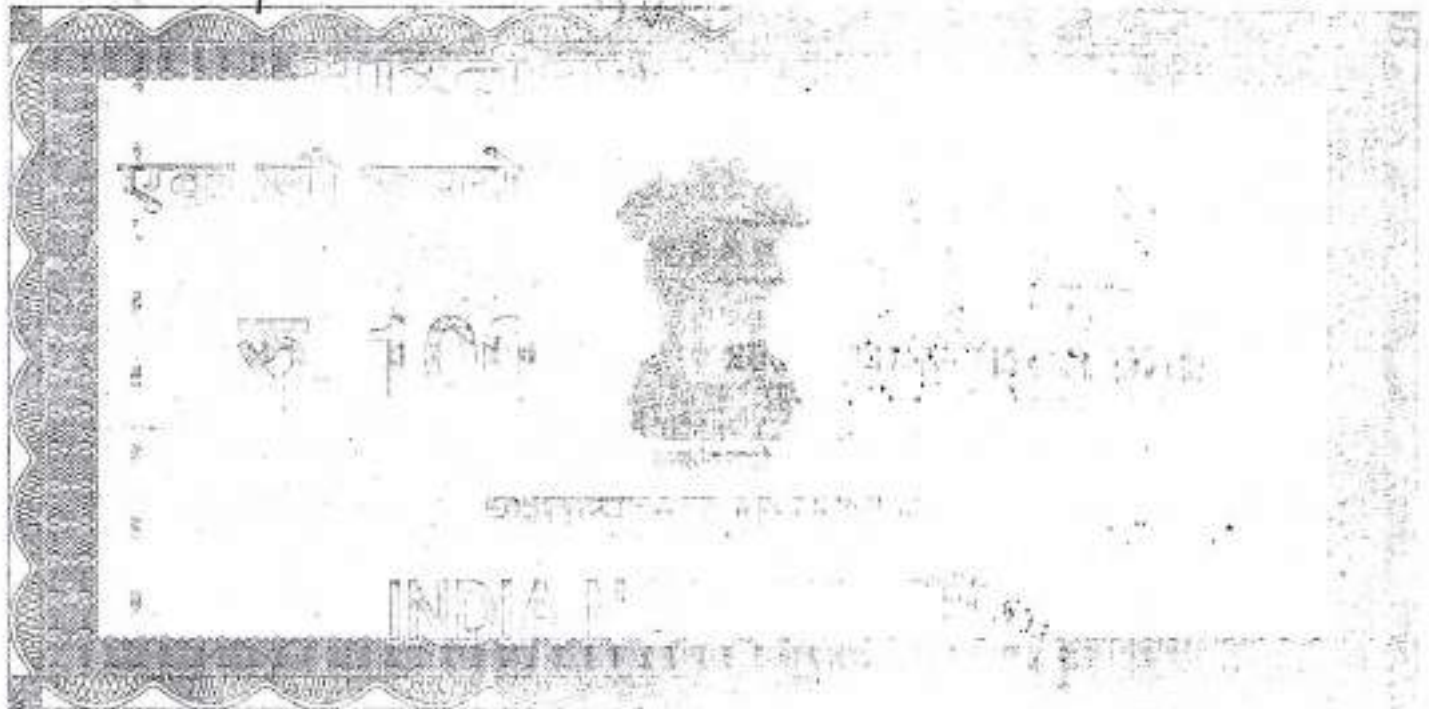


4483/2025

I-4403/2025



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

28/06/25
4:16 A.M.
Q - 2 - 141 2228/25
AOR Sodapna
with 24 Paragraphs
23 JUN 2025

AV 192440
The undersigned is authorized to
execute the foregoing order / signature
on the part of the Government of
West Bengal in the year 1925
at the Government

AOR Sodapna
with 24 Paragraphs

23 JUN 2025

DEVELOPMENT AGREEMENT

THIS AGREEMENT FOR DEVELOPMENT is made on this the
..19th.. day of ..June....., Two Thousand and Twenty Five
(2025) A.D.

For MAASANTOSHIUDYOG

Proclif Sen

Partner

[Handwritten signature]

11677

S.L. No.....Sold To.....

28 APR 2025

Rs.....Addr.....

G.C. SAHA
(Govt.) LICENSED STAMP VENDOR
11A, Mirza Galib Street, Kol-87

SANKAR SAHOO
Advocate
High Court, Calcutta

Issue Date.....Sign.....

28 APR 2025



(Handwritten signature)

(Faint handwritten text)

12 JUN 2025

Utter for
S/O - Lambhu for
Barasat Law Clerk
P.O + P.S - Barasat
KOL - 700124.

: **BETWEEN**

SMT. PEULI SEN (PAN: ETRPS2491R), (Date of Birth 18/12/1991), (Aadhaar No. 8558 0306 1270), daughter of Sri Pradip Sen, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at 87, M. S. Mukherjee Road, P.O. - B. D. Sopan, P.S. - Khardaha, District - North 24-Parganas, Kolkata - 700 116, hereinafter together referred to as the "**OWNER**" (which expression shall unless repugnant to the context or meaning be deemed to mean and include her respective heirs, legal representatives, executors, administrators and/or assigns) of the **FIRST PART**.

AND

MAA SANTOSHI UDYOG (PAN: ABDFM0220C), (Date of Incorporation 19/09/2015), a Partnership Firm, having its Office at 87, Madhu Sudan Mukherjee Road, P. O. Balaram Dharma Sopan, P. S. Khardah, Kolkata - 700 116, Dist. North 24-Parganas, at present having its office at "**Santoshi Apartment - I**", Ground Floor, 192/29/A/12, M.S. Mukherjee Road, P. O. B. D. Sopan, P. S. Khardaha, Dist. North 24-Parganas, Kolkata - 700 116, represented by its Partners (1) **SMT. PARAMITA SEN** (PAN: AURPS0053Q), (Date of Birth 17/10/1970), (Aadhaar No. 7243 1743 7708), wife of Sri Pradip Sen, by faith - Hindu, by occupation - Business, by Nationality -

For **MAA SANTOSHI UDYOG**

Pradip Sen

Partner

Sen

Indian, and (2) **SRI PRADIP SEN** (PAN: AVJPS0937J), (Date of Birth 05/08/1968), (Aadhaar No. 2636 7631 3533), son of Late Patit Paban Sen, by faith - Hindu, by occupation - Business, by Nationality - Indian, both are residing at 87, M.S. Mukherjee Road, P.O. - B.D. Sopan, P.S. - Khardah, Kolkata - 700116, District - North 24 Parganas, hereinafter called and referred to as the "**DEVELOPER**" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its successors, successors in office and assigns) of the **SECOND PART**.

