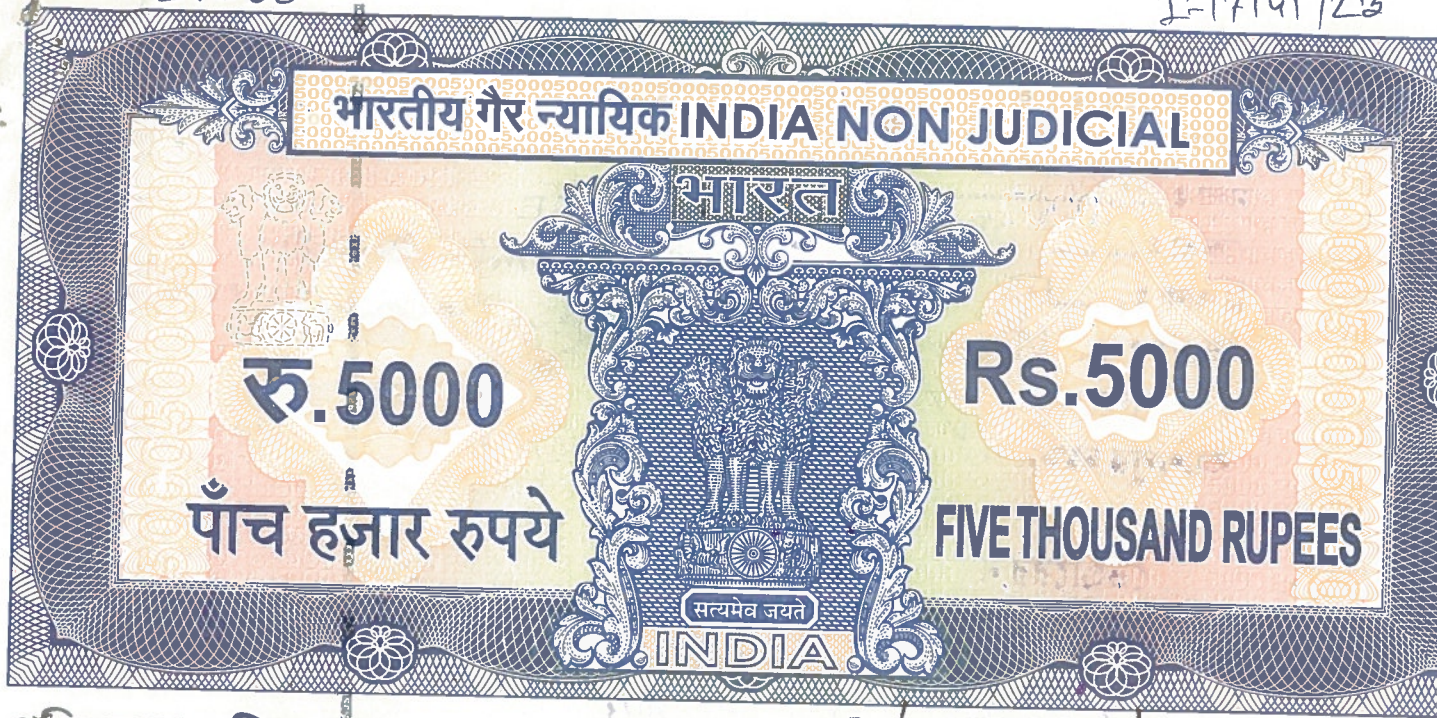


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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

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Certified that the document is admitted to registration. The signature sheet/sheets & the endorsement sheet or sheets attached with this document are the part of this documents.

Additional District Sub-Registrar
Rajarhat New town, North 24-Pgs.

22 NOV 2023

DEVELOPMENT AGREEMENT OR
CONSTRUCTION AGREEMENT

THIS DEED OF DEVELOPMENT AGREEMENT is made this the 22nd day of November Two Thousand Twenty Three (2023)

BETWEEN

ক্রমিক নং ১৪৪৬ তারিখ ১৪/১১/২২

মূল্য : ১০০০

ক্রেতা : OM SAI ENTERPRISE

ঠিকানা : AS ২৪/১, Azim Pm, Deshbandhuni

ভেণ্ডার : Ranjita Pan P.S. Bagmati, Kulkarni-70059

নাইসে

ভেণ্ডার

কাশিপুর দমদম

আর. অগ্নি

ভেণ্ডারের ন

প্রতি পান

ট্রেজারি নাম :- ব্যারক

ডি.ভি. নং :

স্ট্যাম্প খরদের তারিখ 09 NOV 2023

এ.টি.ভি. নং মোট কত টাকার

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স্ট্যাম্প খরদ করা ইইয়াছে।



Additional District Sub-Registrar,
Rajarhat, New Town, North 24 Pgs

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1. SRI SAMBHU PRASAD NANDAN [PAN AQZPN0053F] [AADHAAR 9198 2255 3394], son of Late Hazari Lal Nandan, by faith Hindu, by Nationality Indian, by Occupation Business, **2. SRI GOURANGA PRASAD NANDAN [PAN DENPN2126E] [AADHAAR 6255 0673 6540]**, son of Late Hazari Lal Nandan, by faith Hindu, by Nationality Indian, by Occupation Business, both are residing at BE-34, Baguiati, Deshbandhunagar, P.O. Deshbandhunagar, P.S. Rajarhat, at present Baguiati, Kolkata-700059, District North 24 Parganas, West Bengal, hereinafter jointly called and referred to as the **LAND OWNERS** (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 **FIRST PART**.

AND

OM SAI ENTERPRISE [PAN AAIFO5630Q], a partnership Firm, having its office at AS 24/1, Arjunpur, Deshbandhunagar, P.S. Baguiati, P.O. Deshbandhunagar, District North 24 Parganas, Kolkata - 700059, West Bengal, represented by its Partners namely **1. SRI SWARNAJYOTI ROY [PAN AHQPR0216C] [AADHAAR 3517 3108 3935]**, son of Sri Narayan Chandra Roy, by faith Hindu, by Nationality Indian, by occupation - Business, residing at BD-1/6, Deshbandhu Nagar, P.S. -Baguiati, P.O. Deshbandhu Nagar, District North 24-Parganas, Kolkata -700059, West Bengal, **2. SRI SUMIT MONDAL [PAN CGKPM2585A] [AADHAAR 8322 4362 6352]**, son of Sri Apurba Mondal, by faith Hindu, by Nationality Indian, by occupation - Business, residing at PA 105, Pashimpara, Arjunpur Play Ground, P.S. - Baguiati, P.O. Arjunpur, District North 24-Parganas, Kolkata -700059, West Bengal, herein after for the sake of brevity referred to and / or called as the **DEVELOPER/PROMOTER** [Which terms and expression shall unless excluded by or repugnant to the context be deemed to mean and include its partners, successors in office and assigns] of the **OTHER PART**.

