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I-07712/2024

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु. 5000

Rs. 5000

पाँच हजार रुपये

FIVE THOUSAND RUPEES

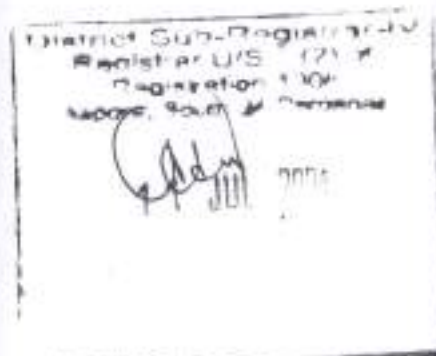
INDIA

पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

L 554358

11/07/2024  
CS-2001702446/2024

...the ... is ...  
... and the ...  
... the ...



DEVELOPMENT AGREEMENT:

THIS REGISTERD AGREEMENT is made this 11th day of JULY, TWO THOUSAND TWENTY FOUR, Anno Domini,

2 JUL 2024

S. No. 806 Date

Sold to S. CHAKRABORTY (Adv.)  
of Alipore Judges Court, Kolkata-27

Rupees 8225/-

  
Samiran Das  
Stamp Vendor  
Alipore Police Court  
South 24 Pgs., Kolkata-27

806 @ 8225/- (14 Fine Amount only)



Subba Houdal  
to Subba Houdal  
Satyarth + park  
of 70000/-



BETWEEN

(1) SRI NARAYAN SAHA, Son of Late Chitta Ranjan Saha, PAN-AKMPS3317G, Aadhaar No.245032839163, By Faith Hindu, By Occupation-Business, Date of Birth-13/10/1970, (2) SMT. UMA SAHA, Wife of Sri Narayan Saha, PAN-BVMPS9256A, Aadhaar No.420234252501, Date of Birth-04/06/1982, By Faith Hindu, By Occupation- Business, both are residing at 4/12, Azadgarh, Police Station-previously Jadavpur now Golf Green, Kolkata-700040, hereinafter called and referred to as the "OWNERS OF THE PROPERTY" {which term or expression shall unless excluded by or repugnant to the subject, context or meaning thereof be deemed to mean and include their heir/heirs, successor/successors, executor/executors, administrator/ administrators, legal representative/ representatives and person/ persons, deriving title under them} of the FIRST PART.

:AND:

"M/S. N.S. PRIDE DEVELOPERS PRIVATE LIMITE" PAN - AAJCN3950E, having its office at 3/58, Azadgarh, Post Office-Regent Park, Police Station- previously Jadavpur now Golf Green, Kolkata-700040, District-24-Parganas (South), represented by its Director, SRI NARAYAN SAHA, Son of Late Chittaranjan Saha, By Faith Hindu, By Occupation-Business, PAN-AKMPS3317G, Aadhaar No.245032839163, Date of Birth-13/10/1970, residing at 4/12, Azadgarh, Post Office-Regent Park, Police Station- previously Jadavpur now Golf Green, Kolkata-700040, District-24-Parganas (South), hereinafter called and referred to as the "DEVELOPER/BUILDER" {which term or expression shall unless excluded by or repugnant to the subject, context or meaning thereof be deemed to mean and include his its heir/heirs, successor/successors, executor/ executors, administrator/ administrators, legal representative/ representatives and assign/ assigns} of the SECOND PART.

WHEREAS in this Agreement unless it be contrary or repugnant to the context the following words or terms shall have the following meaning :-

- I) The "FIRST PARTY" shall mean and include the OWNERS of the Property of the Premises and its heirs and successors, representatives, executors.
- II) The "SECOND PARTY" shall mean and include the "BUILDERS/ DEVELOPER" and his heirs, successors, representatives, executors.
- III) The said "PROPERTY OR LAND" shall mean ALL THAT piece or parcel of Bastu land measuring 4.4 Cottahs equivalent to 4 Cottahs 6 chitaks 18 Square Feet as per Deed but as per physical measurement and KMC Assessment Roll the land measuring 4 Cottahs 3 Chitaks 19 Square Feet along with a brick build residential two storied structure thereon having a 1910 Square Feet more or less i.e. 955 Square Feet on the Ground floor and 955 Square Feet on the First floor, lying and situate under C.S. Dag No.334, 40/492, 38, Khatian No.344, Mouza - Naktala, within the limits of Kolkata Municipal Corporation, Ward No.098, being KMC Premises No.11/27, Khanpour Road, Assessee No.210980302167, Post Office-Naktala, Police Station-Previously Jadavpur now Netaji Nagar, Kolkata-700047, District South 24-Parganas, is in the possession of the First Party/Owners particularly described in the FIRST SCHEDULE hereunder written.
- IV) "OWNERS' ALLOCATION" shall mean that the Owners will be provided the Entire First floor & Entire Fourth floor and 2nos of Car Parking Space on the Ground floor and one double bed room flat on the Ground floor (Tenanted Portion - Nirmal Kumar Saha) out of the total construction area, together with proportionate share of land and right to use the common areas and facilities and common roof right and a liquidated amount of Rs.15,00,000=00 (Rupees Fifteen Lakh) only forfeit money out of which Rs.1,00,000=00 (Rupees One lakh) only will be provided at the time of registration of this Agreement and balance money will be payable at the time of handing over the owners' allocation.



V} "DEVELOPER'S ALLOCATION" shall mean save and except the owners' allocation i.e. remaining construction area out of the total Sanctioned plan, i.e. Entire Second floor & Entire Third floor and remaining area of Car Parking Space on the Ground floor out of the total construction area, together with common areas and facilities will be of the Developer's allocation.

VI} "COMMON PARTS, USERS AND FACILITIES" shall mean and include common passage, common users, staircase-cum-landing, equipments and accessories, common use and enjoyment overhead water tank, S.U.G Reservoir.

VII} "PROPORTIONATE SHARE" means the share which is agreed to be fixed as Owners' and Developer's shares respectively in the Land.

WHEREAS on 14<sup>th</sup> December, 1961, M/s. Sutton & Sons Limited by virtue of a registered Deed of Conveyance, sold, conveyed and transferred a plot of land in favour of M/s. Goenka Tea and Trading Company Limited.

AND WHEREAS the said Deed of Conveyance was registered in the office of the Registrar of Assurance, Calcutta and was duly recorded in Book No.I, Volume No.156, pages Nos.164 to 173, being No.5028, for the year 1961.

AND WHEREAS after purchase M/s. Goenka Tea and Trading Company Limited started enjoying the property as uninterrupted owner and is in possession of the piece and parcel of land and every part thereof as absolute owner, free from all encumbrances.

AND WHEREAS thereafter, M/s. Goenka Tea and Trading Company Limited on 12<sup>th</sup> April, 1966 entered into an Agreement with the State Bank of India Supervising Staff Cooperative Housing Society Limited for transferring the aforesaid plot of land.

AND WHEREAS however, the Government processed the acquisition proceeding under Notification No.7136 L.A./4 H-7/65, dated 21<sup>st</sup> May, 1965 and Case No.IA, III-4/64-65 affecting the said plot of land. Thereafter, the Governor of West Bengal, issued a letter vide Letter No.373/2-HW, dated 3<sup>rd</sup> February, 1966 intimating State Bank of India Supervising Staff Cooperative Housing Society Limited, the Government of West Bengal, has decided to release the said plot of land from their acquisition.

AND WHEREAS in such circumstances, The State Bank of India Supervising Staff Cooperative Housing Society Limited paid the balance amount of money to M/s. Goenka Tea and Trading Company Limited.

AND WHEREAS thereafter M/s. Goenka Tea and Trading Company Limited on 18<sup>th</sup> July, 1966 executed a Registered Deed of Conveyance in favour of The State Bank of India Supervising Staff Cooperative Housing Society Limited, which was registered in the Office of the Registrar of Assurance, Calcutta and was duly recorded in Book No.I, Volume No.102, pages 173 to 192, being No.3785, for the year 1966.

