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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL 3/3134497/24 P 350758

12/12/24

Certain that the document is authentic
and that the signature is the
signature of the person named in
this document and is part of this document

S. S. S.
Additional District Sub-Registrar
Raipur, West Bengal, India 741035.

12 DEC 2024

DEVELOPMENT AGREEMENT

This DEVELOPMENT AGREEMENT executed on this 12th
day of December 2024 (two thousand twenty four).

নং - 2091

সন ও তারিখ - ৭.12.24

জেতার নাম -

স্বাক্ষর -

Roniek Bhattacharya

Naipinnu Ryzhil

স্ট্যাম্প মুদ্রা - ৫২০০

জেতার -

বারাসাত রোড, ইলি ২৪ পরগণা

জেতার - শ্রী চন্দন দত্ত সাহু

টি.ডি. নং 18 NOV 2024

তারিখ 1000000

মোট টকা - ২২০ -

জারী অফিস - বারাসাত



Additional District Jail, Barasat,
Barasat, West Bengal, India 74100

12 DEC 2024

BETWEEN

(1) PARTHA SAHA, Aadhaar No. 3664 3079 5622, PAN - ATDPS9909E, son of Late Gour Gopal Saha, **(2) RATHINDRANATH SAHA, Aadhaar No. 5446 3554 9821, PAN - AWHPS5544G,** son of Late Gour Gopal Saha, both are residing at Village - Naipukur, Post Office - Rajarhat, Police Station - Rajarhat, District - North 24 Parganas, Kolkata - 700135, West Bengal, both are by faith -Hindu, both are by Nationality - Indian, hereinafter collectively referred to as the **"OWNERS"**, which expression shall, unless it be repugnant to the context or mean and include their respective heirs, executors, administrators, representatives, successor-in-title and permitted assign) of the **ONE PART;**

AND

SAARVASRI HOUSING PRIVATE LIMITED, PAN- ABMCS9308P, (CIN - U68100WB2024PTC268934), a Private Limited Company, a company registered under Indian Companies Act, 2013, having its registered office address at Room No. 2, Second floor, 291/52, Kaikhali, Mondal Ganthi, VIP Road, Post Office - Airport, Police Station - Baguihati, District - North 24 Parganas, Kolkata- 700052, West Bengal, represented by its managing Director namely **(1) GOPAL KUNDU, PAN - AXIPK5425C, AADHAAR NO. 7797 0433 0218,** son of Mahaprasad Kundu, residing at Jay Jagannath Apartment, Room No. 201, 1st Floor, Naipukur, Post Office Rajarhat, Police Station - Rajarhat, District - North 24 Parganas, Kolkata - 700135, West Bengal, by faith - Hindu, by nationality - Indian, **(2) RONICK BHATTACHARYA, PAN - ASLPB5649P, Aadhaar No. 3942 6188 3891,** son of Late Dhritiman Bhattacharya ,residing at Village Naipukur, Post Office Rajarhat, Police Station - Rajarhat, District - North 24 Parganas,

Kolkata - 700135, West Bengal, by faith - Hindu, by nationality - Indian, **(3) SOUMIK DAS, PAN - DTQPD1590A, Aadhaar No. 8345 6056 2158**, son of Soumitra Das, residing at Village Naipukur, Post Office Rajarhat, Police Station - Rajarhat, District - North 24 Parganas, Kolkata - 700135, West Bengal, by faith - Hindu, by nationality - Indian, **(4) PRASANTA KUNDU, PAN - ALLPK5813F, AADHAAR NO. 5269 5057 0937**, son of Gobindo Chandra Kundu, residing at Regent Enclave, Block 7/4A, VIP Road, Kaikhali, District - North 24 Parganas, Kolkata - 700052, West Bengal, by faith - Hindu, by nationality - Indian, hereinafter referred to as the **"Developer"**, which expression shall, unless it be repugnant to the context or mean and include its successor-in-title and permitted assign) of the **OTHER PART**;

The Owners and the Developer shall individually hereinafter referred to as **'Party'** and collectively as **'Parties'**.

BACKGROUND, REPRESENTATION, WARRANTIES AND CONVENANTS:

The Land owner have made the following representation and given the following warranty to the Developer regarding title.

CHAIN AND TITLE REGARDING ABSOLUTE OWNERSHIP OF PARTHA SAHA AND RATHINDRANATH SAHA, LANDOWNERS HEREIN, IN RESPECT OF FIRST SCHEDULE PROPERTY, AS IS FOLLOWS:-

AND WHEREAS one Manimohan Hati, son of Late Bipin Behari Hati and Bhramar Bala Dasi, wife of Late Rash Behari Hati, are the joint and absolute owners of ALL THAT PIECE AND PARCEL of total area of Land 76 (seventy six) Decimal, Out of which pond land measuring more or less **10 (ten) Decimals** recorded in Sabek Dag No. 1490 corresponding to Hal **Dag No. 1572**, and out of which Danga land measuring more or less **66 (sixty six) Decimals** out of 82 Decimals recorded in Sabek Dag No. 1491 corresponding to Hal **Dag No. 1573**, under Sabek Khatian No. 1601 corresponding to

Hal Khatian No. 1851, lying and situated at **Mouza - Reckjoani**, J.L. No. 13, under the jurisdiction of Additional District Sub Registry Office Cossipore Dum Dum, there after Additional District Sub Registry Office Bidhannagar (Salt Lake City) now Additional District Sub Registry Office Rajarhat, within the local limit of Rajarhat Bishnupur 1 No. Gram Panchayet, Police Station – Rajarhat, District – North 24 Parganas, Kolkata – 700135, in the state of West Bengal and the said land is free from all encumbrances.

AND THEREAFTER the said Manimohan Hati, son of Late Bipin Behari Hati and Bhramar Bala Dasi, wife of Late Rash Behari Hati, sold, transfer and convey ALL THAT PIECE AND PARCEL of total area of Land 76 (seventy six) Decimal, Out of which pond land measuring more or less **10 (ten) Decimals** recorded in Sabek Dag No. 1490 corresponding to Hal **Dag No. 1572**, and out of which Danga land measuring more or less **66 (sixty six) Decimals** out of 82 Decimals recorded in Sabek Dag No. 1491 corresponding to Hal **Dag No. 1573**, under Sabek Khatian No. 1601 corresponding to Hal Khatian No. 1851, lying and situated at **Mouza - Reckjoani**, J.L. No. 13, under the jurisdiction of Additional District Sub Registry Office Cossipore Dum Dum, there after Additional District Sub Registry Office Bidhannagar (Salt Lake City) now Additional District Sub Registry Office Rajarhat, within the local limit of Rajarhat Bishnupur 1 No. Gram Panchayet, Police Station – Rajarhat, District – North 24 Parganas, Kolkata – 700135, in the state of West Bengal, in favour of Nitya Gopal Saha, Gour Gopal Saha and Nani Gopal Saha, by the strength of a Registered Bengali Saf Bikroy Kobala Dalil, which was registered at the office of A.D.S.R. Cossipore Dum Dum, on dated 18/04/1964 and the same was copied in Book No. I, Volume No. 50, Pages from 21 to 24, being Sale Deed No. **2710** for the year **1964** and delivered khas possession in favour of Nitya Gopal Saha, Gour Gopal Saha and Nani Gopal Saha and the said land is free from all encumbrances.

AND WHEREAS one Putijan Bibi, was the sole and absolute owner of ALL THAT PIECE AND PARCEL of total area of **Danga Land 5 (five) Decimal** equivalent to 3 (three) Khata recorded in Sabek Dag No. 1491 corresponding to Hal **Dag No. 1573**, under Sabek Khatian No. 1601 corresponding to Hal Khatian No. 1851, lying and situated at **Mouza - Reckjoani**, J.L. No. 13, under the jurisdiction of Additional District Sub Registry Office Cossipore Dum Dum, there after Additional District Sub Registry Office Bidhannagar (Salt Lake City) now Additional District Sub Registry Office Rajarhat, within the local limit of Rajarhat Bishnupur 1 No. Gram Panchayet, Police Station – Rajarhat, District – North 24 Parganas, Kolkata – 700135, in the state of West Bengal and the said land is free from all encumbrances.

AND THEREAFTER the said Putijan Bibi, sold, transfer and convey ALL THAT PIECE AND PARCEL of total area of **Danga Land 5 (five) Decimal** equivalent to 3 (3) Khata recorded in Sabek Dag No. 1491 corresponding to Hal **Dag No. 1573**, under Sabek Khatian No. 1601 corresponding to Hal Khatian No. 1851, lying and situated at **Mouza - Reckjoani**, J.L. No. 13, under the jurisdiction of Additional District Sub Registry Office Cossipore Dum Dum, then Additional District Sub Registry Office Bidhannagar (Salt Lake City) now Additional District Sub Registry Office Rajarhat, within the local limit of Rajarhat Bishnupur 1 No. Gram Panchayet, Police Station – Rajarhat, District – North 24 Parganas, Kolkata – 700135, in the state of West Bengal, in favour of Nitya Gopal Saha, Gour Gopal Saha and Nani Gopal Saha, by the strength of a Registered Bengali Saf Bikroy Kobala Dalil, which was registered at the office of A.D.S.R. Cossipore Dum Dum, on dated 18/09/1964 and the same was copied in Book No. I, Volume No. 110, Pages from 114 to 116, being Sale Deed No. **7422** for the year **1964** and delivered khas possession in favour of Nitya Gopal Saha, Gour Gopal Saha and Nani Gopal Saha and the said land is free from all encumbrances.

AND WHEREAS said Nitya Gopal Saha, Gour Gopal Saha and Nani Gopal Saha became the joint owners and occupiers of the said property by way of above purchase and they caused to mutate their names in L.R.R.O.R. under L.R. Khatian Nos. 4827, 4828 and 4829 respectively and they had been possessing and enjoying the same peacefully without any interruption of others.

