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পশ্চিমবঙ্গ পঞ্চম বিংশাল WEST BENGAL

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09/12/2011

09/12/24
ADDITIONAL REGISTRAR OF
ASSURANCES-II, KOLKATA
Certified that the
above is correct. The

Certified that the Document is admitted to
Registration. The Signature Sheet and the
Endorsement sheets attached to this document
are the part of this document.

Additional Registrar
of Assurances II Kolkata

213091221124

A.R.A.
II

19 DEC 2024

THIS DEED OF DEVELOPMENT AGREEMENT

Made this the 9th day of December, 2024

[Two Thousand Twenty Four]

BETWEEN

250487

250487

Name : **SUPROTIM SAHA**
Advocate
JUDGES COURT BAR AT

Address :

Rs.

Kolkata Collectorate
11, Netaji Subhas Rd.,
Kolkata-1

Date :

3 DEC 2024 **Amal Kr. Saha**
Licensed Stamp
Vendor



ADDITIONAL REGISTRAR
OF ASSURANCE-KOLKATA

29 DEC 2024

[1] **SRI [DR.] SUPRAVAT SUR [PAN AMGPS1770H] [AADHAAR 2155 9616 4729]**, son of Late Sankar Prasad Sur, by Occupation - Retired Person, residing at 33, B. K. Paul Avenue, Post Office - Hatkhola, under Police Station - Jorabagan, District - Kolkata, PIN - 700 005, State - West Bengal, [2] **SRIMATI SOMA CHOWDHURY [PAN CCCPC3930P] [AADHAAR 6930 3565 6666]**, daughter of Biswajit Chowdhury and wife of Sri Avijit Seal, by Occupation - Home Maker, residing at DD-37, Sahapara, Post Office - Deshbandhu Nagar, under Police Station - Baguiati, District North 24-Parganas, PIN - 700 059, West Bengal, [3] **SRI SUSANTA SUR [PAN ESNPS3566J] [AADHAAR 4387 1283 0107]**, son of Late Baidyanath Sur, by Occupation - Retired Person, [4] **SRIMATI DINA SUR [PAN PYLPS5040C] [AADHAAR 2666 2471 7503]**, wife of Late Sudipta Sur and daughter of Gopal Saha, by Occupation - Homemaker and [5] **SRI SUPRATIM SUR [PAN PYLPS5257M] [AADHAAR 4848 6350 9358]**, son of Late Sudipta Sur, by Occupation - Service, No. 3 to 5 all are residing at AA-11/8, 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 and include their respective legal heirs, executors, administrators, legal representatives and assigns] of the **ONE PART**.

AND

TRISHUL GRIHA NIRMAN [PAN AAWFT9443Q], a Partnership Firm, governed by the Indian Partnership Act, 1932 as amended up-to-date, having its Office at DD-12/1, Sahapara, Post Office - Deshbandhu Nagar, under Police Station - Baguiati, District North 24-Parganas, PIN - 700 059, West Bengal, represented by its Partners namely [1] **SRI SUSANTA SAHA [PAN BHJPS0668H] [AADHAAR 4249 5490 6604]**, son of Sri Amiya Kumar Saha, residing at DD-12/1, Saha Para, Post Office - Deshbandhu Nagar, under Police Station - Rajarhat [old] Baguiati [new], District North 24-Parganas, PIN - 700 059, West Bengal, [2] **SRI AVIJIT SEAL [PAN EHAPS5885L] [AADHAAR 6825 4236 2634]**, son of Late Narayan Chandra Seal, residing at DD-37, Sahapara, Post Office - Deshbandhu Nagar, under Police Station - Baguiati, District North 24-Parganas, PIN - 700 059, West Bengal and [3] **SRI AVIJIT NASKAR [PAN ASVPN4420C] [AADHAAR 2768 8361 4370]**, son of Sri Pradip Naskar, residing at BE-7, Arjunpur East, Post Office - Deshbandhu Nagar, under Police Station - Baguiati, District North 24-Parganas, PIN - 700 059, West Bengal, all by Religion - Hindu, by Occupation - Business, by Nationality - Indian, hereinafter referred to and called as the **DEVELOPER** [which terms and expression shall unless excluded by or repugnant to the context be deemed to mean include its successors-in-office and assigns] of the **OTHER PART**.

WHEREAS:

A. That, by a **Deed of Sale** dated the **26th** day of **Falgun**, **1345 B. S.** corresponding to **10th** day of **March**, **1939**, one **KUMARI URMILA SUR**, daughter of Late Brojendra Lal Sur, therein referred to and called as the

Vendor of the One Part due to urgent requirement of lawful money sold, transferred, conveyed, granted, assigned and assured **ALL THAT** piece or parcel of a plot of land classified as **BASTU** measuring about 3 [three] Cottahs 0 [zero] Chittack 0 [zero] Square Feet more or less, lying and situated at **Mouza - ARJUNPUR, J. L. No. 7, R. S. No. 160, Touzi No. 1513, Pargana - Kalikata**, comprised in C. S. Dag No. 724 appertaining to C. S. Khatian No. 153/1, within the jurisdiction of the Office of the Sub-Registrar at Cossipore, Dum Dum, under Police Station - Rajarhat, District 24-Parganas, unto and in favour of [1] **SRI SANKAR PRASAD SUR**, [2] **SRI BISWANATH SUR** and [3] **SRI BAIDYANATH SUR**, all are sons of Late Akshay Kumar Sur, therein referred to and called as the **Purchasers** of the **Other Part** which was duly registered with the Office of the Sub-Registrar at Cossipore, Dum Dum and recorded in Book No. I, Volume No. 20, Pages from 23 to 24, **Being No. 755** for the year **1939**, against the consideration mentioned therein and thus handed over the peaceful, vacant and physical possession of the aforesaid property absolutely and forever;

- B. That, by virtue of aforesaid Deed, said [1] **SRI SANKAR PRASAD SUR**, [2] **SRI BISWANATH SUR** and [3] **SRI BAIDYANATH SUR**, all are sons of Late Akshay Kumar Sur, became the absolute joint owners of aforesaid property and thus mutated their names with the offices of the concerned competent authorities and used to pay proper tax, cess, rents, rates, levies and other outgoings against their names regularly and punctually and thus they have prepared a building plan for a two storied building with the help of a reputed architect and submitted before the concerned competent authority for necessary sanction and/or approval and after procurement of sanctioned and/or approved plan they have jointly constructed a two storied building from their own cost, expenses and supervision and completed the same in habitable condition in all respect;
- C. That, during the course of enjoyment, said **SANKAR PRASAD SUR** died intestate on **12th day of December, 2009** and his wife namely **KAMALA SUR** died intestate long before his death on **30th day of January, 1960** leaving behind them, **their only son** namely **SRI [DR.] SUPRAVAT SUR** and **only daughter** namely **SRIMATI SUKLA NEOGY**, wife of Sri Sankar Nath Neogy, as the only legal heir, heiress, successors, representatives towards the estate of deceased **SANKAR PRASAD SUR**, by virtue of law of inheritance as per Hindu Succession Act, 1956, as amended up-to-date, each of them having **undivided un-demarcated 1/6th share** of aforesaid property;
- D. That, after the demise of said **SANKAR PRASAD SUR**, by virtue of law of inheritance said [1] **SRI [DR.] SUPRAVAT SUR**, son of Late Sankar Prasad Sur and [2] **SRIMATI SUKLA NEOGY**, wife of Sri Sankar Nath Neogy and daughter of Late Sankar Prasad Sur, became the absolute joint owners of aforesaid property along with their uncles and co-owners as well said [1] **SRI BISWANATH SUR** and [2] **SRI BAIDYANATH SUR**, both are sons of Late Akshay Kumar Sur;