I. BRIEF HISTORY OF DEVOLUTION OF TITLE OF THE PROPERTY:

WHEREAS by a Deed of Sale (in Bengali language) dated 30th May, 1955, registered in the Office of the Sub-Registrar, Barrackpore, in Book No. I, Volume No. 36, at Pages 297 to 300, Being No. 5316 for the year 1955, Dharendra Nath Basu, son of Late Gyanendra Nath Basu, of Motijheel, Dum Dum, Kolkata 700074, Police Station Dum Dum, District 24 Pargana, sold, conveyed and transferred to Atul Chandra Dey and Nakul Chandra Dey, land classified as Sali (agricultural) measuring **72 (seventy two) decimal**, more or less, comprised in R.S. Dag No. 3598, recorded in R.S. Khatian No. 1268, Re. Sa. No. 18, Touzi No. 1505, Mouza Khardah, J.L. No. 2, Police Station Khardah, District North 24 Parganas, free from all encumbrances and for the consideration mentioned therein.

For **MAA SANTOSHI UDYOG**

Pradip Sen

Partner

AND WHEREAS by a Deed of Sale (in Bengali language) dated 1st June, 1955, registered in the Office of the Sub-Registrar, Barrackpore, in Book No. I, Volume No. 68, at Pages 41 to 43, Being No. 5361 for the year 1955, Becharam Nag, son of Late Haridas Nag, of Khardah, Police Station Khardah, District 24 Pargana, sold, conveyed and transferred to Atul Chandra Dey and Nakul Chandra Dey, land classified as Sali (agricultural) measuring **49 (forty nine) decimal**, more or less, comprised in R.S. Dag No. 3597, recorded in R.S. Khatian No. 926, Re. Sa. No. 18, Touzi No. 1505, Mouza Khardah, J.L. No. 2, Police Station Khardah, District North 24 Parganas, free from all encumbrances and for the consideration mentioned therein.

AND WHEREAS by a Deed of Sale (in Bengali language) dated 4th July, 1955, registered in the Office of the Sub-Registrar, Barrackpore, in Book No. I, Volume No. 75, at Pages 59 to 62, Being No. 5984 for the year 1955, Lakshmi Narayan Koley, son of Late Gopal Chandra Koley, of Khardah, Police Station Khardah, District 24 Pargana, sold, conveyed and transferred to Atul Chandra Dey and Nakul Chandra Dey, land classified as Sali (agricultural) measuring **14 (fourteen) decimal**, more or less, comprised in R.S. Dag No. 3596, recorded in R.S. Khatian No. 31, Re. Sa. No. 18, Touzi No. 145, Mouza Khardah, J.L. No. 2, Police Station Khardah, District North 24

For MAA SANTOSHI UDYOG

Roelip Sen

Partner

Geo

Parganas, free from all encumbrances and for the consideration mentioned therein.

AND WHEREAS pursuant to the above purchases (1) Atul Chandra Dey and (2) Nakul Chandra Dey, became the joint owners of the land measuring **135 (one hundred and thirty five) decimal**, more or less (hereinafter collectively referred to as the **Mother Property**), each having undivided $\frac{1}{2}$ (half) share thereof, the details of which are tabulated in the Chart below:

Name of Owner	R.S. Dag No.	R.S. Khatian No.	Total Area in Dag (in decimal)	Area Owned in Dag (in decimal)
Atul Chandra Dey	3598	1268	72	36
Atul Chandra Dey	3597	926	49	24.5
Atul Chandra Dey	3596	31	14	07
Nakul Chandra Dey	3598	1268	72	36
Nakul Chandra Dey	3597	926	49	24.5
Nakul Chandra Dey	3596	31	14	07
Total Area			135	135

For MAA SANTOSHI UDYOG

Pradip Sen

Partner

Geo

Thus, pursuant to the above (1) Atul Chandra Dey became sole and absolute owner of land measuring 67.5 (sixty seven point five) decimal, more or less, out of the entire Property which was comprised in R.S. Dag Nos. 3596, 3597, 3598, recorded in R.S. Khatian Nos., 31, 926, 1268 respectively, Re. Sa. No. 18, Mouza Khardah, J.L. No. 2, Police Station Khardah, District North 24 Parganas (hereinafter collectively referred to as the **Atul's Property**) and (2) Nakul Chandra Dey became sole and absolute owner of land measuring 67.5 (sixty seven point five) decimal, more or less, out of the Mother Property which was comprised in R.S. Dag Nos. 3598, 3597 and 3596, recorded in R.S. Khatian Nos. 1268, 926 and 31 respectively, Re. Sa. No. 18, Mouza Khardah, J.L. No. 2, Police Station Khardah, District North 24 Parganas (hereinafter collectively referred to as the **Nakul's Property**).

AND WHEREAS on 05.10.1967 Atul Chandra Dey, a Hindu, governed by the Dayabhaga School of Hindu Law, died intestate leaving behind him, surviving, wife, Sukhada Sundari Dey and his 3 (three) sons, namely, (1) Paresh Chandra Dey (2) Naresh Chandra Dey and (3) Suresh Chandra Dey, as his only legal heiress and heirs, who jointly and in equal share inherited the right, title and interest of Late Atul Chandra Dey in Atul's Property, free from all encumbrances.

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AND WHEREAS in the year of 1969 Sukhada Sundari Dey, a Hindu, governed by the Dayabhaga School of Hindu Law, died intestate leaving behind her, surviving, her 3 (three) sons, namely, (1) Paresh Chandra Dey (2) Naresh Chandra Dey and (3) Suresh Chandra Dey, as her only legal heirs, who jointly and in equal share inherited the right, title and interest of Late Sukhada Sundari Dey in Atul's Property, free from all encumbrances. Pursuant to the above (1) Paresh Chandra Dey (2) Naresh Chandra Dey and (3) Suresh Chandra Dey became the joint owners of Atul's Property, details of which are tabulated in the Chart below:-

R.S. Dag No.	R.S. Khatian No.	Total Area in Dag (in decimal)	Area Inherited in Dag (in decimal)
3598	1268	72	36.00
3597	926	49	24.5
3596	31	14	07.00
		Total	67.50

AND WHEREAS Nakul Chandra Dey being the sole and absolute owner of Nakul's Property, sold, conveyed and transferred land measuring 10.38 (ten point three eight) decimal, more or less, comprised in R.S. Dag No. 3598, recorded in R.S. Khatian No. 1268 which was a forming part and portion of Nakul's Property. Thus, Nakul Chandra Dey left with land measuring 57.12 (fifty seven point one two) decimal, more or less (hereinafter collectively referred to as the



Nakul's Property), free from all encumbrances, details of which are tabulated in the Chart below:-

R.S. Dag No.	R.S. Khatian No.	Total Area in Dag (in decimal)	Area Retained in Dag (in decimal)
3598	1268	72	25.62
3597	926	49	24.5
3596	31	14	07
		Total	57.12

AND WHEREAS by a Deed of Sale (in Bengali language) dated 10th February, 1971, registered in the Office of the Registrar, Alipore, 24 Parganas, in Book No. I, Volume No. 23, at Pages from 155 to 159, Being No. 506 for the year 1971, Nakul Chandra Dey, son of Late Kali Prasanna Dey, of Simulpur, Post Office Thakurnagar, Police Station Gaighata, District 24 Pargana, also of Gouripur, Police Station Dum Dum, District 24 Pargana, sold, conveyed and transferred to (1) Paresh Chandra Dey (2) Naresh Chandra Dey and (3) Suresh Chandra Dey, entirety of Nakul's Property i.e. land measuring **57.12** (fifty seven point one two) decimals more or less, comprised in R.S. Dag Nos. 3598 (an area of land measuring about **25.62** Decimals more or less), 3596 (an area of land measuring about **07.00** Decimals more or less) and 3597 (an area of land measuring about **24.50** Decimals more or less) , recorded in R.S. Khatian Nos. 1268, 31 and 926, Re. Sa. No. 18, Mouza Khardah, J.L. No. 2, Police Station.

