

5665

5-5683/25



25/4/25

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

3/102439 8/25

AH 557827

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

[Signature]

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

25 APR 2025

THIS DEED OF DEVELOPMENT AGREEMENT

Made this the 25th day of April 2025

[Two Thousand Twenty Five]

BETWEEN

25 APR 2023

[1] **SRI ASHOK KUMAR SAHA** [PAN ALVPS3738F] [AADHAAR 8171 0367 3743], son of Late Gouranga Mohan Saha, by Occupation - Retired Person, residing at BA-8, Deshbandhu Nagar, Post Office - Deshbandhu Nagar, under Police Station - Baguiati, District North 24-Parganas, PIN - 700 059, State - West Bengal, [2] **SRIMATI SHIBANI SAHA** [PAN QDXPS6065R] [AADHAAR 6184 9025 4894], wife of Sanjit Saha and daughter of Late Gouranga Mohan Saha, by Occupation - Housewife, residing at AD-281, Sushil Jyoti Avenue, Rabindra Pally, Post Office - Prafulla Kanan, under Police Station - Baguiati, District North 24-Parganas, PIN - 700 101, State - West Bengal and [3] **SRIMATI DIPANWITA SAHA SARDAR** [PAN GCTPS9765K] [AADHAAR 5080 7830 4552], wife of Biswanath Saha Sardar and daughter of Late Gouranga Mohan Saha, by Occupation - Housewife, residing at 65, Kabi Bharat Chandra Road, Post Office and Police Station - Dum Dum, District North 24-Parganas, PIN - 700 028, State - West Bengal, all by Religion - Hinduism, by Nationality - Indian, hereinafter referred to as the **LANDOWNERS** [which terms and expression shall unless excluded by or repugnant to the context be deemed to mean include their heirs, executors, administrators, legal representatives and assigns] of the **ONE PART**;

AND

b **M/S. LOKENATH CONSTRUCTION**, a Proprietorship Firm, having its Office at "Gita Bhaban" at Premises No. AB-9/20, Deshbandhu Nagar, Post Office - Deshbandhu Nagar, under Police Station - Baguiati, District North 24-Parganas, PIN - 700 059, State - West Bengal, represented by its sole **Proprietor** namely **SRI SANKAR ROY** [PAN AFZPR3898F] [AADHAAR 2164 3411 4277], son of Paresh Chandra Roy, by Religion - Hinduism, by Occupation - Business, by Nationality - Indian, residing at First Floor of "Gita Bhaban" at Premises No. AB-9/20, Deshbandhu Nagar, Post Office - Deshbandhu Nagar, under Police Station - Baguiati, District North 24-Parganas, PIN - 700 059, State - West Bengal, hereinafter referred to and called as the **DEVELOPER** [which expression shall unless excluded by or repugnant to the context be deemed to mean and include its heirs, executors, administrators, legal representatives successors-in-office and assigns] of the **OTHER PART**;

WHEREAS:

A. That, by a **Saf Bikray Kobala** dated the **11th** day of **October, 1961** corresponding to **24th** day of **Aswin, 1368 B. S.** one **SRI HIMANAGSHU MOHAN BANERJEE**, son of Late Upendra Nath Banerjee, therein referred to and called as the **Vendor** of the **One Part** due to his urgent requirement of lawful money sold, transferred, conveyed, granted, assigned and

Dipanevita Saha Sardar

Shibani Saha

Ashok Kumar Saha

assured **ALL THAT** piece and parcel of a plot of land identified as **Scheme Plot No. "1"** measuring about **3 [three] Cottahs 1 [one] Chittacks 35 [thirty five] Square Feet** more or less, lying and situated at **Mouza - JYANGRA, J. L. No. 16, Re. Sa. No. 114, Touzi No. 3027, Pargana - Kalikata**, comprised in C. S. Dag No. 223 appertaining to C. S. Khatian No. 419 under Khatian No. 415 Ka, Kha, within the jurisdiction of the Office of the Sub-Registrar at Cossipore, Dum Dum, under Police Station - Rajarhat, District 24-Parganas, unto and in favour of one **SRI GOURANGA MOHAN SAHA**, son of Sri Akshoy Kumar Saha, therein referred to and called as the **Purchaser** of the **Other Part** which was duly registered with the Office of the Sub-Registrar at Cossipore, Dum Dum and recorded in Book No. I, Volume No. 114, Pages from 169 to 172, **Being No. 8015** for the year **1961** against the consideration mentioned therein and thus handed over the peaceful vacant possession of the aforesaid property absolutely and forever;

- B. That, by virtue of aforesaid Saf Bikray Kobala, said **GOURANGA MOHAN SAHA** became the sole and absolute owner of the aforesaid property and thus mutated his name with the Offices of the concerned competent authorities and used to pay proper tax and other outgoings against his name regularly and punctually and thus prepared a building plan with the help of a reputed architect and submitted before the concerned competent authorities for necessary sanction and/or approval and upon procurement of sanctioned and/or approved plan said **GOURANGA MOHAN SAHA** had commenced the construction work of the new one storied building from his own cost, expenses and under his own supervision and completed the same in habitable condition in all respect;
- C. That, during the course of enjoyment, said **GOURANGA MOHAN SAHA** died intestate on **16th day of July, 1973** leaving behind him, **his wife** namely **SRIMATYA SATADAL SAHA**, **only son** namely **SRI ASHOK KUMAR SAHA** and **3 [three] daughters** namely **[1] KUMARI JAYANTI SAHA**, **[2] SRIMATI SHIBANI SAHA**, wife of Sanjit Saha and **[3] SRIMATI DIPANWITA SAHA SARDAR**, wife of Biswanath Saha Sardar, as the only legal heiresses, heir, successors and representatives towards the estate of deceased **GOURANGA MOHAN SAHA**, by virtue of law of inheritance as per Hindu Succession Act, 1956 as amended up-to-date;
- D. That, after the demise of said **GOURANGA MOHAN SAHA**, said **[1] SRIMATYA SATADAL SAHA**, wife of Late Gouranga Mohan Saha, **[2] SRI ASHOK KUMAR SAHA**, **[3] KUMARI JAYANTI SAHA**, **[4] SRIMATI SHIBANI SAHA**, wife of Sanjit Saha and **[5] SRIMATI DIPANWITA SAHA SARDAR**, wife of Biswanath Saha Sardar, No. 2 to 5 all are son and

Sripanwita Saha Sardar

Shibani Saha

Ashok Kumar Saha

daughters of Late Gouranga Mohan Saha, became the absolute joint owners of aforesaid property as left by said **GOURANGA MOHAN SAHA** and during the course of enjoyment said **JAYANTI SAHA** died intestate on **15th** day of **April, 2010**, as **unmarried** leaving behind her **mother** and **co-owner** as well said **SRIMATYA SATADAL SAHA**, **only brother** and **co-owner** as well said **SRI ASHOK KUMAR SAHA** and **2 [two] sisters** and **co-owners** as well said **[1] SRIMATI SHIBANI SAHA**, wife of Sanjit Saha and **[2] SRIMATI DIPANWITA SAHA SARDAR**, wife of Biswanath Saha Sardar, as the only legal heiresses, heir, successors and representatives towards the estate of deceased **JAYANTI SAHA**, by virtue of law of inheritance as per Hindu Succession Act, 1956 as amended up-to-date;