Purchase of land measuring an area of 03 sataks which is equivalent to 1-15-14 One Cottah Fifteen Chittacks Fourteen sft by Smt Sephali Rani Nanadan, the purchaser therein from Sri Anil Kumar Basu, the vendor therein for or at a valuable consideration mentioned therein:-



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WHEREAS one Smt Sephali Rani Nandan, the purchaser therein purchased ALL THAT a piece and parcel of land measuring an area of 1-15-14 One Cottah Fifteen Chittacks Fourteen sft be the same a little more or less having annual rent of 1(One) Ana 6(Six) Pai lying and situated at Mouza Arjunpur, J.L. No 7, Re Sa No 160, Touzi No 1513,181, under Khatian No 254, Adhin Khatian No 253 corresponding to Adhin Khatian No 251 comprised in Dag No 468, P.S. Rajarhat, at present Baguiati, Pargana Kalikata, Sub Registrar Cossipore Dum Dum, in the District of 24 parganas, at present North 24 parganas, by a registered Deed of Sale executed on 16.12.1958 registered at Sub Registrar Cossipore Dum Dum and recorded in Book No I, Volume No 112, pages 260 to 263, Being No 8258, for the Year 1958, from Sri Anil Kumar Basu, the vendor therein for or at a valuable consideration mentioned therein and thus said Smt Sephali Rani Nandan, the purchaser therein became the absolute owner in respect of the above mentioned property by virtue of the above mentioned purchase and recorded her name in the records of B.L & L.R.O under **3 satak** Rayat sattiya bastu land under **R.S/L.R Kri Khatian No 2392** comprised in **R.S/L.R Dag No 727** and constructed pucca partly Two storied cement flooring residential building thereon and mutated her name in the records of the concerned authority of Rajarhat Gopalpur Municipality under old ward No 22, thereafter ward No 24, old Holding No 22/1587, at being premises No **BE-34, Deshbandhunagar, Kolkata- 700059**, at present under Bidhannagar Municipal Corporation, New Ward No 10, New Holding No BMC-15, Assessment No 20033128069 and said Smt Sephali Rani Nandan, the purchaser therein enjoyed the same free from all encumbrances and without having any interruption from anybody or from any corner.

Execution of a registered Deed of Gift by Smt Sephali Rani Nandan, the Donor thereof in respect of 0-8-0 Eight Chittack land together with structure thereon in favour of her elder son namely Sri Sambhu Prasad Nandan, the Donee thereof out of her total property:-

AND WHEREAS while in course of enjoyed the same Smt Sephali Rani Nandan, the Donor therein executed a registered Deed of Gift in respect of 0-8-0 Eight Chittacks land together with 129 sft pucca Structure on the Ground



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Floor and 360 sft pucca structure on the First Floor out of the total land measuring an area of 1-15-14 One Cottah Fifteen Chittacks Fourteen sft be the same a little more or less together with pucca partly Two storied building thereon lying and situated at Mouza Arjunpur, J.L. No 7, Re Sa No 160, Touzi No 1513,181, under Khatian No 254, Adhin Khatian No 253 corresponding to Adhin Khatian No 251 corresponding to R.S/L.R Kri Khatian No 2392 comprised in Dag No 468 corresponding to R.S/L.R Dag No 727, P.S. Rajarhat, at present Baguiati, Pargana Kalikata, within the limits of Rajarhat Gopalpur Municipality, old ward No 22, then Ward No 24, old Holding No 22/1587, at being premises No **BE-34, Deshbandhunagar, Kolkata- 700059**, at present under Bidhannagar Municipal Corporation, New Ward No 10, New Holding No BMC-15, Assessment No 20033128069, Additional District Sub Registrar Rajarhat, Newtown, in the District of North 24 Parganas executed on 17.03.2015 and completed on 27.03.2015 registered at District Sub Registrar II, North 24 Parganas, Barasat and recorded in Book No I, CD Volume No 2, Pages 8059 to 8075, Being No 01027, for the year 2015, in favour of her elder son namely Sri Sambhu Prasad Nandan, the Donee therein

Demise of Smt Sephali Rani Nandan:-

AND WHERRAS thereafter while in course of enjoying the rest of the land measuring an area of 1-7-14 One Cottah Seven Chittacks Fourteen sft together with Two storied pucca partly residential building thereon said Smt Sephali Rani Nandan died intestate on 16.11.2016 leaving behind her surviving 2(two) sons namely Sri Sambhu Prasad Nandan and Sri Gouranga Nandan as her only legal heirs and successors and the property left by Smt Sephali Rani Nandan, since deceased were jointly inherited by Sri Sambhu Prasad Nandan and Sri Gouranga Nandan, by virtue of hereditary right of their mother and also by virtue of Hindu succession Act 1956 (Each having undivided $\frac{1}{2}$ (half) share in respect of the said rest of the land mentioned above). This is hereby clearly mentioned that Hazari Lal Nandan, wife of Sephali Rani Nandan predeceased his wife on 03.09.2007. There after **Sri Sambhu Prasad Nandan** recorded his name in the records of B.L.&L.R.O of 2 satak bastu land under **L.R Khatian No 4961** comprised in **L.R Dag No 727**



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and **Sri Gouranga Prasad Nandan** recorded his name in the records of B.L.&L.R.O of 1 satak bastu land under **L.R Khatian No 5333** comprised in **L.R Dag No 727**.

Absolute ownership of 1-15-14 One Cottahs Fifteen Chittacks Fourteen sft land together with pucca partly Two storied residential building thereon having 500 sft pucca cement Flooring residential structure on the Ground Floor and 700 sft pucca cement Flooring residential structure on the First Floor by Sri Sambhu Prasad Nandan and Sri Gouranga Nandan, the landowners herein:-

AND WHEREAS thus **Sri Sambhu Prasad Nandan** and **Sri Gouranga Nandan**, the landowners herein jointly became the absolute owners in respect of **ALL THAT** a piece and parcel of land measuring an area of **1-15-14 One Cottahs Fifteen Chittacks Fourteen sft** together with pucca partly Two storied residential building thereon having **500 sft pucca cement Flooring residential structure** on the **Ground Floor** and **700 sft pucca cement Flooring residential structure** on the **First Floor** lying and situated at **Mouza Arjunpur**, J.L. No 7, Re Sa No 160, Touzi No 1513,181, under Khatian No 254, Adhin Khatian No 253 corresponding to Adhin Khatian No 251 corresponding to **L.R Khatian Nos 4961,5333** comprised in C.S Dag No 468 corresponding to **L.R Dag No 727**, P.S. Rajarhat, at present Baguiati, Pargana Kalikata, within the limits of Rajarhat Gopalpur Municipality, old ward No 22, then Ward No 24, old Holding No 22/1587, at being premises No **BE-34, Deshbandhunagar, Kolkata- 700059**, at present under Bidhannagar Municipal Corporation, New Ward No 10, New Holding No BMC-15, Assessment No 20033128069, Additional District Sub Registrar Rajarhat, Newtown, in the District of North 24 Parganas and said **Sri Sambhu Prasad Nandan** and **Sri Gouranga Nandan**, the landowners herein jointly enjoying the same free from all encumbrances and without having any interruption from anybody or from any corner.



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Desire for Development or construction of multi storied building thereon by Sri Sambhu Prasad Nandan and Sri Gouranga Nandan, the landowners herein:-

AND WHEREAS the landowners herein intend to construct a multi storied building consisting of Garage/ Shops/ Several Flats etc. on the said Plot of land mentioned in the First Schedule hereunder written "OWN YOUR OWN FLAT" Scheme but due to paucity of fund and other difficulties the landowners are unable to proceed with the construction works of the building.

That it has been agreed by and between the parties herein that the Developer/Promoter/ Other Party herein shall develop the said property fully and particularly described in the First Schedule hereunder written in the manner as agreed upon by and between the parties for construction of one multi storied building consisting of several flats/shops/garages and other common space as per sanction plan to be sanctioned from the Rajarhat Gopalpur Municipality, at present Bidhannagar Municipal Corporation.

