 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 24 [twenty four] months thereafter i.e. after the Developer receives sanction of the said building plans, the Developer shall complete the project by constructing the said Building and/or otherwise and deliver possession of the Landowners' allocated area to the Landowners herein in a 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 Landowners meeting their obligation of this agreement;

- h) The said building shall be for residential cum commercial purpose or such other purpose as may be mutually decided by the parties hereto;
  - i) That amalgamation with the adjacent plot of lands either North, South, West or East Side of the said premises is to be allowed by the Landowners for construction of G + III storied building;
  - j) That the Landowners will not raise any objection if the Developer increase any constructed area from the sanctioned plan;
  - k) That the Landowners and/or their 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 Landowners' allocated area to the Landowners 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 Landowners collectively liquidated damages of Rs. 5,000/- [Rupees five thousand] only per month to each Landowners for the period of delay from the day of expiry of the extension period;
  4. The Landowners herein shall, answer and comply with all requisitions made by the Advocate of the Developer for establishing the title of the Landowners to the premises and shall make out a marketable title;
  5. The Landowners 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 aforesaid, it is agreed and clarified as follows:-
    - a) The Developer shall cause such changes to be made in the plans as the Architects may approve 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 Landowners, then the Landowners herein, shall pay such dues and bear the cost thereof till the date of hand over the physical vacant possession to the Developer and the Developer 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 Landowners 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) That, the Developer at its own costs and expenses shall demolish the existing building and shall enjoy the sale proceeds thereof and instead of that, the Developer at its own cost and expenses shall provide one Flat for the Landowners as alternative accommodation nearer to the existing premises and within good locality from the day before the day of demolition of existing building till the day of handing over of vacant and peaceful possession of Landowners' Allocation;
  - f) 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 Landowners shall be jointly entitled to get **50% [fifty percent] Constructed Area** of the proposed G + III storied building in habitable condition in all respect which will be provided in the manner appearing hereunder **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 portion of the proposed G + III storied building save and except Landowners' Allocation 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**;

♦ **Ground Floor : NIL;**



❖ **First Floor** : Entire Floor consisting of 2 [two] Flats, out of which one Flat being No. "A" on the East - North - West side measuring about 860 [eight hundred sixty] Square Feet Built-up Area more or less and another Flat being No. "B" on the East - South - West side measuring about 926 [nine hundred twenty six] Square Feet Built-up Area more or less;

❖ **Second Floor** : Flat being No. "B" on the East - South - West side measuring about 926 [nine hundred twenty six] Square Feet Built-up Area more or less;

❖ **Third Floor** : Flat being No. "A" on the East - North - West side measuring about 860 [eight hundred sixty] Square Feet Built-up Area more or less;

The Developer shall be entitled to remaining portion of Constructed Area of the proposed G + III storied building to be constructed upon the said premises as per plan to be sanctioned by the Bidhannagar Municipal Corporation save and except the Landowners' Allocation which is specifically furnished hereunder:

❖ **Ground Floor** : Entire Floor;

❖ **First Floor** : NIL;

❖ **Second Floor** : Flat being No. "A" on the East - North - West side measuring about 860 [eight hundred sixty] Square Feet Built-up Area more or less;

❖ **Third Floor** : Flat being No. "B" on the East - South - West side measuring about 926 [nine hundred twenty six] Square Feet Built-up Area more or less;

8. The Landowners' allocated area shall be constructed by the Developer for and on behalf of the Landowners and/or their 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 Landowners 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 said SECOND and THIRD SCHEDULE written hereunder SAVE THAT the Landowners shall adopt the same covenants as the Developer may adopt in its agreement with the unit Landowners 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 Landowners shall be entitled to all monies that be received from the Unit Owners of the Landowners' 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 Landowners as fully mentioned hereafter;
11. The Landowners through their 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 Landowners' allocated area and no other amount shall be payable to the Landowners. 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 Landowners 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 excluding the Landowners' allocated area and the Landowners and/or their respective 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 Landowners' allocated area to the Landowners 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 Landowners 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 Landowners and thereafter the same 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 Landowners, to the extent of their respective areas;
- d) That the name of the proposed Building shall be \_\_\_\_\_;