- E. That, after the demise of said **GOURANGA MOHAN SAHA** and **JAYANTI SAHA**, said **[1] SRIMATYA SATADAL SAHA**, wife of Late Gouranga Mohan Saha, **[2] SRI ASHOK KUMAR SAHA**, **[3] SRIMATI SHIBANI SAHA**, wife of Sanjit Saha and **[4] SRIMATI DIPANWITA SAHA SARDAR**, wife of Biswanath Saha Sardar, No. 2 to 4 all are son and daughters of Late Gouranga Mohan Saha, became the absolute joint owners of aforesaid property, each of them having **undivided un-demarcated 1/4th [one fourth] share** of aforesaid property and thus mutated their names with the Offices of the concerned competent authorities and used to pay proper tax and other outgoings against their names regularly and punctually;
- F. That, during the course of enjoyment, out of love, affection and confidence by a **Deed of Gift** dated the **24th** day of **December, 2013** corresponding to **8th** day of **Poush, 1420 B. S.** said **SRIMATYA SATADAL SAHA**, wife of Late Gouranga Mohan Saha, therein referred to and called as the **Donor** of the **One Part** voluntarily gifted, granted, assigned and assured **ALL THAT** piece and parcel of portion of land measuring about **0 [zero] Cottah 12 [twelve] Chittacks 20 [twenty] Square Feet** more or less **TOGETHER WITH** portion of an **one storied brick built building with R. C. C. Roof** measuring about **200 [two hundred] Square Feet** more or less which is the **undivided un-demarcated 1/4th [one fourth] share** of total plot of land classified as **BASTU** identified as **Scheme Plot No. "1"** measuring about **3 [three] Cottahs 1 [one] Chittacks 35 [thirty five] Square Feet** more or less **TOGETHER WITH** an **one storied brick built building with R. C. C. Roof** measuring about **800 [eight hundred] Square Feet** more or less standing thereon, lying and situated at **Mouza - JYANGRA, J. L. No. 16, Re. Sa. No. 114, Touzi No. 3027, Pargana - Kalikata**, comprised in C. S. Dag No. 223 corresponding to **R. S. Dag No. 334** corresponding to **L. R. Dag No. 3015** appertaining to C. S. Khatian No. 419 under Khatian No. 415 Ka, Kha corresponding to **R. S. Khatian No. 419** corresponding to **L. R. Khatian No. 2318**, within the local limits of **Ward No. 25** of the

Saha Sardar

Dipanwita

Saha

Shibani

Ashok Kumar Saha

Rajarhat Gopalpur Municipality, being Municipal Holding No. 25/29/10-11/B.L. - F, within the jurisdiction of the Office of the Additional District Sub-Registrar at Bidhannagar [Salt Lake City], under Police Station - Rajarhat [old] Baguiati [new], District North 24-Parganas, towards her **only son** and **one of the co-owners** as well said **SRI ASHOK KUMAR SAHA**, son of Late Gouranga Mohan Saha, therein referred to and called as the **Donee** of the **Other Part** and the **Landowner No. 1** herein which was duly registered with the Office of the Additional Registrar of Assurances - II at Kolkata and recorded in Book No. I, CD Volume No. 53, Pages from 1205 to 1219, **Being No. 16902** for the year **2013** and thus handed over the peaceful vacant possession of her undivided undemarcated share of the aforesaid property absolutely and forever;

G. That, by virtue of law of inheritance [undivided un-demarcated 1/4th (one fourth) share] and by virtue of aforesaid Deed of Gift [undivided un-demarcated 1/4th (one fourth) share], said **SRI ASHOK KUMAR SAHA**, son of Late Gouranga Mohan Saha, the **Landowner No. 1** herein became the sole and absolute owner of **undivided un-demarcated 1/2 [half] share** of the aforesaid property, said **SRIMATI SHIBANI SAHA**, wife of Sanjit Saha and **SRIMATI DIPANWITA SAHA SARDAR**, wife of Biswanath Saha Sardar, both are daughters of Late Gouranga Mohan Saha, the **Landowners No. 2** and **3** herein each of them became the sole and absolute owner of **undivided un-demarcated 1/4th [one fourth] share** of the aforesaid property;

H. That, by virtue of law of inheritance and aforesaid Deed of Gift, said [1] **SRI ASHOK KUMAR SAHA**, [2] **SRIMATI SHIBANI SAHA**, wife of Sanjit Saha and [3] **SRIMATI DIPANWITA SAHA SARDAR**, wife of Biswanath Saha Sardar, all are son and daughters of Late Gouranga Mohan Saha, the Landowners herein became the absolute joint owners of **ALL THAT** piece and parcel of a plot of land classified as "**BASTU**" identified as **Scheme Plot No. "1"** measuring about **3 [three] Cottahs 1 [one] Chittack 35 [thirty five] Square Feet** more or less **TOGETHER WITH** an **one storied brick built building with R. C. C. Roof** measuring about **800 [eight hundred] Square Feet** more or less standing thereon, lying and situated at **Mouza - JYANGRA, J. L. No. 16, Re. Sa. No. 114, Touzi No. 3027, Pargana - Kalikata**, comprised in C. S. Dag No. 223 corresponding to **R. S. Dag No. 334** corresponding to **L. R. Dag No. 3015** appertaining to C. S. Khatian No. 419 under Khatian No. 415 Ka, Kha corresponding to **R. S. Khatian No. 419** corresponding to **L. R. Khatian Nos. 2318, 2319, 2320, 2321, 2322** within the local limits of **Ward No. 25** of the **Rajarhat Gopalpur Municipality**, being **Municipal Holding No. 25/29/10-11/B.L. - F**, presently under **Ward No. 10** of the **Bidhannagar Municipal**

Dipanjita Saha Sardar

Shibani Saha

Ashok Kumar Saha

Corporation, being Premises No. BA-8, Deshbandhu Nagar, Post Office - Deshbandhu Nagar, within the jurisdiction of the Office of the Additional District Sub-Registrar, previously at Bidhannagar [Salt Lake City] presently at Rajarhat, New Town, under Police Station - Rajarhat [old] Baguiati [new], District North 24-Parganas, **PIN - 700 059, State - West Bengal**, which is more fully and particularly mentioned in the **First Schedule** herein and referred to and called as the **"SAID PREMISES"**;

AND WHEREAS:

- A. The terms in these presents shall unless they be contrary or repugnant to the context, mean and include the following :-
 1. ADVOCATE shall mean SUPROTIM SAHA, Advocate, having Office at "MONOLATA", BA-12/2B, Deshbandhu Nagar, Kolkata - 700 059, or any person or firm appointed or nominated by the Developer as Advocates for the supervision of the legal affairs of the project hereinafter defined;
 2. ARCHITECT shall mean and include any person or firm appointed or nominated by the Developer as Architect for the supervision of the construction of the Building hereinafter defined;
 3. THE SAID BUILDING shall mean and include the said G + 4 [four] storied R. C. C. framed structure building containing numbers of residential flats on the upper floors and commercial car parking space and flat on the ground floor on the said premises according to the drawn up plans and specification signed by the Landowners and simultaneously sanctioned by the competent authority and in conformity with the said details of construction specifically written in the Fifth Schedule hereunder subject to the terms and conditions hereinafter stated;
 4. BUILDING PLAN shall mean and include the drawings, plans and specification of the said building to be approved by the Landowners and sanctioned by the Bidhannagar Municipal Corporation with any renewal or amendments thereto and/or modification thereof made or caused by the Developer after approval of the Landowners and sanctioned by the competent authority or other authority;
 5. COMMON AREAS, FACILITIES AND COMMON AMENITIES shall mean and include corridors, stairways passage ways, pump room, electric meter room, tube well, lift well, lift machine room, lift cage, lift machine and its accessories, over head water reservoir, water pump and electric motor, top of the roof, open space around the building and other facilities and amenities which may be mutually agreed upon between the parties