E. That, during the course of enjoyment, out of love and affection by a **Deed of Gift** dated the **23rd** day of **September, 2011**, said **SRIMATI SUKLA NEOGY**, wife of Sri Sankar Nath Neogy and daughter of Late Sankar Prasad Sur, therein referred to and called as the **Donor** of the **One Part** voluntarily gifted, granted, transferred, assigned and assured **ALL THAT** piece or parcel of a portion of land measuring about **0 [zero] Cottah & [eight] Chittacks 0 [zero] Square Feet** more or less **TOGETHER WITH** portion of **Two Storied Building** measuring about **360 [three hundred sixty] Square Feet** more or less, out of which **Ground Floor** measuring about **180 [one hundred eighty] Square Feet** more or less and **First Floor** measuring about **180 [one hundred eighty] Square Feet** more or less, which is the **undivided un-demarcated 1/6th share** of total plot of land classified as **BASTU** measuring about **3 [three] Cottahs 0 [zero] Chittack 0 [zero] Square Feet** more or less **TOGETHER WITH** a **Two Storied Building** measuring about **2160 [two thousand one hundred sixty] Square Feet** more or less, out of which **Ground Floor** measuring about **1080 [one thousand eighty] Square Feet** more or less and **First Floor** measuring about **1080 [one thousand eighty] Square Feet** more or less, lying and situated at **Mouza - ARJUNPUR, J. L. No. 7, R. S. No. 160, Touzi No. 1513, Pargana - Kalikata**, comprised in C. S. Dag No. 724 corresponding to R. S. Dag No. 771 corresponding to L. R. Dag No. 1103 appertaining to C. S. Khatian No. 153/1 corresponding to L. R. Khatian Nos. Kri - 1175, Kri - 1669 and Kri - 1573, within the local limits of Ward No. 24 of the **Rajarhat Gopalpur Municipality**, being Municipal Holding No. **RGM/24/17, Dakshin Arunpur**, being Premises No. AA-11/8, **Deshbandhu Nagar, Post Office - Deshbandhu Nagar**, within the jurisdiction of the office of the Additional District Sub-Registrar at Bidhannagar [Salt Lake City], under Police Station - Rajarhat, District North 24-Parganas, **PIN - 700 059, State - West Bengal**, towards her own brother and co-owner as well said **SRI [DR.] SUPRAVAT SUR**, son of Late Sankar Prasad Sur, therein referred to and called as the **Donee** of the **Other Part** and the **Landowner No. 1** herein, which was duly registered with the **Office of the Additional Registrar of Assurances - II** at **Kolkata** and recorded in Book No. I, CD Volume No. 48, Pages from 2622 to 2645, **Being No. 12336** for the year **2011** and thus handed over peaceful, vacant and physical possession of her undivided un-demarcated share of the aforesaid property absolutely and forever;

F. That, by virtue of law of inheritance and aforesaid Deed of Gift, said **SRI [DR.] SUPRAVAT SUR**, son of Late Sankar Prasad Sur, became the absolute joint owners of aforesaid property along with his uncles and co-owners as well said **[1] SRI BISWANATH SUR** and **[2] SRI BAIDYANATH SUR**, both are sons of Late Akshay Kumar Sur;

G. That, while thus said **[1] SRI [DR.] SUPRAVAT SUR**, son of Late Sankar Prasad Sur, **[2] SRI BISWANATH SUR** and **[3] SRI BAIDYANATH SUR**, both are sons of Late Akshay Kumar Sur, enjoying the aforesaid property as the absolute joint owners of aforesaid property, due to inconvenience of enjoyment by a **Deed of Partition** made and executed on **18th** day of **June, 2014**, between said **SRI [DR.] SUPRAVAT SUR**, son of Late Sankar

Prasad Sur, therein referred to and called as the **Party of the First Part**, said **SRI BAIDYANATH SUR**, son of Late Akshay Kumar Sur, therein referred to and called as the **Party of the Second Part** and said **SRI BISWANATH SUR**, son of Late Akshay Kumar Sur, therein referred to and called as the **Party of the Third Part**, which was duly registered with the **Office of the Additional Registrar of Assurances - II** at **Kolkata** and recorded in Book No. I, CD Volume No. 36, Pages from 923 to 945, **Being No. 07550** for the year **2014**, by which they have partitioned their aforesaid property amongst themselves in the manner appearing hereunder:

- (a) **SRI [DR.] SUPRAVAT SUR**, son of Late Sankar Prasad Sur, became the sole and absolute owner of land identified as **Scheme Plot No. "A"** measuring about **1 [one] Cottah 0 [zero] Chittack 0 [zero] Square Feet** more or less **TOGETHER WITH** Two Storied Pucca Structure measuring about **400 [four hundred] Square Feet** more or less, out of which **Ground Floor** measuring about **250 [two hundred fifty] Square Feet** more or less and **First Floor** measuring about **150 [one hundred fifty] Square Feet** more or less standing thereon, situated at being **Premises No. AA-11/8, Deshbandhu Nagar, Post Office - Deshbandhu Nagar**, under Police Station - Rajarhat, District North 24-Parganas, **PIN - 700 059, State - West Bengal**;
- (b) **SRI BAIDYANATH SUR**, son of Late Akshay Kumar Sur, became the sole and absolute owner of land identified as **Scheme Plot No. "B"** measuring about **1 [one] Cottah 0 [zero] Chittack 0 [zero] Square Feet** more or less **TOGETHER WITH** Two Storied Pucca Structure measuring about **600 [six hundred] Square Feet** more or less, out of which **Ground Floor** measuring about **500 [five hundred] Square Feet** more or less and **First Floor** measuring about **100 [one hundred] Square Feet** more or less standing thereon, situated at being **Premises No. AA-11/8, Deshbandhu Nagar, Post Office - Deshbandhu Nagar**, under Police Station - Rajarhat, District North 24-Parganas, **PIN - 700 059, State - West Bengal**;
- (c) **SRI BISWANATH SUR**, son of Late Akshay Kumar Sur, became the sole and absolute owner of land identified as **Scheme Plot No. "C"** measuring about **1 [one] Cottah 0 [zero] Chittack 0 [zero] Square Feet** more or less **TOGETHER WITH** Two Storied Pucca Structure measuring about **800 [eight hundred] Square Feet** more or less, out of which **Ground Floor** measuring about **400 [four hundred] Square Feet** more or less and **First Floor** measuring about **400 [four hundred] Square Feet** more or less standing thereon standing thereon, situated at being **Premises No. AA-11/8, Deshbandhu Nagar, Post Office - Deshbandhu Nagar**, under Police Station - Rajarhat, District North 24-Parganas, **PIN - 700 059, State - West Bengal**;

H. That, during the course of enjoyment, said **BISWANATH SUR** died intestate on **17th day of December, 2016** and his wife namely **AVA SUR** died intestate long before his death on **3rd day of November, 2011**,

leaving behind him, **his brother** said **SRI BAIDYANATH SUR**, **his nephew** said **SRI [DR.] SUPRAVAT SUR**, son of Late Sankar Prasad Sur and **niece** said **SRIMATI SUKLA NEOGY**, wife of Sri Sankar Nath Neogy and daughter of Late Sankar Prasad Sur, as the only legal heirs, heiress, successors and representatives towards the estate of deceased **BISWANATH SUR**, by virtue of law of inheritance as per Hindu Succession Act, 1956, as amended up-to-date;