AND THEREAFTER the said Nani Gopal Saha, being in peaceful possession of his undivided one third share of above referred property transferred by way of gift in favour of his two sons namely Sri Nirmal Chandra Saha and Sri Bimal Chandra Saha which was registered at the office of A.D.S.R. Rajarhat and the same was copied in Book No. I, CD Volume No. 1, Pages from 1718 to 1728, being Gift Deed No. 00086 for the year 2014 and delivered khas possession in their favour and they are joint owners of undivided 1/3rd of the said property and the said land is free from all encumbrances.

AND THEREAFTER the said Nitya Gopal Saha, Gour Gopal Saha, Nirmal Chandra Saha and Bimal Chandra Saha being in peaceful joint possession of the said property caused to partition the same by metes and bounds amongst themselves which was registered at the office of A.D.S.R. Rajarhat, on dated 06th August 2014, and the same was copied in Book No. I, CD Volume No. 14, Pages from 5603 to 5623, being No. 08886 for the year 2014, and in the following manner the said Nitya Gopal Saha, Gour Gopal Saha, Nirmal Chandra Saha and Bimal Chandra Saha get their property:-

Mouza	R.S. and L.R. Dag No.	Total area of Land	in favour of	Plot No.
Reckjoani	1573	19.23 Decimal	Nitya Gopal Saha	A
Reckjoani	1572	02.34 Decimal	Gour Gopal Saha	B
Reckjoani	1573	13.673 Decimal	Gour Gopal Saha	B

Reckjoani	1572	04.33 Decimal	Nirmal Chandra Saha C, And Bimal Chandra Saha
Reckjoani	1573	13.97 Decimal	Nirmal Chandra Saha C, C/1 And Bimal Chandra Saha

AND THEREAFTER the said Gour Gopal Saha became the sole and absolute owner of all that land **pond** in nature measuring more or less **02.34 (two point thirty four) Decimals** recorded in Sabek Dag No. 1490 corresponding to R.S. and L.R. Dag No. 1572 and all that **Danga** land measuring more or less **13.673 (thirteen point sixty seven three) Decimals** recorded in Sabek Dag No. 1491 corresponding to R.S. and L.R. Dag No. 1573, under Mouza - Reckjoani, J.L. No. 13, Police Station – Rajarhat, District – North 24 Parganas, Kolkata – 700135, in the state of West Bengal specifically mentioned in 'B' plot of GA Schedule of the said Deed of Partition and he has been possessing and enjoying his share of property peacefully without any interruption of others and the said land is free from all encumbrances.

AND WHEREAS one Lalita Sundari Hati was the sole and absolute owner of ALL THAT PIECE AND PARCEL of total area of land measuring about 25.33 (twenty five point thirty three) Decimal, out of which land **pond** in nature measuring more or less **03.33 (three point thirty three) Decimals** out of 10 Decimals recorded in Sabek Dag No. 1490 corresponding to Hal Dag No. 1572, and out of which **Danga** land measuring more or less **22 (twenty two) Decimals** recorded in Sabek Dag No. 1491 corresponding to Hal Dag No. 1573, under Sabek Khatian No. 1601 corresponding to Hal Khatian No. 1851, lying and situated at **Mouza - Reckjoani**, J.L. No. 13, under the jurisdiction of A.D.S.R. Rajarhat, under the local limit of Rajarhat Bishnupur 1 No. Gram Panchayet, within Police Station – Rajarhat, District – North 24 Parganas,

Kolkata – 700135, in the state of West Bengal and the said land is free from all encumbrances.

AND THEREAFTER the said one Lalita Sundari Hati, sold, transferred and convey ALL THAT PIECE AND PARCEL of total area of land measuring about 25.33 (twenty five point thirty three) Decimal, out of which land **pond** in nature measuring more or less **03.33 (three point thirty three) Decimals** out of 10 Decimals recorded in Sabek Dag No. 1490 corresponding to Hal **Dag No. 1572**, and out of which **Danga** land measuring more or less **22 (twenty two) Decimals** recorded in Sabek Dag No. 1491 corresponding to Hal **Dag No. 1573**, under Sabek Khatian No. 1601 corresponding to Hal Khatian No. 1851, lying and situated at Mouza - Reckjoani, J.L. No. 13, under the jurisdiction of A.D.S.R. Rajarhat, under the local limit of Rajarhat Bishnupur 1 No. Gram Panchayet, within Police Station – Rajarhat, District – North 24 Parganas, Kolkata – 700135, in the state of West Bengal, in favour of Sri Surendra Chandra Pyne, by way of sale on dated 03/10/1962, which was registered at the office of A.D.S.R. Cossipore Dum Dum and the same was copied in Book No. I, Volume No. 118, Pages from 135 to 139, being Sale Deed No. 9308 for the year 1962 and delivered khas possession in her favour and the said land is free from all encumbrances.

AND THEREAFTER the said Surendra Chandra Pyne sold, transferred and convey ALL THAT PIECE AND PARCEL of total area of land measuring about 25.33 (twenty five point thirty three) Decimal, out of which land **pond** in nature measuring more or less **03.33 (three point thirty three) Decimals** out of 10 Decimals recorded in Sabek Dag No. 1490 corresponding to Hal **Dag No. 1572**, and out of which **Danga** land measuring more or less **22 (twenty two) Decimals** recorded in Sabek Dag No. 1491 corresponding to Hal **Dag No. 1573**, under Sabek Khatian No. 1601 corresponding to

Hal Khatian No. 1851, lying and situated at Mouza - Reckjoani, J.L. No. 13, Present Owner the Collector North 24 Parganas on behalf of State of West Bengal, under the jurisdiction of A.D.S.R. Rajarhat, under the local limit of Rajarhat Bishnupur 1 No. Gram Panchayet, within Police Station – Rajarhat, District – North 24 Parganas, Kolkata – 700135, in the state of West Bengal, in favour of Chhaya Rani Saha, Menaka Saha and Laxmi Rani Saha, by way of sale on dated 30/06/1967 which was registered at the office of A.D.S.R. Cossipore Dum Dum and the same was copied in Book No. I, Volume No. 86, Pages from 73 to 75, being Sale Deed No. 5700 for the year 1967 and delivered khas possession in their favour and the said land is free from all encumbrances.

AND WHEREAS said Chhaya Rani Saha, Menaka Saha and Laxmi Rani Saha became the joint owners of the said property by way of above purchase and they caused to mutata their names in L.R.R.O.R. under **L.R. Khatian Nos. 4231, 4232 and 4230** respectively and they had been possessing and enjoying the same peacefully without any interruption of others.

AND WHEREAS subsequently said Laxmi Rani Saha being in peaceful possession of his undivided one third share of above referred property died intestate leaving behind her husband Nani Gopal Saha, Two sons namely Nirmal Chandra Saha, Bimal Chandra Saha and Two daughters namely Ujjwala Saha and Dipu Saha as her only legal heirs and successors and after the demise of said Smt. Laxmi Rani Saha her legal heirs obtained her share of property in equal share according to Hindu succession Act.

AND WHEREAS Chhaya Rani Saha, Menaka Saha, Nani Gopal Saha, Nirmal Chandra Saha, Bimal Chandra Saha, Ujjwala Saha and Dipu Saha being in

peaceful joint possession ALL THAT PIECE AND PARCEL of total area of land measuring about 25.33 (twenty five point thirty three) Decimal, out of which land pond in nature measuring more or less **03.33 (three point thirty three) Decimals** out of 10 Decimals recorded in Sabek Dag No. 1490 corresponding to Hal Dag No. **1572**, and out of which **Danga** land measuring more or less **22 (twenty two) Decimals** out of 66 Decimals out of 82 Decimals recorded in Sabek Dag No. 1491 corresponding to Hal Dag No. **1573**, under Sabek Khatian No. 1601 corresponding to Hal Khatian No. 1851, L.R. Khatian Nos. **4231, 4232 and 4230** lying and situated at **Mouza - Reckjoani**, J.L. No. 13, Present Owner the Collector North 24 Parganas on behalf of State of West Bengal, under the jurisdiction of A.D.S.R. Rajarhat, under the local limit of Rajarhat Bishnupur 1 No. Gram Panchayet, within Police Station – Rajarhat, District – North 24 Parganas, Kolkata – 700135, in the state of West Bengal, and thereafter caused to partition the same by metes and bounds amongst themselves which was registered at the office of A.D.S.R. Rajarhat, on dated 06th August 2014, and the same was copied in Book No. I, CD Volume No. 14, Pages from 5408 to 5428, being No. **08878** for the year **2014**, and in the following manner the said Chhaya Rani Saha, Menaka Saha, Nani Gopal Saha, Nirmal Chandra Saha, Bimal Chandra Saha, Ujjwala Saha and Dipu Saha get their property:-

Mouza	R.S. and L.R. Dag No.	Total area of Land	in favour of	Plot No.
Reckjoani	1573	8.40 Decimal	Chhaya Rani Saha	A1
Reckjoani	1572	01.11 Decimal	Menaka Saha	B1
Reckjoani	1573	07.29 Decimal	Menaka Saha	B1
Reckjoani	1572	02.22 Decimal	Nirmal Chandra Saha	D,D1
			Bimal Chandra Saha, Ujjwala Saha and Dipu Saha	
Reckjoani	1573	06.18 Decimal	Nirmal Chandra Saha	D, D1
			Bimal Chandra Saha, Ujjwala Saha and Dipu Saha	

AND WHEREAS said **Menaka Saha**, wife of Late Gour Gopal Saha, obtained all that land pond in nature measuring more or less **01.11 (one point eleven) Decimals** recorded in Sabek Dag No. 1490 corresponding to **R.S. and L.R. Dag No. 1572** and all that **Danga** land measuring more or less **07.29 (seven point twenty nine) Decimals** recorded in Sabek Dag No. 1491 corresponding to **R.S. and L.R. Dag No. 1573** specifically mentioned in 'B/1' plot of GA Schedule of the said Deed of Partition and she has been possessing and enjoying her share of property peacefully without any interruption of others and the said land is free from all encumbrances.