- 13. The Landowners 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 Landowners. However, the Landowners 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 Landowners 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 Landowners 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 Landowners shall be liable to remove the same at their own costs. In case the Landowners do not, then the Developer shall be at liberty to do so and recover the costs from the Landowners;
17. The Developer shall make arrangements of the substitute accommodation for Landowners during the period of demolition of the existing structure and construction of the said building at their cost and expenses instead of the Developer will take initiative to demolish the existing structure and enjoy the sale proceed there from ;
18. During the continuance of this agreement the Landowners shall not in any way cause any unlawful impediment or obstruction whatsoever in the construction of the said building by the Developer but the Landowners 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 Landowners' allocated portion ;
19. 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 Landowners 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;
20. That the roof right of the newly constructed building shall be vested upon the Landowners of the said building proportionately without prejudice any right to each other;
21. 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;
22. That, the Developer shall erect the Flat of the Landowners as per the choice of the Landowners, any extra work other than standard specification as mentioned in the Fifth Schedule shall be charged extra, which will be paid by the Landowners
23. 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 Landowners and at the cost and expenses of developer, to be recovered in the same manner as mentioned in Clause 16 herein above;

24. 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.
25. That the Developer covenant and declare that the delivery of the possession of Landowners' allocation with fully habitable condition will be provided at first prior to providing the possession and or final registration of any Deed of Conveyance in respect of the allocation of the Developer.
26. That the Developer will arrange the completion Certificate at its own cost and responsibility and will give a copy of the same to the Landowners positively which is important essence of this contract.
27. 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.
28. 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.
29. 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 classified **BASTU** measuring about measuring about **6 [six] Decimals** more or less equivalent to **4 [four] Cottahs 0 [zero] Chittack 0 [zero] Square Feet** more or less **TOGETHER WITH** an one storied **Brick Built Residential Building** with **R. C. C. Roof** and **Cemented Flooring** measuring about **600 [six hundred] Square Feet** more or less, comprised in **Mouza - ARJUNPUR, J. L. No. 7, R. S. No. 160, Touzi No. 3083, Pargana - Kalikata**, comprised in C. S. Dag No. 722 corresponding to **R. S. Dag Nos. 745 [Area of Land: 4 (four) Decimals** more

or less] and 746 [Area of Land: 2 (two) Decimals more or less] corresponding to L. R. Dag Nos. 1073 [Area of Land: 4 (four) Decimals more or less] and 1074 [Area of Land: 2 (two) Decimals more or less] appertaining to C. S. Khatian No. 39 corresponding to R. S. Khatian No. 66 corresponding to L. R. Khatian Nos. 162, 293, 362/1, 815, 817/1, 2016 and 2040, within the local limits of Ward No. 22, thereafter Ward No. 24 of the Rajarhat Gopalpur Municipality, being Municipal Holding No. RGM/22/10/15, presently under Ward No. 10 of the Bidhannagar Municipal Corporation, being Municipal Holding No. B.M.C.-24/11/16, 9/30/1542, being Premises Nos. AA-13/A, AA-11/14 and AA-11/14A, Deshbandhu Nagar, Post Office - Deshbandhu Nagar, within the jurisdiction of the Office of the Additional District Sub-Registrar, previously at Bidhannagar [Salt Lake City] presently at Rajarhat, under Police Station - Rajarhat [old] Baguiati [new], District North 24-Parganas, PIN - 700 059, State - West Bengal, which is butted and bounded as follows: -

ON THE NORTH : SIXTEEN FEET WIDE ROAD;  
 ON THE SOUTH : SHANTINIKETAN APARTMENT;  
 ON THE EAST : PROPERTY OF JHARNA SENGUPTA, SHILA SENGUPTA  
 AND OTHERS;  
 ON THE WEST : SIXTEEN FEET WIDE ROAD;

**THE SECOND SCHEDULE ABOVE REFERRED TO  
 [LANDOWNERS' ALLOCATION]**

**ALL THAT** the Landowners shall be jointly entitled to get 50% [fifty percent] **Constructed Area** of the proposed G + III storied building in habitable condition in all respect which will be provided in the manner appearing hereunder 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 Landowners.