AND WHEREAS thus by virtue of the aforesaid Deed of Conveyance The State Bank of India Supervising Staff Cooperative Housing Society Limited became the owner in respect of a land measuring 2.44 Acres equivalent to 7 Bigha 7 Cottahs 10 Chittaks of land lying and situate under C.S. Dag No.334, 40/492, 38, Khatian No.344, Mouza - Naktala, being KMC Premises No.11, Khanpour Road, Post Office-Naktala, Police Station-Previously Jadavpur now Netaji Nagar, Kolkata-700047, District South 24-Parganas.

AND WHEREAS it is pertinent to mentioned that The State Bank of India Supervising Staff Cooperative Housing Society Limited was constituted and formed and registered interalia for borrowing moneys from the State Bank of India, and for purchasing lands within the Metropolitan Area of



Kolkata and also for constructing of building thereon for residential units of their members and also for defraying other expenses incidental relating to out of the said borrowed money.

AND WHEREAS total 39 staffs of the State Bank of India being the founder member of The State Bank of India Supervising Staff Cooperative Housing Society Limited became entitled of the entire land measuring about more or less 7 Bigha 7 Cottahs 10 Chittaks of land lying and situate under C.S. Dag No.334, 40/492, 38, Khatian No.344, Mouza - Naktala, being KMC Premises No.11, Khanpour Road, Post Office-Naktala, Police Station-Previously Jadavpur now Netaji Nagar, Kolkata-700047, District South 24-Parganas.

AND WHEREAS thereafter The State Bank of India Supervising Staff Cooperative Housing Society Limited, constructed park, common passages, sewerage and other common area and facilities common enjoyment of all the 39 founder members of the society. This constriction process is named as Project No.1.

AND WHEREAS thereafter, all the 39 members have become the 'defecto owners' in respect of 39 demarcated plot of land along with common right of enjoyment of the common areas and facilities.

AND WHEREAS one Sri Sudhamaya Pramanik, who was a member of The State Bank of India Supervising Staff Cooperative Housing Society Limited, being the employee of The State Bank of India, was allotted a plot of land measuring about more or less 2.2 Cottahs equivalent to 2 Cottahs 3 Chittaks 9 Square Feet out of the 39 demarcated plot of land, being KMC Premises No.11/29, Khanpour Road, Post Office-Naktala, Police Station-Previously Jadavpur now Netaji Nagar, Kolkata-700047, District South 24-Parganas.

AND WHEREAS thereafter, sri Sudhamaya Pramanik constructed a brick built 2 storied building on the aforesaid plot of land having a total super built up area of 1910 Square Feet (955 Square Feet Super Built up area on each floor).

AND WHEREAS in pursuance of the loan taken by Sri Sudhamaya Pramanik from the State Bank of India, he was treated as "Defacto owner" in respect of the abovementioned plot of land. However, after repaying the entire loan amount The State Bank of India Supervising Staff Cooperative Housing Society Limited, executed a registered Deed of Reconveyance in favour of Sri Sudhamaya Pramanik on 23<sup>rd</sup> October, 1986, which was registered in the office of the ADSR Alipore and was duly recorded in Book No.I, Volume No.372, pages 259 to 263, being No.18521, for the year 1986.

AND WHEREAS thereafter, being the absolute owner of Sri Sudhamaya Pramanik mutated his name in the Assessment Roll of Kolkata Municipal Corporation and started paying the rates and taxes regularly.

AND WHEREAS while enjoying the property Sri Sudhamaya Pramanik, died intestate on 3<sup>rd</sup> June, 2007, leaving behind his two sons Sri Subhas Pramanik and Sri Tapash Pramanik and one married daughter Smt. Santa Sahu, as his wife predeceased him.

AND WHEREAS thus Sri Subhas Pramanik and Sri Tapash Pramanik and Smt. Santa Sahu jointly inherited the entire property left by their father Sudhamaya Pramanik, since deceased.

AND WHEREAS while thus Sri Tapash Pramanik and Smt. Santa Sahu, out of love and affection transferred their undivided, undemarcated 2/3<sup>rd</sup> share in favour of their brother Sri Subhas Pramanik, by virtue of a



registered Deed of Gift, which was registered in the office of the ADSR Alipore and was duly recorded in book No.I, CD Volume No.7, pages Nos. 3811 to 3826, being No.01596, for the year 2010.

AND WHEREAS thus Sri Subhas Pramanik, has become the sole and absolute owner in respect of 2.2 Cottahs equivalent to 2 Cottahs 3 Chittaks 9 Square Feet of land, being KMC Premises No.11/29, Khanpour Road, Post Office-Naktala, Police Station-Previously Jadavpur now Netaji Nagar, Kolkata-700047, District South 24-Parganas.

AND WHEREAS being the sole and absolute owner Sri Subhas Pramanik mutated his name in the Assessment Roll of Kolkata Municipal Corporation against the Assessee No.210980302180 and started paying the rates and taxes regularly.

AND WHEREAS on the other hand Sri Subhas Pramanik, who was a member of The State Bank of India Supervising Staff Cooperative Housing Society Limited, being the employee of The State Bank of India, was also allotted a plot of land measuring about more or less 2.2 Cottahs equivalent to 2 Cottahs 3 Chittaks 9 Square Feet of land out of the 39 demarcated plot of land, being KMC Premises No.11/27, Khanpour Road, Post Office-Naktala, Police Station-Previously Jadavpur now Netaji Nagar, Kolkata-700047, District South 24-Parganas.

AND WHEREAS in pursuance of the loan taken by Sri Subhas Pramanik from the State Bank of India, he was treated as "Defacto owner" in respect of the abovementioned plot of land. However, after repaying the entire loan amount The State Bank of India Supervising Staff Cooperative Housing Society Limited, executed a registered Deed of Reconveyance in favour of Sri Subhas Pramanik on 23<sup>rd</sup> October, 1986, which was registered in the office of the ADSR Alipore and was duly recorded in Book No.I, Volume No.372, pages 228 to 243, being No.18519, for the year 1986.

AND WHEREAS thereafter, being the sole and absolute owner Sri Subhas Pramanik mutated his name in the Assessment Roll of Kolkata Municipal Corporation against the Assessee No.210980302167 and started paying the rates and taxes regularly.

AND WHEREAS thus Sri Subhas Pramanik has become the sole and absolute owners in respect of two adjacent plot of lands (one by inheritance and gift + another by purchase) each measuring about measuring 2.2 Cottahs equivalent to 2 Cottahs 3 Chittaks 9 Square Feet of land in total 4.4 Cottahs equivalent to 4 Cottahs 6 chitaks 18 Square Feet lying and situated at KMC Premises No.11/29 and 11/27, Khanpour Road, Post Office-Naktala, Police Station-Previously Jadavpur now Netaji Nagar, Kolkata-700047, District South 24-Parganas.

AND WHEREAS subsequently on 29th October, 2021, said Subhas Pramanik, sold, conveyed and transferred his property to (1) SRI NARAYAN SAHA, (2) SMT. UMA SAHA, by way of registered Deed of Conveyance, which was registered at ADSR Alipore, recorded in Book No.I, Volume No.1604-2021, pages from 309378 to 309411, being No.160408506, for the year 2021 and subsequently the owners herein have mutated their names in the record of the Kolkata Municipal Corporation by amalgamating/joint mutation of the two premises and has obtained the amalgamated Premises No.11/27, Khanpour Road, Assessee No.210980302167, Post Office-Naktala, Police Station-Previously Jadavpur now Netaji Nagar, Kolkata-700047, District South 24-Parganas.