AND WHEREAS the said **Menaka Saha**, wife of **Late Gour Gopal Saha**, became the absolute owner of the property by way of purchase and subsequent deed of partition and undivided 1/5th share of property of her husband late Gour Gopal Saha, by way in heritage from husband Late Gour Gopal Saha, caused to mutata her name in L.R.R.O.R. under **L.R. Khatian No. 4232**, of ALL THAT PIECE AND PARCEL of land, pond in nature measuring more or less **01.578 (one point five seven eight) Decimals** recorded in Sabek Dag No. 1490 corresponding to **R.S. and L.R. Dag No. 1572** and all that **Danga** land measuring more or less **10.024 (ten point zero two four) Decimals** recorded in Sabek Dag No. 1491 corresponding to **R.S. and L.R. Dag No. 1573**, under the jurisdiction of A.D.S.R. Rajarhat, under the local limit of Rajarhat Bishnupur 1 No. Gram Panchayet, within Police Station - Rajarhat, District - North 24 Parganas, Kolkata - 700135, in the state of West Bengal, and the said land is free from all encumbrances and respectively and paying rents and taxes to the concerned authority.

Thereafter the said **ARUNA RANI SAHA**, daughter of **Late Gour Gopal Saha**, wife of Ratan Saha, became the owner of undivided 1/5th share of the property by way of inheritance from father Late Gour Gopal Saha caused to

mutate her name in L.R.R.O.R. under **L.R. Khatian Nos. 9793** of ALL THAT PIECE AND PARCEL of land, pond in nature measuring more or less **0.468 (zero point four six eight) Decimals** recorded in Sabek Dag No. 1490, corresponding to **R.S.** and **L.R. Dag No. 1572** and all that **Danga** land measuring more or less **2.734 (two point seven three four) Decimals** recorded in Sabek Dag No. 1491 corresponding to **R.S.** and **L.R. Dag No. 1573**, under the jurisdiction of A.D.S.R. Rajarhat, under the local limit of Rajarhat Bishnupur 1 No. Gram Panchayet, within Police Station – Rajarhat, District – North 24 Parganas, Kolkata – 700135, in the state of West Bengal, and the said land is free from all encumbrances and respectively and paying rents and taxes to the concerned authority.

Thereafter the said **APARNA SAHA**, daughter of **Late Gour Gopal Saha**, wife of Santa Gopal Saha, became the absolute owner of undivided 1/5th share of the property by way of inheritance from father Late Gour Gopal Saha caused to mutate her name in L.R.R.O.R. under **L.R. Khatian Nos. 9794** of ALL THAT PIECE AND PARCEL of land, pond in nature measuring more or less **0.468 (zero point four six eight) Decimals** recorded in Sabek Dag No. 1490, corresponding to **R.S.** and **L.R. Dag No. 1572** and all that **Danga** land measuring more or less **2.734 (two point seven three four) Decimals** recorded in Sabek Dag No. 1491 corresponding to **R.S.** and **L.R. Dag No. 1573**, under the jurisdiction of A.D.S.R. Rajarhat, under the local limit of Rajarhat Bishnupur 1 No. Gram Panchayet, within Police Station – Rajarhat, District – North 24 Parganas, Kolkata – 700135, in the state of West Bengal, and the said land is free from all encumbrances and respectively and paying rents and taxes to the concerned authority.

Thereafter the said **PARTHA SAHA**, son of Late Gour Gopal Saha, became the absolute owner of undivided $1/5^{\text{th}}$ share of the property by way of inheritance from father Late Gour Gopal Saha caused to mutata his name in L.R.R.O.R. under **L.R. Khatian No. 4229** of ALL THAT PIECE AND PARCEL of land, pond in nature measuring more or less **0.468 (zero point four six eight) Decimals** recorded in Sabek Dag No. 1490, corresponding to **R.S.** and **L.R. Dag No. 1572** and all that **Danga** land measuring more or less **2.734 (two point seven three four) Decimals** recorded in Sabek Dag No. 1491 corresponding to **R.S.** and **L.R. Dag No. 1573**, under the jurisdiction of A.D.S.R. Rajarhat, under the local limit of Rajarhat Bishnupur 1 No. Gram Panchayet, within Police Station – Rajarhat, District – North 24 Parganas, Kolkata – 700135, in the state of West Bengal, and the said land is free from all encumbrances and respectively and paying rents and taxes to the concerned authority.

Thereafter the said **RATHINDRANATH SAHA**, son of Late Gour Gopal Saha, became the absolute owner of undivided $1/5^{\text{th}}$ share of the property by way of inheritance from father Late Gour Gopal Saha caused to mutata his name in L.R.R.O.R. under **L.R. Khatian No. 4228** of ALL THAT PIECE AND PARCEL of land, pond in nature measuring more or less **0.468 (zero point four six eight) Decimals** recorded in Sabek Dag No. 1490, corresponding to **R.S.** and **L.R. Dag No. 1572** and all that **Danga** land measuring more or less **2.734 (two point seven three four) Decimals** recorded in Sabek Dag No. 1491 corresponding to **R.S.** and **L.R. Dag No. 1573**, under the jurisdiction of A.D.S.R. Rajarhat, under the local limit of Rajarhat Bishnupur 1 No. Gram Panchayet, within Police Station – Rajarhat, District – North 24 Parganas, Kolkata – 700135, in the state of West Bengal, and the said land is free from all encumbrances and respectively and paying rents and taxes to the concerned authority.

Thereafter the said **(1) MENAKA SAHA**, Aadhaar No. **5609 1196 7868**, PAN - **GRBPS5099K**, wife of **Late Gour Gopal Saha**, **(2) ARUNA RANI SAHA**, daughter of **Late Gour Gopal Saha**, wife of **Ratan Saha**, and **(3) APARNA SAHA**, daughter of **Late Gour Gopal Saha**, wife of **Santa Gopal Saha**, gift, transfer and convey **ALL THAT** piece and parcel of land measuring about **09.003 (nine point zero zero three) Decimals** out of which **pond in nature** measuring more or less **1.257 (one point two five seven) Decimals** recorded in Sabek Dag No. 1490 corresponding to **R.S.** and **L.R. Dag No. 1572**, and out of which **Danga** land measuring more or less **7.746 (seven point seven four six) Decimals** recorded in Sabek Dag No. 1491 corresponding to **R.S.** and **L.R. Dag No. 1573**, under Sabek Khatian No. 1601, **R.S. Khatian No. 1851 & 1852**, corresponding to **L.R. Khatian No. 4232, 9793 and 9794**, lying and situated at **Mouza - Reckjoani**, J.L. No. 13, within the local limit of **Rajarhat Bishnupur 1 No. Gram Panchayet** under the jurisdiction of Additional District Sub Registrar **Rajarhat**, Police Station - **Rajarhat**, District - North 24 Parganas, Kolkata -700135, West Bengal, in favour of **PARTHA SAHA**, son of **Late Gour Gopal Saha** (the present land owner herein), by way of a registered Deed of Gift, which has been duly registered before the A.D.S.R. **Rajarhat**, on dated 22nd July 2024 copied in Book No. I, Volume No. 1523-2024, Pages from 462583 to 462616, being Deed No. **12497** for the year **2024** and the property is free from all encumbrances.

Thereafter the said **(1) MENAKA SAHA**, Aadhaar No. **5609 1196 7868**, PAN - **GRBPS5099K**, wife of **Late Gour Gopal Saha**, **(2) ARUNA RANI SAHA**, daughter of **Late Gour Gopal Saha**, wife of **Ratan Saha**, and **(3) APARNA SAHA**, daughter of **Late Gour Gopal Saha**, wife of **Santa Gopal Saha**, gift, transfer and convey **ALL THAT** piece and parcel of land measuring about **09.003 (nine point zero zero three) Decimals** out of which **pond in nature** measuring more or less **1.257 (one point two five**

seven) Decimals recorded in Sabek Dag No. 1490 corresponding to **R.S.** and **L.R. Dag No. 1572**, and out of which **Danga** land measuring more or less **7.746 (seven point seven four six) Decimals** recorded in Sabek Dag No. 1491 corresponding to R.S. and L.R. Dag No. **1573**, under Sabek Khatian No. 1601, R.S. Khatian No. 1851 & 1852, corresponding to **L.R. Khatian No. 4232, 9793 and 9794**, lying and situated at **Mouza - Reckjoani**, J.L. No. 13, within the local limit of **Rajarhat Bishnupur 1 No. Gram Panchayet** under the jurisdiction of Additional District Sub Registrar Rajarhat, Police Station - **Rajarhat**, District - North 24 Parganas, Kolkata - 700135, West Bengal, in favour of **RATHINDRANATH SAHA**, son of Late Gour Gopal Saha, (the present land owner herein) by way of a registered Deed of Gift, which has been duly registered before the A.D.S.R. Rajarhat, on dated 22nd July 2024 copied in Book No. I, Volume No. 1523-2024, Pages from 462617 to 462650, being Deed No. **12498** for the year **2024** and the property is free from all encumbrances.

AND THEREAFTER the said **PARTHA SAHA** mutated his name in **L.R. Khatian No. 9874**, under **Mouza Reckjoani**, J.L. No. 13, Police Station - Rajarhat, District - North 24 Parganas, in the state of West Bengal.

AND THEREAFTER the said **RATHINDRANATH SAHA** mutated his name in **L.R. Khatian No. 9875**, under **Mouza Reckjoani**, J.L. No. 13, Police Station - Rajarhat, District - North 24 Parganas, in the state of West Bengal.