COMMON PARTS shall mean the equipment and associates provided for and/or reserved in the said building and/or land appertaining thereto including the common areas passages, top of the roof, stair case, lift, landing, motors pumps, electrical installations, etc. for common use and enjoyment of the intending purchasers.

COMMON EXPENSES shall mean and include a proportionate share of the costs, charges and expenses for working maintenance, upkeep, repair and replacement of the common parts and the common amenities including proportionate share of the Municipal Tax, Proportionate Tax and other taxes and levies relating to or connected with the said building and the said property thereto.

PROPORTIONATE SHARE shall mean in the case of any flat the proportionate which the floor space of any flat bears to the aggregate of all the floors spaces of all the Flats in the said building but excluding the areas



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comprising the common parts and the common areas thereof in the said property.

SUPER BUILT UP AREA shall mean for **Garage/Car parking Space** = (Covered Area + 25 % Service Area) and **for Flat** = (Covered Area + proportionate share of Stair Area, Lift = Built up Area + 25% Service Area).

NOW THIS INDENTURE WITNESSETH and it is mutually agreed upon by and between the parties as follows :-

DEFINATIONS :-

1. SRI SAMBHU PRASAD NANDAN [PAN AQZPN0053F] [AADHAAR 9198 2255 3394], son of Late Hazari Lal Nandan, by faith Hindu, by Nationality Indian, by Occupation Business, **2. SRI GOURANGA PRASAD NANDAN PAN DENPN2126E [AADHAAR 6255 0673 6540]**, son of Late Hazari Lal Nandan, by faith Hindu, by Nationality Indian, by Occupation Business, both are residing at BE-34, Baguiati, Deshbandhunagar, P.O. Deshbandhunagar, P.S. Rajarhat, at present Baguiati, Kolkata-700059, District North 24 Parganas, West Bengal, hereinafter jointly called and referred to as the **LAND OWNERS** (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 **FIRST PART**.

AND

OM SAI ENTERPRISE [PAN AAIFO5630Q], a partnership Firm, having its office at AS 24/1, Arjunpur, Deshbandhunagar, P.S. Baguiati, P.O. Deshbandhunagar, District North 24 Parganas, Kolkata - 700059, West Bengal, represented by its Partners namely **1. SRI SWARNAJYOTI ROY [PAN AHQPR0216C] [AADHAAR 3517 3108 3935]**, son of Sri Narayan Chandra Roy, by faith Hindu, by Nationality Indian, by occupation - Business, residing at BD-1/6, Deshbandhu Nagar, P.S. -Baguiati, P.O. Deshbandhu Nagar, District North 24-Parganas, Kolkata -700059, West Bengal, **2. SRI SUMIT MONDAL [PAN CGKPM2585A] [AADHAAR 8322 4362 6352]**, son of Sri Apurba Mondal, by faith Hindu, by Nationality Indian, by occupation -



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Business, residing at PA 105, Pashimpara, Arjunpur Play Ground, P.S. - Baguiati, P.O. Arjunpur, District North 24-Parganas, Kolkata -700059, West Bengal, herein after for the sake of brevity referred to and / or called as the **DEVELOPER/PROMOTER**[Which terms and expression shall unless excluded by or repugnant to the context be deemed to mean and include its partners, successors in office and assigns] of the **OTHER PART**.

Premises:- ALL THAT a piece and parcel of bastu land measuring an area of **1-15-14 One Cottahs Fifteen Chittacks Fourteen sft** together with pucca partly Two storied residential building thereon having **500 sft pucca cement Flooring residential structure** on the **Ground Floor** and **700 sft pucca cement Flooring residential structure** on the **First Floor** lying and situated at Mouza Arjunpur, J.L. No 7, Re Sa No 160, Touzi No 1513,181, under C.S. Khatian No 254, Adhin Khatian No 253 corresponding to Adhin Khatian No 251 corresponding to **L.R Khatian Nos 4961,5333** comprised in C.S.Dag No 468 corresponding to **L.R Dag No 727**, P.S. Rajarhat, at present Baguiati, Pargana Kalikata, within the limits of Rajarhat Gopalpur Municipality, old ward No 22, thenWard No 24, old Holding No 22/1587, at being premises No **BE-34, Deshbandhunagar, Kolkata- 700059**, at present under Bidhannagar Municipal Corporation, New Ward No 10, New Holding No BMC-15, Assessment No 20033128069, Additional District Sub Registrar Rajarhat, Newtown, in the District of North 24 Parganas .

Building:- Shall mean the multi storied building to be constructed at the said premises in accordance with sanction plan to be sanctioned from the Rajarhat Gopalpur Municipality, at present Bidhannagar Municipal Corporation.

Common Facilities and Amenities:- Shall mean corridors, stairways, lift, passage ways, provided by the Developer, pump room and tube well, overhead tank, water pump and motor and other facilities which may be mutually agreed upon between the parties and required for the establishment, location enjoyment maintenance and/or management of the building.

Saleable:- Space shall mean the space in the building available for independent use and occupation after making the provisions for common facilities and space required.

Land Owners Allocation:- That upon construction of multi storied building thereon the First Schedule mentioned property all that the land owners herein shall be jointly entitled to get 45% of the building construction area consisting of the following flats and shops in their own portion as **landowners allocation** as mentioned here under as follows:-

1. **Ground Floor- 45% of the** building construction area on the **Ground Floor** consisting of **2(two) nos Shop** from the **East side, South facing,** and **2two) Nos 1BHK Flat** from the **North Portion** of the Ground Floor.
2. **Second Floor- 45 %** of the building construction area of the **Second Floor Flat,** from the **Northern side.**
3. **Fourth Floor – 45 % of** the building construction area of the **Fourth Floor Flat,** from the **Southern side.**
4. Together with the undivided proportionate share, right, title, interest in the land, in common facilities and other common amenities including the right to use thereof in the said premises upon construction of the building **as landowners Allocation.**
5. **Two Shifting Charges or alternative accommodation charges** to be paid by the Developer to the landowners herein after getting peaceful vacant possession of the First Schedule mentioned total property from the landowners herein and that shifting charges or alternative accommodation charges to provided by the Developer to the landowners herein until delivery of landowners allocation to the landowners herein.

AND

Developer's Allocation:- Shall mean save and except the landowner's allocated portion in the said property, **the rest of the portion of the building** together with the undivided proportionate right, interest in the land, in common facilities and amenities including the right to use thereof in



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the said premises upon construction of the building will be treated as **Developer's Allocation.**

Building Plan:- Shall mean the plan to be sanctioned by the Rajarhat Gopalpur Municipality, at present Bidhannagar Municipal Corporation. with such alteration or modifications as may be made by the developer with the approval of the Rajarhat Gopalpur Municipality, at present Bidhannagar Municipal Corporation and the Developer shall bear the entire cost for obtaining sanction plan.

Transferee:- Shall mean the person, firm, limited company association or persons to whom any space in the building has to be transferred.

Word Imparting:- Singular shall include plural vice-versa.

Word Imparting:- Masculine gender shall include feminine and neuter gender likewise words imparting feminine genders shall include masculine and neuter gender and similarly words imparting neuter gender shall include masculine and feminine genders.

Articles - II Commencement:-

This agreement shall be deemed to have commenced on and with effect from the date of execution on agreement.