- I. That, during the course of enjoyment, said **BAIDYANATH SUR** died intestate on **3rd** day of **May, 2022**, **his wife** namely **SOVA SUR** died intestate on **14th** day of **June, 2002**, leaving behind them, **their 2 [two] sons** namely **[1] SRI SUSANTA SUR** and **[2] SUDIPTA SUR** [died intestate on **22nd** day of **August, 2018**], as the only legal heirs, heiress, successors and representatives towards the estate of deceased **BAIDYANATH SUR**, by virtue of law of inheritance as per Hindu Succession Act, 1956, as amended up-to-date;
- J. That, said **SUDIPTA SUR** died intestate on **22nd** day of **August, 2018**, leaving behind him, **his wife** namely **SRIMATI DINA SUR** and **only son** namely **SRI SUPRATIM SUR**, as the only legal heiress, heir, successors and representatives towards the estate of deceased **SUDIPTA SUR**, by virtue of law of inheritance as per Hindu Succession Act, 1956, as amended up-to-date;
- K. That, said **SUKLA NEOGY** died intestate on **12th** day of **July, 2019**, leaving behind her **only daughter** namely **SRIMATI SUMONA SUR**, wife of Sri Sanjay Sur, as the only legal heiress, successors and representatives towards the estate of deceased **SUKLA NEOGY**, by virtue of law of inheritance as per Hindu Succession Act, 1956, as amended up-to-date;
- L. That, by virtue of law of inheritance and aforesaid Deeds, the Landowners herein became the owner or owners of the property in the manner appearing hereunder:
 - (a) **SRI [DR.] SUPRAVAT SUR**, son of Late Sankar Prasad Sur, the Landowner No. 1 herein became the sole and absolute owner of land identified as **Scheme Plot No. "A"** measuring about **1 [one] Cottah 0 [zero] Chittack 0 [zero] Square Feet** more or less **TOGETHER WITH Two Storied Pucca Structure** measuring about **400 [four hundred] Square Feet** more or less, out of which **Ground Floor** measuring about **250 [two hundred fifty] Square Feet** more or less and **First Floor** measuring about **150 [one hundred fifty] Square Feet** more or less standing thereon, situated at being **Premises No. AA-11/8, Deshbandhu Nagar, Post Office - Deshbandhu Nagar**, under Police Station - Rajarhat, District North 24-Parganas, PIN - 700 059, State - West Bengal,

and portion of land measuring about **0 [zero] Cottah 4 [four] Chittacks 0 [zero] Square Feet** more or less **TOGETHER WITH** portion of **Two Storied Pucca Structure** measuring about **200 [two]**

hundred] Square Feet more or less, out of which **Ground Floor** measuring about **100 [one hundred] Square Feet** more or less and **First Floor** measuring about **100 [one hundred] Square Feet** more or less which is the **undivided un-demarcated 1/4 [one fourth]** share of total land identified as **Scheme Plot No. "C"** measuring about **1 [one] Cottah 0 [zero] Chittack 0 [zero] Square Feet** more or less **TOGETHER WITH** Two Storied Pucca Structure measuring about **800 [eight hundred] Square Feet** more or less, out of which **Ground Floor** measuring about **400 [four hundred] Square Feet** more or less and **First Floor** measuring about **400 [four hundred] Square Feet** more or less standing thereon, situated at being **Premises No. AA-11/8, Deshbandhu Nagar, Post Office - Deshbandhu Nagar**, under Police Station - Rajarhat, District North 24-Parganas, PIN - 700 059, State - West Bengal;

- (b) **SRIMATI SUMONA SUR**, wife of Sri Sanjay Sur and daughter of Shankar Nath Neogy and Late Sukla Neogy, became the sole and absolute owner of portion of land measuring about **0 [zero] Cottah 4 [four] Chittacks 0 [zero] Square Feet** more or less **TOGETHER WITH** portion of Two Storied Pucca Structure measuring about **200 [two hundred] Square Feet** more or less, out of which **Ground Floor** measuring about **100 [one hundred] Square Feet** more or less and **First Floor** measuring about **100 [one hundred] Square Feet** more or less which is the **undivided un-demarcated 1/4 [one fourth]** share of total land identified as **Scheme Plot No. "C"** measuring about **1 [one] Cottah 0 [zero] Chittack 0 [zero] Square Feet** more or less **TOGETHER WITH** Two Storied Pucca Structure measuring about **800 [eight hundred] Square Feet** more or less, out of which **Ground Floor** measuring about **400 [four hundred] Square Feet** more or less and **First Floor** measuring about **400 [four hundred] Square Feet** more or less standing thereon, situated at being **Premises No. AA-11/8, Deshbandhu Nagar, Post Office - Deshbandhu Nagar**, under Police Station - Rajarhat, District North 24-Parganas, PIN - 700 059, State - West Bengal;
- (c) [1] **SRI SUSANTA SUR**, son of Late Baidyanath Sur, [2] **SRIMATI DINA SUR**, wife of Late Sudipta Sur and daughter of Gopal Saha and [3] **SRI SUPRATIM SUR**, son of Late Sudipta Sur, the Landowners No. 3 to 5 herein became the absolute joint owners of land identified as **Scheme Plot No. "B"** measuring about **1 [one] Cottah 0 [zero] Chittack 0 [zero] Square Feet** more or less **TOGETHER WITH** Two Storied Pucca Structure measuring about **600 [six hundred] Square Feet** more or less, out of which **Ground Floor** measuring about **500 [five hundred] Square Feet** more or less and **First Floor** measuring about **100 [one hundred] Square Feet** more or less standing thereon, situated at being **Premises No. AA-11/8, Deshbandhu Nagar, Post Office - Deshbandhu Nagar**, under Police Station - Rajarhat, District North 24-Parganas, PIN - 700 059, State - West Bengal,

and land measuring about 0 [zero] Cottah 8 [eight] Chittacks 0 [zero] Square Feet more or less **TOGETHER WITH** portion of Two Storied Pucca Structure measuring about 400 [four hundred] Square Feet more or less, out of which **Ground Floor** measuring about 200 [two hundred] Square Feet more or less and **First Floor** measuring about 200 [two hundred] Square Feet more or less which is the **undivided un-demarcated 1/2 [half] share** of total land identified as Scheme Plot No. "C" measuring about 1 [one] Cottah 0 [zero] Chittack 0 [zero] Square Feet more or less **TOGETHER WITH** a Two Storied Pucca Structure measuring about 800 [eight hundred] Square Feet more or less, out of which **Ground Floor** measuring about 400 [four hundred] Square Feet more or less and **First Floor** measuring about 400 [four hundred] Square Feet more or less standing thereon, situated at being Premises No. AA-11/8, Deshbandhu Nagar, Post Office - Deshbandhu Nagar, under Police Station - Rajarhat, District North 24-Parganas, PIN - 700 059, State - West Bengal;

M. That, during the course of enjoyment, due to urgent requirement of lawful money by a **Deed of Conveyance** dated the 7th day of May, 2024, said **SRIMATI SUMONA SUR**, wife of Sri Sanjay Sur and daughter of Shankar Nath Neogy and Late Sukla Neogy, therein referred to and called as the **Vendor** of the **One Part** had sold, transferred, conveyed, granted, assigned and assured **ALL THAT** piece or parcel of a portion of land measuring about 0 [zero] Cottah 4 [four] Chittacks 0 [zero] Square Feet more or less **TOGETHER WITH** portion of Two Storied Pucca Structure measuring about 200 [two hundred] Square Feet more or less, out of which **Ground Floor** measuring about 100 [one hundred] Square Feet more or less and **First Floor** measuring about 100 [one hundred] Square Feet more or less which is the **undivided un-demarcated 1/4 [one fourth] share** of total plot of land classified as BASTU and identified as Scheme Plot No. "C" measuring about 1 [one] Cottah 0 [zero] Chittack 0 [zero] Square Feet more or less **TOGETHER WITH** Two Storied Pucca Structure measuring about 800 [eight hundred] Square Feet more or less, out of which **Ground Floor** measuring about 400 [four hundred] Square Feet more or less and **First Floor** measuring about 400 [four hundred] Square Feet more or less standing thereon, lying and situated at Mouza - ARJUNPUR, J. L. No. 7, R. S. No. 160, Touzi No. 1513, Pargana - Kalikata, comprised in C. S. Dag No. 724 corresponding to R. S. Dag No. 771 corresponding to L. R. Dag No. 1103 appertaining to C. S. Khatian No. 153/1 corresponding to L. R. Khatian Nos. KRI - 1175, KRI - 1669 and KRI - 1573, within the local limits of Ward No. 24 of the Rajarhat Gopalpur Municipality, being Municipal Holding No. RGM/24/17, Dakshin Arunpur, presently under Ward No. 10 of the Bidhannagar Municipal Corporation, being Premises No. AA-11/8, 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, New Town, under Police Station - Rajarhat [old] Baguiati [new], District North 24-Parganas, PIN - 700 059, State - West Bengal, unto and in favour of one **SRIMATI SOMA CHOWDHURY**, daughter of Biswajit Chowdhury and wife of Sri

