



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

3-919402/20

AD 529949

2/8/20
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 the Registrar, West Bengal
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 document.

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

12 AUG 2020

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made on this 12th day of August,

Two Thousand and Twenty of the Christian Era,

B E T W E E N

[1] MR. SUJIT KUMAR SAHA [PAN : ALAPS7164C] & [AADHAAR NO. 7697 0064 9593], son of Late Tarapada Saha, residing at 1/2/H/34, Biplabi Barin Ghosh Sarani, Ultadanga Main Road S.O. Ultadanga Main Road, Kolkata Pin - 700 067, State - West Bengal AND [2] MRS. MITHU SAHA [PAN : CGPPS4555K] & [AADHAAR NO. 9436 1324 1414], wife of Late Mrinal Kanti Saha, residing at P-260, Block - B, 4th Floor, Room No. - 16, Lake Town, South Dum Dum (m), North 24 Parganas, Pin - 700 089, State - West Bengal, all by faith-Hindu, hereinafter called and referred to as the "LANDOWNERS" (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include thier heirs, executors, administrators, legal representatives and assigns) of the "ONE PART".

A N D

SHYAMASHAKTI CONSTRUCTIONS PRIVATE LIMITED, [PAN : AAZCS0086N] a Private limited company having it's registered office at Adarshapally, P.O. Gournaganagar, P.S. New Town, Kolkata - 700 162, represented by it's Directors namely 1. CHAMPA SANTRA, [PAN : AYMP33542D] daughter of Pankaj Halder, & 2. PANKAJ HALDAR, [PAN : ABIPH6045F] son of Late Kumud Halder, both by faith-Hindu, by Occupation-Business, both residing at Adarshapally, P.O. Gouranganagar, P.S. New Town, Kolkata - 700 162, hereinafter called and referred to the DEVELOPER (which expression shall unless excluded by or repugnant to the context be deemed to mean and to include its' successors-in-office, successors-in-interest, legal representatives and assigns) of the OTHER PART.

WHEREAS, the above the Vendor / LAND OWNER, is absolutely seized and possessed of or otherwise well and sufficiently entitled to ALL THAT, piece and parcel of rayati dakhali satya bastu land physically measuring about 4 (four) Cottah 9 (nine) Chittacks 44 (fourty four) sq.ft. be the same a little more or less, appertaining to Mouza - Hatihara, comprised in C.S. Khatian No. 705 and having corresponding R.S. Khatian No, 833 and corresponding L.R. Khatina No. 18441 (wherein 2 (two) Cottah 13 (thirteen) chittacks was recorded in the

anie of Sankha Roy) C.S. Dag No. 4453 having corresponding R.S. Dag No. 4623 and its corresponding L.R. Dag No. 4480/4623, J.L. No. 14, Re. Sa. 188, under Ward No. 14, P.S. New Town in the District of North 24 Parganas falling under Bidhannagar Municipal Corporation, and TOGETHER WITH all easementary rights, free from all encumbrances, which they purchased by virtue of an bengali Saf Bikroy Kobala dated 11th day of April, 2019 registered in the office of the A.D.S.R. New Town, Dist. North 24 Pgs, and recorded in Book No. 1, Volume No. 1523-2019, Pages from 203332 to 203362, Being No. 152305406 for the year 2019 from Sankha Roy and Sona Roy.

AND WHEREAS, by virtue of aforesaid bengali saf bikroy kobala the Vendors / Landowners herein became the joint owners of the aforesaid property and since then they have been enjoying the right, title and interest of the said property peaceably and they also possessed the right to sell convey and transfer the said property in accordance with their choices and desires & in due course they have mutated their names in the records of BL & LRO bearing new L.R. Khatian No. 18814 and L.R. Dag No. 4480/4623 in the name of Sujit Kumar Saha and L.R. Khatina No. 18815 and L.R. Dag No. 4480/8623 in the name of Mithu Saha and since then they have been paying its taxes time to time.

AND WHEREAS, now the Landowners herein are now desirous of developing the said land by constructing thereupon one building in accordance with the building plan to be sanctioned by the local competent authority, so due to shortage of time and manpower, the Landowners are unable to start the construction of the said building and had been in search of a Developer, who can undertake the responsibility of construction of such building on the said premises by affording his/its own arrangement and expenses.

AND WHEREAS, knowing the intention of the Landowners hereto, SHYAMASHAKTI CONSTRUCTION PRIVATE LIMITED a Private limited company having its registered office at Adarshapally, P.O. Gournaganagar, P.S. New Town, Kolkata - 700 162, hereinafter referred to and called as the "DEVELOPER", contacted the Landowners and requested the Landowners to allow them to develop the said premises as desired by the Landowners by constructing the proposed building in accordance with the building to be sanctioned in the name of the Landowners, at its own arrangement, costs and expenses.

AND WHEREAS, the **Landowners** are having thus been approached by the Developer, has agreed to allow the Developer to develop the said land more fully and particularly described in the Schedule hereunder written free from all encumbrances, on the terms and conditions hereinafter contained:

The Landowners have represented to the Developer as follows:

- a) That excepting the **Landowners** hereto, nobody else has any right, title, interest, claim and demand whatsoever or howsoever in respect of the said Premises.
- b) That the said Premises is free from all encumbrances, charges, liens, attachments, mortgage, trusts whatsoever or howsoever.
- c) That the **Landowners** does not hold any excess vacant land within the meaning of the Urban Land (Ceiling and Regulation) Act, 1976.
- d) That the **Landowners** have not entered into any Agreement whatsoever or howsoever in respect of the said premises.
- e) That the said Premises is not subject to any notice of requisition or acquisition under the Government.

Relying on the aforesaid representations made by the **Landowners** and believing the same to be true, the Developer has agreed to develop the said premises and the **Landowners** has agreed to allow the Developer for the purpose of constructing one building at the said premises at the full arrangement and cost and expenses of the Developer hereto.

AND WHEREAS, THE FOLLOWING MATTERS SHALL MEAN AND DEFINITION AS FOLLOWS:

- [1] **LANDOWNER** shall mean [1] **MR. SUJIT KUMAR SAHA** [PAN : ALAPS7164C] & [AADHAAR NO. 7697 0064 9593], son of Late Tarapada Saha, residing at 1/2/H/34, Biplabi Barin Ghosh Sarani, Ultadanga Main Road S.O. Ultadanga Main Road, Kolkata Pin – 700 067, State – West Bengal AND [2] **MITHU SAHA** [PAN : CGPPS4555K] & [AADHAAR NO. 9436 1324 1414] , wife of Late Mrinal Kanti Saha, residing at P-260, Block – B, 4th Floor, Room No. – 16, Lake Town, South Dum Dum (m), North 24

Parganas, Pin – 700 089, State – West Bengal who is absolutely seized and possessed of or otherwise well and sufficiently entitled to the “First Schedule” property.