Landowners Representations:-

ALL THAT a piece and parcel of bastu land measuring an area of **1-15-14 One Cottahs Fifteen Chittacks Fourteen sft** together with pucca partly Two storied residential building thereon having **500 sft pucca cement Flooring residential structure** on the **Ground Floor** and **700 sft pucca cement Flooring residential structure** on the **First Floor** lying and situated at **Mouza Arjunpur, J.L. No 7, Re Sa No 160, Touzi No 1513,181, under C.S.Khatian No 254, Adhin Khatian No 253 corresponding to Adhin Khatian No 251 corresponding to L.R Khatian Nos 4961,5333** comprised in C.S Dag No 468 corresponding to **L.R Dag No 727, P.S. Rajarhat, at present Baguiati, Pargana Kalikata, within the limits of Rajarhat Gopalpur Municipality, old ward No 22, then Ward No 24, old Holding No 22/1587, at being premises No BE-34, Deshbandhunagar, Kolkata- 700059, at present under Bidhannagar Municipal Corporation, New Ward No 10, New Holding No BMC-15,**



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Assessment No 20033128069, Additional District Sub Registrar Rajarhat, Newtown, in the District of North 24 Parganas.

The said premises are not vested under the Urban Land (Ceiling and Regulation) Act, 1976.

Developer's Right

1. The landowners hereby grant subject to what have been hereinafter provided the exclusive right to the developer to build, construct, erect and complete the said building at the Developer's own cost comprising the various sizes of flats/ Shops/ Garages in order to sale of said flats to the member of the public for their residential purpose by entering into agreements for sale and/or transfer and/or construction in respect of the Developer's allocation in accordance with the plan to be sanctioned by the appropriate authorities with or without amendment and or modification made or caused by the Developer with the approval of the land owners. However the Developers shall first handover the possession of the landowners Allocation to the landowners herein and only thereafter the others can be put into the possession of the any part of the new building.
2. The Developer shall be entitled to prepare modify or alter the plan with approval of the landowners and to submit the same to the Rajarhat Gopalpur Municipality, at present Bidhannagar Municipal Corporation in the name of the landowners at its own cost of developer and shall pay and bear all expenses required to be paid or deposited for obtaining the sanction of the appropriate authorities and if the developer made any addition or alteration or alteration & deviation of building plan in that case, the Developer shall bear additional cost/ expenses, penalties for deviation, as imposed by the municipal authority and if required for construction of the building at the said premises provided however that developer shall be exclusively entitled to all refunds of any or all payments and/or depositors paid by the Developer.
3. Nothing in these presents shall be constructed as a demise or assignment or transfer by the landowners of the said premises or any part thereof to the developer or as creating any right, title or interest in respect thereof in favour of the developer other than an exclusive license to the Developer to sale the flats of the said premises in terms thereof and to deal with the



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developer's allocation in building to be constructed thereon in the manner and subject to the terms hereafter stated.

4. That the Developer shall have right to collect finance from its own and/or from the market without creation any charge or mortgage schedule premises and have right to take partner/partners as its own choice in that event the land owners shall not raise any objection in that regards.

APPARENT CONSIDERATION

1. In consideration of the landowners having agreed to permit the developer to sale the Developer's allocated flats/garages/shops of the said premises and construct, erect and complete the building at the said premises the Developer agrees:-
 - a) At their own costs shall obtain all necessary permission and/or approvals and/or consent of the Landowners.
 - b) In respect of the construction of the building to pay costs of supervision of the development and construction of the landowners allocation in the building at the said premises.
 - c) To bears all costs charges and expenses for consideration for grant of exclusive right for development for the premises.

Land Owners Allocation:- That upon construction of multi storied building thereon the First Schedule mentioned property all that the land owners herein shall be jointly entitled to get **45% of the building construction area** consisting of the following flats and shops in their own portion as **landowners allocation** as mentioned here under as follows:-

1. **Ground Floor- 45% of the building construction area on the Ground Floor** consisting of **2(two) nos Shop** from the **East side, South facing**, and **2two) Nos 1BHK Flat** from the **North Portion** of the Ground Floor.
2. **Second Floor- 45 % of the building construction area of the Second Floor Flat, from the Northern side.**
3. **Fourth Floor – 45 % of the building construction area of the Fourth Floor Flat, from the Southern side.**
4. Together with the undivided proportionate share, right, title, interest in the land, in common facilities and other common amenities including the right



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to use thereof in the said premises upon construction of the building as **landowners Allocation.**

5. **Two Shifting Charges or alternative accommodation charges** to be paid by the Developer to the landowners herein after getting peaceful vacant possession of the First Schedule mentioned total property from the landowners herein and that shifting charges or alternative accommodation charges to provided by the Developer to the landowners herein until delivery of landowners allocation to the landowners herein.

AND

Developer's Allocation:- Shall mean save and except the landowner's allocated portion in the said property, **the rest of the portion of the building** together with the undivided proportionate right, interest in the land, in common facilities and amenities including the right to use thereof in the said premises upon construction of the building will be treated as **Developer's Allocation.**

In consideration of the above, the developer shall be entitled to the developer's allocation of the saleable space in the building to be constructed at the said premises together with the proportionate undivided share in the common facilities and amenities including the right to use thereof to be available at the said premises upon construction of the said building after providing for landowners allocation and the developer shall be entitled to enter into agreement for sale and transfer its own name with any transferees for their residential purpose and to receive and collect all money in respect thereof which shall absolutely belong to the developers Allocation and it is hereto expressly agreed by and between the parties hereto that for the purpose of entering in to such agreement it shall not be obligatory on the part of the developer to obtain any further consent of the landowners and this agreement by itself shall be treated as consent by the landowners provided however the developer to any transferees until the developer shall make over possession of the landowners allocation to the landowners and comply with all other obligation of the developer to the landowners under this agreement.



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PROCEDURE:-

landowners shall grant to the developer and/or its nominee or nominees a Development Power of Attorney as may be required for the purpose of obtaining the sanction plan and others from different authorities in connection with the construction of the building and also for the pursuing and following up the matter with appropriate authority or authorities.

CONSTRUCTION:-

The Developer shall be solely and exclusively responsible for construction of the said building and the Developer shall not transfer any third party for construction of the building in any way.

SPACE ALLOCATION:-

- a) After completion of the building the Developer shall be entitled to obtain constructed area and other portions of the said building save and except the right of the land owners Allocation in the said premises shall belong to the Developer allocation along with undivided proportionate right, title and interest in the land and common facilities and amenities and common portion of the said building and the open space shall exclusively belong to the developer and landowners contained herein according to their allocation mentioned above.
- b) The Developer shall be exclusively entitled to the portion of the Developer's Allocation, save and except the right of the land owners Allocation in the said premises and to transfer or otherwise deal with or dispose of the same without any right claim or interest therein whatsoever of the landowners and landowners shall not in any way to interfere with or disturbed the quiet and peaceful possession of the Developer.

BUILDING:

1. The Developer shall at its own cost construct, erect and complete the building and common facilities and amenities at the said premises in accordance with the plan to be sanctioned with good and standard materials as may be specified by the architect from time to time. Such construction of the building shall completed entirely by the Developer **within 24 months** from the date of obtaining sanction plan subject to enhancement of **further six month**.
2. Subject as aforesaid the decision of the architect regarding the quality of the materials shall be final and binding between the parties hereto.