Avijit Seal, therein referred to and called as the **Purchaser** of the **Other Part** and the Landowner No. 2 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. 1523-2024, Pages from 290681 to 290704, **Being No. 152307457** for the year **2024**, against the consideration mentioned therein and thus handed over the peaceful, vacant and physical possession of her share of the aforesaid property absolutely and forever;

N. That, with an intension to develop their respective properties, the Landowners herein amalgamated their respective properties into a single property and said [1] **SRI [DR.] SUPRAVAT SUR**, son of Late Sankar Prasad Sur, [2] **SRIMATI SOMA CHOWDHURY**, daughter of Biswajit Chowdhury and wife of Sri Avijit Seal, [3] **SRI SUSANTA SUR**, son of Late Baidyanath Sur, [4] **SRIMATI DINA SUR**, wife of Late Sudipta Sur and daughter of Gopal Saha and [5] **SRI SUPRATIM SUR**, son of Late Sudipta Sur, became the joint owners of **ALL THAT** piece or parcel of a plot of land classified as **BASTU** measuring about 3 [three] Cottahs 0 [zero] Chittack 0 [zero] **Square Feet** more or less **TOGETHER WITH** a **Two Storied Building** measuring about **1800** [one thousand eight hundred] **Square Feet** more or less, out of which **Ground Floor** measuring about **1150** [one thousand one hundred fifty] **Square Feet** more or less and **First Floor** measuring about **650** [six hundred fifty] **Square Feet** more or less, lying and situated at **Mouza - ARJUNPUR, J. L. No. 7, R. S. No. 160, Touzi No. 1513, Pargana - Kalikata**, comprised in C. S. Dag No. 724 corresponding to R. S. Dag No. 771 corresponding to L. R. Dag No. 1103 appertaining to C. S. Khatian No. 153/1 corresponding to L. R. Khatian Nos. 2275, 1669 and 1573, within the local limits of Ward No. 24 of the **Rajarhat Gopalpur Municipality**, being **Municipal Holding No. RGM/24/17, Dakshin Arunpur**, presently under Ward No. 10 of the **Bidhannagar Municipal Corporation**, being Premises No. AA-11/8, **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, New Town, under Police Station - Rajarhat [old] Baguiati [new], District North 24-Parganas, **PIN - 700 059, State - West Bengal**, which is morefully and particularly mentioned in the **FIRST SCHEDULE** written hereunder 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 premises 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 said proposed G + 3 [three] storied R.C.C. frame structure buildings containing numbers of residential flats 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 buildings 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 or authorities;
5. COMMON AREAS, FACILITIES & COMMON AMENITIES shall mean and include corridors, hallways, stairways, passage ways, drive ways, Lift well, lift room, lift cage, lift machine and its accessories, space for installation of pump and motor, space for electric meter, deep tube well, over head water reservoir, water pump and electric motor, 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 [DR.] SUPRAVAT SUR**, son of Late Sankar Prasad Sur, by Occupation - Retired Person, residing at 33, B. K. Paul Avenue, Post Office - Hatkhola, under Police Station - Shyampukur, District - Kolkata, PIN - 700 005, State - West Bengal, [2] **SRIMATI SOMA CHOWDHURY**, daughter of Biswajit Chowdhury and wife of Sri Avijit Seal, by Occupation - Home Maker, residing at DD-37, Sahapara, Post Office - Deshbandhu Nagar, under Police Station - Baguiati, District North 24-Parganas, PIN - 700 059, West Bengal, [3] **SRI SUSANTA SUR**, son of Late Baidyanath Sur, by Occupation - Retired Person, [4] **SRIMATI DINA SUR**, wife of Late Sudipta Sur and daughter of Gopal Saha, by Occupation - Homemaker and [5] **SRI SUPRATIM SUR**, son of Late Sudipta Sur, by Occupation - Service, No. 3 to 5 all are residing at AA-11/8, 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 and include **TRISHUL UDYOG**, a Partnership Firm, governed by the Indian Partnership Act, 1932 as amended up-to-

date, having its Office at DD-12/1, Sahapara, Post Office - Deshbandhu Nagar, under Police Station - Baguiati, District North 24-Parganas, PIN - 700 059, West Bengal, represented by its Partners namely [1] **SRI SUSANTA SAHA**, son of Sri Amiya Kumar Saha, residing at DD-12/1, Saha Para, Post Office - Deshbandhu Nagar, under Police Station - Rajarhat [old] Baguiati [new], District North 24-Parganas, PIN - 700 059, West Bengal, [2] **SRI AVIJIT SEAL**, son of Late Narayan Chandra Seal, residing at DD-37, Sahapara, Post Office - Deshbandhu Nagar, under Police Station - Baguiati, District North 24-Parganas, PIN - 700 059, West Bengal and [3] **SRI AVIJIT NASKAR**, son of Sri Pradip Naskar, residing at BE-7, Arjunpur East, Post Office - Deshbandhu Nagar, under Police Station - Baguiati, District North 24-Parganas, PIN - 700 059, West Bengal, all by faith - Hindu, by occupation - Business, by nationality - Indian and its heirs, 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 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 or parcel of a plot of land classified as **BASTU** measuring about **3 [three] Cottahs 0 [zero] Chittack 0 [zero] Square Feet** more or less **TOGETHER WITH** a **Two Storied Building** measuring about **1800 [one thousand eight hundred] Square Feet** more or less, out of which **Ground Floor** measuring about **1150 [one thousand one hundred fifty] Square Feet** more or less and **First Floor** measuring about **650 [six hundred fifty] Square Feet** more or less, lying and situated at **Mouza - ARJUNPUR, J. L. No. 7, R. S. No. 160, Touzi No. 1513, Pargana - Kalikata**, comprised in C. S. Dag No. 724 corresponding to **R. S. Dag No. 771** corresponding to **L. R. Dag No. 1103** appertaining to C. S. Khatian No. 153/1 corresponding to **L. R. Khatian Nos. 2275, 1669 and 1573**, within the local limits of **Ward No. 24 of the Rajarhat Gopalpur Municipality**, being **Municipal Holding No. RGM/24/17, Dakshin Arunpur**, presently under **Ward No. 10 of the Bidhannagar Municipal Corporation**, being **Premises No. AA-11/8, 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, New Town, 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 buildings 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 Owners for the management and maintenance after completion of the said building and the Premises;
13. LAND shall mean the land comprised at Premises No. AA-11/8, Deshbandhu Nagar, Post Office - Deshbandhu Nagar, under Police Station - Rajarhat [old] Baguiati [new], District North 24-Parganas, PIN - 700 059, State - West Bengal;
14. PLANS shall mean the plans of the said Building to be sanctioned and approved by the Bidhannagar Municipal Corporation and 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 means covered area of the flat together with proportionate area of the stair and stair case landing duct and lobbies;
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, commercial space, car parking space 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 are the absolute joint Owners 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 absolute 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. There are no suits and/or proceedings and/or litigation pending in respect of the Premises or any part thereof;
4. No person or persons other than the Landowners herein have any right, title and interest of any nature whatsoever, in the premises or any part thereof;
5. The right title and interest of the Landowners in the Premises is fully free from all sorts of encumbrances whatsoever and the Landowners herein have good and marketable title thereto;
6. There are no thika tenants in the Premises in question and the Landowners herein have not yet received any notice of any such claim or proceeding;
7. No part of the Premises have been or is liable to be acquired under the Urban Land [Ceiling and Regulation] Act, 1976 and/or under any other law and no proceedings are pending in respect thereof;
8. The Premises or any part thereof is at present not affected by any requisition or any alignment of any authority or authorities under any law and/or otherwise nor any notice or intimation about any such proceedings have been received or come to the notice of the Landowners herein;
9. Neither the Premises nor any part thereof have been attached and/or is liable to be attached any decree or order of any court of law or due to Income Tax, revenue or any other Public Demand whatsoever;
10. The Landowners herein have not yet 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;

- 11. The Landowners herein shall have no difficulty in obtain Income Tax Certificate and/or any permission for the completion of the transfer of the Developer's allocated portions to the Developer and/or its nominee and/or otherwise in fulfilling his other obligations hereunder written;
- 12. 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 his 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, have agreed to develop the premises, to complete the project, pay the monies and to the works as and on the terms and conditions mentioned hereunder.