ABSOLUTE OWNERSHIP OF PARTHA SAHA and RATHINDRANATH SAHA

:- The said **PARTHA SAHA**, son of Late Gour Gopal Saha and **RATHINDRANATH SAHA**, son of Late Gour Gopal Saha became the joint and absolute owner of **ALL THAT** piece and parcel of land measuring about **24.7412 (twenty four point seven four one two) Decimals** (little more or less), out of which **pond in nature** measuring more or less **3.331 (three point three three one) Decimals** recorded in Sabek Dag No. 1490

corresponding to **R.S. and L.R. Dag No. 1572**, and out of which **Danga** land measuring more or less **21.4102 (twenty one point four one zero two) Decimals** (little more or less), recorded in Sabek Dag No. 1491 corresponding to R.S. and L.R. Dag No. **1573**, under Sabek Khatian No. 1601, R.S. Khatian No. 1851 & 1852, corresponding to **L.R. Khatian No. 4229, 9874 (in the name of Partha Saha)** and **4228, 9875 (in the name of Rathindranath Saha)**, lying and situated at **Mouza - Reckjoani**, J.L. No. 13, within the local limit of **Rajarhat Bishnupur 1 No. Gram Panchayet** under the jurisdiction of Additional District Sub Registrar Rajarhat, Police Station - **Rajarhat**, District - North 24 Parganas, Kolkata -700135, West Bengal, which is morefully described in the Schedule "A", hereunder and the said property is free from all encumbrances.

Thereafter the said **Partha Saha**, son of Late Gour Gopal Saha, conversion the above mention land from Danga to Bastu, from Govt of West Bengal, Office of the Block Land & Land Reforms office, Rajarhat, North 24 Parganas, Vide Memo No. CON/1689/B.L.& L.R.O./RAJ/2024, date 23-10-2024, vide case No. CN/2024/1507/3607.

Thereafter the said **Partha Saha**, son of Late Gour Gopal Saha, conversion the above mention land from Danga to Bastu, from Govt of West Bengal, Office of the Block Land & Land Reforms office, Rajarhat, North 24 Parganas, Vide Memo No. CON/1692/B.L.& L.R.O./RAJ/2024, date 23-10-2024, vide case No. CN/2024/1507/3609.

Thereafter the said **Rathindranath Saha**, son of Late Gour Gopal Saha, conversion the above mention land from Danga to Bastu, from Govt of West Bengal, Office of the Block Land & Land Reforms office, Rajarhat, North 24 Parganas, Vide Memo No. CON/1690/B.L.& L.R.O./RAJ/2024, date 23-10-2024, vide case No. CN/2024/1507/3608.

Thereafter the said **Rathindranath Saha**, son of Late Gour Gopal Saha, conversion the above mention land from Danga to Bastu, from Govt of West Bengal, Office of the Block Land & Land Reforms office, Rajarhat, North 24

Parganas, Vide Memo No. CON/1691/B.L.& L.R.O./RAJ/2024, date 23-10-2024, vide case No. CN/2024/1507/3613.

AND

AND WHEREAS the Land owners have not received any notice of Acquisition and/or Requisition in respect of the said land or any part thereof.

AND WHEREAS No part of the said land belong to any public or any private Trust.

AND WHEREAS There is no statutory claims, demands, attachments or prohibitory order made or issued by the Taxation Authorities or any other State or Central Government Department or other local bodies or authorities in any manner affecting the said land or any part thereof.

AND WHEREAS There are neither suit / nor any proceedings nor any lis-pendens or other notice or any attachment either before or after judgment pending in respect of the said land or any part thereof and / or any Tenants / Occupants whereby Land owner in the said Land, in way affected or jeopardized.

The **DEVELOPER** believing the aforesaid representations and warranty by the **OWNERS** regarding his title of the said plot of land to be true and free from all encumbrances, are hereby agreed to develop the said plot of land by constructing multi storied building thereon under the terms and conditions as written hereunder and agreed between them.

NOW IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

- 1) Owners's Representations:** The Owners have represented and warranted to the Developer that (1) the right, title and interest of the Owners in the Schedule Property is free from all encumbrances of any and every nature whatsoever, including but not limited to any mortgage, lien and *lispendens*

Parganas, Vide Memo No. CON/1691/B.L.& L.R.O./RAJ/2024, date 23-10-2024, vide case No. CN/2024/1507/3613.

AND

AND WHEREAS the Land owners have not received any notice of Acquisition and/or Requisition in respect of the said land or any part thereof.

AND WHEREAS No part of the said land belong to any public or any private Trust.

AND WHEREAS There is no statutory claims, demands, attachments or prohibitory order made or issued by the Taxation Authorities or any other State or Central Government Department or other local bodies or authorities in any manner affecting the said land or any part thereof.

AND WHEREAS There are neither suit / nor any proceedings nor any lispendens or other notice or any attachment either before or after judgment pending in respect of the said land or any part thereof and / or any Tenants / Occupants whereby Land owner in the said Land, in way affected or jeopardized.

The **DEVELOPER** believing the aforesaid representations and warranty by the **OWNERS** regarding his title of the said plot of land to be true and free from all encumbrances, are hereby agreed to develop the said plot of land by constructing multi storied building thereon under the terms and conditions as written hereunder and agreed between them.

NOW IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

- 1) **Owners's Representations:** The Owners have represented and warranted to the Developer that (1) the right, title and interest of the Owners in the Schedule Property is free from all encumbrances of any and every nature whatsoever, including but not limited to any mortgage, lien and *lispendens*

(2) the Owners shall ensure that the Owners' title to the Schedule Property continues to remain marketable and free from all encumbrances till completion of development (3) the Owners have not entered into any agreement for sale or lease or transfer or development of the Schedule Property with any person or entity (4) the Schedule Property is at present not affected by any requisition or acquisition of any authority or authorities under any law and/or otherwise (5) the Owners have full right, power and authority to enter into this Agreement and (6) the Owners have neither done nor permitted to be done anything whatsoever that would in any way impair, hinder and/or restrict the appointment and grant of rights to the Developer under this Agreement.

2) **Developer's Representations:** The Developer has represented and warranted to the Owners that (1) the Developer is carrying on business of construction and development of real estate and has infrastructure and expertise in this field (2) the Developer has and/or shall enter into several agreements with the Owners of contiguous and other properties near the Schedule Property for composite development of such contiguous and other properties near the Schedule Property and (3) the Developer has full authority to enter into this Agreement and appropriate Resolutions/Authorizations to that effect exist.

3) **Grant of Development Right:** Based on the mutual representations made by the Parties to each other as aforesaid, the Owners have agreed to grant to the Developer development rights of the Schedule Property, by virtue of which the Developer shall be entitled to construct and commercially exploit a new residential building (hereinafter referred as "**New Building**") on the Schedule Property (hereinafter referred as "**Project**") on the basis of the sanctioned building plan (hereinafter referred as "**Sanctioned Plan**", which includes all sanctioned/permissible modifications to be made thereto by the Developer, if any, from time to time) from Block Development Office, Rajarhat and Zilla Parishad, North 24 Parganas and other concerned

authorities (hereinafter referred as "**Planning Authorities**") and prepared by architect appointed by the Developer.

4) **Recording of Terms:** The Parties are now executing this Agreement to place on record the terms and conditions that have been agreed between them with regard to the Project.

5) **Appointment and Commencement**

5.1 **Appointment:** The Owners hereby appoints the Developer as the developer of the Schedule Property with right to execute the Project. The Developer hereby accepts the said appointment by the Owners.

5.2 **Commencement:** This Agreement commences and shall be deemed to have commenced on and with effect from the date of execution as mentioned above and this Agreement shall remain valid and in force till all obligations of the Parties towards each other stand fulfilled and performed.

6) **Sanction and Construction**

6.1 **Sanctioned Plan:** The Developer (as the agent of the Owners but at its own costs and responsibility) shall, at the earliest, obtain from the Planning Authorities, sanction and/or modification and/or extension and/or addition of the Sanctioned Plan to ensure that full potential of FAR of the Schedule Property is utilized for construction of the New Building. It is clarified that the Developer shall be responsible for obtaining all approvals of any nature whatsoever needed for the Project (including final sanction of the Sanctioned Plan and Completion Certificate).

6.2 **Architect and Consultants:** The Owners confirm that the Owners have authorized the Developer to appoint the Architect and other consultants to complete the Project. All costs, charges and expenses in this regard including professional fees and supervision charges shall be paid by the Developer and the Owners shall have no liability or responsibility.

- 6.3 **Construction of New Building:** The Developer shall, at its own costs and expenses and without creating any financial or other liability on the Owners, construct, erect and complete the New Building in accordance with the Sanctioned Plan.
- 6.4 **Common Portions:** The Developer shall at its own costs install and erect in the New Building, Temple, Power Back up, CCTV camera in all floors, Water purification plant, common areas, amenities and facilities such as stairways, lifts, passages, common lavatory, electric meter room, pump room, reservoir, over-head water tank, water pump and motor, water connection, drainage connection, sewerage connection and other facilities required for establishment, enjoyment and management of the New Building (collectively **Common Portions**). It is clarified that the adjacent or contiguous properties, if any, if developed by the Developer may be notionally or actually integrated or added to the Schedule Property in so far as sharing of common amenities and facilities are concerned such as roads, passages, green areas, gates, water connection, water reservoirs, sewage connection, lighting of streets, generator (60 kVA approx), transformer etc. The Owners confirms that they have no objection to this and the Developer shall be free to do anything that the Developer deems fit and proper in this regard.
- 6.5 **Building Materials:** The Developer shall be authorized in the name of the Owners to apply for and obtain quotation, entitlements and other allocations for cement, steel, bricks and other building materials and inputs and facilities allocable to the Owners and required for the construction of the New Building but under no circumstances the Owners shall be responsible for the price/value, storage and quality of the building materials. The owners shall have the right of verified the quality of cement, steel, bricks and other building materials.

6.6 **Temporary Connections:** The Developer shall be authorized in the name of the Owners to apply for and obtain temporary connections of water, electricity, drainage and sewerage.

6.7 **Co-operation by Owners:** The Owners shall not indulge in any activities which may be detrimental to the development of the Schedule Property and/or which may affect the mutual interest of the Parties. The Owners shall provide all co-operation that may be necessary for successful completion of the Project.