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Khardah, District North 24 Parganas, free from all encumbrances and for the consideration mentioned therein.

AND WHEREAS pursuant to the above purchase (1) Paresh Chandra Dey (2) Naresh Chandra Dey and (3) Suresh Chandra Dey became the joint and absolute owners of (A) Atul's Property and (B) Nakul's Property aggregating to land measuring **124.62** (one hundred and twenty four point six two) decimal, more or less (hereinafter collectively referred to as the **Larger Property**) each having undivided 1/3rd share therein, details of which are tabulated in the Chart below:

R.S. Dag No.	R.S. Khatian No.	Total Area in Dag (in decimal)	Area Owned in Dag (in decimal)
3598	1268	72	61.62
3597	926	49	49.00
3596	31	14	14.00
		Total	124.62

AND WHEREAS not being able to look after the share *inter alia* in the Larger Property, by a Power of Attorney (in Bengali language) dated 13th November, 1979, registered in the Office of the Sub-Registrar, Barrackpore, in Book No. IV, Volume No. 6, at Pages 170 to 172, Being No. 294 for the year 1979, Suresh Chandra Dey (one of the joint owners of the Larger Property) constituted and appointed his elder brother, Paresh Chandra Dey, as his constituted attorney to look



after, manage and maintain and to appear before all authorities with regard to his share in the Larger Property.

AND WHEREAS not being able to look after the share *inter alia* in the Larger Property, by a Power of Attorney (in Bengali language) dated 4th February, 1983, registered in the Office of the Sub-Registrar, Barrackpore, in Book No. IV, Volume No. I, at Pages 75 to 77, Being No. 22 for the year 1983, Naresh Chandra Dey (one of the joint owners of the Larger Property) constituted and appointed his elder brother, Paresh Chandra Dey, as his constituted attorney to look after, manage and maintain and to appear before all authorities with regard to his share in the Larger Property.

AND WHEREAS during peaceful physical possession of the Larger Property (1) Paresh Chandra Dey (2) Naresh Chandra Dey and (3) Suresh Chandra Dey jointly sold, conveyed and transferred diverse plots out of the Larger Property to diverse person/s and/or individuals and left with land measuring 49.5 (forty nine point five) decimal, more or less, equivalent to 30 (thirty) cottah, more or less, out of the Larger Property (hereinafter collectively referred to as the **Balance Property**), each having undivided $1/3^{\text{rd}}$ share therein, free from all encumbrances and charges whatsoever and howsoever.



AND WHEREAS by a Deed of Sale (in Bengali language) dated 22nd October, 1997, registered in the Office of the Additional District Sub-Registrar, Barrackpore, in Book No. I, Volume No. 112, at Pages 311 to 316, Being No. 4401 for the year 2001, (1) Naresh Chandra Dey and (2) Suresh Chandra Dey, both sons of Late Atul Chandra Dey, both residing at 27, Nandankanan (South), Police Station Khardah, District North 24 Pargana, represented by their constituted attorney, Paresh Chandra Dey, son of Late Atul Chandra Dey, sold, conveyed and transferred to Susmita Dey, wife of Paresh Chandra Dey, of 56/3, Nimtala Street, Police Station Jorabagan, Kolkata, undivided 2/3rd share out of the Balance Property i.e. land measuring 30 (thirty) Cottahs, more or less, i.e 20 (twenty) cottahs, more or less, comprised in R.S. Dag Nos. 3596, 3597, 3598 and recorded in R.S. Khatian Nos. 31, 926, 1268, Re. Sa. No. 18, Mouza Khardah, J.L. No. 2, Touzi No. 145, 149 & 1505, Police Station Khardah, within Ward No. 6 of Khardah Municipality, registration District Barrackpore, District North 24 Parganas, free from all encumbrances and for the consideration mentioned therein.

AND WHEREAS pursuant to the above purchase (1) Susmita Dey became the sole and absolute owner of land measuring about 20 (twenty) cottahs, more or less, out of the Balance Property (hereinafter collectively referred to as **Susmita's Property**), free from all



encumbrances and charges whatsoever and howsoever and (2) Paresh Chandra Dey became the sole and absolute owner of land measuring 10 (ten) cottah, more or less, out of the Balance Property (hereinafter collectively referred to as **Paresh's Property**), free from all encumbrances and charges whatsoever and howsoever.

AND WHEREAS on 6th April, 2021, Paresh Chandra Dey, a Hindu, governed by the Dayabhaga School of Hindu Law, died intestate, leaving behind him, his wife, Susmita Dey and his only daughter, Tanusree Dey, as his only legal heiresses who jointly and in equal share inherited the right, title and interest of Late Paresh Chandra Dey in Paresh's Property, free from all encumbrances.

AND WHEREAS Susmita Dey and Tanusree Dey became the joint and absolute owners of land measuring 30 (thirty) cottahs more or less, in diverse share (hereinafter collectively referred to as the **Joint Larger Property**), free from all encumbrances.

AND WHEREAS by a Deed of Sale dated 24th November, 2023 registered in the Office of the Additional Registrar of Assurances II, Kolkata, in Book No. I, Volume No. 1902-2023, at Pages 593311 to 593337, Being No. 190216456 for the year 2023 (hereinafter referred to as the **Said Deed**), (1) Susmita Dey, wife of Late Paresh Chandra Dey and (2) Tanusree Dey, daughter of Late Paresh Chandra Dey, both



of 56/3, Nimtala Ghat Street, Post Office Beadon Street, Police Station Jorabagan, Kolkata 700006, sold, conveyed and transferred to the Vendors, herein i.e. (1) Golam Sadique, son of Golam Rasul of 5A, Mirza Ghalib Street, Post Office New Market, Police Station New Market, Kolkata - 700087 and (2) Md. Anwar Hussain, son of Ashraf Hussain of Flat No. B2, 2nd Floor, 25/4, Kavi Md. Iqbal Road, Post Office Khidirpore, Police Station Ekbalpore, Kolkata 700023 and (3) Shamsad Khan, son of Badruddin Khan of 14, Ram Shankar Roy Lane, Post Office Entally, Police Station Entally, Kolkata 700 014, **ALL THAT** piece and parcel of Sali land measuring 9 (nine) cottah, more or less, out of the Joint Larger Property (hereinafter referred to as the **Said Property**), free from all encumbrances and charges whatsoever and howsoever.

AND WHEREAS pursuant to the execution and registration of the Said Deed the Vendors, i.e. (1) Golam Sadique, (2) Md. Anwar Hussain, and (3) Shamsad Khan have become the joint and absolute owners of the Said Property and which was mutated in the records of Khardah Municipality under Holding No. 27/7, Nandankanan, Kolkata 700117, Police Station Khardah, within the limits of Ward No. 12 of Khardah Municipality and also seized and possessed thereof free from all encumbrances and charges in any manner whatsoever and



enjoying the same with good right and absolute power of ownership and have every right to transfer the same to anybody in anyway.