- [2] PURCHASER/S shall mean the person or persons, firm or body corporate as will be named in the Agreement for Sale as Purchaser s and shall further include the person or persons who have intended to purchase the flat/spaces in terms of the present Agreement and shall also mean and include, If he/she be an individual then his/her respective heirs, administrators, representatives, executors and/or assigns as the case may be.
- [3] SAID LAND shall mean ALL THAT, piece and parcel of rayati dakhali satya bastu land physically measuring **4 (four) Cottah 9 (nine) Chittacks 44 (fourty four) sq.ft.** be the same a little more or less, appertaining to **Mouza – Hatiara**, comprised in C.S. Khatian No. 705 and having corresponding R.S. Khatian No. 833 and corresponding L.R. Khatina No. 18441 (wherein 2 (two) Cottah 13 (thirteen) chittacks was recorded in the name of Sona Roy) and L.R. Khatian No. 18440 (wherein 2 (two) Cottah 14 (fourteen) Chittacks was recorded in the name of Sankha Roy) C.S. Dag No. 4453 having corresponding R.S. Dag No. 4623 and its corresponding L.R. Dag No. 4480/4623, J.L. No. 14, Re. Sa. 188, under Ward No. 14, P.S. New Town in the District of North 24 Parganas having **new L.R. Khatian No. 18814 and L.R. Dag No. 4480/4623 in the name of Sujit Kumar Saha AND L.R. Khatian No. 18815 and L.R. Dag No. 4480/8623 in the name of Mithu Saha**, falling under **Bidhannagar Municipal Corporation**, and **TOGETHER WITH** all easementary rights, free from all encumbrances,
- [4] SAID BUILDING shall mean and include all that building to be constructed on the land as described in “First Schedule” hereunder written in accordance with the building plan to be sanctioned by the Competent Authority and consisting of several self contained residential flat/unit/Garages/ spaces etc and the building shall be known as “NEER ASHIRBAD”.
- [5] THE UNIT/FLAT shall mean and include the residential flat/ Apartment in the building to be constructed in accordance with the sanctioned building plan of the Competent Authority and shall include all fixtures and fittings to be made therein and/or apartment thereto as is hereby agreed to be constructed by the Promoter/Developer.
- [6] THE COVERED AREA shall mean the built – up area measured at floor level of any Flat/Unit taking the external dimension of the flat including the built-up area of

Balconies/Verandahs there excepting the walls separating one Unit from the other of which 50% (fifty percent) only to be added.

- [7] THE COMMON AREAS shall mean the common portions as will be available in the building.
- [8] PROPORTIONATE OR PROPORTIONATE SHARE OR PROPORTIONATELY shall mean the Purchaser's share in the land, common portions and in all other common rights and liabilities including common expenses.
- [9] THE COMMON EXPENSES shall mean the expenses as will be borne by all the co-owners of the building for maintenance and up-keep of the building.
- [10] THE PLAN shall mean the building plan for construction of the proposed building which will be sanctioned by the Competent Authority i.e. N.K.D.A. in the name of **Landowner**.
- [11] THE ARCHITECT shall mean the Qualified Architect as may be appointed by the Promoter/Developer as Architect for the proposed building.
- [12] THE ADVOCATE shall mean the Advocate as may be appointed by the Promoter/Developer.

NOW THIS AGREEMENT WITNESSETH : and it is hereby agreed by and between the parties hereto in the following terms and conditions:-

1. The **Landowners** hereby grant exclusive right to the Developer to develop the said premises by way of constructing a building thereon in accordance with the building plan to be sanctioned by the Competent Authority with or without any amendment and / or modification thereto made or cause to be made by the parties hereto: The **Landowners** shall hand over the vacant and peaceful possession of the Schedule Property after sanction of building plan from local competent authority i.e. Rajarhat Gopalpur Municipality presently under **Bidhannagar Municipal Corporation** and together with the copy of all the original documents for the same unto and in favour of the Developer at the time of execution of this Agreement.
2. That the Developer shall pay and bear all expenses towards preparation of building plan, revised building plan, building material, cost of water connection, electricity charges and soil testing, lawyer's fees and all construction charges of the New Building and to complete it in all respects including Completion Certificate clearly mentioned in the

Second Schedule hereunder at its own cost or at the cost of the intending purchaser and/or purchasers including architect fees, charges, expenses required to be paid or deposited for the purpose of Development of the said premises.

3. **LAND OWNERS'S ALLOCATION:** The Landowners shall be entitled to receive their allocation at the ratio of **40 : 60** of the proposed newly constructed building together with proportionate undivided share of land and common facilities and amenities as will be available in the new building i.e. given below:

- a. 40% of the entire Ground Floor,
- b. 40% of all the floors,
- c. 40% of car parking spaces,

(all the allocation will be as per constructed area)

That the Landowners shall also get **Rs. 10,00,000/= (Rupees ten lakh)** only as non-refundable security deposit out of which **Rs. 2,00,000/= (Rupees two lakh)** only has been paid on the date of this agreement and **Rs. 8,00,000/= (Rupees eight lakh)** only will be paid within 3 (three) months from the date of this agreement.

4. **DEVELOPER'S ALLOCATION:** the Developer shall be entitled to receive his allocation at the ratio of **40 : 60** of the newly constructed building together with proportionate undivided share of land and common facilities and amenities as will be available in the newly constructed building together with the right to sell convey and transfer the same in accordance with his choices and desires, the allocation is mentioned below:

- a. 60% of the entire Ground Floor,
- b. 60% of all the floors,
- c. 60% of car parking spaces,

(all the allocation will be as per sanctioned plan)

- 5. During construction of the proposed building the Landowners shall co-operate in all respects with the Developer.
- 6. That the Developer shall construct a building upon aforesaid premises in accordance with the sanctioned plan to be approved by the Municipal Authority in the names of the Landowners.
- 7. That the construction of the said building will be completed within **24 (Twenty Four) calendar months** from the date of sanction of building plan and within the stipulated time i.e. within **24 (Twenty Four) months** the Developer will hand over to the

Landowner Allocation complete in all respects with completion certificate. In case of failure on the part of the Developer to deliver the Possession along with possession letter of the owner's allocation within the stipulated period due to force majeure beyond his control, in such event the **Landowner** shall extend further period of maximum 6 (six) months only.

8. The Developer shall be solely responsible regarding construction of the proposed building upon the said land and the **Landowner** shall have the right to Supervise/ inspect the Construction work by himself or by his authorized Architect/personal.
9. The **Landowner** would not be liable or responsible for any action or inaction or wrong action on the part of the Developer in any matter whatsoever and/or loss, if any incurred by the Developer for the Business transaction of any kind whatsoever made by the Developer with any party and/ or parties in connection with or arising out of this Agreement.
10. That the Developer shall have full power and absolute authority to entered into an Agreement for Sale for their **Developer's Allocation** of flats/garages-spaces/shop/portions of the said building to any intending purchaser or purchasers at its sole discretion on the basis of this Power of Attorney executed by the **Landowners** in favour of the Developer herein empowering them to receive any amount from any Purchaser and/or Purchasers in its own name by executing registered Agreement for Sale on the strength of this **Development Agreement** as aforesaid. But before executing any final Deed of Conveyance in favour of the intending purchaser and or purchasers the Developer shall hand over the owner's allocation to the Landowner.
11. It is agreed that in the event of any damage or injury arising out of accidents of the workmen or others victimizing such workmen or any other persons whatsoever or causing any harm to the property during the course of Construction the Developer shall bear the responsibility and Liability thereof and shall keep the **Landowners** and her estate safe and harmless and indemnify against all suit cases claims, damages, rights and actions in respect of such eventualities.
12. The **Landowners** will pay all the Municipal Taxes of the Land up to the date of execution of this agreement and thereafter the Developer shall pay the taxes up to the date of taking over possession of the respective flats by the buyers AND the Land Owner and then the taxes shall be borne by the respective flat owners according to his proportionate share on the amount as to be assessed by the Competent Authority.