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3. The developer shall erect in the building at its own costs as per specification and drawings provided by the architect, pump, tube well, water storage tanks, overhead reservoirs, electrifications, permanent electric connection and until permanent electric connection is obtained temporary electric connection shall be provided and other facilities as are required to be provided as residential building self contained apartment and constructed space for sale and/or residential flats and/or constructed space therein on ownership basis.
4. The Developer shall be authorized in the name of the landowners in so far as the necessary to apply and obtain quotas, entitlements and other allocations of or for cement, steel, bricks and other building materials allocable to the landowners for the construction of the building and to similarly apply for and obtained temporary and permanent connection of water, electricity power, drainage, sewerage to the building and other inputs and facilities required for the construction of enjoyments of the building for which purpose the landowners shall execute in favour of the Developer a Development Power of Attorney and other authorities as shall be required by the Developer.
5. The Developer shall at its own cost and expenses and without creating any financial or other liability on the landowners construct and complete the building and various units and/ or apartments herein in accordance with the building plan and amendment thereto or modification thereof made or caused to be the Developer with the consent of the landowners in writings.
6. All costs, charges and expenses including architects fees shall be paid discharged and borne by the Developer and the landowners shall have no liability in this context.
7. The Developer shall at its own cost of electricity wiring, water, pipeline, sewerage connection in portion of the landowners allocation.

COMMON FACILITIES

1. The Developer shall pay and bear the property taxes and other dues and outgoings in respect of the landowners allocation of the said building according to dues as and from the date of handing over vacant possession by the landowners till as provided hereafter.
2. As soon as the building is completed and upon receipt of the "Completion Certificate", the electricity wiring sewerage line and water pipe lines are ready up to the portion of the owners allocation, the developer shall give written notice to the landowners requesting the



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take possession of the landowners allocation in the building and there being no dispute regarding the completion of the building in terms of the agreement and according to the specification and plan thereof and certificate of the architect herein produced to this effect then after 30 (thirty) days from the date of service of such notice and at all times thereafter the landowners shall be responsible for payment of all municipal and property taxes, dues, duties and other public outgoing of and impositions whatsoever the (hereinafter for the sake of brevity referred to as the said rates) payable in respect of the landowners allocation, the said rates to be apportioned prorata with reference to the saleable space in the building if they are levies on the building as a whole.

3. The Developer shall punctually and regularly pay for rates and taxes to the concerned authorities or otherwise as may be mutually agreed upon the landowners and developer and both the parties shall kept each other indemnified against all claims, actions, demand, costs, charges and expenses and proceedings whatsoever directly and indirectly instituted against or suffered by or paid by either of them as the case - may be consequent upon a default by the landowners or the developer in this behalf.
4. As and from the date of completion the developer shall be responsible to pay and bear proportionate share of the service charges for the common facilities in the building payable in respect of the said charge include of premises for insurance of the building, water, fire and scavenging charges, taxes, light, sanitation and maintenance operation, repair and renewal charges for bill collection, renovation, replacement and expenses for building and mechanical installations, application and equipment, stairways, corridors, passage ways and other common facilities whatsoever as may be mutually agreed from time to time.

LEGAL PROCEEDINGS

1. It is hereby expressly agreed by and between the parties hereto that it shall be the responsibility of the developer as constituted attorney of the landowners to defend all actions, suits and proceedings which may arises in respect of the development of the said premises and all costs, charges and expenses incurred for that purpose with the approval of the landowners shall be borne and paid by the developer specific may be required to be done by the Developer and for which the developer may need the authority of the landowners applications and other documents may be required to be signed to be signed made by the landowners relating to which specific provisions may not have been mentioned herein.



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The landowners hereby undertake to do all such acts, deeds matters, and other things that may be reasonably required to be done in the matter and the landowners shall execute any such additional power of attorney and/or authorization as may be required by the developer for the purpose and the landowners also undertake to sign and execute all such additional appliance and other documents as the case may be provided that all such acts, deeds and things do not in any way infringe of the rights of the landowners and/or go against the spirit of this agreement.

2. Any notice required to be given by the developer shall without prejudice to any other mode of service available demand to have been served on the landowners if delivery by hand and duly acknowledgement due to the residence of the landowners shall likewise be deemed to have been served on the developer if delivered by hand or send by prepaid register post to the registered office the developer.
3. Both the developer and the landowners shall frame a scheme for the management and administration of the said building or buildings and/or common parts thereof the landowners hereof and the landowners hereby agree to abide by all the rules and regulations and as such management society/association/ holdings organization do hereby give their consent to abide by the same.
4. The name of the building shall be decided by the Developer.
5. Nothing in these present shall be construed as a demises or assignment or conveyance in the law by the landowners of the premises or any part thereof to the developer or as creating any right, title or interest in respect thereof other than an exclusive license to developer to commercially exploit the same in the terms thereof provided however developer shall be entitled to borrow money from any bank without creating any financial liability of the landowners or affecting their estate and interest in the premises and it is being expressly agreed and understood that in no event the landowners or any of his estate shall be responsible and/or made liable for payment of any dues of such banks and for that purpose, the developer shall keep the landowners indemnity against all actions suits proceedings and costs, charges and expenses in respect thereof.
6. Upon obtaining the completion certificate of the building the developer herein shall give written notice to the landowners requesting to take possession of the landowners allocation in the building and after 30 (thirty) days from the date of service of such notice the landowners and/or their transferees shall be liable to pay and bear proportionate charges on account of ground rent and wealth taxes payable in respect of her spaces.



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7. There is no existing agreement regarding the development or sale of the said premises and that all other agreement if any, prior to this agreement have been cancelled and are being suppressed by this agreement and the landowners agreed to indemnified and keep indemnified the developer against any or all claims made by any third party in respect of the said premises.
8. The developer will demolish the existing structure and will get the sales proceeds of the materials.
9. The landowners undertake and agreed to execute and register all conveyance and transfer in favour of persons with whom the developer will enter into agreement as and when required by the developer. (The stamp duty and registration fees and other expenses towards the registration will borne by the party or its assigns).
10. That it specifically mentioned here that in case of death of landowners his legal heir/heirs shall be solely or jointly entitled to get the landowners allocation and also shall be bound to execute the further supplementary development agreement in the same condition and development power of attorney in favour of the present developer & vice-versa.
11. After completion of the building a copy of completion certificate to have to be served to the landowners by the Developer.

FORCE MAJEURE

1. The developer shall not considered to be any obligations hereunder to the extent that the performance of the relevant obligations are prevented by the existence of the force majeure and shall be suspended from the obligations during the duration of the force majeure.
2. Force majeure shall mean/ floor, earthquake, riot, war, storm, tempest, civil commodities, strike, and/or any other or further commotion belong to the reasonable control of the developer.

RESPONSIBILITY

That the landowners herein shall take responsibility for all Municipal/Bidhanagar Municipal Corporation and B.L.R.O outstanding if any and also regarding the title of the property under all circumstances.

ARBITRATION

If any time any dispute shall raise between the parties hereto regarding the construction or interpretation of any of the terms and conditions herein contained or touching these presents or determination of any



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liabilities of any of the parties under this agreement, the same shall referred to the arbitration, in case the parties agrees to the case otherwise two arbitrators one to be appointed by the each parties in dispute and the same be deemed to be referred within meaning of Arbitration Act, 1996 or any statutory modifications there under in force.

JURISDICTION - District Court of Barasat and all other allied upper court shall have jurisdiction to enter by their actions, title proceeding arising out of this agreement.