Siparwita Saha Sarda

Shibani Saha

Abhisek Kumar Saha

and required for the establishment, location, enjoyment, provisions, maintenance and/or management of the building;

6. LANDOWNERS shall mean and include [1] **SRI ASHOK KUMAR SAHA**, son of Late Gouranga Mohan Saha, by Occupation - Retired Person, residing at BA-8, Deshbandhu Nagar, Post Office - Deshbandhu Nagar, under Police Station - Baguiati, District North 24-Parganas, PIN - 700 059, State - West Bengal, [2] **SRIMATI SHIBANI SAHA**, wife of Sanjit Saha and daughter of Late Gouranga Mohan Saha, by Occupation - Housewife, residing at AD-281, Sushil Jyoti Avenue, Rabindra Pally, Post Office - Prafulla Kanan, under Police Station - Baguiati, District North 24-Parganas, PIN - 700 101, State - West Bengal and [3] **SRIMATI DIPANWITA SAHA SARDAR**, wife of Biswanath Saha Sardar and daughter of Late Gouranga Mohan Saha, by Occupation - Housewife, residing at 65, Kabi Bharat Chandra Road, Post Office and Police Station - Dum Dum, District North 24-Parganas, PIN - 700 028, State - West Bengal, all by Religion - Hinduism, by Nationality - Indian and their respective heirs, executors, trustees, legal representatives, administrators and queries and correspondence to the Landowners shall be addressed to the present address of the Landowners;
7. DEVELOPER shall mean & include **M/S. LOKENATH CONSTRUCTION**, a Proprietorship Firm, having its Office at "Gita Bhaban" at Premises No. AB-9/20, Deshbandhu Nagar, Post Office - Deshbandhu Nagar, under Police Station - Baguiati, District North 24-Parganas, PIN - 700 059, State - West Bengal, represented by its sole Proprietor namely **SRI SANKAR ROY**, son of Sri Paresh Chandra Roy, by Religion - Hindu, by Occupation - Business, by Nationality - Indian, residing at First Floor of "Gita Bhaban" at Premises No. AB-9/20, Deshbandhu Nagar, Post Office - Deshbandhu Nagar, under Police Station - Baguiati, District North 24-Parganas, PIN - 700 059, State - West Bengal, hereinafter referred to as the **DEVELOPER/BUILDER** and its respective trustees, executors, administrators, successors in office, legal representatives and assigns;
8. LANDOWNERS' ALLOCATION shall mean and include the area constructed in the building which is to be allotted to the Landowners as Landowners' allocation in accordance with the terms and conditions of these presents including the proportionate share of land and the common facilities and amenities attributable to the constructed area to be allocated to the Landowners by the Developer to the Landowners specifically and particularly set out in the **SECOND SCHEDULE** hereunder written;

Ashok Kumar Saha
 Shibani Saha
 Dipanwita Saha Sardar

9. DEVELOPER'S ALLOCATION shall mean and include the remaining portions of the constructed area in the building to be constructed on the said premises after allocation to the Landowners, including proportionate share of land and the common facilities and amenities attributable to the constructed area to remain with the Developer, specifically and particularly set out in the THIRD SCHEDULE written hereunder;
10. PREMISES shall mean and include **ALL THAT** piece and parcel of a plot of land classified as "**BASTU**" identified as **Scheme Plot No. "1"** measuring about **3 [three] Cottahs 1 [one] Chittack 35 [thirty five] Square Feet** more or less **TOGETHER WITH** an **one storied brick built building with R. C. C. Roof** measuring about **800 [eight hundred] Square Feet** more or less standing thereon, lying and situated at **Mouza - JYANGRA, J. L. No. 16, Re. Sa. No. 114, Touzi No. 3027, Pargana - Kalikata**, comprised in C. S. Dag No. 223 corresponding to **R. S. Dag No. 334** corresponding to **L. R. Dag No. 3015** appertaining to C. S. Khatian No. 419 under Khatian No. 415 Ka, Kha corresponding to **R. S. Khatian No. 419** corresponding to **L. R. Khatian Nos. 2318, 2319, 2320, 2321, 2322** within the local limits of **Ward No. 25** of the **Rajarhat Gopalpur Municipality**, being **Municipal Holding No. 25/29/10-11/B. L. - F**, presently under **Ward No. 10** of the **Bidhannagar Municipal Corporation**, being **Premises No. BA-8, Deshbandhu Nagar, Post Office - Deshbandhu Nagar**, within the jurisdiction of the Office of the Additional District Sub-Registrar, previously at Bidhannagar [Salt Lake City] presently at Rajarhat, New Town, under Police Station - Rajarhat [old] Baguiati [new], District North 24-Parganas, **PIN - 700 059, State - West Bengal**, which is specifically and particularly mentioned and described in the **FIRST SCHEDULE** written hereunder.
11. SALEABLE SPACE shall mean and include the space in the building available for independent use and occupations after making due provisions for common facilities and the space required there for.
12. COMMON EXPENSES shall mean and include all expenses to be incurred by the unit Landowners for the management and maintenance after completion of the said building and the Premises;
13. LAND shall mean the land being identified as **BA-8, Deshbandhu Nagar, Post Office - Deshbandhu Nagar**, under Police Station - Rajarhat [old] Baguiati [new], District North 24-Parganas, **PIN - 700 059, State - West Bengal**;
14. PLANS shall mean the plans of the proposed G + 4 [four] storied building as duly approved and processed by the Landowners for sanctioning as

Siparwita Saha Sarda

Shubani Saha

Abhishek Kumar Saha

well as necessary technical approval from the Bidhannagar Municipal Corporation and shall also, wherever the context permits, including such plans, drawings, designs, elevations and specification and specifications as are prepared by the Architect, including variations/modifications therein, if any;

15. PROJECT shall mean the work of development undertaken to be done by the Developer in pursuance hereof, till the Development of the premises be completed and possession of the completed units in habitable condition is taken over by the unit Owners;
16. PROPORTIONATE shall mean with all its cognate variations shall mean such ratio the super built up area of all the units in the said building;
17. COVERED AREA shall mean and include the area of Flat/Car Parking Space including thickness of the wall together with proportionate share of stair, staircase, landings therewith;
18. SUPER BUILT UP AREA shall mean and include the area which will be certified by the architect of the Developer as stated earlier and the said super built up area will be calculated as covered area plus 25% of the covered area;
19. UNIT shall mean the flat and/or other covered area in the said building, which is capable of being exclusively owned, used and/or enjoyed by any Unit Owners and which will not be treated as common area, facility and common amenity;
20. UNIT OWNERS shall mean any person or persons or body or association or firm or company who acquires, holds, enjoys and/or owns any unit in the said building and shall include the Landowners and Developer of the project held by them, from time to time;
21. PARTIES shall mean both the First Party and the Second Party i.e. the Landowners and the Developer and their respective heirs, executors, trustees, legal representatives and administrators;

Note:

- 1) Masculine Gender shall include the Feminine and neuter Gender and vice-versa;
- 2) Singular shall include the Plural and vice-versa;