7) **Completion of the Project:**

Developer will complete the entire process of Development within a period of **36 (thirty six) months** along with the **6 (six) months grace period**, from the execution date of this Development Agreement.

In case the developer fails to deliver the landowners allocation within the aforesaid Stipulated period and even after the grace period of six months in that event the Developer will be liable to pay Rs. 20,000/- per month to wards damages to the land owners till the possession is delivered to the landowners.

8) **Possession**

8.1 **Possession of Schedule Property:** At or before the execution of this Agreement, the Owners have delivered vacant and peaceful possession of the Schedule Property to the Developer for carrying out the Project, which the Developer hereby admits and acknowledges.

9) **Powers and Authorities**

9.1 **Power of Attorney:** The Owners shall grant to the Developer and/or its nominees necessary Power of Attorney **(1)** for the purpose of getting the building plan sanctioned/revalidated/modified/alterred/extended by the Planning Authorities and obtaining all necessary permissions from different authorities in connection with construction of the New Building and **(2)** for

construction of the New Building and booking and sale of the flats and spaces fallen under Developer's allocation only, in the New Building (hereinafter referred as "**Units**") to prospective purchasers (hereinafter referred as "**Intending Purchasers**").

9.2 **Further Acts:** Notwithstanding grant of the aforesaid Power of Attorney, the Owners hereby undertakes that they shall execute, as and when necessary, all papers, documents, plans etc. for enabling the Developer to perform all obligations under this Agreement.

10) Allocation of the Parties:

10.1 "**Owners' Allocation**" shall mean the remaining 40% (forty percent) of the total constructed area in the residential units, located in the Buildings at the Said Project based on the available FAR. Such allocation shall comprise of residential units along with the open and covered car parking spaces, forming out of the 40% (forty percent) allocation in the total constructed area in the residential units, along with open and covered car parking space, located in the Said Project including proportionate land share appurtenant thereto along with common usage rights and privileges in the Common Areas and Facilities in the Buildings at the Said Project.

10.2 "**Developer's Allocation**" shall mean the 60% (sixty percent) of the total constructed area in the Buildings at the Said Project based on the available Floor Area Ratio (FAR), which shall include the residential units along with the open and covered car parking spaces, including proportionate land share appurtenant thereto along with common usage rights and privileges in the Common Areas and Facilities in the Buildings at the Said Project.

The Developer shall have right to Top Roof of further construction if it is sanctioned by the Authority concern in event the owners will be execute one Supplementary Agreement, in that event Owner's Allocation shall be 40% and Developer Allocation shall be 60% of the constructed area.

11) Obligations of the Developer:

11.1 Compliance with Laws: The development shall commence as per the Sanctioned Plan, schemes, rules, regulations, by-laws and approvals of the Planning Authorities, at the cost, risk and responsibility of the Developer, the Owners having no responsibility in respect thereof in any manner whatsoever. The execution of the Project shall be in conformity with the prevailing rules and by-laws of all concerned authorities and State Government/Central Government bodies and it shall be the absolute responsibility of the Developer to ensure compliance. The Developer shall alone be responsible and liable to all authorities concerned and to the Intending Purchasers for any loss or for any claim arising from such development and shall indemnify the Owners against any claims, loss or damages for any default or failure or breach on the part of the Developer.

11.2 Planning, Designing and Development: The Developer shall be responsible for planning, designing and development of the New Building with the help of the Architect, professional bodies, contractors, etc.

12) Obligations of Owners

12.1 Co-operation with Developer: The Owners undertakes to fully co-operate with the Developer for obtaining all permissions required for development of the Schedule Property.

12.2 Act in Good Faith: The Owners undertakes to act in good faith towards the Developer (and any appointed and/or designated representatives) so that the Project can be successfully completed.

12.3 Documentation and Information: The Owners undertakes to provide the Developer with any and all documents and information relating to the Schedule Property as may be required by the Developer from time to time.

- 12.4 **No Obstruction in Dealing with Developer's Functions:** The Owners covenants not to do any act, deed or thing whereby the Developer may be prevented from discharging its functions under this Agreement.
- 12.5 **No Obstruction in Construction:** The Owners hereby covenant not to cause any interference or hindrance in the construction of the New Building.
- 12.6 **No Dealing with Schedule Property:** The Owners hereby covenant not to let out, grant lease, mortgage, charge and/or transfer the Schedule Property or any portions thereof, without the express consent and confirmation of the Developer.
- 12.7 **Execution of Sale Agreements, Conveyances etc.:** The Owners hereby covenant that the Owners, at the request of the Developer, shall execute and register Sale Agreements, Conveyances and any other documents if required with regard to transfer of Units from the Developer Allocation in the New Building in favour of the Intending Purchasers and the Owners shall not claim and/or raise any demand of any nature whatsoever including monetary demand from the Developer and/or the Intending Purchasers.
- 12.8 **No Objection to the Intending Purchasers in Obtaining Loan by Mortgaging the Units:** The Owners hereby covenant that the Intending Purchasers shall be entitled to obtain loan from any financial institution by mortgaging their respective Units in the Schedule Property.

13) Miscellaneous

- 13.1 **Parties Acting under Legal Advice:** Each Party has taken and shall take its own legal advice with regard to this Agreement and all acts done in pursuance hereof and the other Party shall not be responsible for the same.

- 13.2 **Essence of the Contract:** In addition to time, the Owners and the Developer expressly agree that the mutual covenant and promises contained in this Agreement shall be the essence of this contract.
- 13.3 **Documentation:** The Developer shall be responsible for meeting all costs and expenses towards execution and registration of any document for giving effect to all or any of the terms and conditions set out herein, including this Agreement.
- 13.4 **No Partnership:** The Owners and the Developer have entered into this Agreement purely as a contract and nothing contained herein shall be deemed to be or construed as a partnership between the Parties in any manner nor shall the Parties constitute an association of persons.
- 13.5 **No Implied Waiver:** Failure or delay by either Party to enforce any rights under this Agreement shall not amount to an implied waiver of any such rights.
- 13.6 **Additional Authority:** It is understood that from time to time to facilitate the uninterrupted construction of the New Buildings and/or the Project by the Developer, various deeds, matters and things not herein specified may be required to be done by the Developer and for which the Developer may need authority of the Owners. Further, various applications and other documents may be required to be signed or made by the Owners relating to which specific provisions may not have been made herein. The Owners hereby undertakes to do all such acts, deeds, matters and things and execute any such additional power of attorney and/or authorization as may be required by the Developer for the purpose and the Owners also undertake to sign and execute all additional applications and other documents, at the costs and expenses of the Developer.
- 13.7 **Further Acts:** The Parties shall do all further acts, deeds and things as may be necessary to give complete and meaningful effect to this Agreement.

13.8 **Name of Project:**The project name shall be "G.S. MANSION".

13.9 **Entire Agreement:** This Agreement constitutes the entire agreement between the Parties and revokes and supersedes all previous discussions/correspondence and agreements between the Parties, written or oral and express or implied.

13.10 **Headings:** In this Agreement, headings are inserted for convenience of reference only and are not intended to impact the interpretation or meaning of any clause and shall consequently not affect the construction of this Agreement.

13.11 That the owners shall not be responsible for any Income tax and any other taxes in respect of the Developer's allocation in the proposed building and all the service taxes on part of Developer's allocation shall be paid by the Developer only.

13.12 If any litigation results from any transaction respecting any unit and/or flat within the allocation of the Developer in such circumstances the developer shall be solely liable therefore and the owners shall have no liability and/or responsibility respecting the same in any manner whatsoever.

13.13 Income Tax, GST and other tax liabilities as may be arise out of sale of the allocation of the Developer as agreed, or any portion thereof shall be borne solely by the Developer and the moneys received by the Developer being considered their income in the fullest sense of the term and the owners having nothing to do nor any interest therein nor being related there to shall have no tax liability therefore in any manner whatsoever.

13.14 For any Government claims arising out of the construction of the building as against capital gains the Developer shall be solely liable for meeting, and/or settling such claims in respect of the Developer's allocation, keeping the owners, safe and/or harmless in such respect the developer undertakes to indemnify the owners in case they have to suffer monetary losses therefore.

- 13.15 Any personal liability as against the Developer shall not be included in the Development project agreed to be undertaken.
- 13.16 The developer shall take consent of the landowners related to the sanction plan and elevation of the building.
- 13.17 The developer shall provide Copy of all building documents such as sanctioned Plan and completion certificate.
- 13.18 The Developer shall be responsible to pay the khazna/taxes during the construction period of the new residential building and also pay the maintenance and the proportionate taxes in respect of the Developer Allocation till handing over of the Developer Allocation to the intending Purchaser/s.
- 13.19 After completion of the Said Project the Developer shall deliver all the original Documents, i.e. sanctioned building plan, Completion Certificate, Tax and Khajna Receipt to the Flat Owners Association and the Association shall have to show such documents to all the Flat Owners/Land Owners/Developer as and when required without any delay.

14) Defaults

- 14.1 **No Cancellation:** None of the Parties shall be entitled to cancel or rescind this Agreement without recourse to Court.
- 14.2 **Force Majeure:** Neither Parties hereto shall be held liable in the event of any force majeure circumstances, such as pandemic, lockdown, war, military operations, riot, crowd disorder, strike, lock-outs, labor unrest or other industrial action, terrorist action, civil commotion, non-availability of construction material, hike in prices of construction material and any legislation, regulation, ruling or omissions. Neither Party shall be deemed to have defaulted in the performance of its contractual obligations whilst the performance thereof is prevented by force majeure and the time limits laid down in this Agreement for the performance of such obligations shall be extended accordingly upon occurrence and cessation of any event constituting force majeure.

15) Notice

15.1 **Mode of Service:** Any notice or other written communication given under or in connection with this Agreement may be delivered personally, or sent by prepaid recorded delivery (registered/speed post with acknowledgement due or through courier service) to the proper address and for the attention of the relevant Party (or such other address as is otherwise notified by each Party from time to time). The Owners shall address all such notices and other written communications to the Partner of the Developer and the Developer shall address all such notices and other written communications to the Owners.