FIRST SCHEDULE ABOVE REFERRED TO

[LAND]

ALL THAT a piece and parcel of bastu land measuring an area of **1-15-14 One Cottahs Fifteen Chittacks Fourteen sft** together with pucca partly Two storied residential building thereon having **500 sft pucca cement Flooring** residential structure on the **Ground Floor** and **700 sft pucca cement Flooring** residential structure on the **First Floor** lying and situated at Mouza Arjunpur, J.L. No 7, Re Sa No 160, Touzi No 1513,181, under C.S. Khatian No 254, Adhin Khatian No 253 corresponding to Adhin Khatian No 251 corresponding to **L.R Khatian Nos 4961,5333** comprised in C.S Dag No 468 corresponding to **L.R Dag No 727**, P.S. Rajarhat, at present Baguiati, Pargana Kalikata, within the limits of Rajarhat Gopalpur Municipality, old ward No 22, then Ward No 24, old Holding No 22/1587, at **being premises No BE-34, Deshbandhunagar, Kolkata- 700059**, at present under Bidhannagar Municipal Corporation, New Ward No 10, New Holding No BMC-15, Assessment No 20033128069, Additional District Sub Registrar Rajarhat, Newtown, in the District of North 24 Parganas. The total property is butted and bounded in the manner as follows:-

ON THE NORTH BY- Boundary wall of Mahendra Nath Dutta;

ON THE SOUTH BY - 16'-0" ft wide common Road ;

ON THE EAST BY - House of Dilip Basu ;

ON THE WEST BY- House of Priya Ranjan Bandyopadhyay;



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Break up:- The bastu land measuring an area of **1-3-16** One Cottah Three Chittacks Sixteen sft comprised in **L.R Dag No 727** under **L.R Khatian No 4961** and bastu land measuring an area of **0-11-43** Eleven Chittacks Forty Three sft comprised in **L.R Dag No 727** under **L.R Khatian No 5333**.

SECOND SCHEDULE ABOVE REFERRED TO

(Land Owners Allocation)

Land Owners Allocation:- That upon construction of multi storied building thereon the First Schedule mentioned property all that the land owners herein shall be jointly entitled to get **45% of the building construction area** consisting of the following flats and shops in their own portion as **landowners allocation** as mentioned here under as follows:-

1. **Ground Floor- 45% of the** building construction area on the **Ground Floor** consisting of **2(two) nos Shop** from the **East side, South facing,** and **2two) Nos 1BHK Flat** from the **North Portion** of the Ground Floor.
2. **Second Floor- 45 %** of the building construction area of the **Second Floor Flat,** from the **Northern side.**
3. **Fourth Floor – 45 %** of the building construction area of the **Fourth Floor Flat,** from the **Southern side.**
4. Together with the undivided proportionate share, right, title, interest in the land, in common facilities and other common amenities including the right to use thereof in the said premises upon construction of the building **as landowners Allocation.**
5. **Two Shifting Charges or alternative accommodation charges** to be paid by the Developer to the landowners herein after getting peaceful vacant possession of the First Schedule mentioned total property from the landowners herein and that shifting charges or alternative accommodation charges to provided by the Developer to the landowners herein until delivery of landowners allocation to the landowners herein.



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THIRD SCHEDULE ABOVE REFERRED TO
(Developer's Allocation)

Developer's Allocation:- Shall mean save and except the landowner's allocated portion in the said property, **the rest of the portion of the building** together with the undivided proportionate right, interest in the land, in common facilities and amenities including the right to use thereof in the said premises upon construction of the building will be treated as **Developer's Allocation.**

THE CONSTRUCTION AND DEVELOPMENT SHALL BE EXECUTED AS PER FOLLOWING SPECIFICATION:

1. **STRUCTURE** : RCC framed structure with RCC columns and beams.
2. All external brick work will be 8" thick with 1st class approved quality bricks in 1:6 (C:M) and all internal brick work will be 5" and 3" thick with 1st class approved quality brick in 1:4 (C:M) and with minimum room height of 9 ft (approx.).
3. **PLASTER** : The outside of the building will have plaster 3/ 4th" thick average.
4. **WALL FINISHING** : outer wall of the building will be painted by snowcem compound. The inside of the building will be putty finish.
5. **FLOORING** : all floors inside the flats will be made by floor Tiles type, the toilet will have 6½ " height will also Glaze tiles..
6. **DOORS AND WINDOWS:**
 - a) Main entrance door: Main Door of Flat would be designer Door, and other Commercial flush door (ISI marked, 6" long (Aim) tower bolt, both side painted and consisting of 1(One) 8"long hasbolt.
 - c) Toilet door: PVC door, PVC frame, (1 Yz") tower bolt and other necessary fitting and loft.
 - d) Windows: Grill or Alumunium sliding windows with necessary fittings according to the choice of the promoter/developer.
7. **TOILET:**
 1. One standard size commode will be fitted in toilet.



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2. One shower complete.
 3. Two taps C.P. made.
 4. All G.I. piped line in inside flat will be concealed.
 5. (One basin (18"x12") and one steel sink will be provided in dining and Kitchen.
8. **KITCHEN:**
- a) The cooking platform with black stone (5" x ½") with Granite and a self with black stone under the cooking platform.
 - b) The dado above kitchen platform will be 3'-0" ft height with glazed tiles.
 - c) One still sink with tap and one tap below sink are to provided.
9. **DINING ROOM:** One basin will be provided fitting with G.I. pipeline.
10. **STAIRCASE:**
- a) All space landing skirting margin will be made by floor Marble.
 - b) Stair front opening will be steel frame with 3mm glass including window at required position.
 - c) In the main entrance at ground floor one collapsible gate also be provided.
11. **ELECTICAL WORKS:**
- a) The staircase light, security, roof pump connection will be with separate meter and separate control switch.
 - b) In rooms: 1(one) room provided 2 light points, 1 fan point, 1 A.C point (16 AMP), and one 4 plug points for TV and other devices and 1(one) Micro oven point.
 - c) In drawing and dining room- 2 light points, 1 fan point, 1 point for Refrigerator (16 AMP), 1 one point for water purifier.
 - d) In bath room- 2 light point, 1 one Plug point, 1 Point of Exhaust fan, 1 point for Geyser (16 AMP) and 1 point for washing machine.
 - e) In kitchen- one light point, 1 point for electric Chimney, Mixy and electric Catlee and etc.
 - f) In balcony- one light point.
 - g) In flat entrance- one calling bell point.



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- h) Separate meter for separate Flat for the landowners to be provided by the Developer at the own cost and expenses of the Developer.
 - i) light point for staircase and other common areas .
12. **WATER SUPPLY:** One overhead reservoir and pump motor PVC delivery connected with overhead reservoir will be of ISI marked PVC pipe and a underground reservoir connected with municipal water for the same purpose with pump will be fitted. Deep Sub-Mersible motor pump (reputed standard quality).
13. **G.I. PIPE LINE:** Internal PVC pipe line will be concealed outside cold water line will bequeath polythene best quality pipe with GI fittings each flat shall have control value. All outside pipe will be painted matching to wall.
14. **SANITARY AND DRAINAGE WORK:**
- a) One septic tank for joint of for common users will be provided.
 - b) All materials and accessories shall be highest quality with ISI marked.
 - c) All waste pipe will be of 4" dia PVC pipe ISI marked and painted matching to wall.
 - d) All soil pipe line for WC etc. will be of 4" dia special soil pipe ISI marked and painted matching to wall.
 - e) All soil line will be connected with septic tank by underground SW pipe line with inspection.
 - f) All drain will be open but will have to be covered where necessary and will be connected with existing municipal drain.
15. **TOOP ROOF:**
- a) Main roof will be Roof Tiles provided.
 - b) Parapet wall will be 5" thick 4'-0" height with 10"x 10" pillar at 10'-0" apart.
16. **BALCONY:**
All Balconies will be 3"-0' ft Railing height.
17. **Modern Lift Facility** with standard quality.