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

- 1. The Landowners herein have appointed the Developer as the Developer of the premises and the Developer have 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 have delivered vacant and peaceful possession of the Premises to the Developer;
 - b) Upon execution of this agreement, the Landowners herein shall hand over the original documents to the Developer herein;
 - 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 at its own costs and expenses cause the Building Plan be prepared and submit to the Municipal Corporation for necessary sanction by the Bidhannagar Municipal Corporation;
 - e) After receiving sanction of the Plans of the said buildings from the Competent as well as the local authority, the Developer entered into this agreement with the Landowners herein to do the necessary activities for development of the said premises;
 - f) The Developer shall hold and remain in possession of the Premises and it shall always be deemed that the Developer is in possession of the

entirety of the Premises is part of 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** hereafter i.e. from the day of getting the sanction building plan from the local authority, the Developer shall complete the project by constructing the said proposed multi-storied building and deliver possession of the Landowners' allocated area to the Landowners herein in a habitable condition as per the particulars mentioned in the **SECOND SCHEDULE** hereto, with such reasonable changes as be advised by the Architects SUBJECT TO the Landowners meeting his obligation of this agreement;
- h) The said building shall be for residential purpose, but some portion of the Ground Floor of building may be commercial and/or semi-commercial purpose as may be decided by the Developer herein;
- 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 pay liquidated damages of Rs. 5,000/- [Rupees five thousand] only per month to the Landowners be granted an extension of a maximum period of 6 [six] months;
- 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 and the right and interest 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 buildings, 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 approved and/or as shall be required by the concerned authorities, from time to time;
 - b) In case it be required to pay any outstanding dues to the Municipal authority 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 in the records of the Municipal Authority and B. L. & L. R. O., then the Developer herein, shall pay such dues and bear the cost and thereof till the date of hand over the physical vacant possession to the Landowners and the Landowners shall refund all the aforesaid cost and expenses to the Developer on the day of hand over the possession to the Landowners;

- 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 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 entire sale proceeds thereof instead of that the Developer shall pay a sum **Rs. 20,000/- [Rupees Twenty Thousand] Only per month** to the Landowners as charges for alternative accommodation from the day of demolition of existing building till handing over of Landowners' Allocation;
- f) All costs, charges and expenses for sanction of the modified plans if required 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 are jointly entitled to get **3 [three] self contained separate Flats, Each Flat** measuring about **550 [five hundred fifty] Square Feet Built-up Area** more or less, which will be provided on the **East - North - West side of First Floor, Second Floor and Third Floor** respectively and **4 [four] Covered Car Parking Space** on the **Ground Floor** of the proposed multi storied building as per plan duly sanctioned by the Bidhannagar Municipal Corporation, TOGETHER WITH an undivided proportionate share in the land of the premises and common areas of the said building which will be treated as fix, final and conclusive as Landowner's Allocation which will be provided in the manner appearing hereunder more particularly described in the Second Schedule hereunder written;

- ❖ **SRI SUSANTA SUR** shall be eligible to get **1 [one] Covered Car Parking Space** on the **East side of Ground Floor** and **1 [one] self contained separate Flat** measuring about **550 [five hundred fifty] Square Feet Built-up Area** more or less on the **East - North - West side of First Floor**;
- ❖ **SRI [DR.] SUPRAVAT SUR** shall be eligible to get **1 [one] Covered Car Parking Space** on the **East side of Ground Floor** and **1 [one] self contained separate Flat** measuring about **550 [five hundred fifty]**

Square Feet Built-up Area more or less on the East - North - West side of **Second Floor**;

- ❖ **SRIMATI DINA SUR** and **SRI SUPRATIM SUR** shall be eligible to get 1 [one] **Covered Car Parking Space** on the **West** side of **Ground Floor** and 1 [one] self contained separate **Flat** measuring about 550 [five hundred fifty] **Square Feet Built-up Area** more or less on the **East - North - West** side of **Third Floor**;
- ❖ **SRIMATI SOMA CHOWDHURY** shall be eligible to get 1 [one] **Covered Car Parking Space** on the **West** side of **Ground Floor**;

Further more the Developer shall be liable to pay a sum of **Rs. 3,00,000/- [Rupees Three Lakh] Only** to the Landowners as forfeited and/or non-refundable consideration in the manner appearing hereunder:

- ❖ **Rs. 1,50,000/- [Rupees One Lakh Fifty Thousand] Only** paid on the day of signing of this Agreement;
- ❖ **Rs. 1,50,000/- [Rupees One Lakh Fifty Thousand] Only** shall be paid on completion of Building;
- 8. That the Developer will be entitled to get remaining portion of the proposed multi-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**;
- 9. The Landowners' allocated area shall be constructed by the Developer exclusively at his own costs and expenses and in consideration thereof and the rest of the building shall be constructed by the Developer for and on behalf of itself and/or nominees and to be treated as Developer's allocation together with proportionate share of land;
- 10. 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. However, the Developer will only be entitled to part with its allocated portion only after handing over of physical possession of Landowners' allocation satisfactorily of the Landowners **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 his respective allocated areas as specifically stated in the **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 Owners 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 with the consent of the Landowners;

11. That the Landowners shall be entitled to all monies that be received from the Unit Owner 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 Owners as fully mentioned hereafter;
12. The Landowners through their constituted attorney, i.e. the Developer herein shall sell and convey to the Developer itself and/or its nominees undivided proportionate share in the land contained in the premises appurtenant to the Developer's 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 his 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;
13. It is further clarified as follows:-
 - a) The Developer will provide electricity connection for the common area of the entirety of the said building and the Landowners and/or its respective nominee or nominees shall not reimburse the Developer, the Developer shall bear total amount of deposits and expenses as be required to obtain individual Electricity from C. E. S. C. Ltd. or otherwise for Landowners' allocation;
 - 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 handover of the physical vacant possession to the Developer by the Landowners, shall be for and to the account of 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 his respective areas;

- d) That the name of the proposed multi-storied building shall be such as be fixed by the Developer;
- 14. The Landowners shall, on the day of signing of this agreement and/or hereafter, 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;
- 15. 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;
- 16. 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;
- 17. 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 his own costs. In case the Landowners does not, then the Developer shall be at liberty to do so and recover the costs from the Landowners;
- 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. In case any of the parties hereto commit any default in fulfillment of them/its obligations contained herein then and in such event, the other party shall be entitled to specific performance and/or damages;
- 20. The Developer shall be at liberty to assign/transfer its rights and obligations hereunder to any other company or persons it think fit and proper and if requested by the Developer, the Landowners shall join and confirm such assignment/ transfer;

21. In case the Landowners fail 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 Landowners' cost and expenses, to be recovered in the same manner as mentioned in Clause 18 herein above;
22. All disputes and differences between the parties hereto in any way relating to this agreement and/or arising out of the provisions hereof shall be referred for arbitration to such person as be mutually acceptable, failing which, single arbitrator. Such arbitration shall otherwise be in accordance with the Arbitration & Reconciliation Act, 1996 as amended till the date disputes and or difference.