16. JURISDICTION: Under the original jurisdiction of the Honorable District Judge of North 24 Parganas at Barasat shall have jurisdiction to entertain and try all actions suits and proceeding arising out of this presents between the parties hereto.

SCHEDULE

(Description of "**Schedule Property**")

ALL THAT piece and parcel of vacant land measuring about **24.7412** (twenty four point seven four one two) **Decimals** (little more or less), in the following manner:-

R.S. and L.R. Dag No.	Khatian No.	Owner Name	Area	Nature
1572	4229	Partha Saha	0.444 Decimal	Pukur
1573	4229	Partha Saha	2.9356 Decimal	Bastu
1572	9874	Partha Saha	1.222 Decimal	Pukur
1573	9874	Partha Saha	7.7736 Decimal	Bastu
1572	9875	Rathindranath Saha	1.22 Decimal	Pukur
1573	9875	Rathindranath Saha	7.7654 Decimal	Bastu
1572	4228	Rathindranath Saha	0.445 Decimal	Pukur
1573	4228	Rathindranath Saha	2.9356 Decimal	Bastu

lying and situated at **Mouza - Reckjoani**, J.L. No. 13, within the local limit

of **Rajarhat Bishnupur 1 No. Gram Panchayet** under the jurisdiction of Additional District Sub Registrar Rajarhat, Police Station - **Rajarhat**, District - North 24 Parganas, Kolkata -700135, West Bengal, which is butted and bounded as follows:-

ON THE NORTH:- 23 feet wide Panchayat Road.

ON THE SOUTH:- 8 feet wide common passage.

ON THE EAST: - Plot No. A, R.S and L.R. Dag No. 1573 (P).

ON THE WEST :- 15'-9" Panchayat Road and R.S and L.R. Dag No. 1572 (P) and 1573 (P) .

SCHEDULE "B" OF THE LAND OWNER'S ALLOCATION

ABOVE REFERRED TO

It is agreed by and between the parties herein that the **OWNERS** shall be entitled to get or achieved **40% (forty percent)** over the total constructed area of the proposed building as per their proportionate share over the said plot of land and including the proportionate area of stair cases and lift and lift lobbies, cantilevers, verandhs/balconies of the proposed building and parking spaces and commercial spaces of the proposed building constructed by the **DEVELOPER** sanctioned by the competent authority, later on after preparation of the floor plan, the flats / garages will be demarcated in the floor plan, and a copy of the said demarcated floor plan will be supplied to the land **OWNERS** along with a supplementary development Agreement (Which will be treated as a part of this Development Agreement) denoting flats / garages with in the purview of the land **OWNERS** allocations, in the form and manner particularly mentioned and described in the

Schedule-B and together with the facility of proportionate undivided interests or share on the common space, amenities, facilities and areas of land and proposed Building in fully complete and inhabitable nature .

Furthermore the **LAND OWNERS** shall be entitled to receive a sum of **Rs. 20,000/- (Rupees twenty thousand)** only from the Developer as and by way of refundable security deposit at the time of this Development Agreement and the land owners will refund the said amount without interest at the time of taking over the Land owners Allocation. After completion of the building the Developer will handover all relevant documents i.e. certified copy of JDA, copy of sanction building plan, copy Completion certificate / Occupance Certificate, etc.

SCHEDULE "C" OF THE DEVELOPER'S ALLOCATION

ABOVE REFERRED TO

Save and except the aforesaid allocated portion of the **LAND OWNERS**, the **DEVELOPER** shall take **entire remaining portion of** the constructed area the proposed multi storied building and its extension.

AND TOGETHER WITH the proportionate area of stair cases and lift and lift lobbies, cantilevers, verandhs/balconies of the proposed buildings and parking spaces and commercial space of the proposed building constructed by the **DEVELOPER** sanctioned by the competent authority **AND TOGETHER WITH** the undivided proportionate share in the land and the building, **AND TOGETHER WITH** the proportionate area of common facilities and together with the right to transfer by way of Sale, Conveyance, Assign, lease, gift, exchange, mortgage to others.

SPECIFICATIONS

<u>BUILDING/ELEVATION</u>	Designed on a Earthquake resistance RCC frame structure with brick wall construction with suitable foundation depending on soil conditions, Walls of Pickedbrick
<u>EXTERIOR WALLS</u>	Outer wall 8" brick wall finished and inner wall 5" brick wall finished with cement plaster putty and weather coat paint finish
<u>INTERIOR WALLS</u>	Brick wall finished with cement plaster and putty
<u>STAIRCASE & LOBBY</u>	Wide staircase, elegantly designed lobby and corridors with marble/vitrified tiles. All common walls in lobby/staircase will be putty and painted
<u>FLOORING AND BALCONY</u>	Marble / vitrified tiles in entire flooring area 2'-2" or 4'-2" with ISI marked.
<u>KITCHEN</u>	No door in the kitchen. Kitchen- Coloured Granite Marble counter top with wall tiles, Stainless steel sink.
<u>BATH ROOM& WASH BASIN</u>	European type of Jaquar/Parry ware/similar reputed brand and wash basin in dining space.
<u>Balcony</u>	Glass fitted wall.
<u>DOORS AND FRAMES</u>	Main door – Door will be made of good quality Wood / Ply and door frames will be made of good quality shal wood

	which will be polished. Other door will be made in good quality flash door with primer.
<u>ELECTRICAL</u>	Concealed wiring in all flats (Copper electrical wire, Finolex/Havells or similar brand.
<u>LIFTS</u>	05 / 06 persons Branded elevator
<u>WATER SUPPLY</u>	Machinery for twenty-four hours water supply from captive and Sub marshal
<u>ROOF</u>	Good quality material will be laid on roof or plain cement concrete with necessary water proofing admixture.
<u>PAINTING</u>	Outside face of external walls will be finished with high quality weather coat. (Asian/Berger)
<u>WINDOW</u>	Alluminium and glass fitted casement window.

Common Areas and Facilities of the Project

1. All stair-cases and stair landings on all the floors of the said building.
2. Stair-case of the building leading towards the vacant roof.
3. Common passages including main entrances on the ground floor leading to the top floor vacant roof of the building.
4. All common services and upon common spaces and undivided proportionate share of land and rights, easement and privileges and appendages and appurtenances to be enjoyed by the Co-owners.

5. Roof, lift Room, Parapet wall of the building are for the purpose of common services and right. Ultimate Top roof of the said building.
6. Common Water pump, overhead water tank and all water supply line and plumbing lines, common underground water reservoir.
7. Common Electric meter space, electric meter board, Electricity service and electricity main line wirings and lighting.
8. Drainages and sewerages including man-hole, junction pits etc. and driveway.
9. Boundary walls, main gate and/or side gates if any.
10. Vacant space on Ground Floor inside the premises and lift, lift well, lift lobbies in each floor and lift room with machine.
11. Common septic tank.
12. Temple.
13. Childrens Play area / Garden.

IN WITNESS WHEREOF the Parties hereto have here unto set and subscribed their respective hands the day and the year first hereinabove written:

Partha Saha

PARTHA SAHA

Rathindranath Saha

RATHINDRANATH SAHA

[OWNERS]

For **SAARVASRI HOUSING PRIVATE LIMITED**
(being represented by its Partners)

SAARVASRI HOUSING PRIVATE LIMITED

Gopal Kundu

Director

(GOPAL KUNDU)

SAARVASRI HOUSING PRIVATE LIMITED

Ronick Bhattacharya

Director

(RONICK BHATTACHARYA)

SAARVASRI HOUSING PRIVATE LIMITED

Soumik Das

Director

(SOUMIK DAS)

SAARVASRI HOUSING PRIVATE LIMITED

Prasanta Kundu

Director

(PRASANTA KUNDU)

[DEVELOPER]

WITNESSES:

1. *Rahansha*

Rajshat, Kal - 700135.

2. *Chitastee Bose*

Rajshat (Gopalpur) Kal - 136

Drafted by me as per documents

And information supplied to me:

Sarbajeet Dutta Adv.

Sarbajeet Dutta
(Advocate)

Barasat District Judges Court
M- 9681111005/ 7980225892

RECEIPT OF CONSIDERATION

Received of and from the within named Developer a sum of Rs. 20,000/- (Rupees twenty thousand only) of refundable security deposits as per the Memorandum hereunder written:

Cheque Number	Date	Bank	Amount
000032	12-12-2024	HDFC	10,000/-
000033	12-12-2024	HDFC	10,000/-
			Rs. 20,000/-

Partha Saha

PARTHA SAHA

Rathindranath Saha

RATHINDRANATH SAHA

[OWNERS]

WITNESSES:

1. *Rahansha*
Rajshah, Kol-700135
2. *Chinastee Bose*
Rajshah Gopalpur
Kol-136

UNDER RULE 44A OF THE I.R. ACT 1908

(1) Name : PARATHA SAHA

LITTLE	RING	MIDDLE	FORE	THUMB	<div style="text-align: right;">বাম হাত</div>  <div style="text-align: center;">Partha Saha</div> <div style="text-align: left;">ডান হাত</div>
					
THUMB	FORE	MIDDLE	RING	LITTLE	
					

Partha Saha

Signature of the Presentant

Executant Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriate status)

(2) Name : RATHINDRANATH SAHA












LITTLE	RING	MIDDLE	FORE	THUMB	<div style="text-align: right;">বাম হাত</div>  <div style="text-align: center;">Rathindranath Saha</div> <div style="text-align: left;">ডান হাত</div>
					
THUMB	FORE	MIDDLE	RING	LITTLE	
					

Rathindranath Saha

Signature of the Presentant

All the above fingerprints are of the above named person and attested by the said person.