AND WHEREAS the First Party herein as Owners of the said total Property measuring 4.4 Cottahs equivalent to 4 Cottahs 6 chitaks 18 Square Feet as per Deed but as per physical measurement and KMC Assessment Roll the land measuring 4 Cottahs 3 Chitaks 19 Square Feet together structure thereon have decided and approached the second party to "Commercially Exploit" through



residential Building by raising new proposed G+IV Storied lift facility Building and/or as per Sanctioned Plan, vide No.2024100008, dated 08/04/2024 by the said Property more fully and particularly described in the FIRST SCHEDULE below and the Second Party having sound knowledge and financial ability with the terms, conditions and covenants herein below appearing and the First Party herein allowed the Second Party herein to raise such construction at his own cost and/or at the cost of his nominees on the FIRST SCHEDULE Property as per the Plan from KOLKATA MUNICIPAL CORPORATION for the benefit of the parties to this AGREEMENT.

AND WHEREAS the Second Party hereinafter considering the proposal of the First Party herein have agreed to raise Building as per Sanctioned Plan, already sanctioned by the KOLKATA MUNICIPAL CORPORATION, at his own cost and/or his nominees' cost as described in the FIRST SCHEDULE below on certain terms and conditions to which the FIRST PARTY agreed and Second Party confirmed.

AND WHEREAS to avoid future complication, the parties execute this Agreement this day by incorporating the said terms and conditions as FOLLOWS:-

: TERMS & CONDITIONS :

- 1} That the First Party herein shall give vacant Possession of the said property described in the FIRST SCHEDULE below to the Second Party within 30 Days from the date of execution of this Development Agreement.
- 2} That the SECOND PARTY herein on receiving vacant Possession of the property described in the FIRST SCHEDULE below as stated above shall at his cost and/or at the cost of his nominees will start the construction after obtaining the Sanctioned Plan by the KOLKATA MUNICIPAL CORPORATION in favour of the FIRST PARTY.

- 3} That the first Party shall pay all the arrears of Corporation Taxes and electric bills, and mutation expenses, for the FIRST SCHEDULE Property upto the date of handing over the vacant possession of the said Property and shall be liable to pay Corporation Taxes of the FIRST SCHEDULE Property proportionately. In exchange of Owners' Property mentioned in the FIRST SCHEDULE owners will be provided Entire First floor & Entire Fourth floor and 2nos of Car Parking Space on the Ground floor and one double bed room flat on the Ground floor (Tenanted Portion-Nirmal Kumar Saha) out of the total construction area, together with proportionate share of land and right to use the common areas and facilities and common roof right and a liquidated amount of Rs.15,00,000=00 (Rupees Fifteen Lakh) only forfeit money out of which Rs.1,00,000=00 (Rupees One lakh) only will be provided at the time of registration of this Agreement and balance money will be payable at the time of handing over the owners' allocation.
- 4} That the First Party herein shall allow the Second Party to erect said G+IV storied with lift facility Building for construction as per Sanctioned Plan by the KOLKATA MUNICIPAL CORPORATION at his nominees' cost in the land described in the FIRST SCHEDULE below.
- 5} That the Second Party herein at his own cost and initiative will make the said Plan Sanction to the alteration/modification, if necessary, in the name of the First Party from the KOLKATA MUNICIPAL CORPORATION and the First Party shall assist/co-operate in all respect in obtaining the sanction, modification/alteration of Plan by the KOLKATA MUNICIPAL CORPORATION for construction wherein the First Party will not make any hindrances or obstructions. If the Developer will make any addition or alteration or any construction of upper floor at the cost of the Developer, then in that case the first party shall have no claim or demand (save and except the owners' allocation) and shall have no objection in any way.



6) That Second Party shall take all steps for protection of the same including Building/renovating of existing boundary walls on or about the said FIRST SCHEDULE Property and to appoint darowan/darowans if required and/or his own men and to keep them posted at site and providing them temporary facilities within the said premises for security purpose.

7) That the First Party shall execute A POWER OF ATTORNEY in favour of the SECOND PARTY empowering the Second Party to negotiate act and do all things necessary for and on behalf of the First Party for more fully and effectually in respects as she could do the same herself with regard to obtaining the necessary, sanction, permits, quotas etc. from the KOLKATA MUNICIPAL CORPORATION and Government and/or Semi Government Institution including Police Authorities of the First Party, if necessary, and also the powers empowered to them with the clauses as mentioned and to be mentioned in the Power of Attorneys.

8) That the First Party shall further authorize the Second Party to act on his behalf by incorporating the following acts and deeds in the aforesaid DEVELOPMENT POWER OF ATTORNEY.

9) To advertise, negotiate, execute by signing and registering, transfer document or documents of Agreement and to receive Booking money advance or earnest money and consideration money and to allow the Intending Purchasers to take loan from any Authority or Body or Bodies or even documents relating to the said transfer in the proposed Building i.e. of Developer's allocation for and on behalf of the First Party in the capacity of the Owners in addition to the capacity of the Second Party for more fully assuring and/or securing the right, title and interest of the Intending Purchaser or Purchasers of the aforesaid proposed constructed area in the said land i.e. of Developer's allocation.

10} That the First Party shall have no claim on the sale proceeds of the said constructed areas of developer's allocation, which shall rightfully belong to the Second Party in consideration of his investment and endeavor in erecting the aforesaid Building on the land described in the FIRST SCHEDULE below.

11} That the First Party shall have no right of objection on to the price to be claimed by the Second Party from his Intending Purchaser or Purchasers in respect of the developer's allocation.

12} A Supplementary deed shall be executed and registered by both party for mentioning specific Owners' allocation, if necessary.

13} Developer shall handover the vacant and peaceful possession of Land Owners' allocation to the Land owners and possession letter, Completion Certificate, completed in all respect before handing over the possession of the purchaser/purchaser in respect of the Developer's allocation. That the First Party shall execute at the option of the Second Party the necessary documents in favour of the Second Party or his nominee or nominees including the Intending Purchaser or Purchasers of the said constructed areas which includes the spaces/flats with proportionate undivided share attributable to the land underneath the Building or do such other things as would be deemed necessary for more fully assuring the right, title and ownership of the Second Party or his nominee or nominees including the Intending Purchaser/ Purchasers in respect of the Flats and with proportionate undivided share in the land as stated above.

14} That the Second Party shall complete the Flats in the said premises in all respect including completion of electrical fittings and fixtures fixing up flush door and windows, plumbing work, plaster of parish for internal walls and cement base Colour in external walls within 24 months from the date of execution of this Agreement. However, the period will be extended further 6 {Six} Months. If for any legal complication or for any reasons whatsoever and completion certificate will be handed over by the Developer to the Landowner within 24 months from the date of execution of this Agreement.



- 15} That the Second Party shall complete the construction within 24 months from the date of execution of this Agreement and quitting from the FIRST SCHEDULE below Property by the First Party after obtaining the Sanction Plan from the KOLKATA MUNICIPAL CORPORATION but will not stand the above conditions, if not be restrained for force-majeure.
- 16} That the Second Party shall complete the construction of the said new proposed Building or as per Sanctioned Plan on land described in the FIRST SCHEDULE below within 24 months from the date of execution of this Agreement.
- 17} That each terms of this Agreement is the consideration for the other and failure to comply with the terms and conditions of this Agreement by either of the Parties shall be a cause of action as mentioned below.
- 18} This Agreement will not be treated as a Partnership between the First Party and Second Party or an Agreement for sale of the said property by the First Party to the Second Party. The Second Party is giving only right to develop the said Property as aforesaid.
- 19} The Building will be constructed as per KMC Sanction Plan.
- 20} The Second Party declared that he has entered into this Agreement after fully satisfying about the title of the FIRST PARTY. Save and except any material defect of title and the Property being encumbered.
- 21} All out of pocket expenses of and incidental to this Agreement and the transactions in pursuance thereof including the Deed/Deeds of Conveyance/ Conveyances and other assurance in respect thereof in connection with the Proposed Building including Stamp Duty and Registration charges shall be borne and paid by the Second Party and/or his nominees alone.

22} The Second Party shall indemnify and keep indemnified the First Party against all losses, damages, costs, charges, expenses that will be incurred or suffered by the Second Party due to any accident or any mishap during construction or due to any claim made by any Third Party in respect of such construction or otherwise however any other activities arising out of construction.