**THE FIRST SCHEDULE ABOVE REFERRED TO
LAND**

ALL THAT piece or parcel of a plot of land classified as BASTU measuring about 3 [three] Cottahs 0 [zero] Chittack 0 [zero] Square Feet more or less **TOGETHER WITH** a Two Storied Residential Building with Cemented Flooring measuring about 1800 [one thousand eight hundred] Square Feet more or less, out of which Ground Floor measuring about 1150 [one thousand one hundred fifty] Square Feet more or less and First Floor measuring about 650 [six hundred fifty] Square Feet more or less, lying and situated at **Mouza - ARJUNPUR, J. L. No. 7, R. S. No. 160, Touzi No. 1513, Pargana - Kalikata**, comprised in C. S. Dag No. 724 corresponding to R. S. Dag No. 771 corresponding to L. R. Dag No. 1103 appertaining to C. S. Khatian No. 153/1 corresponding to L. R. Khatian Nos. 2275, 1669 and 1573, within the local limits of Ward No. 24 of the Rajarhat Gopalpur Municipality, being Municipal Holding No. RGM/24/17, Dakshin Arunpur, presently under Ward No. 10 of the Bidhannagar Municipal Corporation, being Premises No. AA-11/8, 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, New Town, 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 : PROPERTY OF ASHOK KUNDU;
ON THE SOUTH : PROPERTY OF LATE BINAPANI SUR;
ON THE EAST : TWELVE FEET WIDE ROAD;
ON THE WEST : SIXTEEN FEET WIDE ROAD;

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

ALL THAT the Landowners shall be entitled to get 3 [three] self contained separate Flats, Each Flat measuring about 550 [five hundred fifty] Square Feet Built-up Area more or less, which will be provided on the East - North -

West side of **First Floor, Second Floor** and **Third Floor** respectively and **4 [four] Covered Car Parking Space** on the **Ground Floor** of the proposed multi storied building as per plan sanctioned by the Bidhannagar Municipal Corporation, 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, which will be treated as fix, final and conclusive;

- ❖ **SRI SUSANTA SUR** shall be eligible to get **1 [one] Covered Car Parking Space** on the **East side of Ground Floor** and **1 [one] self contained separate Flat** measuring about **550 [five hundred fifty] Square Feet Built-up Area** more or less on the **East - North - West side of First Floor**;
- ❖ **SRI [DR.] SUPRAVAT SUR** shall be eligible to get **1 [one] Covered Car Parking Space** on the **East side of Ground Floor** and **1 [one] self contained separate Flat** measuring about **550 [five hundred fifty] Square Feet Built-up Area** more or less on the **East - North - West side of Second Floor**;
- ❖ **SRIMATI DINA SUR** and **SRI SUPRATIM SUR** shall be eligible to get **1 [one] Covered Car Parking Space** on the **West side of Ground Floor** and **1 [one] self contained separate Flat** measuring about **550 [five hundred fifty] Square Feet Built-up Area** more or less on the **East - North - West side of Third Floor**;
- ❖ **SRIMATI SOMA CHOWDHURY** shall be eligible to get **1 [one] Covered Car Parking Space** on the **West side of Ground Floor**;

Further more the Developer shall be liable to pay a sum of **Rs. 3,00,000/- [Rupees Three Lakh] Only** to the Landowners as forfeited and/or non-refundable consideration in the manner appearing hereunder:

- ❖ **Rs. 1,50,000/- [Rupees One Lakh Fifty Thousand] Only** paid on the day of signing of this Agreement;
- ❖ **Rs. 1,50,000/- [Rupees One Lakh Fifty Thousand] Only** shall be paid on completion of Building;

That, after getting the peaceful, vacant and physical possession of Landowners' Allocation from the Developer, the Landowners herein shall execute and register Deed of Partition or Deed of Gift between them, to distribute their respective Flats and Covered Car Parking Spaces;

**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 multi-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 together with the undivided proportionate share in the land of the said premises.

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

- ❖ The 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, back spaces, paths, passages, drain ways 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;
- ❖ Top of the roof, stairs, landing, staircase and lobby of the building;
- ❖ Septic tank, water pump, overhead water reservoir, water line;
- ❖ Electric meter for common purpose;
- ❖ Lift, lift well, lift room, lift machine and accessories;

**ANNEXURE "A"
SPECIFICATION OF WORKS**

Foundation	:	R. C. C foundation and framed structure;
Brick Work	:	Brick work of 0'-8", 0'-5" and 0'-3" with specified plaster;
Flooring	:	All Floors shall be that of finished with Vitrified Tiles;
Doors	:	Main Door frames and panel will be made of good

	quality wood, other doors of each Flat made of machine made Flash Door. One latch in main door;
Windows	All windows will be made of aluminum sliding fitted with Glass panels and protected with grill;
Kitchen	Green Marble platform with a stainless steel sink, glaze tiles up-to 4'-0" Height above the platform;
Toilet	Coloured glaze tiles Dado upto 6'-0" height, one pan/commode, shower, one Bibcock, one wash basin will be provided;
Verandah	One tap will be provided;
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 Putty.
Electrical	<ul style="list-style-type: none"> ❖ Bed rooms: one fan point, three light points, one five amps. Plug Point; ❖ Kitchen: one light point, one fifteen amps Plug Point, one 5 amp water filter point and one exhaust fan point provision; ❖ Toilet: one light point, one fifteen amps Plug Point and one exhaust fan point provision; ❖ Verandah: one Light Point and one 5 amp Plug Point; ❖ Drawing/Dining: three light points, one fan Point, one five-amp plug Point and one fifteen amp plug Points; ❖ Cable Line Point, Calling Bell Point would be provided; <p>Note: One Air-conditioner Point will be provided in each Flat.</p>
Extra Works	Any extra work other than 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/car parking Space Owners;

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. *Subhasit Saha*
S/o. Susanta Saha
AA-11/8, D.B. Nagar,
Baguiati, Kot. 700 059.

Dr. Supravrat Saha

Soma Choudhury

Susanta Saha

Dina Saha

2. *Sunayita Babel*
AB9A - D.B. Nagar Baguiati
Kol-59

Supratim Saha

SIGNATURE OF LANDOWNERS

TRISHUL GRIHA NIRMAN

Susanta Saha

Partner

TRISHUL GRIHA NIRMAN

Supratim Saha

Partner

TRISHUL GRIHA NIRMAN

Anupratim Saha

Partner

SIGNATURE OF THE DEVELOPER

Drafted by me and prepared in my
office:

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

Adyanta

RECEIPT

We, the **Landowners** hereby receive a sum of **Rs. 1,50,000/-** [Rupees One Lakh Fifty Thousand] Only by way of **Cheque/Demand Draft/Electronic Transfer etc.** from within named Developer as part of forfeited consideration;

MEMO OF CONSIDERATION

Date	Bank	Branch	Cheque/Draft	Amount [Rs.]
09.12.24	I.O.B	Bagnati	154801	50,000/-
09.12.24	I.O.B	Bagnati	154802	50,000/-
09.12.24	I.O.B	Bagnati	154803	25,000/-
09.12.24	I.O.B	Bagnati	154804	25,000/-
				Rs. 1,50,000.00

Rupees One Lakh Fifty Thousand Only.

WITNESSES:

1. *Abhayajit Saha*

Dr. Supravrat Saha

Soma Chowdhury

2. *Suvajit Bork*

Susanta Saha

Dina Saha

Supratim Saha

**SIGNATURE OF LANDOWNERS/
RECIPIENTS**

Page No. _____

SPECIMEN FOR TEN FINGER PRINTS

SL.
No. SIGNATURE OF THE
EXECUTANT/PRESENTANT

 Dr. Subrata Sen																												
	LITTLE	RING	MIDDLE	FORE	THUMB	[LEFT HAND]					[RIGHT HAND]					[LEFT HAND]					[RIGHT HAND]							
 Soma Choudhury						THUMB FORE MIDDLE RING LITTLE						THUMB FORE MIDDLE RING LITTLE						THUMB FORE MIDDLE RING LITTLE						THUMB FORE MIDDLE RING LITTLE				
						[RIGHT HAND]						[LEFT HAND]						[RIGHT HAND]						[LEFT HAND]				
 Susanta Sen																												
						THUMB FORE MIDDLE RING LITTLE						THUMB FORE MIDDLE RING LITTLE						THUMB FORE MIDDLE RING LITTLE						THUMB FORE MIDDLE RING LITTLE				

Page No. _____

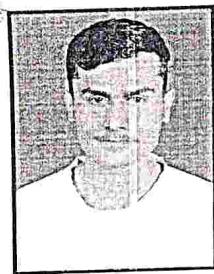
SPECIMEN FOR TEN FINGER PRINTS

SL.
No. SIGNATURE OF THE
EXECUTANT/PRESENTANT



Dinesh Swami

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



Supratim Swami

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



Susanta Gaba

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

Page No. _____

SPECIMEN FOR TEN FINGER PRINTS

SL.
No.