Dipansita Saha Sarder

Shibani Saha

Ashwini Kumar Saha

B. The Landowners herein have represented to the Developer as follows:

1. The Landowners is the sole and absolute Owner of the said premises, specifically described in the FIRST SCHEDULE hereto, free from all encumbrances whatsoever;
2. The entirety of the premises is in the khas possession of the Landowners and no other person or persons other than the Landowners herein have any right title and interest, occupancy, easement or otherwise on the premises or any part thereof;
3. The abstract of the right title and interest of the Landowners to the Premises is described in the SECOND SCHEDULE and the contents thereof are true and correct;
4. There are no suits and/or proceedings and/or litigation pending in respect of the Premises or any part thereof;
5. No person or persons other than the Landowners herein have any right, title and interest of any nature whatsoever, in the premises or any part thereof;
6. The right title and interest of the Landowners in the Premises is fully free from all sorts of encumbrances whatsoever and the Landowners herein have good and marketable title thereto;
7. There are no thika tenants and/or tenants in the Premises in question and the Landowners herein have not yet received any notice of any such claim or proceeding;
8. No part of the Premises has been or is liable to be acquired under the Urban Land [Ceiling and Regulation] Act, 1976 and/or under any other law and no proceedings are pending in respect thereof;
9. The Premises or any part thereof is at present not affected by any requisition or any alignment of any authority or authorities under any law and/or otherwise nor any notice or intimation about any such proceedings has been received or come to the notice of the Landowners herein;
10. Neither the Premises nor any part thereof has been attached and/or is liable to be attached any decree or order of any court of law or due to Income Tax, revenue or any other Public Demand whatsoever;

Shibanwita Saha Sudan

Shibani Saha

Ashok Kumar Saha

11. The Landowners herein have not yet any way dealt with the premises whereby the right title and interest of the Landowners as to the Ownership, use, development and enjoyment thereof is or may be affected in any manner whatsoever;
 12. The Landowners herein shall have no difficulty in obtain Income Tax Certificate and/or any permission for the completion of the transfer of the Developer's allocated portions to the Developer and/or its nominee and/or otherwise in fulfilling their other obligations hereunder written;
 13. The Landowners herein is fully and sufficiently entitled to enter into this agreement;
- C. The representations of the Landowners mentioned hereinabove are hereafter collectively called "THE SAID REPRESENTATIONS" and the Landowners confirm that the said representations are true and correct as per their knowledge and belief;
- D. The Landowners herein have agreed to appoint the Developer herein as the Developer of the premises and the Developer, relying upon the said representation, has agreed to develop the premises, to complete the project, pay the monies and to complete construction of the works as and on the terms and conditions mentioned hereunder.

NOW IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HEREIN AND DECLARED as follows: -

1. The Landowners herein have appointed the Developer as the Developer of the premises and the Developer has accepted such appointment on the terms and conditions hereunder contained;
2. The development of the Premises will be in the following manner;
 - a) Simultaneously herewith, the Landowners herein shall deliver vacant and peaceful possession of the Premises to the Developer within one week from the day of getting sanction plan positively;
 - b) Upon execution of this agreement, if the original documents are required to be presented at any where for the purposes, whatsoever, the Developer will make a verbal request within 24 hours to enable the landowner namely ASHOK KUMAR SAHA himself or his representative to arrange to place the original documents in person wherever required.

Dipankrita Saha Sardan

Shubani Saha

Ashok Kumar Saha

- c) At any time hereafter the Developer shall be entitled to enter upon the premises and do all works for the construction of the said building thereon at its own costs, expenses and supervision;
- d) The Developer at its own costs and expenses shall pay all the outstanding rates and taxes and cause the said Building Plans to be prepared and submitted to the Bidhannagar Municipal Corporation for necessary sanction and causing mutation of the name of the Landowners, in the records of the Bidhannagar Municipal Corporation or any other concerned authorities as required for;
- e) Upon receiving sanction of the Plans of the said building from the Competent as well as the local authority, the Developer shall notify the Landowners herein about the same within two days from the day of getting the sanctioned plan;
- f) The Developer shall hold and remain in possession of the Premises build the building and it shall always be deemed that the Developer is in possession of the entirety of the Premises in part performance of this Agreement during the subsistence hereof;
- g) SUBJECT TO force majeure and reasons beyond the control of the Developer, within 18 [eighteen] months thereafter i.e. after the Developer receives sanction of the said building plans from the Bidhannagar Municipal Corporation, the Developer shall complete the project by constructing the said Building and/or otherwise and deliver possession of the Landowners' allocated area to the Landowners herein in a habitable condition as per the particulars mentioned in the THIRD SCHEDULE hereto, with such reasonable changes as be advised by the Architects SUBJECT TO the Landowners meeting their obligation of this agreement;
- h) The said building shall be for residential cum commercial purpose or such other purpose as may be mutually decided by the parties hereto;
- i) That amalgamation with the adjacent plot of lands either North, South, West or East Side of the said premises is to be allowed by the Landowners for construction of G + 4 [four] storied building;
- j) That the Landowners will not raise any objection if the Developer increase any constructed area from the sanctioned plan;

Ashok Kumar Saha
 Shibani Saha
 Lipanwita Saha Sarda

- k) That the Landowners and/or his nominee or representative shall not lodge any claim, demand and/or put any right over the Developer's allocation;
3. In case the Developer fails to deliver possession of the entirety of the Landowners' allocated area to the Landowners within the period stipulated in Clause 2 [g] hereinabove, then and in such event, the Developer shall be granted an extension of a maximum period of 6 [six months] PROVIDED HOWEVER the Developer shall be liable to pay to the Landowners collectively liquidated damages of **Rs. 5,000/- [Rupees five thousand]** **only** per month to each Landowners for the period of delay from the day of expiry of the extension period;
4. The Landowners herein shall, answer and comply with all requisitions made by the Advocate of the Developer for establishing the title of the Landowners to the premises and shall make out a marketable title;
5. The Landowners herein shall give such other consent, sign such papers, documents, deeds and undertakings and render such co-operation, as be required by the Developer for smooth running of the construction and completion of the said building, i.e. the Project;
6. In connection with the aforesaid, it is agreed and clarified as follows:-
- a) The Developer in consultation with the Landowners, shall cause such changes to be made in the plans as the Architects may approved and/or as shall be required by the concerned authorities, from time to time;
- b) In case it be required to pay any outstanding dues to the Municipality or any other out goings and liabilities in respect of the Premises including the cost and expenses regarding the mutation of the name of the Landowners, then the Landowners herein, shall pay such dues and bear the cost and thereof till the date of hand over the physical vacant possession to the Developer and the Developer shall pay the Municipal rates and taxes and electricity bills from the day of getting physical vacant possession of the Premises;
- c) The Developer shall be at liberty to do all works as be required for the project and to utilize the existing water, electricity and telephone connections if any, in the Premises, at its own costs and expenses. The Developer shall have the right to obtain temporary connection of utilities for the project and the Landowners herein, shall sign and execute all papers and documents necessary there for;