13. That if any defect with regard to the terms and conditions of this Development Agreement is detected afterwards the **Landowners** and the Developer shall execute a Deed of Rectification / Supplementary **Development Agreement** and in that case the necessary expenses to the said documents (if it is necessary) will be borne by the Developer.
14. That the **Landowners** shall not directly or indirectly obstruct, withhold or in any way interfere with the construction of the said building and/ or disposal of the flats, garages, spaces/portions etc. before or after or in course of or during the period of construction of the said building. However, the Architect of the **Landowners** shall have full right to enter into the said building and to inspect the construction work carried out by the Developer, in constructional works, provided the construction is made according to the terms of this agreement and in accordance with the sanctioned plan.
15. That the Developer will be liable for the construction of the said building as per sanctioned plan in all respects at its own costs.
16. That the **Landowners** declare that, the said premises more fully described in the first Schedule below is free from all encumbrances and the **Landowners** has not made any Agreement or Agreements for sale or any liens or mortgage or any sort of transfer to any person or persons have been made earlier and if the owners appear to have been made any agreement with any person and/ or persons in respect of the schedule property that will be treated as cancelled and void on signing of the this Agreement.
17. All disputes and differences arising out of this Development Power of Attorney regarding the construction or interruption of any of the terms and conditions herein contained or touching these presents or determination of any liability shall be referred to the exclusive jurisdiction of District at North 24 Pgs,
18. The **LAND OWNERS** and the Developer have entered into this Development Power purely on contractual basis and under no circumstances this shall be treated as a Partnership in between the parties, and this Agreement is not for sale of land.
19. The Developer alone shall have absolute authority to deal with the matter of sale of the flats/garages/shops etc. of the **Developer's allocation** and delivery of possession to the prospective buyers by virtue of this **Development Agreement** to the intending purchaser or purchasers only after possession of Owners' Allocation is delivered to the **Landowners** completed in all respect and the **LAND OWNERS** shall have no right to interfere in the matter. And on the other hand the **Landowners** shall have absolute

authority to deal with the matter of sale of the flats/garages etc. of the **Owner's allocation** by virtue of this Development Power of Attorney to the intending purchaser or purchasers at any time and the Developer shall have no right to interfere in the matter.

20. That the **LAND OWNERS** shall at the request of the Developer shall sign, execute all such further necessary Deeds, papers, documents, writings for completion of construction works and/or sale of flats/ garages/ spaces/ portions of the said building provided always that the Developer shall have every right to enter into any agreement for sale and/or collect the consideration money either in part or in full from the Purchaser or Purchasers on the developers allocation and the Developer shall be entitled to sign, execute such deeds, agreement for sale as the Constituted Attorney of the said **LAND OWNERS**. Provided however the Developer shall not be entitled to deliver possession and to execute and register Deed of Conveyance in favour of the prospective buyers until and unless the Developer hands over possession of the Owners' Allocation to the **Landowners** duly completed in all respect and procure completion certificate.

In view of the above similarly it is also agreed by both the parties that in case of any need at request of Landowner the Developers will also sign the relative documents as and when required.

21. The Developer shall manage, control, supervise the construction of the project at his cost and shall handle all constructional hazards, loss or damage whatever the case may at his own risks and liabilities.
22. The Developer shall be entitled to publish necessary advertisement in the daily news papers and/or put hoarding, banner at the site of the said project for sale of **Developer's Allocation** and the **LAND OWNERS** shall not raise any objection in the matter.
23. The Developer shall install electric meter, water pump, lift and other apparatus at his own costs and expenses to facilitate the construction of the project but cost of individual electric meter will be borne by the intending buyer or buyers.
24. The **LAND OWNERS** shall not do any act, deeds or things; whereby the Developer shall face any obstruction or hindrance to carry out construction of the building smoothly or to sell out flats/garages/spaces etc. from the developers allotted share of whatever nature to the intending buyer or buyers.
25. The **LAND OWNERS** shall hand over the copy of all the original documents to the Developer at the time of signing this Development Agreement and Development Power of Attorney. The Landowner shall be liable to produce the original Title Deed, mutation

certificate, tax receipts etc. as and when necessary before the Competent Authority, but if the progress of the project is hampered due to non production of the aforesaid original documents on the part of the **LAND OWNERS**, in such event the **LAND OWNERS** shall be bound to compensate the Developer by means of time and or any loss incurred by the Developer.

26. The **LAND OWNERS** or any of her authorized representatives shall be entitled to take inspection in course of construction of the proposed building, but in no case he shall be entitled to disturb or interfere with the construction of the proposed building or any part thereof, provided the construction is made according to the terms of this agreement and in accordance with the sanctioned plan.
27. The Developer hereby agrees and covenants with the Land-Owner not to violate or contravene any of the provisions or rules applicable to construction of the proposed building and furthermore, not to do any act, deed or things whereby the **LAND OWNERS** are prevented from their right, title and interest vested in the property mentioned in the First Schedule Property.
28. The Developer shall not be entitled to assign the benefit of this agreement in favour of any third party.
29. That front Elevation will be done as per Sanction plan.
30. That if landowner request the Developer to erect any extra work which is beyond the specification noted herein in such event for that particular work landowner shall pay extra to the Developer.
31. That the Developer is entitled to take Loan of their respective allocations of this Development Agreement if needed.
32. If the Landowners after completion of the building wants to sell their allocation in such event they will offer the Developer first then to the others.

THE SCHEDULE ABOVE REFERRED TO

[SAID LAND]

ALL THAT, piece and parcel of rayati dakhali ^{Vacant} satya Bastu land now physically measuring about 4 (four) Cottah 9 (nine) Chittacks 44 (fourty four) sq.ft. be the same a little more or less, appertaining to Mouza – Hatiara, comprised in C.S. Khatian No. 705 and having corresponding R.S. Khatian No. 833 and corresponding L.R. Khatina No. 18441 (wherein 2 (two) Cottah 13 (thirteen) chittacks was recorded in the name of Sona Roy) and L.R. Khatian No. 18440 (wherein 2 (two) Cottah 14

Pamithar

(fourteen) Chittacks was recorded in the name of Sankha Roy) C.S. Dag No. 4453 having corresponding R.S. Dag No. 4623 and its corresponding L.R. Dag No. 4480/4623, J.L. No. 14, Re. Sa. 188, under Ward No. 14, P.S. New Town in the District of North 24 Parganas having new L.R. Khatian No. 18814 and L.R. Dag No. 4480/4623 in the name of Sujit Kumar Saha AND L.R. Khatian No. 18815 and L.R. Dag No. 4480/8623 in the name of Mithu Saha, falling under Bidhannagar Municipal Corporation, and TOGETHER WITH all easementary rights, free from all encumbrances.