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N.B. Present PWD schedule will be followed to construct the building.

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

SIGNED SEALED AND DELEVERED

By the Land owners and Developer
in the presence of:

Witnesses:-

1. Pradip Kumar Dasgupta,
R. K. Ram Das Road,
Vinta, Kolkata-49.

Shambhu Prasad Kandan
65/1, A. S. Road

SIGNATURE OF THE LAND OWNERS

2. Manash Bhattacharya
BD-6, D.B. Nagar
Kolkata-70053

OM SAI ENTERPRISE

Swasajyoti Ray
Sumit Mandal
Partners

**SIGNATURE OF THE DEVELOPER/
PROMOTER**

Prepared By:-

Manash Bhattacharya
Manash Bhattacharya

BD/6, Deshbandhu Nagar
Kolkata-700059

L. No. DW. XI.45.

A.D.S.R. Cossipore Dum Dum

Composed by:-

Avijit Paul
Avijit Paul

100, S.S. Road, Dum Dum
Kolkata-700030.

A.D.S.R. Cossipore Dum Dum



Additional District Sub-Registrar,
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PAGE NO.
SPECIMEN FROM FOR TEN FINGERPINTS

SL. NO.	Signature of the Executants/Presentants					
	 <i>Ankur Singh</i>	Little	Ring	Middle	Fore	Thumb
			Left	Hand		
						
		Thumb	Fore	Middle	Ring	Little
			Right	Hand		
						
	 <i>Swarajyoti Ray</i>	Little	Ring	Middle	Fore	Thumb
			Left	Hand		
						
		Thumb	Fore	Middle	Ring	Little
			Right	Hand		
						
	 <i>Sunil Mandal</i>	Little	Ring	Middle	Fore	Thumb
			Left	Hand		
						
		Thumb	Fore	Middle	Ring	Little
			Right	Hand		
						



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ELECTION COMMISSION OF INDIA

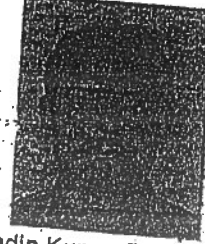
ভারতের নির্বাচন কমিশন

IDENTITY CARD WB/20/138 / 147111

পরিচয় পত্র

Duplicate

প্রতিলিপ



Elector's Name

নির্বাচকের নাম

Pradip Kumar Dasgupta

প্রদীপ কুমার দাশগুপ্ত

Father's Name

পিতার নাম

Hajari

হাজারি

Sex

লিঙ্গ

M

Age as on 1.1.2000

১.১.২০০০-এ বয়স

39

৩৯

ADDRESS

14/2 Kabi Krishnaram Das Road 7 Nimta
North 24 - Parganas. 700048

ঠিকানা

১৪/২ কবি কৃষ্ণরাম দাস রোড ৭ নিমতা উত্তর ২৪

পূর্ববঙ্গ ৭০০০৪৮

Facsimile Signature
Electoral Registration Officer
নির্বাচক নিবন্ধন আধিকারিক

For 138-Dum Dum

Assembly Constituency

১৩৮-দুমদুম

বিধানসভা নির্বাচন ক্ষেত্র

Place North 24 - Parganas

স্থান উত্তর ২৪-পূর্ববঙ্গ

Date 19.08.2000

তারিখ ১৯.০৮.২০০০

Pradip Kumar Dasgupta.

217



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



192023240284991751

GRN Details

GRN:	192023240284991751	Payment Mode:	Online Payment
GRN Date:	14/11/2023 11:59:03	Bank/Gateway:	Bank of Boroda
BRN :	1360463797	BRN Date:	14/11/2023 12:00:29
GRIPS Payment ID:	141120232028499174	Payment Init. Date:	14/11/2023 11:59:03
Payment Status:	Successful	Payment Ref. No:	2002678397/2/2023

[Query No*/Query Year]

Depositor Details

Depositor's Name:	OM SAI ENTERPRISE
Address:	ARJUNPUR, KOLKATA - 700059
Mobile:	6291247794
Depositor Status:	Others
Query No:	2002678397
Applicant's Name:	Mr Gopal Sarkar
Identification No:	2002678397/2/2023
Remarks:	Sale, Development Agreement or Construction agreement
Period From (dd/mm/yyyy):	14/11/2023
Period To (dd/mm/yyyy):	14/11/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002678397/2/2023	Property Registration- Stamp duty	0030-02-103-003-02	2020
2	2002678397/2/2023	Property Registration- Registration Fees	0030-03-104-001-16	21
Total				2041

IN WORDS: TWO THOUSAND FORTY ONE ONLY.



✓

Major Information of the Deed

Deed No :	I-1523-17141/2023	Date of Registration	22/11/2023
Query No / Year	1523-2002678397/2023	Office where deed is registered	
Query Date	21/10/2023 4:54:02 PM	A.D.S.R. RAJARHAT, District: North 24-Parganas	
Applicant Name, Address & Other Details	Gopal Sarkar 100, South Sinthee Road,Thana : Sinthi, District : North 24-Parganas, WEST BENGAL, PIN - 700030, Mobile No. : 9831981874, Status :Solicitor firm		
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. 46,93,557/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,020/- (Article:48(g))	Rs. 21/- (Article:E, E)		
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, , Ward No: 10, Holding No:BMC 15 JI No: 7, Pin Code : 700059

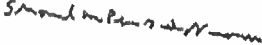
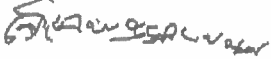
Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-727 (RS :-)	LR-4961	Bastu	Bastu	1 Katha 3 Chatak 16 Sq Ft	1/-	24,00,694/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
L2	LR-727 (RS :-)	LR-5333	Bastu	Bastu	11 Chatak 43 Sq Ft	1/-	14,82,863/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
		TOTAL :			3.229Dec	2 /-	38,83,557 /-	
	Grand Total :				3.229Dec	2 /-	38,83,557 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2	1200 Sq Ft.	1/-	8,10,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 1Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 700 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 1Year, Roof Type: Pucca, Extent of Completion: Complete					
	Total :	1200 sq ft	1 /-	8,10,000 /-	



Land Lord Details :