23} In case of any dispute or differences or questions concerning the time period completion of period of work and Payment of consideration to the Owners the same shall be referred the Arbitration wherein the each party will appoint one Arbitrator and in case of differences the opinion both the Arbitrator the decision of the Umpire to be appointed by both the Arbitrator will be final, under the provision of INDIAN ARBITRATION ACT, 2015, and/or any other statutory modification and/or enactment. Be it noted that the first party shall handover all the original Deeds and other relevant papers at the time of execution of this Agreement

24} During the construction period the owners will be provided 2 suitable accommodation or 2 suitable accommodation cost i.e. Rs.20,000/-X2= Rs.40,000/- per month till handing over the owners allocation and also provided both side shifting charges by the Developer.

24} That after demolishing the existing structure all the sale proceeds will be credited in the account of the Second party.

25} The Jurisdiction of the Court will be at ALIPORE.



: THE FIRST SCHEDULE ABOVE REFERRED TO :

ALL THAT piece or parcel of Bastu land measuring 4.4 Cottahs equivalent to 4 Cottahs 6 chitaks 18 Square Feet as per Deed but as per physical measurement and KMC Assessment Roll the land measuring 4 Cottahs 3 Chitaks 19 Square Feet along with a brick build residential two storied structure thereon having a 1910 Square Feet more or less i.e. 955 Square Feet on the Ground floor and 955 Square Feet on the First floor, <sup>Cancelled Plan</sup> lying and situate under C.S. Dag No.334, 40/492, 38, Khatian No.344, Mouza - Naktala, within the limits of Kolkata Municipal Corporation, Ward No.098, being KMC Premises No.11/27, Khanpur Road, Assessee No.210980302167, Post Office-Naktala, Police Station-Previously Jadavpur now Netaji Nagar, Kolkata-700047, District South 24-Parganas and butted and bounded by :-

<u>ON THE NORTH</u>	:	Premises No.11/25, Khanpur Road.
<u>ON THE SOUTH</u>	:	Premises No.11/31, Khanpur Road.
<u>ON THE EAST</u>	:	30' feet wide KMC Road.
<u>ON THE WEST</u>	:	Premises No.11/10 and 11/12, Khanpur Road.

: THE SECOND SCHEDULE ABOVE REFERRED TO :

(OWNERS' ALLOCATION)

OWNERS will get Entire First floor & Entire Fourth floor and 2nos of Car Parking Space on the Ground floor and one double bed room flat on the Ground floor (Tenanted Portion - Nirmal Kumar Saha) out of the total construction area, together with proportionate share of land and right to use the common areas and facilities and common roof right and a liquidated amount of Rs.15,00,000=00 (Rupees Fifteen Lakh) only forfeit money out of which Rs.1,00,000=00 (Rupees One lakh) only will be provided at the time of registration of this Agreement and balance money will be payable at the time of handing over the owners' allocation. For more clearness depicted and delineated in the "P L A N" annexed herewith of the OWNER'S ALLOCATION with "RED" which will be treated as part of this AGREEMENT.

(DEVELOPER' ALLOCATION)

DEVELOPER will get save and except the owners' allocation i.e. remaining construction area out of the total Sanctioned plan, i.e. Entire Second floor & Entire Third floor and remaining area of Car Parking Space on the Ground floor out of the total construction area, together with common areas and facilities will be of the Developer's allocation. For more clearness depicted and delineated in the "P L A N" annexed herewith of the DEVELOPER'S ALLOCATION with "GREEN" which will be treated as part of this AGREEMENT.

: THE THIRD SCHEDULE ABOVE REFERRED TO :

{PROPORTIONATE COMMON PARTS/PORTIONS OF BOTH THE OWNERS & DEVELOPER}.

- 1) Entrance and exits of the Building.
- 2) Boundary walls and Main Gate.
- 3) Drainage and sewerage lines and other installations for the same {except only those installed within the exclusive area of any flat and/or exclusively for its use}. Overhead water tank.
- 4) Stair-case, lobbies on all the floors and common roof right, common lift facility.
- 5) Electric sub-station and electrical wiring and other fittings {excluding only those installed within the exclusive area of any flat and/or exclusively for its use}.
- 6) Water motor pump, water pump space, water reservoir tank, together with all common plumbing installations for carriage of water {save only those exclusively installed for the exclusive use of any flat}.
- 7) Such other common parts, areas, equipments, installations, fittings, fixtures and spaces in or about the land and the Building as may be necessary for passage and/or user the flats in common by the co-owners.



: SPECIFICATION OF THE FLAT :

TYPE OF STRUCTURE: R.C.C. foundation and super structure as per structural engineer and architectural guidelines.

SURPER STRUCTURE: R.C.C. framework, column, beams, slabs, lintels,, chajjas, in the concrete proportionate of 4:2:1 ratio with 200 mm brick wall on the exterior wall in 1:5 proportion and 75 mm thick interior wall in 1:4 ratio.

SURFACE FINISH: All the external walls will be painted with two coat of cement based paint approved by the Architect and 2 coats of 'APEX' external paint finish. All internal walls and ceilings of rooms, BATH ROOM, verandahs etc, shall be finished with plaster of paris.

FLOORING : All the flooring shall be in 2'x2' vitrified tiles or marble.

STAIR : All the flooring shall be tiles or marble.

DOORS : All doors frames shall be in 100x75 mm of seasoned sal wood with one coat of wood primer and 2 coats of enamel paint finish. All door shutters in living room shall be 35 mm thick, standard quality made out of solid phenol bonded, termite proof, water proof flush door with one coat of primer and 2 coats of enamel paints with the following fittings such as M.S. hinges, door stoppers, aluminum tower bolts etc. Main door shall have one 7 lever Godrej night latch and one magic eye. Aluminum sliding door (French window) fitted with frosted glass in between balcony and drawing room.

WINDOWS : All the windows shall be in aluminum with clamps anodized and 5 mm thick glass panels with integrated M.S. grill with paint finish.

**KITCHEN:** Kitchen shall have 600 mm high (door height) glazed tiles with granite stone/black stone (kudappa) finish platform.

**TOILET :** Two taps (hot & cold with mixer) One shower, White commode with one tap White PVC cistern, White porcelain hand wash basin with pillar cock (cold). Toilets shall have glazed tiles up to door height (600 mm) on all 4 (four) side. Bathroom fittings shall be hindware /Parryware and cp shall be of Marc / Jaguar brand.

**W.C. :** White commode with PVC cisten Two taps. **SANITARY/PLUMBING/ DRAINAGE:** All the horizontal soil and waste water pipes shall be 100 mm P.V.C. 'Supreme' brand concealed in the floors and walls. All the external vertical soil, vent and waste water pipes shall be in 50mm to 100 mm dia P.V.C. 'Supreme' brand pipes exposed on walls. All the main water supply pipe lines shall be of Non-GI CPVC pipes concealed on walls.

**ELECTRIFICATION:**All the internal wiring shall be concealed, all wires shall be of copper Finolex or Havels brand. Built in modular switch board with modular switches (Havels). M.C.B. main switches (D.B.) Each bedrooms shall be provided with 2, lights points; 1 fan point, 3 No. 5 Amp plug points, 1 Night lamp points, telephone. Three bedrooms shall have A.C. points, cable points. Drawing and Dinning hall shall be provided with 3 light points, two fan points, one 15 Amps point for Refrigerator, one 5 Amps. T. V. points, one calling Bell point, 4 Nos 5 Amps plug points. Kitchen shall be provided with 2 light points, 2 (two) 15 Amps and 3 (three) 5 Amps plug points, 1 (one) exhaust fan points. Each Verandah, Main Gate, Roof and Staircase, which is common to all Flat owners, shall have 1 (one) light point only. Each bathroom shall have one light, one power (geyser), one exhaust fan point.

**ELECTRIC METER:** There shall be one main meter per each flat, procurement cost of which shall be borne by respective flat Purchaser/owner.