- ❖ **Ground Floor** : NIL;
- ❖ **First Floor** : Entire Floor consisting of 2 [two] Flats, out of which one Flat being No. "A" on the East - North - West side measuring about 860 [eight hundred sixty] Square Feet Built-up Area more or less and another Flat being No. "B" on the East - South - West side measuring about 926 [nine hundred twenty six] Square Feet Built-up Area more or less;



- ❖ **Second Floor** : Flat being No. "B" on the East - South - West side measuring about 926 [nine hundred twenty six] Square Feet Built-up Area more or less;
- ❖ **Third Floor** : Flat being No. "A" on the East - North - West side measuring about 860 [eight hundred sixty] Square Feet Built-up Area more or less;

**THE THIRD SCHEDULE ABOVE REFERRED TO  
[DEVELOPER'S ALLOCATION]**

**ALL THAT** the Developer shall be entitled to remaining portion of Constructed Area of the proposed G + III storied building to be constructed upon the said premises as per plan to be sanctioned by the Bidhannagar Municipal Corporation save and except the Landowners' Allocation stated specifically in the Second Schedule written hereinabove in the manner appearing hereunder together with the undivided proportionate share in the land of the said premises.

- ❖ **Ground Floor** : Entire Floor;
- ❖ **First Floor** : NIL;
- ❖ **Second Floor** : Flat being No. "A" on the East - North - West side measuring about 860 [eight hundred sixty] Square Feet Built-up Area more or less;
- ❖ **Third Floor** : Flat being No. "B" on the East - South - West side measuring about 926 [nine hundred twenty six] Square Feet Built-up Area more or less;

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

- ❖ The Landowners 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;
- ❖ Stairs case landing, staircase and lobbies passage of the building;

- ❖ Septic tank, water pump, under ground and overhead water reservoir, water line;
- ❖ Electric meter for common purpose;
- ❖ Lift well, lift machine room, lift cage, lift machine and its accessories;

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

Foundation	:	R. C. C foundation and framed structure as per sanctioned building plan;
Brick Work	:	Brick work of 0'-8", 0'-5" and 0'-3" with specified plaster;
Flooring	:	Flooring of Tiles with 4" skirting on all Sides;
Doors	:	Door frames will be of good quality wood and flash door shutters for all doors of the flat including main door. One lock and eye piece in main door and the frame and shutter of the Toilet will be made of P. V. C.
Windows	:	All windows will be made of aluminum, sliding type window with Glass panels and protected with M. S. Grill;
Kitchen	:	Black stone platform with a sink and glazed tiles up to 2'-0" Feet Height above the platform;
Toilet	:	Tiles up to 5'-0" height, one commode, Porcelain shower, one Bibcock;
Water Supply	:	24 hours water supply will be provided by deep tube well with pumps;
Interior Wall Coats	:	All the interior walls will be finished with a coat of Plaster of Paris.
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;
Electric Meter	:-	Charges of procurement of the electric meter will be borne by the individual flat/ commercial /car parking Space owner;
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 LANDOWNERS and the DEVELOPER  
in the presence of:

1.

*Supratim Lho*  
*Advocate*

2.

*Sukanta Dore*  
*AB-8/26 D.B. Nagar*  
*Kal-59*

*Siddhendra Sengupta*

*Puti Sengupta*  
*Payel Chakraborty*  
*Arunima Sengupta*

*Jaydip Sengupta*

SIGNATURE OF LANDOWNERS

LOKENATH CONSTRUCTION

*Sanjay Roy*  
Proprietor

SIGNATURE OF DEVELOPER

Drafted by me and prepared in my  
office:

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

## SPECIMEN FOR TEN FINGER PRINTS

Sl. No. SIGNATURE OF THE EXECUTANT/PRESENTANT



Siddhanta Sengupta



LITTLE



RING



MIDDLE



FORE



THUMB

[LEFT HAND]