Sipaniwika Saha Sarker

Shibani Saha

Ashok Kumar Saha

- d) The Developer shall be at liberty to utilize the debris of the existing structure if any in the premises and/or the proceeds thereof for the construction of the said building;
- e) That, the Developer at its own costs and expenses shall demolish the existing building and shall enjoy the sale proceeds thereof and instead of that, the Developer at its own cost and expenses shall provide one Flat for the Landowners as alternative accommodation nearer to the existing premises and within good locality from the day before the day of demolition of existing building till the day of handing over of vacant and peaceful possession of Landowners' Allocation;
- f) All costs, charges and expenses for sanction of the plans and construction of the said building and/or development of the premises, save otherwise mentioned herein, shall be borne and paid by the Developer, exclusively;
7. The Landowners shall be entitled to get **4 [four]** self contained separate **Flats, 1 [one] Shop Room and 2 [two] Covered Garages** in the proposed G + 4 [four] storied building which will be provided in the manner appearing hereunder, TOGETHER WITH an undivided proportionate share in the land of the premises and common areas of the said building as specifically described in the SECOND SCHEDULE and the Developer will be entitled to remaining portion of the proposed G + 4 [four] storied building save and except Landowners' Allocation which will be provided in the manner appearing hereunder together with common areas and undivided proportionate share of the land of the premises shall belong to the Developer as specifically described in the THIRD SCHEDULE;

Landowners' Allocation:

❖ **Ground Floor :** Shop Room being No. "S-1" on the South - West side measuring about 196 [one hundred ninety six] Square Feet Super Built-up Area more or less, Covered Garage being No. "G-2" on the Western side measuring about 179 [one hundred seventy nine] Square Feet Super Built-up Area more or less and Covered Garage being No. "G-3" on the West - North - East side measuring about 183 [one hundred eighty three] Square Feet Super Built-up Area more or less;

❖ **First Floor : NIL;**

Ashok Kumar Saha, Shibani Saha, Dipanwita Saha, Sandor

❖ **Second Floor** : Flat being No. "A" on the West - South - East side measuring about 854 [eight hundred fifty four] Square Feet Super Built-up Area more or less and Flat being No. "B" on the West - North - East side measuring about 854 [eight hundred fifty four] Square Feet Super Built-up Area more or less;

❖ **Third Floor** : Flat being No. "A" on the West - South - East side measuring about 854 [eight hundred fifty four] Square Feet Super Built-up Area more or less and Flat being No. "B" on the West - North - East side measuring about 854 [eight hundred fifty four] Square Feet Super Built-up Area more or less;

❖ **Fourth Floor** : NIL;

That, if the Developer manages to construct any additional floor or floors upon the proposed G + 4 [four] storied building as per Plan to be sanctioned by the Bidhannagar Municipal Corporation, in that event the Landowners shall be jointly entitled to get 50% [fifty percent] Constructed Area of additional floor or floors upon the proposed G + 4 [four] storied building, as additional Allocation for additional floor or floors upon the proposed G + 4 [four] storied building;

Developer's Allocation:

❖ **Ground Floor** : Shop Room being No. "S-2" on the South - East side measuring about 263 [two hundred sixty three] Square Feet Super Built-up Area more or less, Shop Room being No. "S-3" on the Western side measuring about 238 [two hundred thirty eight] Square Feet Super Built-up Area more or less and Covered Garage being No. "G-1" on the Western side on the Western side measuring about 215 [two hundred fifteen] Square Feet Super Built-up Area more or less;

❖ **First Floor** : Flat being No. "A" on the West - South - East side measuring about 854 [eight hundred fifty four] Square Feet Super Built-up Area more or less and Flat being No. "B" on the West - North - East side measuring about 854 [eight hundred fifty four] Square Feet Super Built-up Area more or less;

❖ **Second Floor** : NIL;

Sipamwika Saha Suman

Shibani Saha

Ashok Kumar Saha

❖ **Third Floor : NIL;**

❖ **Fourth Floor : Flat being No. "A" on the West - South - East side measuring about 854 [eight hundred fifty four] Square Feet Super Built-up Area more or less and Flat being No. "B" on the West - North - East side measuring about 854 [eight hundred fifty four] Square Feet Super Built-up Area more or less;**

8. The Landowners' allocated area shall be constructed by the Developer for and on behalf of the Landowners and/or her nominee or nominees. The rest of the said building shall be constructed by the Developer for and on behalf of itself and/or its nominees;
9. The Landowners and the Developer shall be entitled absolutely to their respective allocated areas and shall be at liberty to deal therewith in any manner they deem fit and proper including delivering possession to any third party SUBJECT TO HOWEVER the general restrictions for mutual advantage inherent in the Ownership unit schemes. They will also be at liberty to enter into agreements for sale of their respective allocated areas as specifically stated in the and SECOND and THIRD SCHEDULE written hereunder SAVE THAT the Landowners shall adopt the same covenants as the Developer may adopt in its agreement with the unit Landowners of the Developer's allocated area, at least insofar as the same relates to common areas, facilities, amenities, expenses and other matters of common interest. The form of such agreement to be utilized by the Parties shall be such as be drawn by the Advocate of the Developer. In no case the property can be put into charges against any financial transaction till completion of project;
10. That the Landowners shall be entitled to all monies that be received from the Unit Owners of the Landowners' respective allocated areas, whether the same be by way of earnest money, part consideration, construction cost, sale price and/or otherwise and the Developer shall be entitled to all such monies receivable in respect of the Developer's allocated area PROVIDED HOWEVER THAT the monies payable and/or deposits for common purposes and common expenses shall be receivable only by the Developer from all the unit Landowners as fully mentioned hereafter;
11. The Landowners through his constituted attorney, i.e. the Developer herein shall sell and convey to the Developer itself and/or its nominees the undivided proportionate share in the land contained in the premises appurtenant to the Developer's allocated area and the consideration for the same shall be the cost of construction of the Landowners' allocated area and no other amount shall be payable to the Landowners. The cost

Dipanjita Saha Sarda

Shibani Saha

Shashank Kumar Saha

of preparation, stamping and registration of the Conveyances shall be borne and paid by the Transferees. The form of such conveyance shall be decided by the Developer at its sole discretion. The Landowners and the Developer, however shall, at their own costs procure all consents and/or permissions as be required for completion of such transfer, including those under section 230 A of the Income Tax Act, 1961 if required any;

12. It is further clarified as follows:-

- a) The Developer will provide electricity connection for the entirety of the said building excluding the Landowners' allocated area and the Landowners and/or their respective nominee or nominees shall reimburse the Developer, proportionately, the total amount of deposits and expenses as be required to obtain Electricity from C. E. S. C. Limited or otherwise;
 - b) Upon completion and handing over the Landowners' allocated area to the Landowners of the said building, from time to time, the Developer shall maintain and manage the same in accordance with such rules as may be framed by the Advocates and as be in conformity with other buildings containing Ownership units. The Developer and the Landowners and/or their respective transferees, if any, shall comply with the said rules and/or regulations and shall proportionately pay all costs, charges, expenses and outgoing in respect of the maintenance and management;
 - c) All Municipal rates, taxes and outgoing, including arrears, in respect of the Premises shall be borne, and paid by the Developer, till the completion and delivery of the Project and thereafter the same shall be borne and paid by the unit owners, to the extent of their respective areas;
 - d) That the name of the Said Building shall be such as be mutually agreed upon by the Landowners and the Developer;
13. The Landowners shall, on the day to be fixed by the Developer, at the request of the Developer, grant to the Developer and/or its nominee or nominees, a Registered General Power of Attorney, authorizing the Developer to do all acts as be necessary for the Project and/or in pursuance hereof and/or on behalf of the Landowners. However, the Landowners shall, from time to time, grant such further Powers or authorities to the Developer and/or to its nominees, concerning the Project, for the Developer's doing the various works envisaged hereunder, including, entering into agreements for sale and/or construction of the said building and/or portions thereof and receiving all amounts in

Saha Sardan

Dipankar

Saha

Shibani

Abhijit

pursuance thereof, but without putting the property as security or charges;