AND WHEREAS after execution and registration of the Said Deed, the Vendors herein have realized that there have been some inadvertent typographical errors in the Said Deed (hereinafter referred to as the **Said Errors**) and the Vendors approached (1) Susmita Dey and (2) Tanusree Dey being the vendors of the Said Deed to execute and register a Deed of Declaration to rectify such errors in the Said Deed.

AND WHEREAS By a Deed of Declaration dated 22.08.2024 registered in the Office of the Additional Registrar of Assurances II, Kolkata, in Book No. I, Being No. 10217 for the year 2024, (1) Susmita Dey and (2) Tanusree Dey being the vendors of the Said Deed and (1) Golam Sadique, (2) Md. Anwar Hussain, and (3) Shamsad Khan being the purchasers of the Said Deed jointly declare, confirm and rectify the Said Errors occurred in the Said Deed.

AND WHEREAS by a Deed of Conveyance dated 22.08.2024 which was registered at the office of the A.R.A. - II Kolkata and duly recorded in Book No. I, Volume No. 1902-2024, Pages from 603866 to 603901, Being No. 190210238 for the year 2024, (1) Golam Sadique, son of Golam Rasul, residing at 5A, Mirza Ghalib Street, P.O. & P.S. -

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New Market, Kolkata - 700087, (2) Md. Anwar Hussain, son of Ashraf Hussain, residing at Flat No. B2, 2nd Floor, 25/4, Kavi Md. Iqbal Road, P.O. - Khidirpore, P.S. - Ekbalpore, Kolkata - 700023 and (3) Shamsad Khan, son of Badruddin Khan, residing at 14, Ram Shankar Roy Lane, P.O. & P.S. - Entally, Kolkata - 700014 therein described as the vendors of the first party and Smt. Peuli Sen, daughter of Sri Pradip Sen, residing at 87, M. S. Mukherjee Road, P.O. - B. D. Sopan, P.S. - Khardaha, District - North 24-Parganas, Kolkata - 700 116 therein described as the purchaser of the second part, the vendors for the valuable consideration mentioned therein granted sold, transferred and conveyed **ALL THAT** piece and parcel of vacant **Sali** land measuring about **1** (One) cottahs **9** (Nine) Chittacks **32** (Thirty Two) sq.ft., more or less, comprised in R.S. Dag No. 3598, corresponding L.R. Dag No. 6882, recorded in L.R. Khatian No. 56, Mouza Khardah, J.L. No. 2, Re.Sa. No. 18, Touzi No. 145, 149 & 1505, situate, lying at and being Municipal Holding No. 27/7, Nandankanan, Post Office Rahara, Kolkata 700117, Police Station Rahara (previously Khardah), within the limits of Ward No. 12 of Khardaha Municipality, District of North 24 Parganas, more fully and particularly described in the schedule written therein.

AND WHEREAS by virtue of said deed of sale said Smt. Peuli Sen the owner/first party herein has become the owner of **ALL THAT** piece

and parcel of vacant **Sali** land measuring about 1 (One) cottahs 9 (Nine) Chittacks 32 (Thirty Two) sq.ft., more or less, lying at and being Municipal Holding No. 27/7, Nandankanan, Post Office Rahara, Kolkata 700117, Police Station Rahara (previously Khardah), within the limits of Ward No. 12 of Khardaha Municipality, District of North 24 Parganas and also seized, possessed thereof said land with structure free from all encumbrances and charges in any manner whatsoever, and also the owner herein have mutated her name in the records of Khardaha Municipality and the said land is mutated in Holding No.- 27/7, Nandankanan, Ward No.- 12 and also mutated her name in the records of concerned B.,L. & L.R. office and the said land is mutated in L.R. Khatian No.- 9284, in L.R. Dag No.- 6882 in respect of the land measuring about 2.60 Deciamls more or less, is equivalent to 1 (One) cottahs 9 (Nine) Chittacks 32 (Thirty Two) sq.ft., more or less.

AND WHEREAS it is pertinently mentioned herein that the developer is the owner of adjacent two plots of land vide holding No's.- 27/7/1, Nandankanan and 27/7/2, Nandankanan, ward No.- 12, due to smallness land area the by virtue of a deed of amalgamation dated 04.03.2025, the land owner herein amalgamated with the said two holdings 27/7/1, Nandankanan and 27/7/2, Nandankanan along with her said holding no.- 27/7, Nandankanan, into a single holding

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vide No.- 27/7/1, Nandankanan, Ward No.- 12, and also jointly seized and possessed the said plot of land.

AND WHEREAS for better living and occupation, the Land Owner decided to Develop the said Plot of Land and to construct a multi-storeyed Building thereon, but due to lack of experience, the Land Owner is not in a position to execute and perform all works of development and construction by herself, as such she decided to execute and perform the said works of development and constructions of a building through Developer/ Builder, who could provide adequate finance for the same. As such the Land Owner, approached to the Developer/Builder being the Party of the SECOND PART herein, for execution and perform entire works of development of the said Plot of Land and entire works of construction in and upon the said Plot of Land, who had been expertise in development and works of constructions and they could provide adequate finance for the same. That the Developer/Builder and the Land Owner herein, on mutual discussions, being satisfied with each other, both the Parties accepted all terms and conditions recorded hereunder.

AND WHEREAS the owner have also agreed to execute and registered Development Power of Attorney in respect of the aforesaid property in favour of the Developer authorising them to enter into any agreement for sale and or any other acts deed or things in any



manner whatsoever in respect of the Developer's Allocation with the intending buyer or buyers of the flats, parking spaces, office, shops etc. together with undivided proportionate share of land in proposed building to be constructed by the Developer at their own Costs and responsibility and the owner of the land shall not be liable for any dispute or difference for the same in respect of the Schedule mentioned property .

The Owner hereby declares as follows that: -

- a) She is the absolute Owner of the said property and the same is free from all encumbrances.
- b) There are no suits, appeals and/or cases pending and/or no communication and/or no reference was made in respect of the said property or any part thereof.
- c) No person other than the Owner has any right, title and/or interest of any nature whatsoever in the said property or any part thereof.
- d) The said property or any part thereof is at present not affected by any scheme of any authority or authorities nor any notice of acquisition or requisition or any alignment under any law and/or otherwise nor any notice or intimation



manner whatsoever in respect of the Developer's Allocation with the intending buyer or buyers of the flats, parking spaces, office, shops etc. together with undivided proportionate share of land in proposed building to be constructed by the Developer at their own Costs and responsibility and the owner of the land shall not be liable for any dispute or difference for the same in respect of the Schedule mentioned property .

The Owner hereby declares as follows that: -

- a) She is the absolute Owner of the said property and the same is free from all encumbrances.
- b) There are no suits, appeals and/or cases pending and/or no communication and/or no reference was made in respect of the said property or any part thereof.
- c) No person other than the Owner has any right, title and/or interest of any nature whatsoever in the said property or any part thereof.
- d) The said property or any part thereof is at present not affected by any scheme of any authority or authorities nor any notice of acquisition or requisition or any alignment under any law and/or otherwise nor any notice or intimation



about any such proceedings has been received or come to the notice of the Owner.