Butted and bounded as follows:-

ON THE NORTH : Land of same Dag No.
 ON THE SOUTH : Land of Same Dag No..
 ON THE East : 18 Feet wide Road (Arunachal Hatiara).
 ON THE West : Land of Same Dag No.

: LAND OWNERS'S ALLOCATION :

The Landowners shall be entitled to receive their allocation at the ratio of 40 : 60 of the proposed newly constructed building together with proportionate undivided share of land and common facilities and amenities as will be available in the new building i.e. given below:

- d. 40% of the entire Ground Floor,
 - e. 40% of all the floors,
 - f. 40% of car parking spaces,
- (all the allocation will be as per constructed area)

That the Landowners shall also get Rs. 10,00,000/= (Rupees ten lakh) only as non-refundable security deposit out of which Rs. 2,00,000/= (Rupees two lakh) only has been paid on the date of this agreement and Rs. 8,00,000/= (Rupees eight lakh) only will be paid within 3 (three) months from the date of this agreement.

: DEVELOPER'S ALLOCATION :

the Developer shall be entitled to receive his allocation at the ratio of 40 : 60 of the newly constructed building together with proportionate undivided share of land and common facilities and amenities as will be available in the newly constructed building together with the right to sell convey and transfer the same in accordance with his choices and desires, the allocation is mentioned below:

- d. 60% of the entire Ground Floor,
 - e. 60% of all the floors,
 - f. 60% of car parking spaces,
- (all the allocation will be as per sanctioned plan)

SPECIFICATION OF THE PROPOSED G+4 RESIDENTIAL BUILDING AT
PREMISES NO.

1.	FOUNDATION	R.C.C Framed structure for Building with mentioned specification. Before Foundation work starts, Soil-Testing and Soil-Treatment will be done. For Soil-Treatment preferred brand Dr.Fixit/SIKKA.
2.	FOUNDATION WORK	Up to Top of Tie Beam: As per structural Plan
3.	SUPER STRUCTURE WORKS	1. R.C.C frame Structure with concrete of nominal mix (1:2:3) ratio with graded stone chips& reinforcement of Fe500 grade. 2. Floor to Floor height as per Sanctioned drawings (Subject to minimum 3 & ½ meter). 3. External Brickwork-200 mm thk as per drawings. 4. Internal Brickwork-125 mm/75 mm as per drawings. 5. Plaster • Ceiling – 10 mm thk(1:4)

		• Internal work -15 mm thk (1:5) • External work-20 mm thk (1:6) 6. Elevation treatment :- As per sanctioned drawing given by Architect 7. Loft & storage space : As shown in sanctioned drawings 8. Shuttering : Plywood * Material Brand Specification: i) Cement:- Ambuja/Ultratech/Lafarge ii) Steel:- Elegant, SRMB, TATA iii) Stone chip:- ¾ dn PAKUR / Chandil iv) Sand:- Course for RCC Work & medium for all other works v) Brick: 1st Class Quality Blocks/ 1st Class Clay Bricks
4.	DOOR SPECIFICATION	1) 4 X 2.5 inch Wood Frame of Malaysian Sal Wood. 2) Main Door: Decorative 30 mm Marine Grade flash Door. 3) Internal Door: 30 mm Marine Grade commercial flash door (Alisan Make) 4) Toilet Door: Decorative PVC door with Frame For Each Door i) 7 Lever Night Latch Godrej Lock ii) 1 Pair decorative Hand Rail SS type Bolt

		iii) 1 Magic Eye iv) 1 door Stopper v) 3 Nos Hinge vi) 1 Cylindrical lock vii) 1 Town Bolt
5.	WINDOW SPECIFICATION	All windows shall be of aluminum made box shutter panel with integrated grill and handle. ALLUMINIUM SLIDING /FOLDING & GLASS Details: b) Colored anodized aluminum sliding/folding window of thickness 1.3 mm (Finesta) ii) 2 Nos Hinge 1 Ring, 1 Nos 2 " Tower Bolt per Sec.
6.	GRILL	• MS Grill using 19 x 6 MS Flat / 10 mm Square Bar with 2 Coats of Paints over two coats • All Balcony full height as per given design. • Staircase railing up to 3 mt height with MS Pipe handrail.
7.	SANITARY & PLUMBING WORKS	• Concealed plumbing line for cold water and hot water with ISI marked UPVC and CPVC pipes • Soil line and rain water pipe, 75mm/100mm diameter as applicable ('Supreme' make.) • Sanitary ware of 'Hindware/Johnson' make. • Commode (P or S type as required) • 'CP' Fittings of 'Jaquar' Clarion Range

		* 6" diameter S/W line with necessary Manhole & Master trap
8.	FIXTURE & FITTINGS	A) Common Toilet 1 no wall-attached Commode with PVC Cistern - Provision of Geyser & Exhaust fan point (in wall not in window) - Corner Basin - Shower mixer with head 1 No Mirror, Shop disk, Towel Rack B) Attached Toilet 1 Corner Basin - Shower mixer 1 no. wall-attached Commode with PVC Cistern 1 No Mirror, Shop disk, Towel Rack - Provision of Geyser & Exhaust fan point (in wall not in window) C) Kitchen - SS Sink (16 " x 20") with bib cock - Beneath sink, provision for washing utensils area with water-line & bib cock - Provision for Water Purifier - Provision for Chimney - Provision for refrigerator D) Flooring i) 600 X 600 Glazed verified Tiles with 100 mm

high Skirting in floor except toilet & verandah (balcony) and common area (Tiles Brand: Johnson)

ii) Designed wall tiles in all verandah (balcony).

iii) Designer wall tiles at main entrance of every flat.

iv) Kota stone in staircase & lobby area.

v) Indian Petend Stone (IPS) flooring filling in Car parking.

vi) 300 x 300 mm antiskid ceramic Tiles in Toilet & verandah floor.

vii) 10" x 15" Glazed wall-tiles up to 7'0" height in Toilets and Kitchen.

viii) Crazy mosaic in Roof.

ix) IPS flooring in Ground Floor

x) Black Stone Counter for the Kitchen Top.