ROOF: Roof shall be as per structural design.

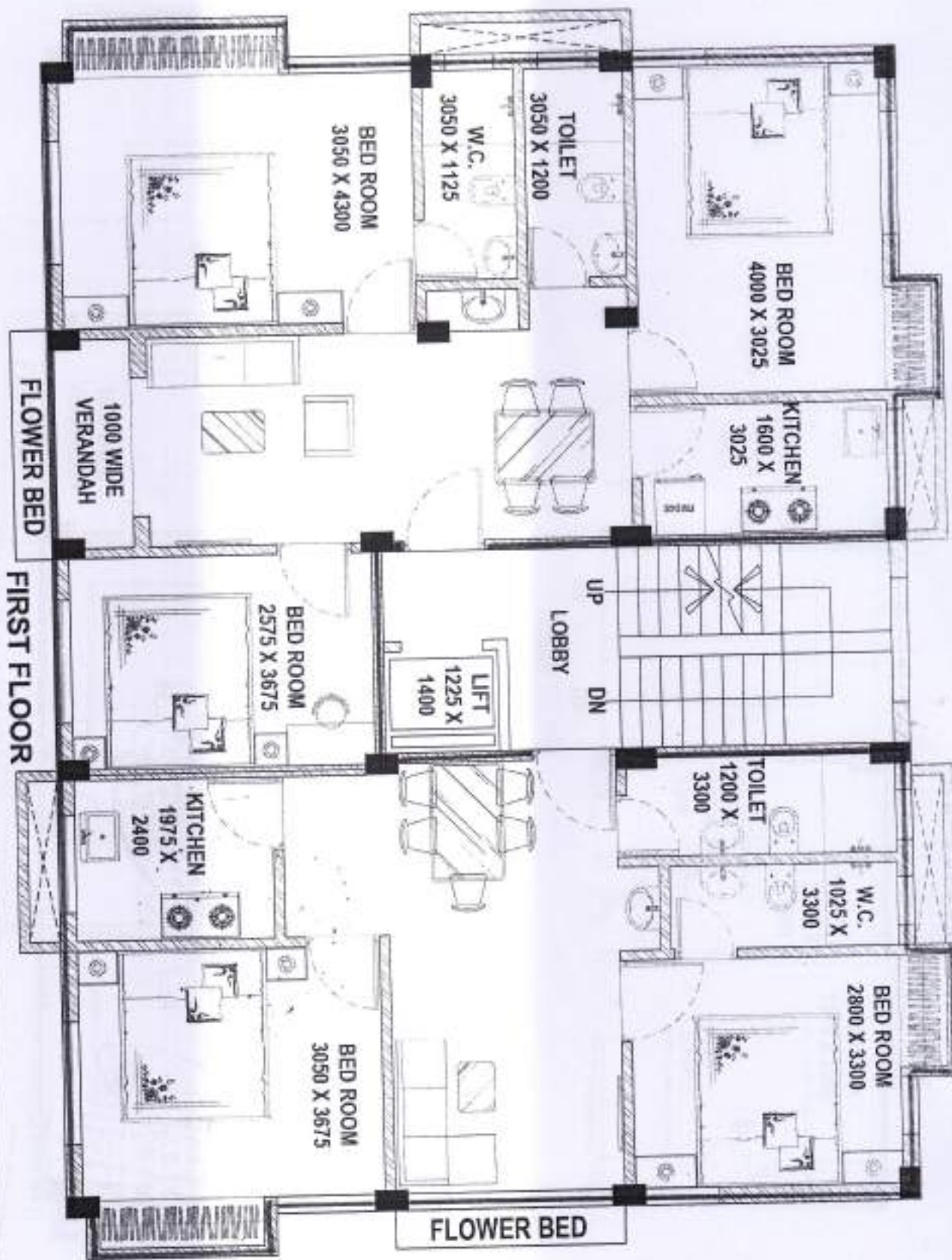
WATERSUPPLY: Each Flat will be provided with water supplied by P.H.E. stored in semi underground water reservoir to be lifted up to the R.C.C. / P.V.C. overhead tank provided on the ultimate roof, by water pump of requisite capacity.

COMMON PASSAGES: Floor of common passage will be of "Pavel Block" design.

M.S. RAILINGS : All M.S. railings to verandah etc., shall be as per Architect's design to be painted by two coats of Red Oxide Primer and 2 coat of Enamel paint finish.

LIFT : Good Quality five passengers.

TERMITE TREATMENT : Termite treatment of foundation and floors by professional organization.



3 BHK CARPET AREA - 758 SQFT.

3 BHK BUILT UP AREA -  
(Proportionate staircase area) = 924 SQFT. (BUILT UP AREA)

3 BHK SUPER BUILT-UP AREA =

1155 SQ FT

2 BHK CARPET AREA - 593 SQFT.

3 BHK BUILT UP AREA -  
(Proportionate staircase area) = 730 SQFT. (BUILT UP AREA)

3 BHK SUPER BUILT-UP AREA =

912.50 SQ FT

STAIRCASE & LIFT AREA - 170 SQFT.

N.S. PRIDE DEVELOPERS PVT. LTD.