- e) The Owner has not in any way dealt with the said property whereby the right, title and interest of the Owner as to the ownership, use, development and enjoyment thereof, is or may be affected in any manner whatsoever.
- f) The Owner is fully and sufficiently entitled to enter into this Agreement.

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES AS FOLLOWS THAT: -

A. THE PROPERTY:

- B. ALL THAT** piece and parcel of vacant **Sali** land measuring about 1 (One) cottahs 9 (Nine) Chittacks 32 (Thirty Two) sq.ft., more or less, comprised in R.S. Dag No. 3598, corresponding L.R. Dag No. 6882, recorded in L.R. Khatian No. 9284, Mouza Khardah, J.L. No. 2, Re.Sa. No. 18, Touzi No. 145, 149 & 1505, situate, lying at and being Municipal Holding No. 27/7, Nandankanan, Post Office Rahara, Kolkata 700117, Police Station Rahara (previously Khardah), within the limits of Ward No. 12 of Khardaha Municipality, District of North 24 Parganas.



C. APOPOINTMENT:

- 1) The Owner do hereby appoint **MAA SANTOSHI UDYOG** (PAN: ABDFM0220C), (Date of Incorporate 19/09/2015), a Partnership Firm having its registered office at Santoshi Apartment I, Ground Floor, 192/29/A/12, M.S. Mukherjee Road, P.O. B.D. - Sopan, P.S. - Khardah, Kolkata - 700116, District - North 24 Parganas, being represented by its Partners namely (1) **SMT. PARAMITA SEN** (PAN: AURPS0053Q), (Date of Birth 17/10/1970), (Aadhaar No. 7243 1743 7708), wife of Sri Pradip Sen, by faith - Hindu, by occupation - Business, by Nationality - Indian, and (2) **SRI PRADIP SEN** (PAN: AVJPS093J), (Date of Birth 05/08/1968), (Aadhaar No. 2636 7631 3533), son of Late Patit Paban Sen, by faith - Hindu, by occupation - Business, by Nationality - Indian, both are residing at 87, M.S. Mukherjee Road, P.O. - B.D. - Sopan, P.S. - Khardah, Kolkata - 700116, District - North 24 Parganas, Second Party as the Developer of the said property and the Developer/Second Party has accepted such appointment and such appointment shall commence on and from the date of execution and registration of this agreement and shall continue till completion of the project coupled with delivery of Owner's share to the Owner as per this agreement.
- 

- 2) The Owner do hereby empower and authorise the Developer to proceed with the construction of the building and pre-construction proceedings to start construction.

D. POSSESSION, PROJECT AND COMMENCEMENT:

- 1) The Owner have this day handed over physical possession of the said property and original deeds, documents, parcha, tax bill, site plan and other related documents regarding to the said property to the Developer and the Developer has accepted such possession of the same and the aforesaid documents.
- 2) The Developer shall construct multi-storied, multiuse, building (herein after referred to as **the building**) on the said property strictly in accordance with the building plan and or revised building plan to be sanctioned by the Khardaha Municipality and as specification set out in the Third Schedule appended hereto (herein after referred to as **the Project**).
- 3) The project shall mean and comprises building(s) comprises flats, car parking spaces, commercial/semi-commercial spaces, roads/passages, garden/greens etc.
- 4) The project shall commence on the day of execution and registration of this agreement and shall be completed within 24 (Twenty Four) months from the date of getting sanction



building plan from the Khardaha Municipality or within one such additional period as the parties herein mutually agreed upon.

- 5) The Developer shall and the Owner shall not pay and bear all costs and expenses of construction of the building as well as pay and bear all fees for sanction of the building plan, architect and engineer's fees, and all other fees, charges and payment for effectual habitable completion of the project inclusive of lighting of common areas and roads/passages, garden/greens.

E. BUILDING PLAN:

The Developer shall at their costs and expenses prepare a building plan and submit the same to the Khardaha Municipality for sanction and shall pay and bear all fees including sanction fees for having the said plan sanctioned. Such amount of fees and other expenses to be incurred for the same are not adjustable with the Owner's share but refundable in the event this agreement is cancelled and rescinded by the Owner for no fault of the Developer or in the event the Developer cancels this agreement due to inordinate delay for whatsoever reasons, caused by the Owner, to complete the project.

F. OWNER'S ALLOCATION:-

1. The Owner shall be entitled to get **covered area of 1000 Sft** more or less , commercial space, on the ground floor front side of the proposed multi-storeyed building at amalgamated Holding No.- 27/7/1, Nandankanan Post Office Rahara, Kolkata 700117, Police Station Rahara (previously Khardah), within the limits of Ward No. 12 of Khardaha Municipality, to be constructed as per specification described in the Third Schedule hereunder written together with proportionate share of the land and proportionate share in the common areas and facilities more particularly described in the Second Schedule hereunder written, attached to the said building (herein after referred to as **the Owner's share**).
2. In addition to the said construed are the land owner herein shall be entitled to get a sum of Rs. 12,00,000/- (Rupees Twelve Lac) only, in the following manner :-
 - I. At the time of execution of this agreement a sum of Rs. 1,00,000/- (Rupees One Lac) only.
 - II. After getting sanction plan a sum of Rs. 5,00,000/- (Rupees Five Lac) only.
 - III. At the time of handing over vacant and peaceful physical possession of the said land a sum of Rs. 6,00,000/- (Rupees Six Lac) only.

Geo

DEVELOPER'S ALLOCATION:-

3. The Developer shall also be entitled to get remaining constructed area of the proposed building save and except the owner allocation mentioned hereinbefore, to be constructed as per specification described in the Third Schedule hereunder written together with proportionate share of the land and proportionate share in the common areas and facilities more particularly described in the Second Schedule hereunder written, attached to the said building (herein after referred to as the Developer's share).

G. POWER AND AUTHORITY:

- 1) The Owner shall execute and register a Development Power of Attorney, in favour of the Developer or its nominated person(s) and thereby empower and authorise them to do, perform and caused to be done, performed all acts and things concerning execution and exploitation of the said project and to execute the project, to sign and submit the building plan and all other documents relating to building plan and the project, to deal with the Developer's share in the proposed building in the manner as it thinks fit and proper



- 2) The Developer shall be at liberty to negotiate and enter into agreement for Sale/sale/Lease/Mortgage/Transfer in respect of the Developer allocation.
 - 3) The Developer may sale, convey, transfer, let out, and/or lease out the Developer's share at such rate, rent or premium as the Developer may think fit and proper and retain such sum in liquidation towards his costs and expenses for construction of the building and other expenses as may be required to be paid and incurred for construction of the building including fees for sanction of plan, soil testing fees other licence fees and charges, legal fees, execution and registration of documents, conveyances and other instruments in connection with construction of the said building and out pocket expenses etc. and also retain the remaining sum towards the Developer's fee/remuneration for development of the said property.
 - 4) The Developer shall be at liberty to negotiate and enter into agreement for Sale/Lease/Mortgage/Transfer in any manner of the Developer's share in the said building with any prospective buyer or buyers during or after the construction together with proportionate share of land of the said property and common passage, space and all other common facilities and amenities.
- 

- 5) The Developer shall be at sole liberty to engage, appoint, discharge or terminate various professionals like legal adviser, architect, R.C.C. consultants, contractors and/or labours who shall on behalf of the Developer from time to time take steps for construction of the building.
- 6) The Developer shall have the right to receive moneys from prospective buyers and/or his/their agents for proceeding construction of the said proposed multi-storeyed building on the said property. And also if any reasonable required the developer entered into any partnership with any financial/working partners for completion of the said multi-storeyed building and for the same the land owner shall not raise any objection thereof. The Owner will have no responsibility or obligations for such borrowing in any manner to jeopardize or prejudice the right of the land Owner under this agreement in law.