E) Electrical Works

i) General – Concelled Electrical wirings with PVC conduit & GI Board.

ii) Electrical Wire(100% copper)- HAVELLS or Finolex

iii) Switch Gear- Piano Type (HAVELLS)

iv) DB- 12 Way MCB /DB (HAVELLS)

v) 32 Amp Main Switch for Each floor & Common Area

vi) Earthing& Electrical Pipe Earthing (Approved Brand)

vii) Complete 'Lightning Arrester'

		viii) Provision for 2 Pumps and Lift. ix) Inverter line in all rooms, toilets & kitchen (2 lights & 1 fan) point x) CCTV point at the main entrance of every flat
9.	ELECTRICAL POINT DISTRIBUTIONS (For each floor/flat)	A) Bedroom: i) 1 Fan Point ii) 3 Nos Light Point iii) AC (split) socket with 15 amp plug Point iv) 2 Nos 5/15 amp plug Points v) 1 No. Bed Switch Cabinet (1 for fan + 1 for light + 5 amp. Plug point) vi) 1 foot lamp B) Kitchen: i) 3 Nos 15 amp plug switch sockets (for Refrigerator + Chimney + Water Purifier) point ii) 2 Nos Light Point iii) 1 Nos 5/15 amp plug switch Socket iv) Exhaust Fan Point C) Toilet: i) 1 no Exhaust Fan point ii) 15 amp Socket for Geyser point iii) 2 no Light Point D) Balcony: i) 1 no 5 amp. Plug point ii) 2 Light point iii) 1 Fan Point E) Living & Dining Area i) 5 Nos Light Point

		ii) 2 Nos Fan Point iii) 3 Nos 5/15 amp plug Socket iv) 1 No 15 amp plug Socket v) 1 TV ,1 Cable, 1 Call bell Buzzer vi) AC (split) socket with 15 amp Point F) Common Area i) 13 No Light Points with 2 Way Switches ii) Other Common Area- 16 Nos Light points iii) 4 nos 15 amp Socket G) BOUNDARY WALL: i) 5 designer electric-brackets on top of every front pillar adjacent to 4 main gate
10.	COMMON BUILDING WORKS	* Boundary wall of 125 mm thk as mentioned in Drawings * Designer wall tiles on the front side of the boundary wall * Water Line from HIDCO Supply given by the client * 1 No Pump of Crompton Greaves (10 HP). * 1 Nos RCC Over head reservoir as per Drawings * 1 Nos RCC Underground Reservoir as per Drawings * Water Treatment: IR Plant point * IPS in external Walking area. * Designed Grill Gate on entire front (Part by part & wall to pillar and pillar to pillar) * Collapsible Gate on entry point of lobby & stair case in ground floor.

		* Roof Treatment: By branded admixture-chemicals net cemented or tiles * Roof Top water-line with bib-cock
11.	PAINTING WORKS	* Internal Painting:- 1 Coat primer over Putty(Birla White) in Each flat. * 2 Coat of Distemper(BURGER/ASIAN PAINTS/NEROLAC) over 1 coat of Primer in common area * 2 Coat of Paint on Wooden Surface. * Colour Wash in Lift well & lift machine Room. * External Paintings: 2 coat Weather-shield (BURGER/ ASIAN PAINTS/ NEROLAC)
12.	LIFT	* LT Elevator or equivalent quality lift shall be provided. * Lift gates in each floor shall be finished by Kota Stones.
13.	GENERAL SPECIFICATIONS	1) If First party wish to add fixtures and lightings points over and above the below requirements, the Developer would do so at additional fitting costs. This will be applicable only for First party's share. 2) All outer pipes including rain water pipes as well as outer and inner common plumbing installation shall be of ISI PVC type pipe. 3) Common Electrical point such as lighting of stairs, common corridors, entrance passage at Ground Floor and pump for over head reservoir shall be provided. 4) The Developer will complete the

electrification work of each flat up to individual main switch of the meter room at the Ground Floor only. For common electrical facilities along with connection charges from SEB up to main meter room, infrastructure development cost, security money, transformer installation charges and other quotation charges if required are to be paid extra. The Purchaser will provide all the electrical fittings for all his allocation.

5) If the Owner and Purchasers take possession of their respective allocation before getting connection individual from SEB then he or she or they must pay the monthly electric charges extra for enjoying the electricity in his/her/ their flat and or other spaces and common facilities. The Developer shall decide the charges of electricity then for that interim period.

6) Extra Work:- Any extra work other than our standard schedule shall be charged extra as decided by the Developer's authorized Engineer. Such amounts shall be deposited by the Owner to the Developer's before the execution of such work. Outside labour or mason shall be allowed after completion of the total project with the permission of the Flat Owner Association.

IN WITNESS WHEREOF, the parties hereto have set and subscribed his respective hands and seals, the day, month and year first above written.

Signed and delivered by the above
named LAND OWNERS at Kolkata in
the presence of:

1. Smit Mr. Saha
2. Mithu Saha

SIGNATURE OF LANDOWNERS

WITNESSES

1. Gouranga Kumar Mistry
Gouranga Nagar
Kolkata - 700159
2. Sribash Raj Bosh
Jogajpur, Kol - 700039

For Shree...
Pankaj H...

Signed, sealed and delivered by the above
named Developer at Kolkata in the
Presence of.

For Shree...
Chandra Saha

DEVELOPER

WITNESSES

1. Gouranga Kumar Mistry
Gouranga Nagar
Kolkata - 700159
2. Sribash Raj Bosh

Drafted by:

Sumanta Tripathi
Sumanta Tripathi
B.A. LL.B. ADVOCATE
HIGH COURT, CALCUTTA
ENROLL NO. WB/1066/2011
Mob - 9830707665 / 7980951007

RECEIVED of and from the above mentioned Developer Rs. 2,00,000/= (Rupees two lakh) only as refundable amount as per Memo. of Consideration given below:

MEMO OF CONSIDERATION

By Cheque No. 202931 & 202962 dated 28.09.2019

Drawn on Vijaya Bank Rajarhat, Branch

Rs. 2,00,000/=

1. *Smt. Laxmi Saha*

2. *Mridul Saha*

LAND OWNERS

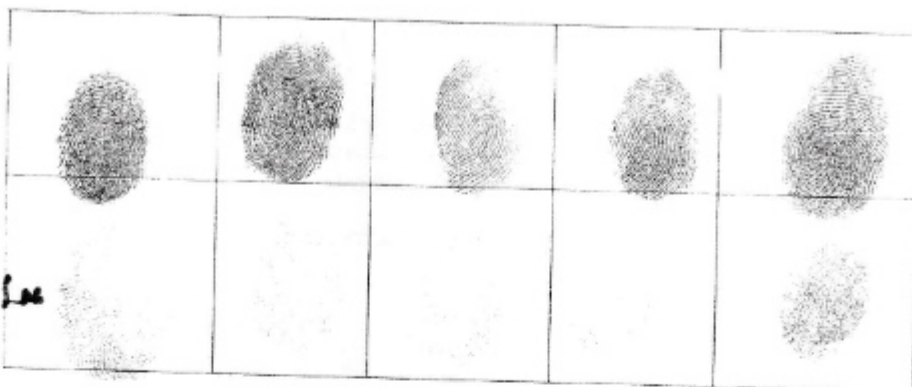
WITNESSES:

1. *Gowrang Kumar Mistry*

2. *Amibash Ray Banerjee*

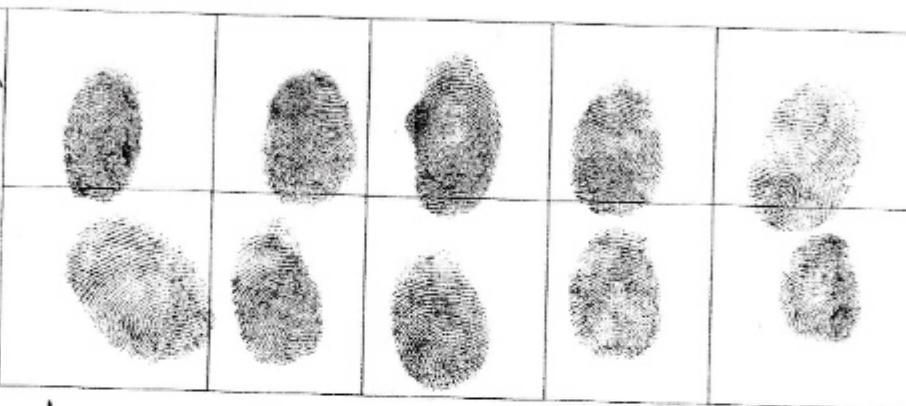


UNDER RULE 44A OF THE I.R. ACT 1908
 L.H. BOX- SMALL TO THUMB PRINTS
 R.H. BOX-THUMB TO SMALL PRINTS



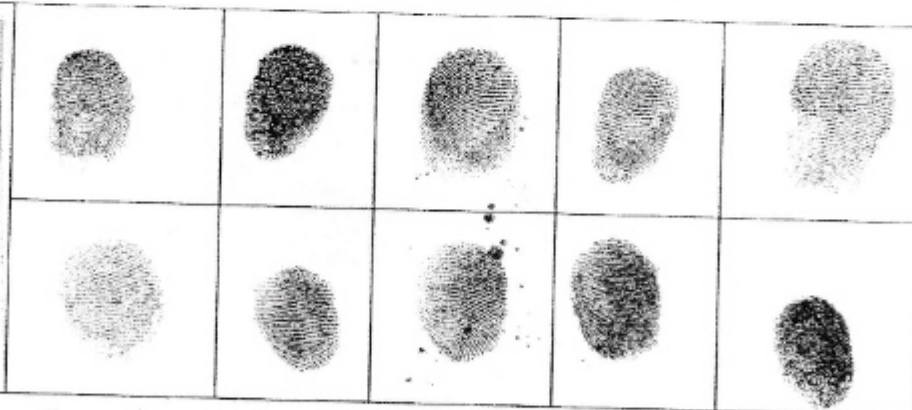
Attested:

Sant Br. Saha



Attested:

Mithun Saha



Attested:

Pambi Hous



Attested:

Champa Saha

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AAZCS0086N



नाम / Name
SHYAMASHAKTI CONSTRUCTIONS PRIVATE
LIMITED

निगमन / गठन की तारीख
Date of Incorporation/Formation
27/07/2017

24112017

यदि कार्ड के खोने/पाने पर कृपया सूचित करें/लिटर्स:

अध्यक्ष पैन सेवा इकाई, एन एस डी यूएल
5 वीं फ्लोर, मन्त्री स्टार्लिंग,
प्लॉट नं. 141, सर्वे नं. 997/8,
मॉडल कॉलोनी, रीप बंगला चौक के पास,
पुणे - 411 016.

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

Income Tax PAN Services Unit, NSDL,
5th Floor, Mantri Sterling,
Plot No. 141, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016.

Tel: 91-20-2721 8081
e-mail: pan@nsdl.co.in

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

ALAPS7164C



नाम /NAME

SUJIT KUMAR SAHA

पिता का नाम /FATHER'S NAME

TARAPADA SAHA

जन्म तिथि /DATE OF BIRTH

10-06-1973

हस्ताक्षर /SIGNATURE

Sujit Kumar Saha

CB Mas

आयकर आयुक्त, प.पं.-XI

COMMISSIONER OF INCOME-TAX, W.B. - XI

इस कार्ड के खो / गिर जाने पर कृपया जारी करने
वाले प्राधिकारी को सूचित / वापस कर दे
संयुक्त आयकर आयुक्त(प्रशासकीय एवं तकनीकी),
पी-7,
चौरंगी स्क्वायर
कलकत्ता - 700 069.

In case this card is lost/found, kindly inform/return to
the issuing authority :

Joint Commissioner of Income-tax (Systems & Technical),
P-7,

Chowringhee Square,

Kolkata - 700 069

Sujit Kumar Saha



भारत सरकार
GOVERNMENT OF INDIA



সুজিত কুমার সাহা
Sujit Kumar Saha
পিতা : তারাপদ সাহা
Father : TARAPADA SAHA
বয়স / Year of Birth : 1973
পুরুষ / Male



7697 0064 9593

আধার - সাধারণ মানুষের অধিকার



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:
1/2/এইচ/34, বিপ্লবী বারীন ঘোষ
সরানী, উল্টাদঙ্গা মেইন রোড
এম.ও. কোলকাতা, পশ্চিমবঙ্গ,
700067

Address:
1/2/H/34, BIPLABI BARIN
GHOSH SARANI, Ultadanga
Main Road S.O, Ultadanga
Main Road, Kolkata, West
Bengal, 700067

1947
1600 180 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947,
Bengaluru 560 001

Simbha Saha



भारत सरकार
GOVERNMENT OF INDIA



MITHU SAHA
जन्म तिथि/DOB: 04/01/1980
महिला/ FEMALE



9436 1324 1414

मेरा आधार, मेरी पहचान



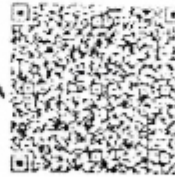
भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:

पी-260 ब्लॉक-बी 4th फ्लोर रूम नं-16, झील
शहर, साउथ दुमदुम (एग), नॉर्थ 24 परगाना,
वेस्ट बंगाल - 700089

Address :

P-260 Block-B 4Th Floor Room No- 16,
Lake Town, South Dumdum (m), North 24
Parganas,
West Bengal - 700089



9436 1324 1414



1947



uaid@uaid.gov.in



www.uaid.gov.in

P.O. Box No. 1947,
Bengaluru-560 001

Mithu Saha

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
CGPPS4555K



नाम / Name
MITHU SAHA

पिता का नाम / Father's Name
PRODIP KUMAR SAHA

जन्म का तिथि / Date of Birth
04/01/1980

हस्ताक्षर / Signature

57765

In case this card is lost / found, kindly inform / return to :

Income Tax PAN Services Unit, UTHISI
Plot No. 3, Sector II, CBD Belapur
Navi Mumbai - 400 614

इस कार्ड के खोने/प्राप्त होने पर कृपया सूचित करें/सौंपें :-
आयकर सेवा यूनिट, UTHISI
प्लॉट नं. 3, सेक्टर II, CBD बेलपुर,
नवी मुंबई-400 614

आयकर संपर्क केंद्रों
For Income Tax Related
Queries call Toll Free Nos.
1961
or
18001301961

Mithu Saha



ভারত সরকার
Unique Identification Authority of India
ভারত সরকার

ডানিকালুকির আই ডি / Enrollment No.: 1111/19225/04897

To
 पंकज हाल्दर
 Pankaj Halder
 NEW ADARSHA PALLY
 GOURANGA NAGAR
 Rajarhat-gopalpur (m)
 Aswini Nagar
 North 24 Paraganas North 24 Parganas
 West Bengal 700159
 150414308
 07/06/2014
 ML504143082FT



আপনার আধার সংখ্যা / Your Aadhaar No. :
8444 7981 0086

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India

পাংকজ হালদার
Pankaj Halder
পিতা : কুমুদ বিহারী হালদার
Father : Kumud Bihan Halder
জন্মতারিখ : DOB 02/12/1965
পুরুষ / Male



8444 7981 0086

আধার - সাধারণ মানুষের অধিকার

Pam bittans

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
A81PH60459



नाम / Name
PANKAJ HALDER

पिता का नाम / Father's Name
KUNAL KUMAR HALDER

जन्म की तिथि / Date of Birth
02/12/1985

हस्ताक्षर / Signature



30100017

सूचना के माध्यम से अपने/अपने का प्रमाण प्रमाणित करें/प्रमाणित करें:
आपका पता क्या है, या क्या है
5 वीं मंजूर, मंजूर स्टेशन,
प्लॉट नं. 341, ब्लॉक नं. 992/8,
मॉडल फ्लॉरोरी, टैम कंपनी बिल्डिंग के पास,
पुणे - 411 016.