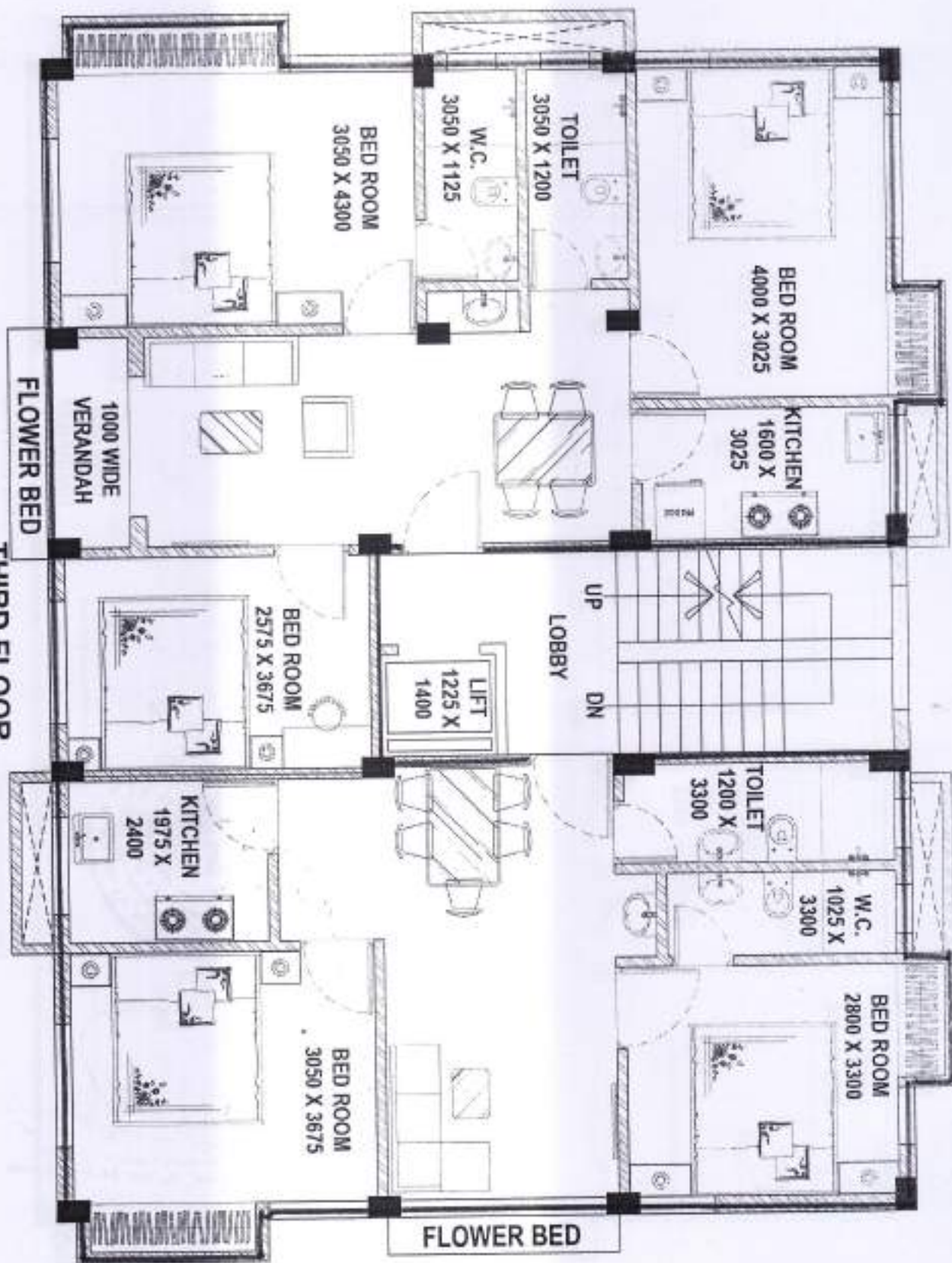
*Armaan Saha*

Director

*Armaan Saha*

*Uma Saha*





3 BHK CARPET AREA - 758 SQ.FT.

3 BHK BUILT UP AREA -

(Proportionate staircase area) = 974 SQ.FT. (BUILT UP AREA)

3 BHK SUPER BUILT-UP AREA =

1155 SQ.FT

2 BHK CARPET AREA - 593 SQ.FT.

3 BHK BUILT UP AREA -

(Proportionate staircase area) = 730 SQ.FT. (BUILT UP AREA)

3 BHK SUPER BUILT-UP AREA =

912.50 SQ.FT

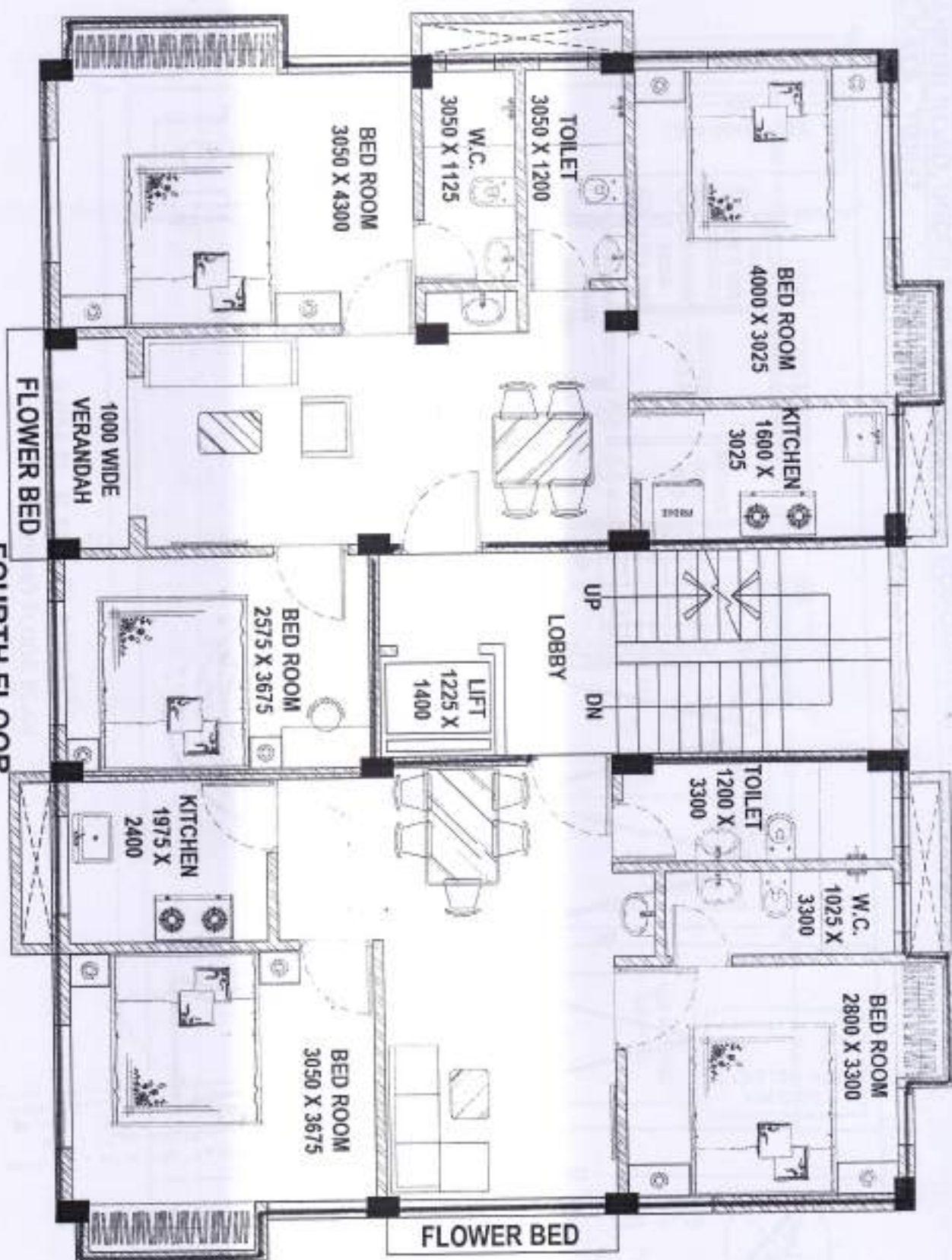
STAIRCASE & LIFT AREA - 170 SQ.FT.

N.S. PRICE DEVELOPERS PVT. LTD.

*Pranayam Saha.*

Director

*Pranayam Saha.*  
*Uma Saha*



# FOURTH FLOOR

3 BHK CARPET AREA - 758 SQFT.

3 BHK BUILT UP AREA -

(Proportionate staircase area) = 924 SQFT. (BUILT UP AREA)

3 BHK SUPER BUILT-UP AREA =

2 BHK CARPET AREA - 593 SQFT.

3 BHK BUILT UP AREA -

(Proportionate staircase area) = 730 SQFT. (BUILT UP AREA)

3 BHK SUPER BUILT-UP AREA =

STAIRCASE & LIFT AREA - 170 SQFT.

N.S. PRIDE DEVELOPERS PVT. LTD.

*Pradyumn Saha*

Director

*Pradyumn Saha*

*Alma Saha*





IN WITNESSES WHEREOF, the PARTIES have set and subscribed their respective hands and seals on the day, month and year first above written.

SIGNED SEALED AND DELIVERED  
BY THE OWNERS AT KOLKATA  
IN THE PRESENCE OF :

1. *Sudhakar Chatterjee*  
*Alipore Judges Court*  
*Kol-27*
2. *Sudhakar Mondal*  
*220, Police Club Road*  
*Kol - 700070*

*Pradyumn Saha.*  
*Uma Saha*

SIGNATURE OF THE OWNERS.

SIGNED SEALED AND DELIVERED  
BY THE DEVELOPER AT KOLKATA  
IN THE PRESENCE OF :

1. *Sudhakar Chatterjee*  
*Adv.*
2. *Sudhakar Mondal*

N.S PRIDE DEVELOPERS PVT. LTD.

*Pradyumn Saha.*  
Director

SIGNATURE OF THE DEVELOPER.

DRAFTED AND PREPARED BY ME.

*Jyoti Chatterjee*  
{ ADVOCATE }  
ALIPORE JUDGES' COURT, KOL-27.  
TYPED BY ME.

(*UDIPTA CHAKRABORTY*)  
*WB/1056/1999*

(*Sourav Ray*)  
{ TYPIST }



: MEMO OF CONSIDERATION :

RECEIVED from the within-named DEVELOPER the said sum of Rs.1,00,000=00 (Rupees One lakh) only out of Rs.10,00,000=00 (Rupees Ten lakh) only as per Memo below.