H. TAX AND PAYMENTS:

The Developer shall pay the Municipal rates, taxes and other Government taxes and rents from the date of execution of this agreement.

I. COMMON AREAS AND FACILITIES:

It is agreed that all the Owner of flats and other saleable area of the said building shall have the right of common enjoyment of stair case, water reservoir, overhead tank passage and roof of the building and other common areas and common facilities. The roof of the building may be used for fixing T.V. Antenna, drying clothes etc.

J. MAINTENANCE AND MANAGEMENT:

The flat/saleable space Owner' association when formed, shall frame a scheme for management, maintenance and administration of the building upon completion or construction thereof and till formation of such association the scheme shall be framed by the Developer and the Owner hereby agreed to abide by all such rules or regulations of such scheme which shall not be made in contrary to the interest of the Owner.

OTHER TERMS AND CONDITIONS:

- 1) The Developer shall do all other related works in connection with the construction of the said building.
- 2) If the Developer fails to pay the aforesaid sum being a part of the owner' share within the time as agreed as aforesaid then and



in that event the Developer shall pay and bear interest @ 12% per Annum in respect of the said money.

- 3) Save and except the owner's share as aforesaid, the owner shall have no right to claim or demand further area in the proposed building and/or any sum in addition to the sum mentioned as the owner's share herein as the consideration of the Development of the said property.
 - 4) The Developer shall be entitled to put signage on the said property stating the name of the Developer, their address and other particulars as may be required from the date of execution of this Agreement. The Developer has the sole rights to advertise in the daily newspapers, T.V. etc. in his name self for publicity and sale of flats/Garages of the Developer's share.
 - 5) The Owner shall not do or caused to do any acts deeds or things whereby the Developer may be prevented from execution of the project in any manner.
 - 6) Both the parties shall abide by all laws, bye-laws, rule and regulations of the Government, Statutory bodies and local bodies as the case may be and shall attend to answer and the responsibility for any deviation, violation and/or breach of the said laws, bye-laws and regulations.
- 

- 7) That if any time during the subsistence of this Agreement the said land and/or the property are acquired by the Government or other authority in that event this agreement shall stand cancelled and the compensation receivable by the Owner shall be apportioned between the Owner and the Developer taking into consideration the cost actually incurred by the Developer in respect of the said building on the date of acquisition.

K. CANCELLATION:

The Owner shall have no right or power to terminate this agreement within the stipulated period provided the Developer does not violate any of the terms and conditions contained in this Agreement.

L. INDEMNITY and UNDERTAKINGS:

- 1) The Owner shall not be liable for any default or deviation of sanctioned building plan and/or defective workmanship and/or the measurement and/or quality and durability of materials and/or for quality of construction of the building. The Developer shall solely be responsible to the Khardaha Municipality, Govt. of West Bengal and other authorities for any deviation of the said plan and/or unauthorised and illegal construction in the said property.

- 2) The Developer do hereby undertake to indemnify the Owner against all losses, costs, damages, expenses, claims and demands whatsoever the Owner may sustain for any illegal construction, any damage that may occur during demolition of the existing building and construction of said building to the adjoining buildings including roads around the said property and resident therein, and/or any loss of life, disablement of labours, passers-by at the time of construction of the proposed building on the said property or any part thereof.
- 3) The Land owner do hereby undertake to indemnify the Developer against all losses, costs, damages, expenses, claims and demands whatsoever the developer may sustain for dispute of title regarding the said premises moreoufully and particularly described in the first schedule written herein.
- 4) The Developer do hereby undertake to pay and bear all fees, charges, penalty, interests and/or any outgoings and purchase consideration of building materials and related goods, device and equipments, attachments to effectuate the proposed building and the said property in its habitable conditions and further undertakes to pay all vendors in time.



M. ARBITRATION:

If at any time dispute arise between the parties hereto regarding the construction or interpretation of any of the terms and conditions herein contained or touching these presents or determination or any liability or any or the parties under this agreement, the same shall be referred to Arbitrator, and the Arbitration and Conciliation Act, 1996 shall be applicable to all such disputes and differences arising out of these agreement and the Tribunal shall pass the Award within six months from the date of reference and no adjournment shall be given under any circumstances and the Tribunal may pass any interim order as may be found necessary.

THE FIRST SCHEDULE ABOVE REFERRED TO:

(The said Property)

ALL THAT piece and parcel of vacant **Sali** land measuring about **1** (One) cottahs **9** (Nine) Chittacks **32** (Thirty Two) sq.ft., more or less, comprised in R.S. Dag No. 3598, corresponding L.R. Dag No. 6882, recorded in L.R. Khatian No. 9284, Mouza Khardah, J.L. No. 2, Re.Sa. No. 18, Touzi No. 145, 149 & 1505, situate, lying at and being Municipal Holding No. 27/7, Nandankanan, at present amalgamated Holding No.- 27/7/1, Nandankanan Post Office Rahara, Kolkata



700117, Police Station Rahara (previously Khardah), within the limits of Ward No. 12 of Khardaha Municipality, District of North 24 Parganas, now butted and bounded as follows: -

- ON THE NORTH** : 11'-06" wide Common Passage;
ON THE SOUTH : Existing structure;
ON THE EAST : House of Ananda Roy;
ON THE WEST : Owners on land;.

OR HOWSOEVER OTHERWISE the said property is butted, bounded called, known, numbered, described and/or described and/or distinguished.

THE SECOND SCHEDULE ABOVE REFERRED TO
(THE COMMON AREAS AND FACILITIES)

1. AREA:

- a) The land comprised in the said property;
- b) All vertical & horizontal supports concerning the building;
- c) The roof, parapet walls of the building and boundary wall gate;
- d) Covered path, passages and portion;
- e) Staircase, staircase landings and stair case room;



- f) Lift well, Lift room, Lift cab and all its related equipment and devices and wiring.
 - g) All statutory open spaces and
 - h) Other spaces for installing electric devices, machinery, pumps, overhead water tanks and other common installations mentioned hereinafter.
2. PLUMBING: Water pumps, water reservoirs, water tank, water distribution network (save those inside the said flat/any other unit);
3. ELECTRIC WIRING: Wiring and accessories for lighting of the common areas of the building and wiring from the electric meter board to one point inside or at the main gate of the said flat.
4. DRAINS: Drains, septic tank, sewers and pipes etc. and related network;
5. OTHERS: Other common areas and facilities installations and/or equipment as are provided in the building for common use and/or enjoyment of the flats.