यदि कोई व्यक्ति या व्यक्ति/व्यक्ति का नाम है, तो
प्रमाणित करें/प्रमाणित करें
आपका पता क्या है, या क्या है, मोडल
5 वीं मंजूर, मंजूर स्टेशन,
प्लॉट नं. 341, ब्लॉक नं. 992/8,
मॉडल फ्लॉरोरी, टैम कंपनी बिल्डिंग के पास,
पुणे - 411 016.

Pankaj Halder



भारत सरकार
GOVERNMENT OF INDIA



চম্পা সান্ট্রা
CHAMPA SANTRA
জন্মতারিখ/DOB: 20/02/1988
মহিলা/ FEMALE



9168 9119 8265

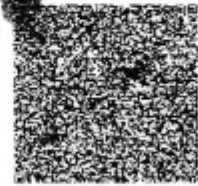
MEERA AADHAAR, MERI PEHCHAN



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:
3/8, প্রমোদগড়, রাজারহাট গোপালপুর (কুম), উত্তর
২৪ পরগনা,
পশ্চিম বঙ্গ - 700159

Address :
3/8, PROMODGARH, Rajarhat-gopalpur
(m), North 24 Parganas,
West Bengal - 700159



Generator Date: 03/09/2019

9168 9119 8265

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947,
Bengaluru-560 001

Champa Santra

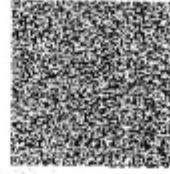
आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AYMPS3542D



नाम / Name
CHAMPA SANTRA

पिता का नाम / Father's Name
PANKAJ HALDER

जन्म की तारीख
Date of Birth
20/02/1988

Champa Santra
हस्ताक्षर / Signature

18112019

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

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



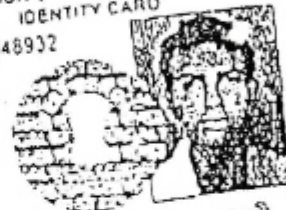
If this card is lost / someone's lost card is found,
please inform / return to :

Income Tax PAN Services Unit, NSDL
4th Floor, Mantri Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016.

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

Champa Santra

ভারতের নির্বাচন কমিশন
নির্বাচন নক্স
ELECTION COMMISSION OF INDIA
IDENTITY CARD
YMM1548932



নির্বাচনের নাম : শ্রীরাম রাজবংশী
Elector's Name : Shri Ram Rajbanshi
পিতার নাম : জয়দেব রাজবংশী
Father's Name : Jaydeb Rajbanshi
লিঙ্গ/সেক্স : M
জন্ম তারিখ : 09/12/1993
Date of Birth :

Srimachai Sai Banhi

YMM1548932

১৯৯৮
১৯৯৮/১২/০৯
১৯৯৮/১২/০৯

ADDRESS
ADARSHAPALLY RAJARHAT
GOPALPUR BAGUATI NORTH
PARGANAS 700058

Date: 15/12/2017

For the purpose of the election process, the
Registration Officer for
115 Rajarhat Town Council, Parganas

For the purpose of the election process, the
Registration Officer for
115 Rajarhat Town Council, Parganas



Govt. of West Bengal
Directorate of Registration & Stamp Revenue
e-Challan

N: 192020210055758561
JRN Date: 07/08/2020 18:32:46
BRN: 50938724

Payment Mode Online Payment
Bank: ICICI Bank
BRN Date: 07/08/2020 18:35:18

DEPOSITOR'S DETAILS

Id No. : 3000919402/3/2020

[Query No./Query Year]

Name : SHYAMASHAKTI CONSTRUCTIONS PRIVATE
Contact No. : LIMITED
E-mail :
Address : ADARSHAPALLY PO GOURANGANAGAR KOL 162
Applicant Name : Mr SUMANTA TRIPATHI
Office Name :
Office Address :
Status of Depositor : Others

Mobile No. : +91 9830707665

Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement
Payment No 3

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	3000919402/3/2020	Property Registration- Stamp duty	0030-02-103-003-02	9921
2	3000919402/3/2020	Property Registration- Registration Fees	0030-03-104-001-16	2021

In Words : Rupees Eleven Thousand Nine Hundred Forty Two only

Total

11942

Major Information of the Deed

Deed No :	I-1523-05045/2020	Date of Registration	12/08/2020
Query No / Year	1523-3000919402/2020	Office where deed is registered	
Query Date	07/08/2020 5:43:22 PM	1523-3000919402/2020	
Applicant Name, Address & Other Details	SUMANTA TRIPATHI AB 130, Thana : New Town, District : North 24-Parganas, WEST BENGAL, PIN - 700156, Mobile No. : 9830707665, 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 : 2,00,000/-]		
Set Forth value	Market Value		
Rs. 1/-	Rs. 63,11,231/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,021/- (Article:48(g))	Rs. 2,021/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

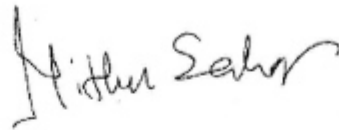
District: North 24-Parganas, P.S:- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Arunachal(Hatiara), Mouza: Hatiara, JI No: 14, Pin Code : 700157

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-4480/4623 (RS :-)	LR-18440	Bastu	Bastu	4 Katha 9 Chatak 44 Sq Ft	1/-	63,11,231/-	Width of Approach Road: 18 Ft., Adjacent to Metal Road,
Grand Total :					7.629Dec	1 /-	63,11,231 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Mr SUJIT KUMAR SAHA (Presentant) Son of Late TARAPADA SAHA Executed by: Self, Date of Execution: 12/08/2020 Admitted by: Self, Date of Admission: 12/08/2020 ,Place Office			
		12/08/2020	12/08/2020	12/08/2020

2/H/34,BSARANI IPLABI BARIN GHOSH, P.O:- ULTADANGA, P.S:- Ultadanga, District:-Kolkata, West Bengal, India, PIN - 700067 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: ALAPS7164C, Aadhaar No: 76xxxxxxxx9593, Status :Individual, Executed by: Self, Date of Execution: 12/08/2020
 , Admitted by: Self, Date of Admission: 12/08/2020 ,Place : Office