14. The Developer shall indemnify and keep the Landowners indemnified in respect of all costs, expenses, damages, liabilities, claims and/or proceedings arising out of any act done by the Developer in pursuance of the authorities granted as aforesaid;
15. The Landowners shall give such co-operation to the Developer and sign such papers, confirmations and/or authorities as may be reasonably required by the Developer, from time to time, for the Project, at the costs and expenses of the Developer;
16. In case any outgoing or encumbrances relating to title or Ownership be found on the Premises till the date of completion of the Project in terms hereof, then and in such event. The Landowners shall be liable to remove the same at their own costs. In case the Landowners do not, then the Developer shall be at liberty to do so and recover the costs from the Landowners;
17. The Developer shall make arrangements of the substitute accommodation for Landowners during the period of demolition of the existing structure and construction of the said building at their cost and expenses instead of the Developer will take initiative to demolish the existing structure and enjoy the sale proceed there from ;
18. During the continuance of this agreement the Landowners shall not in any way cause any unlawful impediment or obstruction whatsoever in the construction of the said building by the Developer but the Landowners shall have full right to enter into the said building and to inspect the construction work carried on there by the Developer and to check the materials used in the Landowners' allocated portion ;
19. That if the Developer modify, alter and/or convert the entire ground floor into commercial space and/or flat from the car parking space as to be shown in the sanctioned plan in that event the Landowners will not raise any objection thereto and lodge claim and/or demand any extra consideration for the said modification and/or conversion. Be it noted that all such cost shall be borne by the Developer and shall not claim any reimbursement;
20. That the roof right of the newly constructed building shall be vested upon the Landowners of said building proportionately without prejudice any right to each other;

Afshar Kumar Sa. Shibani Saha Dipanwita Saha Suman

21. In case any of the parties hereto commit any default in fulfillment of its obligations contained herein then and in such event, the other party shall be entitled to specific performance and/or damages;
22. That, the Developer shall erect the Flat of the Landowners as per the choice of the Landowners, any extra work other than standard specification as mentioned in the Fifth Schedule shall be charged extra, which will be paid by the Landowners
23. The Developer have obligation to obtain any order or permission but fails to obtain either any clearance and permission necessary for the Project or provide physical vacant possession of the Premises, then in such event, the Developer shall be at liberty to take the necessary efforts in that regard, for and on behalf of the Landowners and at the cost and expenses of developer, to be recovered in the same manner as mentioned in Clause 16 herein above;
24. All disputes and differences between the parties hereto in any way relating to this agreement and/or arising out of the provisions hereof shall move before the appropriate court for necessary justice.
25. That the Developer covenant and declare that the delivery of the possession of Landowners' allocation with fully habitable condition will be provided at first prior to providing the possession and or final registration of any Deed of Conveyance in respect of the allocation of the Developer.
26. That the Developer will arrange the Occupancy/Completion Certificate at its own cost and responsibility and will give a copy of the same to the Landowners positively which is important essence of this contract.
27. That during construction of the proposed building (God Forbid) if any accident or mishap or incident occurred or happened, the Developer shall be liable for the same but First Party herein shall provide necessary co-operation for the same as per request of the Developer from time to time.
28. That in case of demise (God Forbid) of either of the Parties, the legal heirs and successors of the said concerned party will come in picture with the same terms and conditions in respect of the multistoried building.
29. It is to be mentioned herein that, the Landowners shall have "No Objection" and give all permissions time to time in the matter if said M/S. LOKENATH CONSTRUCTION, the Developer, succeeded to construct and/or erect Fourth Floor upon the proposed G + 4 [four] storied building as per sanctioned building Plan to be sanctioned by the Bidhannagar Municipal Corporation with all legal liabilities to be borne to him and he

Saha Sardan

Saha

Shibani

Ashok Kumar

will enjoy full benefit of it for meeting up over expenses, provided all risks and responsibilities in the future bestowed upon him. However the construction thus created whatsoever will remain integral part of the building vis-a-vis property of the Landowners and should be a legal and sanctioned construction, any offence what so ever by thus creating said part will entirely go to the Developer and no one of the Landowners will be held liable and responsible whatsoever of its kind for creating such construction.

THE FIRST SCHEDULE ABOVE REFERRED TO LAND

ALL THAT piece and parcel of a plot of land classified as "**BASTU**" identified as **Scheme Plot No. "1"** measuring about **3 [three] Cottahs 1 [one] Chittack 35 [thirty five] Square Feet** more or less **TOGETHER WITH** an **one storied brick built residential building with R. C. C. Roof and Cemented Flooring** measuring about **800 [eight hundred] Square Feet** more or less standing thereon, lying and situated at **Mouza - JYANGRA, J. L. No. 16, Re. Sa. No. 114, Touzi No. 3027, Pargana - Kalikata**, comprised in C. S. Dag No. 223 corresponding to **R. S. Dag No. 334** corresponding to **L. R. Dag No. 3015** appertaining to C. S. Khatian No. 419 under Khatian No. 415 Ka, Kha corresponding to **R. S. Khatian No. 419** corresponding to **L. R. Khatian Nos. 2318, 2319, 2320, 2321, 2322** within the local limits of **Ward No. 25 of the Rajarhat Gopalpur Municipality, being Municipal Holding No. 25/29/10-11/B. L. - F**, presently under **Ward No. 10 of the Bidhannagar Municipal Corporation, being Premises No. BA-8, Deshbandhu Nagar, Post Office - Deshbandhu Nagar**, within the jurisdiction of the Office of the Additional District Sub-Registrar, previously at Bidhannagar [Salt Lake City] presently at Rajarhat, New Town, under Police Station - Rajarhat [old] Baguiati [new], District North 24 Parganas, **PIN - 700 059, State - West Bengal**, which is butted and bounded as follows: -

ON THE NORTH : PREMISES NOS. BA-10/1 AND 10/2, DESHBANDHU NAGAR;
ON THE SOUTH : TWENTY FIVE FEET WIDE BAGUIATI ROAD;
ON THE EAST : PREMISES NO. BA-7, DESHBANDHU NAGAR;
ON THE WEST : SIXTEEN FEET WIDE HIGH SCHOOL ROAD;

THE SECOND SCHEDULE ABOVE REFERRED TO LANDOWNERS' ALLOCATION

ALL THAT the Landowners shall be jointly entitled to get **4 [four] self contained separate Flats, 1 [one] Shop Room and 2 [two] Covered Garages** in the proposed **G + 4 [four] storied building** which will be provided in the manner appearing hereunder, in accordance with the terms and conditions of

Saha Sardan

Dipankar

Saha

Shibani

Ashok Kumar

these presents including the proportionate share of land and the common facilities and amenities attributable to the constructed area to be allocated to the Landowners.