THE THIRD SCHEDULE ABOVE REFERRED TO
(SPECIFICATION OF THE BUILDING)
PART -I

[Signature]

[Signature]

Sl	PARTICULARS		SPECIFICATION
1.	Building Type	:	R.C.C. framed structure. Peripheral walls 8 inches thick and partition walls 5 inches and 4 inches thick. 1 st class brick to be used, cement sand mortar in appropriate ratio shall be used.
2.	User of building.	:	Residential/commercial/semi-commercial and car parking unit/godown.
3.	Elevation	:	As per architectural design.
4.	Common areas.	:	Cement floors and skirting, both interior and exterior Walls will be suitably painted with acrylic paint as per colour scheme.
5.	Lift well	:	Cement finish.
6.	Roof	:	Water proof treated.
7.	Boundary wall and parapet wall	:	5-inch brick wall as per architectural design.
8.	Lift	:	4-passenger high speed cab.
9.	Water supply	:	Thru Municipality water supply system.
10.	Gates, Doors and windows in the common areas.	:	Main gate shall be made of MS grills and other doors and windows in the common areas and roof will be made of MS grills as per architectural design.

[Handwritten signature]

[Handwritten signature]

11.	Electrical wiring in the common areas	:	Conduit wiring with fire retardant multi- strand copper wire, MCBs and modular switches.
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(SPECIFICATION OF THE FLAT)
PART -II

SN	PARTICULARS		SPECIFICATION
1.	Structure and walls	:	R.C.C. framed structure. Peripheral walls 8 inches thick and partition walls 5 inches and 4 inches thick. 1 st class brick in suitable cement sand mortar plastered.
2.	Floors and skirting	:	Marble / Marbonite.
3.	Doors	:	Wooden doorframe with flush door with necessary fittings. One MS.
4.	Windows	:	Aluminium sliding window with smoke glass and necessary fittings.
5.	Wall finish	:	Wall putty on internal walls of the flat, and good quality weather coat colour on external walls.
6.	Sanitary	:	Bathroom walls up to 6 feet with glazed tiles, Floor Marbonite, 2 nos. White commode, 1 wall mixer with shower, 1 bibcock and one washbasin in dining.
7.	Kitchen	:	Wall on gas table, up to 3 feet with glazed tiles and Black Stone slab with gas cylinder partition and One stainless steel Sink.
8.	Electrical installation	:	Concealed wiring with copper wire and points as under:

[Signature]

[Signature]

		a) 2 Light Points, 1 Fan Point, and 1 Plug Point in each bed room. 1 A.C. point in any One Bed Room b) 2 Light Points, 2 Fan Points, 2 Plug Points, 1 TV point with cable line and 1 Fridge point in drawing-cum-dining room; c) 1 Light Point, 1 Exhaust Fan Point, and 1 Geyser point (common toilet) in toilet d) 1 Light Point, 1 Chimney Point, 1 Aqua guard Point, 1 Microwave Point and 1 Mixer Grinder point in kitchen. Required numbers of switches, plug bases, fuses, switchboard, junction box.
10.	Water supply	Municipal water supply from the overhead reservoir.

IN WITNESS WHEREOF the parties have executed and delivered this **DEVELOPMENT AGREEMENT** on the day, month and year first above written.

EXECUTED & DELIVERED by
the Owner and the Developer
at Kolkata in the presence of

1. *Sebrata Kunder*
Go. Ramen Kunder
Melanganh, Nataganh,
PS Gohla, Kolkata-700113

2. *Anil Kumar Sen.*
Sarant-Luhlu Chn
Luhlu Chn
109-124

Pemli Sen.

SIGNATURE OF THE LAND OWNER

Paramita Sen

Indip Sen

SIGNATURE OF THE DEVELOPER

Drafted by and

Prepared in my office

Sankar Saha
F 421/412/2056

Advocate

High Court, Calcutta

MEMO OF CONSIDERATION

ADMITTED by the owner/first party and admitted, acknowledged and received by the owner/first party from the within named Developers the within mentioned sum of **Rs. 1,00,000/-** (Rupees One Lac) **only** being the part consideration of this agreement as per memo below :-

Date	Cheque no.	Bank & branch	Amount in Rs
18/06/2025	150395	S.B.I. KHARDA	1,00,000/-
Total Rupees One Lac Only			Rs. 1,00,000/-

WITNESSES:-

1. *Seebash Kumar*
Sp - *Ramen Kumar*
Melanganur, Nataganur
PS - Kotar, Kolar - 700113

2. *Anil Kumar*
Borant Indur
Lundur
WOT-124

Pentur

SIGNATURE OF THE LAND OWNER

SPECIMEN FORM FOR TEN FINGERPRINTS

Penli Sen.



Penli Sen.

		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand						
		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand						

Paramita Sen.



Paramita Sen.

		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand						
		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand						

Proclip Sen



Proclip Sen

		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand						
		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand						

For MAA SANTOSHI UDYOG

Proclip Sen

Partner

Partner

Proclip

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



192025260117416658

GRN Details

GRN:	192025260117416658	Payment Mode:	SBI Epay
GRN Date:	18/06/2025 19:09:47	Bank/Gateway:	SBIePay Payment Gateway
BRN :	5438329856339	BRN Date:	18/06/2025 19:10:07
Gateway Ref ID:	840475084191	Method:	State Bank of India UPI
GRIPS Payment ID:	180620252011741664	Payment Init. Date:	18/06/2025 19:09:47
Payment Status:	Successful	Payment Ref. No:	2001412228/3/2025
			[Query No*/Query Year]

Depositor Details

Depositor's Name:	Mr PEULI SEN
Address:	M S Mukherjee Road, Khardaha
Mobile:	9038217752
Period From (dd/mm/yyyy):	18/06/2025
Period To (dd/mm/yyyy):	18/06/2025
Payment Ref ID:	2001412228/3/2025
Dept Ref ID/DRN:	2001412228/3/2025

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001412228/3/2025	Property Registration- Stamp duty	0030-02-103-003-02	5021
2	2001412228/3/2025	Property Registration- Registration Fees	0030-03-104-001-16	1021
Total				6042

IN WORDS: SIX THOUSAND FORTY TWO ONLY.