THUMB



FORE



MIDDLE



RING



LITTLE

[RIGHT HAND]



Purnima Sengupta



LITTLE



RING



MIDDLE



FORE



THUMB

[LEFT HAND]



THUMB



FORE



MIDDLE



RING



LITTLE

[RIGHT HAND]



Payel Chakraborty



LITTLE



RING



MIDDLE



FORE



THUMB

[LEFT HAND]



THUMB



FORE



MIDDLE



RING



LITTLE

[RIGHT HAND]



## SPECIMEN FOR TEN FINGER PRINTS

Sl. No. SIGNATURE OF THE EXECUTANT/PRESENTANT

Arunima  
Sengupta

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



Joydip Sengupta

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



Gankar Singh

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

### Major Information of the Deed

Deed No :	I-1902-17618/2023	Date of Registration :	15/12/2023
Query No / Year	1902-2003026034/2023	Office where deed is registered	
Query Date	08/12/2023 4:18:24 PM	A.R.A. - II KOLKATA, District Kolkata	
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]		
Set Forth value	Market Value		
Rs. 3/-	Rs. 76,21,365/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 10,020/- (Article:48(g))	Rs. 101/- (Article:E, E)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the essement slip.(Urban area)		

### Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Deshbandhu Nagar, Mouza: Arjunpur, , Ward No: 10 JI No: 7, Pin Code : 700059







Sch No	Plot Number	Khatian Number	Land Use	Proposed ROR	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1073 (RS - )	LR-162	Bastu	Bastu	4 Dec	1/-	48,10,910/-	Width of Approach Road: 16 Ft., Adjacent to Meta Road,
L2	LR-1074 (RS - )	LR-817/1	Bastu	Bastu	2 Dec	1/-	24,05,455/-	Width of Approach Road: 16 Ft., Adjacent to Meta Road,
TOTAL :					6Dec	2 /-	72,16,365 /-	
Grand Total :					6Dec	2 /-	72,16,365 /-	

### Structure Details :

Sch No	Structure Details	Area of Structure	Set forth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2	600 Sq Ft.	1/-	4,05,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 600 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		600 sq ft	1 /-	4,05,000 /-	



# Land Lord Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	Name Photo Finger Print Signature
1	<p><b>Siddhartha Sengupta</b>  Son of Late Rabindranath Sengupta  Executed by: Self, Date of Execution: 15/12/2023  , Admitted by: Self, Date of Admission: 15/12/2023 ,Place : Office</p> <div>   </div> <p>15/12/2023 LTI 15/12/2023 15/12/2023</p> <p>BE-11, 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: Others, Citizen of: India, P. No.:: bexxxxxx3r, Aadhaar No: 50xxxxxxxx0123, Status :Individual, Executed by: Self, Date of Execution: 15/12/2023  , Admitted by: Self, Date of Admission: 15/12/2023 ,Place : Office</p>
2	<p><b>Putul Sengupta</b>  Wife of Late Partha Sengupta  Executed by: Self, Date of Execution: 15/12/2023  , Admitted by: Self, Date of Admission: 15/12/2023 ,Place : Office</p> <div>   </div> <p>15/12/2023 LTI 15/12/2023 15/12/2023</p> <p>AA-11/14A, D B Nagar, City:- , P.O:- D B Nagar, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059 Sex: Female, By Caste: Hindu, Occupation: Retired Person, Citizen of India, PAN No.:: ayxxxxxx0l, Aadhaar No: 22xxxxxxxx4393, Status :Individual, Executed by: Self Date of Execution: 15/12/2023  , Admitted by: Self, Date of Admission: 15/12/2023 ,Place : Office</p>
3	<p><b>Payel Chakraborty</b>  Wife of Somnath Chakraborty  Executed by: Self, Date of Execution: 15/12/2023  , Admitted by: Self, Date of Admission: 15/12/2023 ,Place : Office</p> <div>   </div> <p>15/12/2023 LTI 15/12/2023 15/12/2023</p> <p>Nirranjan Nagar, Block/Sector: Block A, City:- , P.O:- Nona Chandanpukur, P.S:-Titagarh, District:-North 24-Parganas, West Bengal, India, PIN:- 700122 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: ddxxxxxx1h, Aadhaar No: 47xxxxxxxx2919, Status :Individual  , Admitted by: Self, Date of Admission: 15/12/2023 ,Place : Office</p>