SIGNATURE OF THE
EXECUTANT/PRESENTANT



LITTLE RING MIDDLE FORE THUMB

[LEFT HAND]

THUMB FORE MIDDLE RING LITTLE

[RIGHT HAND]

LITTLE RING MIDDLE FORE THUMB

[LEFT HAND]

THUMB FORE MIDDLE RING LITTLE

[RIGHT HAND]

LITTLE RING MIDDLE FORE THUMB

[LEFT HAND]

THUMB FORE MIDDLE RING LITTLE

[RIGHT HAND]

PHOTO

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



192024250307536341

GRN Details

GRN:	192024250307536341	Payment Mode:	Online Payment
GRN Date:	09/12/2024 11:03:21	Bank/Gateway:	State Bank of India
BRN :	IK0DAOTJE8	BRN Date:	09/12/2024 11:04:49
GRIPS Payment ID:	091220242030753633	Payment Init. Date:	09/12/2024 11:03:21
Payment Status:	Successful	Payment Ref. No:	2003091221/2/2024
			[Query No/*/Query Year]

Depositor Details

Depositor's Name:	SUPROTIM SAHA
Address:	BA-12/2B, D B NAGAR NEAR ARAMBAGH FOODMART N 24 PGS, West Bengal, 700059
Mobile:	9051231192
EMail:	suprotim62@gmail.com
Depositor Status:	Advocate
Query No:	2003091221
Applicant's Name:	Mr SUPROTIM SAHA
Identification No:	2003091221/2/2024
Remarks:	Sale, Development Agreement or Construction agreement
Period From (dd/mm/yyyy):	09/12/2024
Period To (dd/mm/yyyy):	09/12/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2003091221/2/2024	Property Registration- Stamp duty	0030-02-103-003-02	992
2	2003091221/2/2024	Property Registration- Registration Fees	0030-03-104-001-16	152
Total				11442

IN WORDS: ELEVEN THOUSAND FOUR HUNDRED FORTY TWO ONLY.

Major Information of the Deed

Deed No :	I-1902-14500/2024	Date of Registration	09/12/2024		
Query No / Year	1902-2003091221/2024	Office where deed is registered			
Query Date	05/12/2024 5:04:01 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], [4311] Other than Immovable Property, Receipt [Rs : 1,50,000/-]			
Set Forth value	Market Value				
Rs. 4/-	Rs. 79,65,003/-				
Stampduty Paid(SD)	Registration Fee Paid				
Rs. 10,021/- (Article:48(g))	Rs. 1,605/- (Article:E, E, B)				
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)				

Land Details :

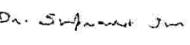
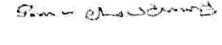
District: North 24-Parganas, P.S:- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Deshbandhu Nagar, Mouza: Arjunpur, JI No: 7, Pin Code : 700059

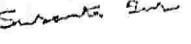
Sch No	Plot Number	Khatian Number	Land Use	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1103 (RS :-)	LR-2275	Bastu	Bastu	1 Katha	1/-	22,05,001/- Width of Approach Road: 16 Ft., Adjacent to Metal Road,
L2	LR-1103 (RS :-)	LR-1669	Bastu	Bastu	1 Katha	1/-	22,05,001/- Width of Approach Road: 16 Ft., Adjacent to Metal Road,
L3	LR-1103 (RS :-)	LR-1573	Bastu	Bastu	1 Katha	1/-	22,05,001/- Width of Approach Road: 16 Ft., Adjacent to Metal Road,
		TOTAL :		4.95Dec	3/-	66,15,003/-	
		Grand Total :		4.95Dec	3/-	66,15,003/-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2, L3	1800 Sq Ft.	1/-	13,50,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1150 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0 Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 650 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0 Year, Roof Type: Pucca, Extent of Completion: Complete					
	Total :	1800 sq ft	1/-	13,50,000/-	

Land Lord Details :

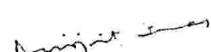
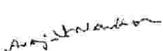
SI No	Name,Address,Photo,Finger print and Signature	Photo	Finger Print	Signature
1	<p>Dr Supravat Sur Son of Late Sankar Prasad Sur Executed by: Self, Date of Execution: 09/12/2024 , Admitted by: Self, Date of Admission: 09/12/2024 ,Place : Office</p> <p>33, B K Paul Avenue, City:- , P.O:- Hatkhola, P.S:-Jorabagan, District:-Kolkata, West Bengal, India, PIN:- 700005 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India Date of Birth:XX-XX-1XX6 , PAN No.: amxxxxxxxx0h, Aadhaar No: 21xxxxxxxxx4729, Status :Individual, Executed by: Self, Date of Execution: 09/12/2024 , Admitted by: Self, Date of Admission: 09/12/2024 ,Place : Office</p>	 <p>09/12/2024</p>	 <p>Captured</p>	 <p>09/12/2024</p>
2	<p>Smt Soma Chowdhury Wife of Shri Avijit Seal Executed by: Self, Date of Execution: 09/12/2024 , Admitted by: Self, Date of Admission: 09/12/2024 ,Place : Office</p> <p>DD-37, Sahapara, City:- , P.O:- D B Nagar, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth:XX-XX-1XX8 , PAN No.: ccxxxxxxxx0p, Aadhaar No: 69xxxxxxxxx6666, Status :Individual, Executed by: Self, Date of Execution: 09/12/2024 , Admitted by: Self, Date of Admission: 09/12/2024 ,Place : Office</p>	 <p>09/12/2024</p>	 <p>Captured</p>	 <p>09/12/2024</p>

	Name	Photo	Finger Print	Signature
3	Shri Susanta Sur Son of Late Baidyanath Sur Executed by: Self, Date of Execution: 09/12/2024 , Admitted by: Self, Date of Admission: 09/12/2024 ,Place : Office		 Captured	
	AA-11/8, Deshbandhu 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 Date of Birth:XX-XX-1XX7 , PAN No.: esxxxxxxxx6j, Aadhaar No: 43xxxxxxxx0107, Status :Individual, Executed by: Self, Date of Execution: 09/12/2024 , Admitted by: Self, Date of Admission: 09/12/2024 ,Place : Office	09/12/2024	LTI 09/12/2024	09/12/2024
4	Smt Dina Sur Wife of Late Sudipta Sur Executed by: Self, Date of Execution: 09/12/2024 , Admitted by: Self, Date of Admission: 09/12/2024 ,Place : Office		 Captured	
	AA-11/8, Deshbandhu 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: House wife, Citizen of: India Date of Birth:XX-XX-1XX0 , PAN No.: PYxxxxxxxx0C, Aadhaar No: 26xxxxxxxx7503, Status :Individual, Executed by: Self, Date of Execution: 09/12/2024 , Admitted by: Self, Date of Admission: 09/12/2024 ,Place : Office	09/12/2024	LTI 09/12/2024	09/12/2024
5	Shri Supratim Sur Son of Late Sudipta Sur Executed by: Self, Date of Execution: 09/12/2024 , Admitted by: Self, Date of Admission: 09/12/2024 ,Place : Office		 Captured	
	AA-11/8, Deshbandhu 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: Service, Citizen of: India Date of Birth:XX-XX-2XX1 , PAN No.: pyxxxxxxxx7m, Aadhaar No: 48xxxxxxxx9358, Status :Individual, Executed by: Self, Date of Execution: 09/12/2024 , Admitted by: Self, Date of Admission: 09/12/2024 ,Place : Office	09/12/2024	LTI 09/12/2024	09/12/2024