- ❖ **Ground Floor :** Shop Room being No. "S-1" on the South - West side measuring about 196 [one hundred ninety six] Square Feet Super Built-up Area more or less, Covered Garage being No. "G-2" on the Western side measuring about 179 [one hundred seventy nine] Square Feet Super Built-up Area more or less and Covered Garage being No. "G-3" on the West - North - East side measuring about 183 [one hundred eighty three] Square Feet Super Built-up Area more or less;
- ❖ **First Floor :** NIL;
- ❖ **Second Floor :** Flat being No. "A" on the West - South - East side measuring about 854 [eight hundred fifty four] Square Feet Super Built-up Area more or less and Flat being No. "B" on the West - North - East side measuring about 854 [eight hundred fifty four] Square Feet Super Built-up Area more or less;
- ❖ **Third Floor :** Flat being No. "A" on the West - South - East side measuring about 854 [eight hundred fifty four] Square Feet Super Built-up Area more or less and Flat being No. "B" on the West - North - East side measuring about 854 [eight hundred fifty four] Square Feet Super Built-up Area more or less;
- ❖ **Fourth Floor :** NIL;

That, if the Developer manages to construct any additional floor or floors upon the proposed G + 4 [four] storied building as per Plan to be sanctioned by the Bidhannagar Municipal Corporation, in that event the Landowners shall be jointly entitled to get 50% [fifty percent] Constructed Area of additional floor or floors upon the proposed G + 4 [four] storied building, as additional Allocation for additional floor or floors upon the proposed G + 4 [four] storied building;

THE THIRD SCHEDULE ABOVE REFERRED TO DEVELOPER'S ALLOCATION

ALL THAT the Developer shall be entitled to remaining portion of Constructed Area of the proposed G + 4 [four] storied building to be constructed upon the said premises as per plan to be sanctioned by the Bidhannagar Municipal Corporation save and except the Landowners' Allocation stated specifically in

Ashok Kumar Saha
 Shibani Saha
 Dipanwita Saha Sarda

the Second Schedule written hereinabove which will be provided in the manner appearing hereunder together with the undivided proportionate share in the land of the said premises.

❖ **Ground Floor : Shop Room** being No. "S-2" on the **South - East side** measuring about **263 [two hundred sixty three] Square Feet Super Built-up Area** more or less, **Shop Room** being No. "S-3" on the **Western side** measuring about **238 [two hundred thirty eight] Square Feet Super Built-up Area** more or less and **Covered Garage** being No. "G-1" on the **Western side** on the **Western side** measuring about **215 [two hundred fifteen] Square Feet Super Built-up Area** more or less;

❖ **First Floor : Flat** being No. "A" on the **West - South - East side** measuring about **854 [eight hundred fifty four] Square Feet Super Built-up Area** more or less and **Flat** being No. "B" on the **West - North - East side** measuring about **854 [eight hundred fifty four] Square Feet Super Built-up Area** more or less;

❖ **Second Floor : NIL;**

❖ **Third Floor : NIL;**

❖ **Fourth Floor : Flat** being No. "A" on the **West - South - East side** measuring about **854 [eight hundred fifty four] Square Feet Super Built-up Area** more or less and **Flat** being No. "B" on the **West - North - East side** measuring about **854 [eight hundred fifty four] Square Feet Super Built-up Area** more or less;

THE FOURTH SCHEDULE ABOVE REFERRED TO COMMON AREAS, COMMON FACILITIES AND AMENITIES

- ❖ The Landowners along with co-owners, occupiers, society or association or Company shall allow each other the following easement quasi easement and equal easement right, privileges etc.
- ❖ Land under the said building described in the First Schedule;
- ❖ All side spaces backspace, paths, passages, sewerage provided in the said building;
- ❖ General lighting of the common portions and space for installation of electric meter in general and separate;

Siba Kumari
 Shibani Saha
 Dipanwita Saha Sarda

- ❖ Municipal connection of the drain and sewerage line of the said building;
- ❖ Stairs case landing, staircase and lobbies passage of the building;
- ❖ Septic tank, water pump, under ground and overhead water reservoir, water line;
- ❖ Electric meter for common purpose;
- ❖ Lift well, lift machine room, lift cage, lift machine and its accessories;

**THE FIFTH SCHEDULE ABOVE REFERRED TO
SPECIMEN OF WORKS**

Foundation	:	R.C.C foundation and framed structure;
Brick Work	:	Brick work of 0'-8", 0'-5" and 0'-3" with specified plaster;
Flooring	:	Flooring of Tiles with 4" skirting on all Sides;
Doors	:	Door frames will be of good quality of wood and flash door shutters for all doors of the flat including main door. One lock and eye piece in main door and the frame and shutter of the Toilet will be made of P. V. C.
Windows	:	All windows will be made of aluminum, sliding type window with Glass panels and protected with M. S. Grill;
Kitchen	:	Black stone platform with a sink and glazed tiles up to 5'-0" Feet Height above the platform;
Toilet	:	Tiles up to 5'-0" height, one commode, Porcelain shower, one Bibcock;
Water Supply	:	24 hours water supply will be provided by deep tube well with pumps;
Interior Wall Coats	:	All the interior walls will be finished with a coat of Plaster of Paris.
Extra Works	:	Any extra work other than our standard specification Shall be charged extra and such amount shall be Deposited before the execution of such work;
Electric Meter	:	Charges of procurement of the electric meter will be borne by the individual flat/ commercial /car parking Space owner;
Transfer & Registration	:	The costs and expenses of Sale Deed/ Agreement for sale, stamping, registration, Advocate's fees, other duties and charges Applicable on the date of transfer and registration shall be on account of the Owners of the Flat/Commercial/Car Parking Space;

Dipankita Saha Sarda

Shibani Saha

Ashok Kumar Sh.

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

SIGNED, SEALED AND DELIVERED by
the LANDOWNERS and the DEVELOPER
in the presence of:

1.

Suprotim Saha
Advocate

Ashok Kumar Saha

Shibani Saha

2. *Pranab Maunder*
Bromod Gauh
New Town
Kol-159

Dipansita Saha Sardar

SIGNATURE OF THE LANDOWNERS

LOKENATH CONSTRUCTION

Janakar Roy
Proprietor

Drafted by me and prepared in my
office:

Suprotim Saha
Advocate

SUPROTIM SAHA,
Advocate, [W.B. 134/1996,
Judges' Court at Barasat],
MONOLATA, BA/12/2B,
Deshbandhu Nagar,
Kolkata - 700 059.

SIGNATURE OF THE DEVELOPER

SPECIMEN FOR TEN FINGER PRINTS

SIGNATURE OF THE
EXECUTANT/PRESENTANT



Ashok Kumar Saha



LITTLE



RING



MIDDLE



FORE



THUMB

[LEFT HAND]



THUMB



FORE



MIDDLE



RING



LITTLE

[RIGHT HAND]



Shibani Saha



LITTLE



RING



MIDDLE



FORE



THUMB

[LEFT HAND]



THUMB



FORE



MIDDLE



RING



LITTLE

[RIGHT HAND]



*Aliparnita Saha
Sardar*



LITTLE



RING



MIDDLE



FORE



THUMB

[LEFT HAND]



THUMB



FORE



MIDDLE



RING



LITTLE

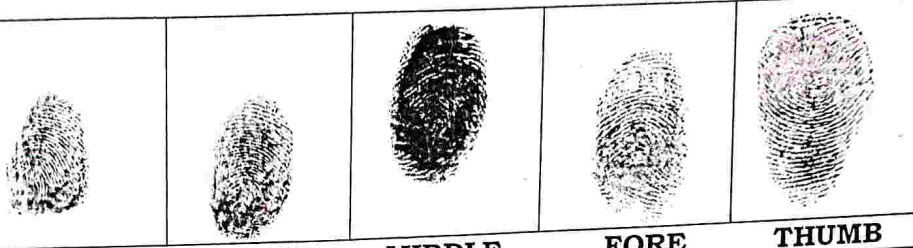
[RIGHT HAND]