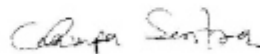
2	Name	Photo	Finger Print	Signature
	Mrs MITHU SAHA Wife of Late MRINAL KANTI SAHA Executed by: Self, Date of Execution: 12/08/2020 , Admitted by: Self, Date of Admission: 12/08/2020 ,Place : Office	 12/08/2020	 LTI 12/08/2020	 12/08/2020
	P-260,BLOCK B,4TH FLOOR,ROOM NO 16,LAKE TOWN, P.O:- SOUTH DUM DUM, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700089 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: CGPPS4555K, Aadhaar No: 94xxxxxxxx1414, Status :Individual, Executed by: Self, Date of Execution: 12/08/2020 , Admitted by: Self, Date of Admission: 12/08/2020 ,Place : Office			

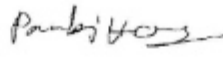
Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	SHYAMASHAKTI CONSTRUCTIONS PRIVATE LIMITED ADARSHAPALLY,, P.O:- GOURANGANAGAR, P.S:- New Town, District:-North 24-Parganas, West Bengal, India, PIN - 700162 , PAN No.:: AAZCS0086N,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

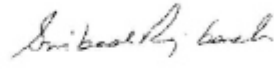
Representative Details :

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	CHAMPA SANTRA Daughter of PANKAJ HALDER Date of Execution - 12/08/2020, , Admitted by: Self, Date of Admission: 12/08/2020, Place of Admission of Execution: Office	 Aug 12 2020 2:12PM	 LTI 12/08/2020	 12/08/2020
ADARSHAPALLY,, P.O:- GOURANGANAGAR, P.S:- New Town, District:-North 24-Parganas, West Bengal, India, PIN - 700162, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AYMP53542D,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : SHYAMASHAKTI CONSTRUCTIONS PRIVATE LIMITED (as DIRECTOR)				

Name	Photo	Finger Print	Signature
Mr PANKAJ HALDER Son of Late KUMUD HALDER Date of Execution - 12/08/2020, , Admitted by: Self, Date of Admission: 12/08/2020, Place of Admission of Execution: Office			
	Aug 12 2020 2:11PM	LTI 12/08/2020	12/08/2020
ADARSHAPALLY, P.O:- GOURANGANAGAR, P.S:- New Town, District:-North 24-Parganas, West Bengal, India, PIN - 700162, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: ABIPH6045F, Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : SHYAMASHAKTI CONSTRUCTIONS PRIVATE LIMITED (as DIRECTOR)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SRIBASH RAJBANSHI Son of Late J RAJBANSHI JAGATPUR ADARSHAPALLY, P.O:- GOURANGANAGAR, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700059			
	12/08/2020	12/08/2020	12/08/2020
Identifier Of Mr SUJIT KUMAR SAHA, Mrs MITHU SAHA, CHAMPA SANTRA, Mr PANKAJ HALDER			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr SUJIT KUMAR SAHA	SHYAMASHAKTI CONSTRUCTIONS PRIVATE LIMITED-3.81448 Dec
2	Mrs MITHU SAHA	SHYAMASHAKTI CONSTRUCTIONS PRIVATE LIMITED-3.81448 Dec

Land Details as per Land Record

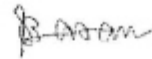
District: North 24-Parganas, P.S:- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Arunachal(Hatiara), Mouza: Hatiara, JI No: 14, Pin Code : 700157

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 4480/4623, I R Khatian No: 18440		Seller is not the recorded Owner as per Applicant.

7-08-2020

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 63,11,231/-



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

On 12-08-2020

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 13:58 hrs on 12-08-2020, at the Office of the A.D.S.R. RAJARHAT by Mr SUJIT KUMAR SAHA, one of the Executants.

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

Execution is admitted on 12/08/2020 by 1. Mr SUJIT KUMAR SAHA, Son of Late TARAPADA SAHA, 1/2/H/34,BSARANI IPLABI BARIN GHOSH, P.O: ULTADANGA, Thana: Ultadanga, , Kolkata, WEST BENGAL, India, PIN - 700067, by caste Hindu, by Profession Others, 2. Mrs MITHU SAHA, Wife of Late MRINAL KANTI SAHA, P-260,BLOCK B,4TH FLOOR,ROOM NO 16,LAKE TOWN, P.O: SOUTH DUM DUM, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700089, by caste Hindu, by Profession House wife

Indetified by Mr SRIBASH RAJBANSHI, , Son of Late J RAJBANSHI, JAGATPUR ADARSHAPALLY, P.O: GOURANGANAGAR, 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 12-08-2020 by CHAMPA SANTRA, DIRECTOR, SHYAMASHAKTI CONSTRUCTIONS PRIVATE LIMITED (Partnership Firm), ADARSHAPALLY,, P.O:- GOURANGANAGAR, P.S:- New Town, District:-North 24-Parganas, West Bengal, India, PIN - 700162

Indetified by Mr SRIBASH RAJBANSHI, , Son of Late J RAJBANSHI, JAGATPUR ADARSHAPALLY, P.O: GOURANGANAGAR, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by profession Others

Execution is admitted on 12-08-2020 by Mr PANKAJ HALDER, DIRECTOR, SHYAMASHAKTI CONSTRUCTIONS PRIVATE LIMITED (Partnership Firm), ADARSHAPALLY, P.O:- GOURANGANAGAR, P.S:- New Town, District:-North 24-Parganas, West Bengal, India, PIN - 700162

Indetified by Mr SRIBASH RAJBANSHI, , Son of Late J RAJBANSHI, JAGATPUR ADARSHAPALLY, P.O: GOURANGANAGAR, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by profession Others

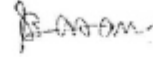
Payment of Fees

Certified that required Registration Fees payable for this document is Rs 2,021/- (B = Rs 2,000/- ,E = Rs 21/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 2,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 07/08/2020 6:35PM with Govt. Ref. No: 192020210055758561 on 07-08-2020, Amount Rs: 2,021/-, Bank: ICICI Bank (ICICI0000006), Ref. No. 50938724 on 07-08-2020, Head of Account 0030-03-104-001-16

it of Stamp Duty

ad that required Stamp Duty payable for this document is Rs. 10,021/- and Stamp Duty paid by Stamp Rs 100/-,
line = Rs 9,921/-
cription of Stamp
Stamp: Type: Impressed, Serial no 5329, Amount: Rs.100/-, Date of Purchase: 08/07/2020, Vendor name: JAYDEEP
HATTERJEE
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 07/08/2020 6:35PM with Govt. Ref. No: 192020210055758561 on 07-08-2020, Amount Rs: 9,921/-, Bank:
ICICI Bank (ICIC0000006), Ref. No. 50938724 on 07-08-2020, 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

Acts of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1523-2020, Page from 211709 to 211750

Deed No 152305045 for the year 2020.



Digitally signed by SANJOY BASAK
Date: 2020.08.14 12:42:46 +05:30
Reason: Digital Signing of Deed.

Sanjoy Basak

(Sanjoy Basak) 2020/08/14 12:42:46 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

(This document is digitally signed.)