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Trishul Griha Nirman DD-12/1, Sahapara, City:- , P.O:- D B Nagar, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059 Date of Incorporation:XX-XX-2XX4 , PAN No.: axxxxxxxx3q,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature	Photo	Finger Print	Signature
1	<p>Shri Susanta Saha Son of Amiya Kumar Saha Date of Execution - 09/12/2024, , Admitted by: Self, Date of Admission: 09/12/2024, Place of Admission of Execution: Office</p> <p>DD-12/1, Sahapara, City:- , P.O:- D B Nagar, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX6 , PAN No.: BHxxxxxx8H, Aadhaar No: 42xxxxxxxx6604 Status : Representative, Representative of : Trishul Griha Nirman (as Partner)</p>		 Captured	 09/12/2024
2	<p>Shri Avijit Seal Son of Late Narayan Chandra Seal Date of Execution - 09/12/2024, , Admitted by: Self, Date of Admission: 09/12/2024, Place of Admission of Execution: Office</p> <p>DD-37, Sahapara, City:- , P.O:- D B Nagar, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX5 , PAN No.: EHxxxxxx5L, Aadhaar No: 68xxxxxxxx2634 Status : Representative, Representative of : Trishul Griha Nirman (as Partner)</p>		 Captured	 09/12/2024
3	<p>Shri Avijit Naskar (Presentant) Son of Shri Pradip Naskar Date of Execution - 09/12/2024, , Admitted by: Self, Date of Admission: 09/12/2024, Place of Admission of Execution: Office</p> <p>BE-7, Arjunpur East, City:- , P.O:- D B Nagar, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX0 , PAN No.: ASxxxxxx0C, Aadhaar No: 27xxxxxxxx4370 Status : Representative, Representative of : Trishul Griha Nirman (as Partner)</p>		 Captured	 09/12/2024

Identifier Details :

Name	Photo	Finger Print	Signature
Shri Supriya Sur Son of Susanta Sur AA-11/8, Deshbandhu Nagar, City:- , P.O:- D B Nagar, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059		 Captured	

09/12/2024	09/12/2024	09/12/2024
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Identifier Of Dr Supravat Sur, Shri Susanta Saha, Shri Avijit Seal, Shri Avijit Naskar, Smt Soma Chowdhury, Shri Susanta Sur, Smt Dina Sur, Shri Supratim Sur

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Dr Supravat Sur	Trishul Griha Nirman-0.33 Dec
2	Smt Soma Chowdhury	Trishul Griha Nirman-0.33 Dec
3	Shri Susanta Sur	Trishul Griha Nirman-0.33 Dec
4	Smt Dina Sur	Trishul Griha Nirman-0.33 Dec
5	Shri Supratim Sur	Trishul Griha Nirman-0.33 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Dr Supravat Sur	Trishul Griha Nirman-0.33 Dec
2	Smt Soma Chowdhury	Trishul Griha Nirman-0.33 Dec
3	Shri Susanta Sur	Trishul Griha Nirman-0.33 Dec
4	Smt Dina Sur	Trishul Griha Nirman-0.33 Dec
5	Shri Supratim Sur	Trishul Griha Nirman-0.33 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Dr Supravat Sur	Trishul Griha Nirman-0.33 Dec
2	Smt Soma Chowdhury	Trishul Griha Nirman-0.33 Dec
3	Shri Susanta Sur	Trishul Griha Nirman-0.33 Dec
4	Smt Dina Sur	Trishul Griha Nirman-0.33 Dec
5	Shri Supratim Sur	Trishul Griha Nirman-0.33 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Dr Supravat Sur	Trishul Griha Nirman-360.0000000 Sq Ft
2	Smt Soma Chowdhury	Trishul Griha Nirman-360.0000000 Sq Ft
3	Shri Susanta Sur	Trishul Griha Nirman-360.0000000 Sq Ft
4	Smt Dina Sur	Trishul Griha Nirman-360.0000000 Sq Ft
5	Shri Supratim Sur	Trishul Griha Nirman-360.0000000 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Deshbandhu Nagar, Mouza: Arjunpur, 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:- 1103, LR Khatian No:- 2275	Owner:প্রকাশ সুৱা, Gurdian:অঞ্জলি কুমাৰ সুৱা, Address:নিম্ন, Classification:বাস্ত, Area:0.0200000 Acre,	Dr Supravat Sur
L2	LR Plot No:- 1103, LR Khatian No:- 1669	Owner:বিপুল সুৱা, Gurdian:অঞ্জলি কুমাৰ সুৱা, Address:অঞ্জলপুর, Classification:বাস্ত, Area:0.0200000 Acre,	Dr Supravat Sur

L3

LR Plot No:- 1103, LR Khatian
No:- 1573

Owner: श्रीसुंदर सूर, Gurdian: अमर सूर, Address: निज, Classification: बाल, Area: 0.02000000 Acre,

Shri Susanta Sur

Endorsement For Deed Number : I - 190214500 / 2024

On 09-12-2024

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

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

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

Presented for registration at 16:29 hrs on 09-12-2024, at the Office of the A.R.A. - II KOLKATA by Shri Avijit Naskar .

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 79,65,003/-

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

Execution is admitted on 09/12/2024 by 1. Dr Supravat Sur, Son of Late Sankar Prasad Sur, 33, B K Paul Avenue, P.O: Hatkhola, Thana: Jorabagan, , Kolkata, WEST BENGAL, India, PIN - 700005, by caste Hindu, by Profession Retired Person, 2. Smt Soma Chowdhury, Wife of Shri Avijit Seal, DD-37, Sahapara, P.O: D B Nagar, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by Profession House wife, 3. Shri Susanta Sur, Son of Late Baidyanath Sur, AA-11/8, Deshbandhu Nagar, P.O: D B Nagar, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by Profession Retired Person, 4. Smt Dina Sur, Wife of Late Sudipta Sur, AA-11/8, Deshbandhu Nagar, P.O: D B Nagar, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by Profession House wife, 5. Shri Supratim Sur, Son of Late Sudipta Sur, AA-11/8, Deshbandhu Nagar, P.O: D B Nagar, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by Profession Service

Indetified by Shri Supriya Sur, , , Son of Susanta Sur, AA-11/8, Deshbandhu Nagar, P.O: D B Nagar, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by profession Others

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

Execution is admitted on 09-12-2024 by Shri Susanta Saha, Partner, Trishul Griha Nirman (Partnership Firm), DD-12/1, Sahapara, City:- , P.O:- D B Nagar, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059

Indetified by Shri Supriya Sur, , , Son of Susanta Sur, AA-11/8, Deshbandhu Nagar, P.O: D B Nagar, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by profession Others

Execution is admitted on 09-12-2024 by Shri Avijit Seal, Partner, Trishul Griha Nirman (Partnership Firm), DD-12/1, Sahapara, City:- , P.O:- D B Nagar, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059

Indetified by Shri Supriya Sur, , , Son of Susanta Sur, AA-11/8, Deshbandhu Nagar, P.O: D B Nagar, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by profession Others

Execution is admitted on 09-12-2024 by Shri Avijit Naskar, Partner, Trishul Griha Nirman (Partnership Firm), DD-12/1, Sahapara, City:- , P.O:- D B Nagar, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059

Indetified by Shri Supriya Sur, , , Son of Susanta Sur, AA-11/8, Deshbandhu Nagar, P.O: D B Nagar, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by profession Others

Payment of Fees
Certified that required Registration Fees payable for this document is Rs 1,605.00/- (B = Rs 1,500.00/- ,E = Rs 21.00/- ,I = Rs 55.00/- ,M(a) = Rs 25.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 84.00/-, by online = Rs 1,521/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 09/12/2024 11:04AM with Govt. Ref. No: 192024250307536341 on 09-12-2024, Amount Rs: 1,521/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0DAOTJE8 on 09-12-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,021/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 9,921/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 250487, Amount: Rs.100.00/-, Date of Purchase: 03/12/2024, Vendor name: A K Saha

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 09/12/2024 11:04AM with Govt. Ref. No: 192024250307536341 on 09-12-2024, Amount Rs: 9,921/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0DAOTJE8 on 09-12-2024, Head of Account 0030-02-103-003-02

fm2

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 1902-2024, Page from 761837 to 761877

being No 190214500 for the year 2024.



b2
1

Digitally signed by SATYAJIT BISWAS
Date: 2024.12.11 15:33:16 +05:30
Reason: Digital Signing of Deed.

(Satyajit Biswas) 11/12/2024

ADDITIONAL REGISTRAR OF ASSURANCE

OFFICE OF THE A.R.A. - II KOLKATA

West Bengal.