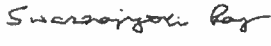
Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Shambhu Prasad Nandan Son of Late Hazari Lal Nandan Executed by: Self, Date of Execution: 22/11/2023 , Admitted by: Self, Date of Admission: 22/11/2023 ,Place : Office	 22/11/2023	 Captured LTI 22/11/2023	 22/11/2023
	BE-34, Baguiati, Deshbandhu Nagar, City:- , P.O:- Deshbandhu Nagar, P.S:-Baguiati, District:- North 24-Parganas, West Bengal, India, PIN:- 700059 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: aqxxxxxx3f, Aadhaar No: 91xxxxxxxx3394, Status :Individual, Executed by: Self, Date of Execution: 22/11/2023 , Admitted by: Self, Date of Admission: 22/11/2023 ,Place : Office			
2	Name	Photo	Finger Print	Signature
	Mr Gouranga Prasad Nandan Son of Late Hazari Lal Nandan Executed by: Self, Date of Execution: 22/11/2023 , Admitted by: Self, Date of Admission: 22/11/2023 ,Place : Office	 22/11/2023	 Captured LTI 22/11/2023	 22/11/2023
	BE-34, Baguiati, Deshbandhu Nagar, City:- , P.O:- Deshbandhu Nagar, P.S:-Baguiati, District:- North 24-Parganas, West Bengal, India, PIN:- 700059 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: dexxxxxx6e, Aadhaar No: 62xxxxxxxx6540, Status :Individual, Executed by: Self, Date of Execution: 22/11/2023 , Admitted by: Self, Date of Admission: 22/11/2023 ,Place : Office			

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Om Sai Enterprise AS 24/1,Arjunpur Deshbandhu Nagar, City:- , P.O:- Deshbandhu Nagar, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059 , PAN No.: aaxxxxxx0q,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative



Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Swarnajyoti Roy (Presentant) Son of Mr Narayan Chandra Roy Date of Execution - 22/11/2023, , Admitted by: Self, Date of Admission: 22/11/2023, Place of Admission of Execution: Office	 Nov 22 2023 12:27PM	 Captured LTI 22/11/2023	 22/11/2023
	BD-1/6, Deshbandhu Nagar, City:- , P.O:- Deshbandhu Nagar, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: ahxxxxxx6c, Aadhaar No: 35xxxxxxxx3935 Status : Representative, Representative of : Om Sai Enterprise (as partner)			
2	Name	Photo	Finger Print	Signature
	Mr Sumit Mondal Son of Mr Apurba Mondal Date of Execution - 22/11/2023, , Admitted by: Self, Date of Admission: 22/11/2023, Place of Admission of Execution: Office	 Nov 22 2023 12:31PM	 Captured LTI 22/11/2023	 22/11/2023
	PA 105, Pashimpara, Arjunpur Play Ground, City:- , P.O:- Deshbandhu Nagar, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: cgxxxxxx5a, Aadhaar No: 83xxxxxxxx6352 Status : Representative, Representative of : Om Sai Enterprise (as partner)			

Identifier Details :

Name	Photo	Finger Print	Signatur
Mr Pradip Kumar Dasgupta Son of Late Hazari Lal Dasgupta K. K. Ram Das Road, City:- , P.O:- Nimta, P.S:-Nimta, District:-North 24-Parganas, West Bengal, India, PIN:- 700049	 22/11/2023	 Captured 22/11/2023	 22/11/2023
Identifier Of Mr Shambhu Prasad Nandan, Mr Gouranga Prasad Nandan, Mr Swarnajyoti Roy, Mr Sumit Mondal			



Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr Shambhu Prasad Nandan	Om Sai Enterprise-0.998021 Dec
2	Mr Gouranga Prasad Nandan	Om Sai Enterprise-0.998021 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mr Shambhu Prasad Nandan	Om Sai Enterprise-0.616458 Dec
2	Mr Gouranga Prasad Nandan	Om Sai Enterprise-0.616458 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr Shambhu Prasad Nandan	Om Sai Enterprise-600.00000000 Sq Ft
2	Mr Gouranga Prasad Nandan	Om Sai Enterprise-600.00000000 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, Holding No:BMC 15 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:- 727, LR Khatian No:- 4961	Owner:শঙ্কু প্রসাদ নন্দন, Gurdian:মৃত হাজারীলাল নন্দন, Address:দেশবন্ধু নগর, প্রতিবেশীপাড়া, থানা-বাগুইআটা, কোলকাতা-৭০০০৫৯, Classification:বাস্ত, Area:0.02000000 Acre,	Seller is not the recorded Owner as per Applicant.
L2	LR Plot No:- 727, LR Khatian No:- 5333	Owner:গৌরঙ্গ প্রসাদ নন্দন, Gurdian:মৃত হাজারীলাল নন্দন, Address:নিজ, Classification:বাস্ত, Area:0.01000000 Acre,	Seller is not the recorded Owner as per Applicant.



Endorsement For Deed Number : I - 152317141 / 2023

On 22-11-2023

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 : 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 10:28 hrs on 22-11-2023, at the Office of the A.D.S.R. RAJARHAT by Mr Swarnajyoti 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 46,93,557/-

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

Execution is admitted on 22/11/2023 by 1. Mr Shambhu Prasad Nandan, Son of Late Hazari Lal Nandan, BE-34, Baguiati, Deshbandhu Nagar, P.O: Deshbandhu Nagar, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by Profession Business, 2. Mr Gouranga Prasad Nandan, Son of Late Hazari Lal Nandan, BE-34, Baguiati, Deshbandhu Nagar, P.O: Deshbandhu Nagar, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by Profession Business

Indetified by Mr Pradip Kumar Dasgupta, , Son of Late Hazari Lal Dasgupta, K. K. Ram Das Road, P.O: Nimta, Thana: Nimta, , North 24-Parganas, WEST BENGAL, India, PIN - 700049, by caste Hindu, by profession Business

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

Execution is admitted on 22-11-2023 by Mr Swarnajyoti Roy, partner, Om Sai Enterprise (Partnership Firm), AS 24/1,Arjunpur Deshbandhu Nagar, City:- , P.O:- Deshbandhu Nagar, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059

Indetified by Mr Pradip Kumar Dasgupta, , Son of Late Hazari Lal Dasgupta, K. K. Ram Das Road, P.O: Nimta, Thana: Nimta, , North 24-Parganas, WEST BENGAL, India, PIN - 700049, by caste Hindu, by profession Business

Execution is admitted on 22-11-2023 by Mr Sumit Mondal, partner, Om Sai Enterprise (Partnership Firm), AS 24/1,Arjunpur Deshbandhu Nagar, City:- , P.O:- Deshbandhu Nagar, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059

Indetified by Mr Pradip Kumar Dasgupta, , Son of Late Hazari Lal Dasgupta, K. K. Ram Das Road, P.O: Nimta, Thana: Nimta, , North 24-Parganas, WEST BENGAL, India, PIN - 700049, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21.00/- (E = Rs 21.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 14/11/2023 12:00PM with Govt. Ref. No: 192023240284991751 on 14-11-2023, Amount Rs: 21/-, Bank: Bank of Boroda (BARB0INDIAE), Ref. No. 1360463797 on 14-11-2023, Head of Account 0030-03-104-001-16

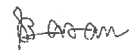
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,020/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 2,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 1066, Amount: Rs.5,000.00/-, Date of Purchase: 10/11/2023, Vendor name: Ranjita Pal

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 14/11/2023 12:00PM with Govt. Ref. No: 192023240284991751 on 14-11-2023, Amount Rs: 2,020/-, Bank: Bank of Boroda (BARB0INDIAE), Ref. No. 1360463797 on 14-11-2023, Head of Account 0030-02-103-003-02



Sanjoy Basak
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganas, West Bengal



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

**Volume number 1523-2023, Page from 581457 to 581491
being No 152317141 for the year 2023.**



Sanjoy Basak

Digitally signed by SANJOY BASAK
Date: 2023.11.30 14:23:49 +05:30
Reason: Digital Signing of Deed.

(Sanjoy Basak) 30/11/2023

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. RAJARHAT

West Bengal.