For MAA SANTOSHI UDYOG

Proclit Sen

Partner

Major Information of the Deed

Deed No :	I-1524-04403/2025	Date of Registration	23/06/2025
Query No / Year	1524-2001412228/2025	Office where deed is registered	
Query Date	21/05/2025 7:03:55 PM	A.D.S.R. SODEPUR, District: North 24-Parganas	
Applicant Name, Address & Other Details	Sankar Sahoo 123B, South Sinthi Road, Thana : Sinthi, District : North 24-Parganas, WEST BENGAL, PIN - 700030, Mobile No. : 9836580358, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 1,00,000/-]		
Set Forth value	Market Value		
	Rs. 24,10,417/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 5,121/- (Article:48(g))	Rs. 1,021/- (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:- Khardaha, Municipality: KHARDAH, Road: Nandan Kanan, Mouza: Khardah, , Ward No: 012, Holding No:27/7/1 JI No: 2, Pin Code : 700117

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-6882 (RS :-)	LR-9284	Bastu	Shall	1 Katha 9 Chatak 32 Sq Ft	24,10,417/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
Grand Total :				2.6515Dec	0/-	24,10,417/-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Smt PEULI SEN Daughter of Mr Pradip Sen Executed by: Self, Date of Execution: 19/06/2025, Admitted by: Self, Date of Admission: 23/06/2025 ,Place : Office		 Captured	
	23/06/2025	23/06/2025	LT1	23/06/2025

For MAASANTOSHI UDYOG

Pradip Sen

Partner

87, M.S. Mukherjee Road, City:-, P.O:- B D Sopan, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700116 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX1, PAN No.:: ebxxxxx1r, Aadhaar No: 85xxxxxxxx1270, Status :Individual, Executed by: Self, Date of Execution: 19/06/2025, Admitted by: Self, Date of Admission: 23/06/2025, Place : Office

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	MAA SANTOSHI UDYOG 192/29/A/12, M.S. Mukherjee Road, City:-, P.O:- B D Sopan, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700116 Date of Incorporation:XX-XX-2XX5, PAN No.:: ABxxxxx0C, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Smt PARAMITA SEN Wife of Mr Pradip Sen Date of Execution - 19/06/2025, , Admitted by: Self, Date of Admission: 23/06/2025, Place of Admission of Execution: Office	 Jun 23 2025 11:29AM	 Captured LTI 23/06/2025	 23/06/2025
87, M.S. Mukherjee Road, City:- , P.O:- B D Sopan, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700116, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX0 , PAN No.:: auxxxxx3q, Aadhaar No: 72xxxxxxxx7708 Status : Representative, Representative of : MAA SANTOSHI UDYOG (as Partner)				
	Name	Photo	Finger Print	Signature
2	Mr PRADIP SEN (Presentant) Son of Late Patil Paban Sen Date of Execution - 19/06/2025, , Admitted by: Self, Date of Admission: 23/06/2025, Place of Admission of Execution: Office	 Jun 23 2025 12:00PM	 Captured LTI 23/06/2025	 23/06/2025
87, M.S. Mukherjee Road, City:- , P.O:- B D Sopan, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700116, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX8 , PAN No.:: avxxxxx7j, Aadhaar No: 26xxxxxxxx3533 Status : Representative, Representative of : MAA SANTOSHI UDYOG (as Partner)				

For MAA SANTOSHI UDYOG

Pradip Sen

Partner

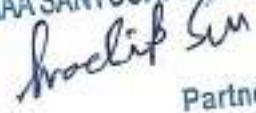
Identifier Details :	Photo	Finger Print	Signature
UTTAM DAS Son of Mr. Sambhu Das Changra, City:-, P.O:- Changra, P.S:- Moyna, District:-Purba Midnapore, West Bengal, India, PIN:- 700113		 Captured	 23/06/2025
Identifier Of Smt PEULI SEN, Smt PARAMITA SEN, Mr PRADIP SEN			

Transfer of property for L1		To. with area (Name-Area)
Sl.No	From	
1	Smt PEULI SEN	MAA SANTOSHI UDYOG-2.65146 Dec

Land Details as per Land Record

District: North 24-Parganas, P.S:- Khardaha, Municipality: KHARDAH, Road: Nandan Kanan, Mouza: Khardah, , Ward
 No: 012, Holding No:2717/1, JI No: 2, Pin Code : 700117

Sch No	Plot & Khatian Number	Details Of Land Owner: or, Gurdian: Address: , Classification: Area: 0.02600000 Acre,	Owner name in English as selected by Applicant
			Smt PEULI SEN
L1	LR Plot No:- 6882, LR Khatian No:- 9284		

For MAA SANTOSHI UDYOG

 Partner

Endorsement For Deed Number : I - 152404403 / 2025

On 23-06-2025

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 11:16 hrs on 23-06-2025, at the Office of the A.D.S.R. SODEPUR by Mr PRADIP SEN .

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 24,10,417/-

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

Execution is admitted on 23/06/2025 by Smt PEULI SEN, Daughter of Mr Pradip Sen, 87, M.S. Mukherjee Road, P.O. B D Sopan, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700116, by caste Hindu, by Profession Business

Identified by Mr UTTAM DAS, , Son of Mr Sambhu Das, Changra, P.O: Changra, Thana: Moyna, , Purba Midnapore, WEST BENGAL, India, PIN - 700113, by caste Hindu, by profession Business

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

Execution is admitted on 23-06-2025 by Smt PARAMITA SEN, Partner, MAA SANTOSHI UDYOG (Partnership Firm), 192/29/A/12, M.S. Mukherjee Road, City:- , P.O:- B D Sopan, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700116

Identified by Mr UTTAM DAS, , Son of Mr Sambhu Das, Changra, P.O: Changra, Thana: Moyna, , Purba Midnapore, WEST BENGAL, India, PIN - 700113, by caste Hindu, by profession Business

Execution is admitted on 23-06-2025 by Mr PRADIP SEN, Partner, MAA SANTOSHI UDYOG (Partnership Firm), 192/29/A/12, M.S. Mukherjee Road, City:- , P.O:- B D Sopan, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700116

Identified by Mr UTTAM DAS, , Son of Mr Sambhu Das, Changra, P.O: Changra, Thana: Moyna, , Purba Midnapore, WEST BENGAL, India, PIN - 700113, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,021.00/- (B = Rs 1,000.00/- ,E = Rs 21.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 1,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 18/06/2025 7:10PM with Govt. Ref. No: 192025260117416658 on 18-06-2025, Amount Rs: 1,021/-, Bank: SBI EPay (SBIEPay), Ref. No. 5438329856339 on 18-06-2025, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 5,021/- and Stamp Duty paid by Stamp Rs 100.00/- by online = Rs 5,021/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10.00/-

2. Stamp: Type: Impressed, Serial no 11677, Amount: Rs.100.00/-, Date of Purchase: 28/04/2025, Vendor name: G C Saha

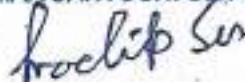
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 18/06/2025 7:10PM with Govt. Ref. No: 192025260117416658 on 18-06-2025, Amount Rs: 5,021/-, Bank: SBI EPay (SBIEPay), Ref. No. 5438329856339 on 18-06-2025, Head of Account 0030-02-103-003-02



Debjani Halder

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

For MAA SANTOSHI UDYOG



Partner

cate of Registration under section 60 and Rule 69.
stered in Book - I
ame number 1524-2025, Page from 123817 to 123864
ing No 152404403 for the year 2025.



Debjani Halder

Digitally signed by DEBJANI HALDER
Date: 2025.06.24 14:15:40 +05:30
Reason: Digital Signing of Deed.

(Debjani Halder) 24/06/2025
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SODEPUR
West Bengal.

For MAA SANTOSHI UDYOG

Prochit Sen

Partner