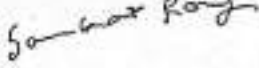


Name	Photo	Finger Print	Signature
<b>Arunima Sengupta</b> Wife of Mr Sourav Ghosh Executed by: Self, Date of Execution: 15/12/2023 , Admitted by: Self, Date of Admission: 15/12/2023 ,Place : Office	 15/12/2023	 Captured LTI 15/12/2023	 15/12/2023
AA-11/14A, D B Nagar, City:- , P.O:- D B Nagar, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.: dbxxxxxx1p, Aadhaar No: 41xxxxxxxx9982, Status :Individual, Executed by: Self, Date of Execution: 15/12/2023 , Admitted by: Self, Date of Admission: 15/12/2023 ,Place : Office			
<b>Joydip Sengupta</b> Son of Late Manindra Nath Sengupta Executed by: Self, Date of Execution: 15/12/2023 , Admitted by: Self, Date of Admission: 15/12/2023 ,Place : Office	 15/12/2023	 Captured LTI 15/12/2023	 15/12/2023
AA-11/14A, 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: Retired Person, Citizen of: India, PAN No.: btxxxxxx9a, Aadhaar No: 74xxxxxxxx8554, Status :Individual, Executed by: Self, Date of Execution: 15/12/2023 , Admitted by: Self, Date of Admission: 15/12/2023 ,Place : Office			

#### Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Lokenath Construction</b> AB-9/20, D B Nagar, City:- , P.O:- D B Nagar, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059 , PAN No.: afxxxxxx8f, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

#### Representative Details :

Representative Details :				
Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Shri Sankar Roy (Presentant )</b> Son of Paresh Chandra Roy Date of Execution - 15/12/2023, , Admitted by: Self, Date of Admission: 15/12/2023, Place of Admission of Execution: Office	 Dec 15 2023 3:51PM	 Captured LTI 15/12/2023	 15/12/2023



AB-9/20, D B Nagar, City:- Not Specified, 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: Ind PAN No.:: AFxxxxxx8F, Aadhaar No: 21xxxxxxxx4277 Status : Representative, Representative of : Lokenath Construction (as Proprietor)

#### Identifier Details :

Name	Photo	Finger Print	Signature
<b>Sukanta Dere</b> Son of Late Biswanath Dere D B Nagar Paschim Part 30, City:- , P.O:- D B Nagar, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059		 Captured	
	15/12/2023	15/12/2023	15/12/2023

Identifier Of Siddhartha Sengupta, Putul Sengupta, Shri Sankar Roy, Payel Chakraborty, Arunima Sengupta, Joydip Sengupta

#### Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Siddhartha Sengupta	Lokenath Construction-0.8 Dec
2	Putul Sengupta	Lokenath Construction-0.8 Dec
3	Payel Chakraborty	Lokenath Construction-0.8 Dec
4	Arunima Sengupta	Lokenath Construction-0.8 Dec
5	Joydip Sengupta	Lokenath Construction-0.8 Dec

#### Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Siddhartha Sengupta	Lokenath Construction-0.4 Dec
2	Putul Sengupta	Lokenath Construction-0.4 Dec
3	Payel Chakraborty	Lokenath Construction-0.4 Dec
4	Arunima Sengupta	Lokenath Construction-0.4 Dec
5	Joydip Sengupta	Lokenath Construction-0.4 Dec

#### Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Siddhartha Sengupta	Lokenath Construction-120.00000000 Sq Ft
2	Putul Sengupta	Lokenath Construction-120.00000000 Sq Ft
3	Payel Chakraborty	Lokenath Construction-120.00000000 Sq Ft
4	Arunima Sengupta	Lokenath Construction-120.00000000 Sq Ft
5	Joydip Sengupta	Lokenath Construction-120.00000000 Sq Ft

## Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Deshbandhu Nagar, Mouza: Arjunpur, , Ward No: 10 JI No: 7, Pin Code : 700059

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1073, LR Khatian No:- 162	Owner:অনিম সেনগুপ্ত, Gurdian:অনিম সেনগুপ্ত, Address:অরুণপুর, Classification:বাড়, Area:0.01000000 Acre,	Siddhartha Sengupta
L2	LR Plot No:- 1074, LR Khatian No:- 817/1	Owner:জয়দীপ সেনগুপ্ত, Gurdian:দীপ, Address:সিআ, Classification:বাড়,	Joydip Sengupta



**Endorsement For Deed Number : I - 190217618 / 2023**

On 15-12-2023

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

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

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

Presented for registration at 11:35 hrs on 15-12-2023, at the Office of the A.R.A. - II KOLKATA by Shri Sankar Roy

**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 76,21,365/-

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

Execution is admitted on 15/12/2023 by 1. Siddhartha Sengupta, Son of Late Rabindranath Sengupta, BE-11, D B Nagar, P.O: D B Nagar, Thana: Baguiati, North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by Profession Others, 2. Putul Sengupta, Wife of Late Partha Sengupta, AA-11/14A, D B Nagar, P.O: D B Nagar, Thana: Baguiati, North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by Profession Retired Person, 3. Payel Chakraborty, Wife of Somnath Chakraborty, Nirranjan Nagar, Sector: Block A, P.O: Nona Chandanpukur, Thana: Titagarh, North 24-Parganas, WEST BENGAL, India, PIN - 700122, by caste Hindu, by Profession Service, 4. Arunima Sengupta, Wife of Mr Sourav Ghosh, AA-11/14A, D B Nagar, P.O: D B Nagar, Thana: Baguiati, North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by Profession Others, 5. Joyd Sengupta, Son of Late Manindra Nath Sengupta, AA-11/14A, D B Nagar, P.O: D B Nagar, Thana: Baguiati, North 2 Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by Profession Retired Person

Indetified by Sukanta Dere, . . Son of Late Biswanath Dere, D B Nagar Paschim Part 30, P.O: D B Nagar, Thana: Baguiati, North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by profession Business

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

Execution is admitted on 15-12-2023 by Shri Sankar Roy, Proprietor, Lokenath Construction (Sole Proprietorship), A 9/20, D B Nagar, City:-, P.O:- D B Nagar, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 7000

Indetified by Sukanta Dere, . . Son of Late Biswanath Dere, D B Nagar Paschim Part 30, P.O: D B Nagar, Thana: Baguiati, North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by profession Business

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 101.00/- ( E = Rs 21.00/-, J = Rs 55.00/-, M(a) = Rs 21.00/-, M(b) = Rs 4.00/- ) and Registration Fees paid by Cash Rs 80.00/-, by online = Rs 21/-  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 13/12/2023 5:56PM with Govt. Ref. No: 192023240316325178 on 13-12-2023, Amount Rs: 21/-, Bank: S  
EPay ( SBIPay), Ref. No. 5963888978637 on 13-12-2023, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 10,020/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 9,920/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 3106, Amount: Rs.100.00/-, Date of Purchase: 28/11/2023, Vendor name: J K Bose

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 13/12/2023 5:56PM with Govt. Ref. No: 192023240316325178 on 13-12-2023, Amount Rs: 9,920/-, Bank  
SBI EPay ( SBIPay), Ref. No. 5963888978637 on 13-12-2023, Head of Account 0030-02-103-003-02

*Signature*

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

Certificate of Registration under section 60 and Rule 69.  
Registered in Book - I  
Volume number 1902-2023, Page from 632385 to 632432  
being No 190217618 for the year 2023.



Digitally signed by SATYAJIT BISWAS  
Date: 2023.12.26 16:14:17 +05:30  
Reason: Digital Signing of Deed.

(Satyajit Biswas) 26/12/2023  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - II KOLKATA  
West Bengal.