: M E M O :

1. By Cheque, Vide No.000001  
Dated 11/07/2024  
On Bank of Baroda, Moore Avenue Branch

Rs.1,00,000=00

=====  
Total Rs.1,00,000=00  
=====

Total Rupees one Lakh only

✓ *Pradyumn Sahu*

✓ *Uma Saha*

SIGNATURE OF THE OWNERS












WITNESSES :

- 1) *Sudhakar Choudhary*
  - 2) *Sudhakar Choudhary*
-

		Thumb	1 <sup>st</sup> finger	middle finger	ring finger	small finger
	Left Hand					
	Right Hand					

Name ....NARAYAN SAHA.....

Signature ...Narayan Saha.....

		Thumb	1 <sup>st</sup> finger	middle finger	ring finger	small finger
	Left Hand					
	Right Hand					

Name ....UMA SAHA.....

Signature ...Uma Saha.....

		Thumb	1 <sup>st</sup> finger	middle finger	ring finger	small finger
	Left Hand					
	Right Hand					

Name .....

Signature .....





Government of West Bengal  
Directorate of Registration & Stamp Revenue

e-Assessment Slip

Query No / Year	2001702446/2024	Office where deed will be registered
Query Date	04/07/2024 8:09:27 AM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	SUDIPTA CHAKRABORTY Calcutta High Court, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9163407529, 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. 1,15,52,497/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 20,021/- (Article:48(g))	Rs. 1,021/- (Article:E, E, B)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 5,000/-
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)	

Land Details :

District: South 24-Parganas, P.S:- Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Khanpur Road, , Premises No: 11/27, , Ward No: 098 Pin Code : 700047

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :- )		Bastu	4 Katha 6 Chatak 18 Sq Ft		1,01,19,997/-	Width of Approach Road: 30 Ft.,
Grand Total :				7.26Dec	0 /-	101,19,997 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1910 Sq Ft.	0/-	14,32,500/-	Structure Type: Structure
Gr. Floor, Area of floor : 955 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 955 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		1910 sq ft	0 /-	14,32,500 /-	

**and Lord Details :**

SI No	Name & address	Status	Execution Admission Details :
1	Mr NARAYAN SAHA Wife of Late Chitta Ranjan Saha,4/12, Azadgarh, City:- , P.O:- Bansdrani, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700070 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX0, PAN No. akxxxxxx7g, Aadhaar No.: 24xxxxxxxx9163,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
2	Mrs UMA SAHA Wife of Mr Narayan Saha,4/12, Bijoygarh, City:- , P.O:- Jadavpur University, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032 Sex: Female, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, Date of Birth:XX-XX-1XX2, PAN No. bvxxxxxx6a, Aadhaar No.: 42xxxxxxxx2501,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

**Developer Details :**

SI No	Name & address	Status	Execution Admission Details :
1	N S PRIDE DEVELOPERS PRIVATE LIMTIED ( Private Limited Company ) 3/58, Azadgarh, City:- , P.O:- Regent Park, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700040 Date of Incorporate:XX-XX-2XX4, PAN No. AAxxxxxx0E, Aadhaar No Not Provided by UIDAIStatus :Organization, Executed by: Representative	Organization	Executed by: Representative

**Representative Details :**

SI No	Name & Address	Representative of
1	Mr NARAYAN SAHA Son of Late Chittaranjan Saha4/12, Azadgarh, City:- , P.O:- Regent Park, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700040 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX0, PAN No. akxxxxxx7g , Aadhaar No.: 24xxxxxxxx9163	N S PRIDE DEVELOPERS PRIVATE LIMTIED (as Director

**Identifier Details :**

Name & address
Mr SUBHO MONDAL Son of Mr Sashi Mondal B-95, Satyajit Park, City:- , P.O:- Bansdrani, P.S:-Bansdrani, District:-South 24-Parganas, West Bengal, India, PIN:- 700070, Sex: Male, By Caste: Hindu, Occupation: Law Clerk, Citizen of: India, , Identifier Of Mr NARAYAN SAHA, Mrs UMA SAHA, Mr NARAYAN SAHA







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



192024250115864171

GRN Details

GRN:	192024250115864171	Payment Mode:	Online Payment
GRN Date:	11/07/2024 09:09:16	Bank/Gateway:	State Bank of India
BRN :	IK0CVGZCK0	BRN Date:	11/07/2024 09:10:56
GRIPS Payment ID:	110720242011586416	Payment Init. Date:	11/07/2024 09:09:16
Payment Status:	Successful	Payment Ref. No:	2001702446/3/2024
[Query No*/Query Year]			

Depositor Details

Depositor's Name:	SUDIPTA CHAKRABORTY
Address:	Alipore Judges Court Kolkata, West Bengal, 700027
Mobile:	9831036678
Email:	sudiptachakroborty@ymail.com
Depositor Status:	Advocate
Query No:	2001702446
Applicant's Name:	Mr SUDIPTA CHAKRABORTY
Identification No:	2001702446/3/2024
Remarks:	Sale, Development Agreement or Construction agreement
Period From (dd/mm/yyyy):	11/07/2024
Period To (dd/mm/yyyy):	11/07/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001702446/3/2024	Property Registration- Stamp duty	0030-02-103-003-02	15021
2	2001702446/3/2024	Property Registration- Registration Fees	0030-03-104-001-16	1021
Total				16042

IN WORDS: SIXTEEN THOUSAND FORTY TWO ONLY.

PAID

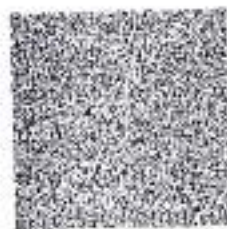


भारत सरकार  
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India

Enrolment No.: 2189/71161/58398

To  
Subha Mondal  
S/O Sashi Mondal  
B/99, SATYAJIT PARK  
BANSDRONI  
Kolkata  
South 24 Parganas West Bengal - 700070  
9062991439



आपका आधार क्रमांक / Your Aadhaar No.:

8341 7355 2556

VID : 9169 4655 4717 3287

मेरा आधार, मेरी पहचान



भारत सरकार  
Government of India



Subha Mondal  
Date of Birth/DOB: 02/07/1996  
Male/ MALE

8341 7355 2556

VID : 9169 4655 4717 3287

मेरा आधार, मेरी पहचान



Government of India



## सूचना / INFORMATION

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- आधार विशिष्ट और सुरक्षित है।
- सुरक्षित क्यूआर कोड/ऑफलाइन एक्सप्रेस/ऑनलाइन प्रमाणीकरण की उपयोग करके पहचान सत्यापित करें।
- आधार के सभी रूप जैसे आधार पत्र, पीवीसी कार्ड, ई-आधार और एन-आधार समान रूप से मान्य हैं। 12 अंकों की आधार संख्या के स्थान पर अंशमाली (यपुत्रल) आधार पहचान (VID) का भी उपयोग किया जा सकता है।
- 10 साल में कम से कम एक बार आधार अपडेट जरूर करें।
- आधार आपके विभिन्न सरकारी और गैर-सरकारी योजनाओं/सेवाओं तक लाभ उठाने में मदद करता है।
- आधार में अपना मोबाइल नंबर और ई-मेल आईडी अपडेट रखें।
- आधार सेवाओं का लाभ उठाने के लिए स्मार्टफोन पर mAadhaar ऐप डाउनलोड करें।
- आधार/बायोमेट्रिक्स को लॉक/अनलॉक करने की विशेषता का उपयोग सुरक्षा सुनिश्चित करने के लिए करें।
- आधार (पत्र/नंबर) चाहने वाली संस्थाओं को उचित सहमति लेने के लिए बाध्य किया गया है।
- Aadhaar is a proof of identity, not of citizenship.
- Aadhaar is unique and secure.
- Verify identity using secure QR code/offline XML/online Authentication.
- All forms of Aadhaar like Aadhaar letter, PVC Cards, eAadhaar and mAadhaar are equally valid. Virtual Aadhaar Identity (VID) can also be used in place of 12 digit Aadhaar number.
- Update Aadhaar at least once in 10 years.
- Aadhaar helps you avail various Government and Non-Government benefits/services.
- Keep your mobile number and email id updated in Aadhaar.
- Download mAadhaar app on smart phones to avail Aadhaar Services.
- Use the feature of lock/unlock Aadhaar/biometrics to ensure security.
- Entities seeking Aadhaar are obligated to seek due consent.



भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India



Address:  
S/O Sashi Mondal, B/99, SATYAJIT PARK,  
BANSDRONI, Kolkata, South 24 Parganas,  
West Bengal - 700070



8341 7355 2556

VID : 9169 4655 4717 3287

1047 | help@uidai.gov.in | www.uidai.gov.in

Subha Mondal



### Major Information of the Deed

Deed No	I-1604-07712/2024	Date of Registration	11/07/2024
Query No./Year	1604-2001702446/2024	Office where deed is registered	
Query Date	04/07/2024 8:09:27 AM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	SUDIPTA CHAKRABORTY Calcutta High Court, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9163407529, 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. 1,15,52,497/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 20,021/- (Article:48(g))	Rs. 1,053/- (Article:E, E, B)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assesment slip,(Urban area)		

### Land Details :




District: South 24-Parganas, P.S:- Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Khanpur Road, , Premises No: 11/27, , Ward No: 098 Pin Code : 700047

Sch No	PLOT Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :- )		Bastu	4 Katha 6 Chatak 18 Sq Ft		1,01,19,997/-	Width of Approach Road: 30 Ft,
Grand Total :				7.26Dec	0 /-	101,19,997 /-	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1910 Sq Ft.	0/-	14,32,500/-	Structure Type: Structure
Gr. Floor, Area of floor : 955 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 955 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		1910 sq ft	0 /-	14,32,500 /-	

# Land Lord Details :




Sl No	Name Address Photo Finger print and Signature
1	<p><b>Mr NARAYAN SAHA</b> (Presentant) Wife of Late Chitta Ranjan Saha Executed by: Self, Date of Execution: 11/07/2024 , Admitted by: Self, Date of Admission: 11/07/2024 ,Place : Office</p> <div>   </div> <p>11/07/2024 11/07/2024 11/07/2024</p> <p>4/12, Azadgarh, City:- , P.O:- Bansdroni, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700070 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX0 , PAN No.: akxxxxxx7g, Aadhaar No: 24xxxxxxxx9163, Status :Individual, Executed by: Self, Date of Execution: 11/07/2024 , Admitted by: Self, Date of Admission: 11/07/2024 ,Place : Office</p>
2	<p><b>Mrs UMA SAHA</b> Wife of Mr Narayan Saha Executed by: Self, Date of Execution: 11/07/2024 , Admitted by: Self, Date of Admission: 11/07/2024 ,Place : Office</p> <div>   </div> <p>11/07/2024 11/07/2024 11/07/2024</p> <p>4/12, Bijoygarh, City:- , P.O:- Jadavpur University, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032 Sex: Female, By Caste: Hindu, Occupation: Retired Person, Citizen of: IndiaDate of Birth:XX-XX-1XX2 , PAN No.: bvxxxxxx6a, Aadhaar No: 42xxxxxxxx2501, Status :Individual, Executed by: Self, Date of Execution: 11/07/2024 , Admitted by: Self, Date of Admission: 11/07/2024 ,Place : Office</p>

## Developer Details :

Sl No	Name Address Photo Finger print and Signature
1	<p><b>N S PRIDE DEVELOPERS PRIVATE LMTIED</b> 3/58, Azadgarh, City:- , P.O:- Regent Park, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700040 Date of Incorporation:XX-XX-2XX4 , PAN No.: AAxxxxxx0E,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative</p>



### Representative Details :

Sl No	Name	Address	Photo	Finger Print	Signature
1	<b>Mr NARAYAN SAHA</b> Son of Late Chittaranjan Saha Date of Execution - 11/07/2024, , Admitted by: Self, Date of Admission: 11/07/2024, Place of Admission of Execution: Office	4/12, Azadgarh, City:- , P.O:- Regent Park, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700040, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX0 , PAN No.:: akxxxxxx7g, Aadhaar No: 24xxxxxxxx9163 Status : Representative, Representative of : N S PRIDE DEVELOPERS PRIVATE LIMTIED (as Director)		 Captured LTI 11/07/2024	 11/07/2024

### Identifier Details :

Name	Photo	Finger Print	Signature
<b>Mr SUBHO MONDAL</b> Son of Mr Sashi Mondal B-95, Satyajit Park, City:- , P.O:- Bansdroni, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700070		 Captured 11/07/2024	 11/07/2024
Identifier Of Mr NARAYAN SAHA, Mrs UMA SAHA, Mr NARAYAN SAHA			

### Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr NARAYAN SAHA	N S PRIDE DEVELOPERS PRIVATE LIMTIED-3.63 Dec
2	Mrs UMA SAHA	N S PRIDE DEVELOPERS PRIVATE LIMTIED-3.63 Dec

### Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr NARAYAN SAHA	N S PRIDE DEVELOPERS PRIVATE LIMTIED-955.00000000 Sq Ft
2	Mrs UMA SAHA	N S PRIDE DEVELOPERS PRIVATE LIMTIED-955.00000000 Sq Ft

**Endorsement For Deed Number : I - 160407712 / 2024**

**On 11-07-2024**

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

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

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

Presented for registration at 11:34 hrs on 11-07-2024, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Mr NARAYAN SAHA, one of the Executants.

**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 1,15,52,497/-

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

Execution is admitted on 11/07/2024 by 1. Mr NARAYAN SAHA, Late Chitta Ranjan Saha, 4/12, Azadgarh, P.O: Bansdrani, Thana: Jadavpur, South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu, by Profession Business, 2. Mrs UMA SAHA, Wife of Mr Narayan Saha, 4/12, Bijoygarh, P.O: Jadavpur University, Thana: Jadavpur, South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Hindu, by Profession Retired Person Identified by Mr SUBHO MONDAL, Son of Mr Sashi Mondal, B-95, Satyajit Park, P.O: Bansdrani, Thana: Bansdrani, South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 11-07-2024 by Mr NARAYAN SAHA, Director, N S PRIDE DEVELOPERS PRIVATE LIMITED (Private Limited Company), 3/58, Azadgarh, City:-, P.O:- Regent Park, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700040

Identified by Mr SUBHO MONDAL, Son of Mr Sashi Mondal, B-95, Satyajit Park, P.O: Bansdrani, Thana: Bansdrani, South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu, by profession Law Clerk

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 1,053.00/- ( B = Rs 1,000.00/- , E = Rs 21.00/- , H = Rs 28.00/- , M(b) = Rs 4.00/- ) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 1,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 11/07/2024 9:10AM with Govt. Ref. No: 192024250115864171 on 11-07-2024, Amount Rs: 1,021/-, Bank: State Bank of India ( SBIN0000001), Ref. No. IK0CVGZCK0 on 11-07-2024, Head of Account 0030-03-104-001-15

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 20,021/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 15,021/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 806, Amount: Rs.5,000.00/-, Date of Purchase: 02/07/2024, Vendor name: Samiran Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 11/07/2024 9:10AM with Govt. Ref. No: 192024250115864171 on 11-07-2024, Amount Rs: 15,021/-, Bank: State Bank of India ( SBIN0000001), Ref. No. IK0CVGZCK0 on 11-07-2024, Head of Account 0030-02-103-003-02



**Anupam Haider**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - IV SOUTH 24-**  
**PARGANAS**  
**South 24-Parganas, West Bengal**



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2024, Page from 225326 to 225363  
being No 160407712 for the year 2024.



*(Signature)*

Digitally signed by Anupam Halder  
Date: 2024.07.11 15:05:48 +05:30  
Reason: Digital Signing of Deed,

(Anupam Halder) 11/07/2024

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS

West Bengal.