(3) Name : GOPAL KUNDU

LITTLE	RING	MIDDLE	FORE	THUMB	<div style="text-align: right;">বাম হাত</div>  <div style="text-align: center;">Gopal Kundu</div> <div style="text-align: left;">ডান হাত</div>
					
THUMB	FORE	MIDDLE	RING	LITTLE	
					


Gopal Kundu

Signature of the Presentant

N.B. : L.H. = Left hand finger prints & R.H. = Right hand finger prints.

UNDER RULE 44A OF THE I.R. ACT 1908

(1) Name : RONICK BHATTACHARJIA

LITTLE	RING	MIDDLE	FORE	THUMB
				
THUMB	FORE	MIDDLE	RING	LITTLE
				



ডান হাত

Ronick Bhattacharjia
Signature of the Presentant

Executant Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriate status)

(2) Name : SOUMIK DAS

LITTLE	RING	MIDDLE	FORE	THUMB
				
THUMB	FORE	MIDDLE	RING	LITTLE
				



ডান হাত

Soumik Das
Signature of the Presentant

All the above fingerprints are of the above named person and attested by the said person.

(3) Name : PRASANTA KUNDU

LITTLE	RING	MIDDLE	FORE	THUMB
				
THUMB	FORE	MIDDLE	RING	LITTLE
				



ডান হাত

Prasanta Kundu
Signature of the Presentant

N.B. : L.H. = Left hand finger prints & R.H. = Right hand finger prints.

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT OF INDIA

CHIRASREE BOSE

BUDDHADEV BOSE

02/01/1985
Permanent Account Number

ASXPB0971E

Chirashree Bose

Signature



07000009

इस कार्ड के कानून / कानून पर कृपया ध्यान दें / ध्यान दें।

अनुपस्थित होने पर, यह कार्ड की एक
नकल भेजें, चिरश्री बोस,
बॉम्बे टेलिफोन एक्सचेंज के समीप,
बॉम्बे, पुणे - 411 045.

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

Income Tax PAN Services Unit, NSDL,
3rd Floor, Sappho's Chambers
Near Haver Telephone Exchange,
Bomber, Pune - 411 045.

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

Chirashree Bose



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



192024250312308168

GRN Details

GRN:	192024250312308168	Payment Mode:	SBI Epay
GRN Date:	11/12/2024 20:17:54	Bank/Gateway:	SBICPay Payment Gateway
BRN :	7445172551337	BRN Date:	11/12/2024 20:18:06
Gateway Ref ID:	IGASESKFM6	Method:	State Bank of India NB
GRIPS Payment ID:	111220242031230815	Payment Init. Date:	11/12/2024 20:17:54
Payment Status:	Successful	Payment Ref. No:	3003134497/6/2024

[Query No*/Query Year]

Depositor Details

Depositor's Name:	Mr Sarbajeet Dutta
Address:	Barasat District Judges Court
Mobile:	9681111005
Period From (dd/mm/yyyy):	11/12/2024
Period To (dd/mm/yyyy):	11/12/2024
Payment Ref ID:	3003134497/6/2024
Dept Ref ID/DRN:	3003134497/6/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	3003134497/6/2024	Property Registration- Stamp duty	0030-02-103-003-02	19521
2	3003134497/6/2024	Property Registration- Registration Fees	0030-03-104-001-16	221
Total				19742

IN WORDS: NINETEEN THOUSAND SEVEN HUNDRED FORTY TWO ONLY.

Major Information of the Deed

Deed No :	I-1523-18514/2024	Date of Registration	12/12/2024
Query No / Year	1523-3003134497/2024	Office where deed is registered	
Query Date	10/12/2024 5:51:23 PM	A.D.S.R. RAJARHAT, District: North 24-Parganas	
Applicant Name, Address & Other Details	SARBAJEET DUTTA , BARASAT JUDGES COURT,Thana : Barasat, District : North 24-Parganas, WEST BENGAL, PIN - 700124, Mobile No. : 9681111005, Status :Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 20,000/-]		
Set Forth value	Market Value		
Rs. 8/-	Rs. 1,08,18,200/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 20,021/- (Article:48(g))	Rs. 221/- (Article:E, E, B)		
Remarks			







Land Details :

District: North 24-Parganas, P.S:- Rajerhat, Gram Panchayat: RAJARHAT BISHNUPUR-I, Mouza: Rekjoyani, JI No: 13, Pin Code : 700135

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1572 (RS :-)	LR-4229	Bastu	Pukur	0.444 Dec	1/-	1,94,141/-	Width of Approach Road: 23 Ft., Adjacent to Metal Road,
L2	LR-1573 (RS :-)	LR-4229	Bastu	Bastu	2.9356 Dec	1/-	12,83,604/-	Width of Approach Road: 23 Ft., Adjacent to Metal Road,
L3	LR-1572 (RS :-)	LR-9874	Bastu	Pukur	1.222 Dec	1/-	5,34,325/-	Width of Approach Road: 23 Ft., Adjacent to Metal Road,
L4	LR-1573 (RS :-)	LR-9874	Bastu	Bastu	7.7736 Dec	1/-	33,99,042/-	Width of Approach Road: 23 Ft., Adjacent to Metal Road,
L5	LR-1572 (RS :-)	LR-9875	Bastu	Pukur	1.22 Dec	1/-	5,33,450/-	Width of Approach Road: 23 Ft., Adjacent to Metal Road,
L6	LR-1573 (RS :-)	LR-9875	Bastu	Bastu	7.7654 Dec	1/-	33,95,456/-	Width of Approach Road: 23 Ft., Adjacent to Metal Road,
L7	LR-1572 (RS :-)	LR-4228	Bastu	Pukur	0.445 Dec	1/-	1,94,578/-	Width of Approach Road: 23 Ft., Adjacent to Metal Road,

LB	LR-1573 (RS -)	LR-4228	Bastu	Bastu	2.9356 Dec	1/-	12,83,804/-	Width of Approach Road: 23 Ft., Adjacent to Metal Road,
		TOTAL :			24.7412Dec	8 /-	108,18,200 /-	
		Grand Total :			24.7412Dec	8 /-	108,18,200 /-	










Land Lord Details :




SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr PARTHA SAHA Son of Late GOUR GOPAL SAHA Executed by: Self, Date of Execution: 12/12/2024 , Admitted by: Self, Date of Admission: 12/12/2024 ,Place : Office.	 <small>12/12/2024</small>	 LTI <small>12/12/2024</small>	Signature  <small>12/12/2024</small>
,NAIPUKUR, City:- , P.O:- RAJARHAT, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: IndiaDate of Birth:XX-XX-1XX5 , PAN No.: ATxxxxxx9E, Aadhaar No: 36xxxxxxxx5622, Status :Individual, Executed by: Self, Date of Execution: 12/12/2024 , Admitted by: Self, Date of Admission: 12/12/2024 ,Place : Office				
2	Name Mr RATHINDRA NATH SAHA Son of Late GOUR GOPAL SAHA Executed by: Self, Date of Execution: 12/12/2024 , Admitted by: Self, Date of Admission: 12/12/2024 ,Place : Office	 <small>12/12/2024</small>	 LTI <small>12/12/2024</small>	Signature  <small>12/12/2024</small>
,NAIPUKUR, City:- , P.O:- RAJARHAT, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: IndiaDate of Birth:XX-XX-1XX2 , PAN No.: AWxxxxxx4G, Aadhaar No: 54xxxxxxxx9821, Status :Individual, Executed by: Self, Date of Execution: 12/12/2024 , Admitted by: Self, Date of Admission: 12/12/2024 ,Place : Office				

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	SAARVASRI HOUSING PRIVATE LIMITED ROOM NO 2, 2ND FL, 291/52, KAIKHALI MONDAL GANTHI ,V.I.P. ROAD, City:- , P.O:- AIRPORT, P.S:- Baguati, District:-North 24-Parganas, West Bengal, India, PIN:- 700052 Date of Incorporation:XX-XX-2XX9 , PAN No.: ABxxxxxx8P,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	<p>Name</p> <p>Mr GOPAL KUNDU Son of MAHAPRASAD KUNDU Date of Execution - 12/12/2024, , Admitted by: Self, Date of Admission: 12/12/2024, Place of Admission of Execution: Office</p>	<p>Photo</p>  <p>Dec 12 2024 1:54PM</p>	<p>Finger Print</p>  <p>Captured LTI 12/12/2024</p>	<p>Signature</p>  <p>12/12/2024</p>
<p>,JAY JAGANNATH APT. ROOM NO 201, 1ST FL. NAIPUKUR, City:- , P.O:- RAJARHAT, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX2 , PAN No.:: AXxxxxx5C, Aadhaar No: 77xxxxxxx0218 Status : Representative, Representative of : SAARVASRI HOUSING PRIVATE LIMITED (as PARTNER)</p>				
2	<p>Name</p> <p>Mr RONICK BHATTACHARYA (Presentant) Son of Late DHRITIMAN BHATTACHARYA Date of Execution - 12/12/2024, , Admitted by: Self, Date of Admission: 12/12/2024, Place of Admission of Execution: Office</p>	<p>Photo</p>  <p>Dec 12 2024 1:56PM</p>	<p>Finger Print</p>  <p>Captured LTI 12/12/2024</p>	<p>Signature</p>  <p>12/12/2024</p>
<p>,NAIPUKUR, City:- , P.O:- RAJARHAT, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX6 , PAN No.:: ASxxxxx9P, Aadhaar No: 39xxxxxxx3891 Status : Representative, Representative of : SAARVASRI HOUSING PRIVATE LIMITED (as PARTNER)</p>				
3	<p>Name</p> <p>Mr SOUMIK DAS Son of Mr SOUMITRA DAS Date of Execution - 12/12/2024, , Admitted by: Self, Date of Admission: 12/12/2024, Place of Admission of Execution: Office</p>	<p>Photo</p>  <p>Dec 12 2024 1:58PM</p>	<p>Finger Print</p>  <p>Captured LTI 12/12/2024</p>	<p>Signature</p>  <p>12/12/2024</p>
<p>,NAIPUKUR, City:- , P.O:- RAJARHAT, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX8 , PAN No.:: DTxxxxx0A, Aadhaar No: 83xxxxxxx2158 Status : Representative, Representative of : SAARVASRI HOUSING PRIVATE LIMITED (as PARTNER)</p>				

Name	Photo	Finger Print	Signature
Mr PRASANTA KUNDU Son of Mr GOBINDO CHANDRA KUNDU Date of Execution - 12/12/2024, Admitted by: Self, Date of Admission: 12/12/2024, Place of Admission of Execution: Office		 Captured	
Dec 12 2024 1:57PM	LTI 12/12/2024	12/12/2024	
,REGENT ENCLAVE, V.I.P. ROAD KAIKHALI, Block/Sector: 7/4A, City:- , P.O:- AIRPORT, P.S:-Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700052, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX2 , PAN No.:: ALxxxxxx3F, Aadhaar No: 52xxxxxxxx0937 Status : Representative, Representative of : SAARVASRI HOUSING PRIVATE LIMITED (as PARTNER)			

Identifier Details :

Name	Photo	Finger Print	Signature
CHIRASREE BOSE Daughter of Mr BUDDHADEB BOSE . SALUA AZAD HIND GARH, City:- , P.O:- RAJARHAT GOPALPUR, P.S:-Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700136		 Captured	
12/12/2024	12/12/2024	12/12/2024	
Identifier Of Mr PARTHA SAHA, Mr RATHINDRA NATH SAHA, Mr GOPAL KUNDU, Mr RONICK BHATTACHARYA, Mr SOUMIK DAS, Mr PRASANTA KUNDU			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr PARTHA SAHA	SAARVASRI HOUSING PRIVATE LIMITED-0.444 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mr PARTHA SAHA	SAARVASRI HOUSING PRIVATE LIMITED-2.9356 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Mr PARTHA SAHA	SAARVASRI HOUSING PRIVATE LIMITED-1.222 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Mr PARTHA SAHA	SAARVASRI HOUSING PRIVATE LIMITED-7.7736 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	Mr RATHINDRA NATH SAHA	SAARVASRI HOUSING PRIVATE LIMITED-1.22 Dec
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	Mr RATHINDRA NATH SAHA	SAARVASRI HOUSING PRIVATE LIMITED-7.7654 Dec
Transfer of property for L7		
Sl.No	From	To. with area (Name-Area)
1	Mr RATHINDRA NATH SAHA	SAARVASRI HOUSING PRIVATE LIMITED-0.445 Dec
Transfer of property for L8		
Sl.No	From	To. with area (Name-Area)
1	Mr RATHINDRA NATH SAHA	SAARVASRI HOUSING PRIVATE LIMITED-2.9356 Dec

Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: RAJARHAT BISHNUPUR-I, Mouza: Rekjoyani, JI No: 13, Pin Code : 700135

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1572, LR Khatian No:- 4229	Owner:পার্শ্ব সাহা, Gurdian:কৌর গোপাল সাহা, Address:নৈপুকুর, রাজারহাট, Classification:পুকুর, Area:0.01000000 Acre,	Mr PARTHA SAHA
L2	LR Plot No:- 1573, LR Khatian No:- 4229	Owner:পার্শ্ব সাহা, Gurdian:কৌর গোপাল সাহা, Address:নৈপুকুর, রাজারহাট, Classification:ভাঙ্গা, Area:0.03000000 Acre,	Mr PARTHA SAHA
L3	LR Plot No:- 1572, LR Khatian No:- 9874	Owner:পার্শ্ব সাহা, Gurdian:কৌর গোপাল সাহা, Address:নিজ, Classification:পুকুর, Area:0.01000000 Acre,	Mr PARTHA SAHA

L4	LR Plot No:- 1573, LR Khatian No:- 9874	Owner:ପାର୍ଥ ସାହା, Gurdian:ଶ୍ରୀର ଗୋପାଳ ସାହା, Address:ବିଜୁ , Classification:ଭଲ୍ଲୀ, Area:0.08000000 Acre,	Mr PARTHA SAHA
L5	LR Plot No:- 1572, LR Khatian No:- 9875	Owner:ରଞ୍ଜନାଥ ସାହା, Gurdian:ଶ୍ରୀର ଗୋପାଳ ସାହା, Address:ବିଜୁ , Classification:ପୁରୁ, Area:0.01000000 Acre,	Mr RATHINDRA NATH SAHA
L6	LR Plot No:- 1573, LR Khatian No:- 9875	Owner:ରଞ୍ଜନାଥ ସାହା, Gurdian:ଶ୍ରୀର ଗୋପାଳ ସାହା, Address:ବିଜୁ , Classification:ଭଲ୍ଲୀ, Area:0.08000000 Acre,	Mr RATHINDRA NATH SAHA
L7	LR Plot No:- 1572, LR Khatian No:- 4228	Owner:ରଞ୍ଜନାଥ ସାହା, Gurdian:ଶ୍ରୀର ଗୋପାଳ ସାହା, Address:ଲମ୍ପୁର, ବଜାରଘାଟ , Classification:ପୁରୁ,	Mr RATHINDRA NATH SAHA
L8	LR Plot No:- 1573, LR Khatian No:- 4228	Owner:ରଞ୍ଜନାଥ ସାହା, Gurdian:ଶ୍ରୀର ଗୋପାଳ ସାହା, Address:ଲମ୍ପୁର, ବଜାରଘାଟ , Classification:ଭଲ୍ଲୀ, Area:0.03000000 Acre,	Mr RATHINDRA NATH SAHA

Endorsement For Deed Number : I - 152318514 / 2024

On 11-12-2024

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 1,08,18,200/-



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

On 12-12-2024

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

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

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

Presented for registration at 11:29 hrs on 12-12-2024, at the Office of the A.D.S.R. RAJARHAT by Mr RONICK BHATTACHARYA .

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

Execution is admitted on 12/12/2024 by 1. Mr PARTHA SAHA, Son of Late GOUR GOPAL SAHA, ,NAIPUKUR, P.O: RAJARHAT, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession Others, 2. Mr RATHINDRA NATH SAHA, Son of Late GOUR GOPAL SAHA, ,NAIPUKUR, P.O: RAJARHAT, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession Others

Indetified by CHIRASREE BOSE, . , Daughter of Mr BUDDHADEB BOSE, , SALUA AZAD HIND GARH, P.O: RAJARHAT GOPALPUR, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700136, by caste Hindu, by profession Others

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

Execution is admitted on 12-12-2024 by Mr GOPAL KUNDU, PARTNER, SAARVASRI HOUSING PRIVATE LIMITED (Private Limited Company), ,ROOM NO 2, 2ND FL. 291/52, KAIKHALI MONDAL GANTHI ,V.I.P. ROAD, City:- , P.O:- AIRPORT, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700052

Indetified by CHIRASREE BOSE, . , Daughter of Mr BUDDHADEB BOSE, , SALUA AZAD HIND GARH, P.O: RAJARHAT GOPALPUR, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700136, by caste Hindu, by profession Others

Execution is admitted on 12-12-2024 by Mr RONICK BHATTACHARYA, PARTNER, SAARVASRI HOUSING PRIVATE LIMITED (Private Limited Company), ,ROOM NO 2, 2ND FL. 291/52, KAIKHALI MONDAL GANTHI ,V.I.P. ROAD, City:- , P.O:- AIRPORT, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700052

Indetified by CHIRASREE BOSE, . , Daughter of Mr BUDDHADEB BOSE, , SALUA AZAD HIND GARH, P.O: RAJARHAT GOPALPUR, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700136, by caste Hindu, by profession Others

Execution is admitted on 12-12-2024 by Mr SOUMIK DAS, PARTNER, SAARVASRI HOUSING PRIVATE LIMITED (Private Limited Company), ,ROOM NO 2, 2ND FL. 291/52, KAIKHALI MONDAL GANTHI ,V.I.P. ROAD, City:- , P.O:- AIRPORT, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700052

Indetified by CHIRASREE BOSE, . , Daughter of Mr BUDDHADEB BOSE, , SALUA AZAD HIND GARH, P.O: RAJARHAT GOPALPUR, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700136, by caste Hindu, by profession Others

Execution is admitted on 12-12-2024 by Mr PRASANTA KUNDU, PARTNER, SAARVASRI HOUSING PRIVATE LIMITED (Private Limited Company), ,ROOM NO 2, 2ND FL. 291/52, KAIKHALI MONDAL GANTHI ,V.I.P. ROAD, City:- , P.O:- AIRPORT, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700052

Identified by CHIRASREE BOSE, , Daughter of Mr BUDDHADEB BOSE, , SALUA AZAD HIND GARH, P.O:
RAJARHAT GOPALPUR, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700136, by caste Hindu,
by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 221.00/- (B = Rs 200.00/- ,E = Rs 21.00/-)
and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 221/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 11/12/2024 8:18PM with Govt. Ref. No: 192024250312308168 on 11-12-2024, Amount Rs: 221/-, Bank:
SBI EPay (SBlePay), Ref. No. 7445172551337 on 11-12-2024, Head of Account 0030-03-104-001-16

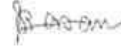
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 20,021/- and Stamp Duty paid by Stamp Rs
500.00/-, by online = Rs 19,521/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 2091, Amount: Rs.500.00/-, Date of Purchase: 09/12/2024, Vendor name: H C
SADHU

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 11/12/2024 8:18PM with Govt. Ref. No: 192024250312308168 on 11-12-2024, Amount Rs: 19,521/-, Bank:
SBI EPay (SBlePay), Ref. No. 7445172551337 on 11-12-2024, Head of Account 0030-02-103-003-02



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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1523-2025, Page from 775 to 823

being No 152318514 for the year 2024.



Sanjoy Basak

Digitally signed by SANJOY BASAK
Date: 2025.01.02 11:53:54 +05:30
Reason: Digital Signing of Deed.

(Sanjoy Basak) 02/01/2025
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.