SPECIMEN FOR TEN FINGER PRINTS

SIGNATURE OF THE
EXECUTANT/PRESENTANT



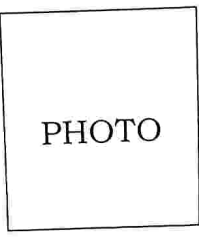
Sankar Roy



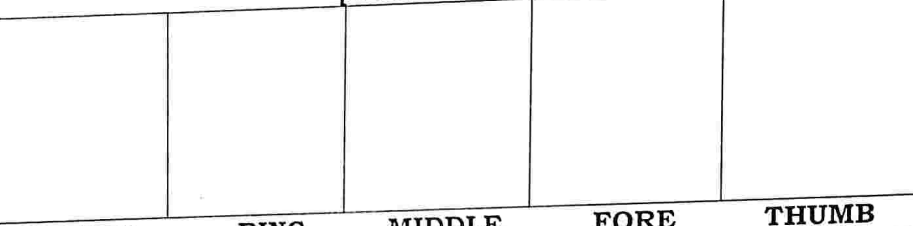
LITTLE RING MIDDLE FORE THUMB
[LEFT HAND]



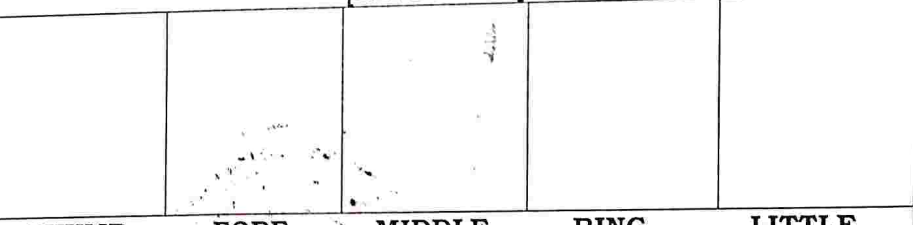
THUMB FORE MIDDLE RING LITTLE
[RIGHT HAND]



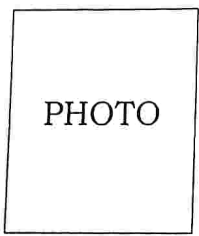
PHOTO



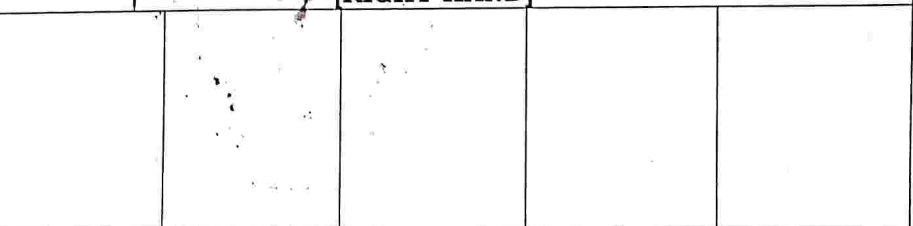
LITTLE RING MIDDLE FORE THUMB
[LEFT HAND]



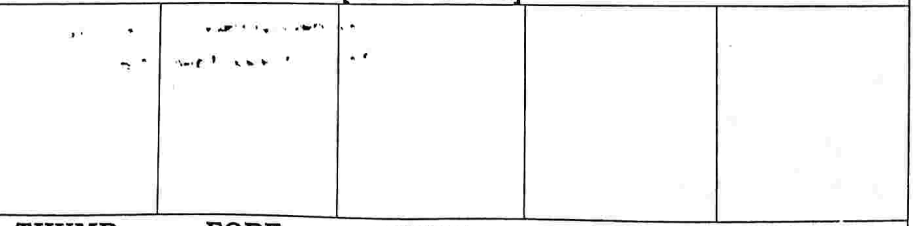
THUMB FORE MIDDLE RING LITTLE
[RIGHT HAND]



PHOTO



LITTLE RING MIDDLE FORE THUMB
[LEFT HAND]



THUMB FORE MIDDLE RING LITTLE
[RIGHT HAND]

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



192025260033473931

GRN Details

GRN:	192025260033473931	Payment Mode:	Online Payment
GRN Date:	24/04/2025 18:03:54	Bank/Gateway:	Indian Bank
BRN :	IB24042025014910	BRN Date:	24/04/2025 18:05:18
GRIPS Payment ID:	240420252003347392	Payment Init. Date:	24/04/2025 18:03:54
Payment Status:	Successful	Payment Ref. No:	3001024398/3/2025

[Query No*/Query Year]

Depositor Details

Depositor's Name: SUPROTIM SAHA
Address: BA-12/2B, D B NAGAR NEAR ARAMBAGH FOODMART N 24 PGS,
West Bengal, 700059
Mobile: 9051231192
Email: suprotim62@gmail.com
Depositor Status: Advocate
Query No: 3001024398
Applicant's Name: Mr Suprotim Saha
Identification No: 3001024398/3/2025
Remarks: Sale, Development Agreement or Construction agreement Payment No 3
Period From (dd/mm/yyyy): 24/04/2025
Period To (dd/mm/yyyy): 24/04/2025

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	3001024398/3/2025	Property Registration- Stamp duty	0030-02-103-003-02	9920
2	3001024398/3/2025	Property Registration- Registration Fees	0030-03-104-001-16	21
Total				9941

IN WORDS: NINE THOUSAND NINE HUNDRED FORTY ONE ONLY.

Major Information of the Deed

Deed No :	I-1523-05683/2025	Date of Registration	25/04/2025
Query No / Year	1523-3001024398/2025	Office where deed is registered	
Query Date	16/04/2025 6:05:26 PM	A.D.S.R. RAJARHAT, District: North 24-Parganas	
Applicant Name, Address & Other Details	Suprotim Saha Thana : Baguiati, District : North 24-Parganas, WEST BENGAL, PIN - 700059, Mobile No. : 9051231192, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 77,86,667/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,020/- (Article:48(g))	Rs. 21/- (Article:E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

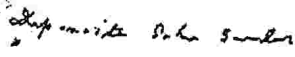
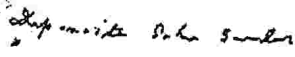
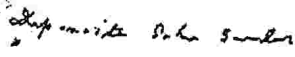
District: North 24-Parganas, P.S:- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Deshbandhu Nagar, Mouza: Jyangra, , Ward No: 10 JI No: 16, Pin Code : 700059

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-334	RS-419	Bastu	Bastu	3 Katha 1 Chatak 35 Sq Ft	1/-	71,86,667/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road,
Grand Total :					5.1333Dec	1 /-	71,86,667 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	800 Sq Ft.	1/-	6,00,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 800 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		800 sq ft	1 /-	6,00,000 /-	

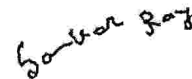
Land Lord Details :

Sl No	Name, Address, Photo, Finger print and Signature								
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Ashok Kumar Saha Son of Late Gouranga Mohan Saha Executed by: Self, Date of Execution: 25/04/2025 , Admitted by: Self, Date of Admission: 25/04/2025 ,Place : Office </td> <td>  25/04/2025 </td> <td>  Captured LTI 25/04/2025 </td> <td>  25/04/2025 </td> </tr> </tbody> </table> BA-8 Deshbandhu Nagar, City:- , P.O:- Deshbandhu Nagar, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India Date of Birth:XX-XX-1XX8 , PAN No.: alxxxxxx8f, Aadhaar No: 81xxxxxxxx3743, Status :Individual, Executed by: Self, Date of Execution: 25/04/2025 , Admitted by: Self, Date of Admission: 25/04/2025 ,Place : Office	Name	Photo	Finger Print	Signature	Ashok Kumar Saha Son of Late Gouranga Mohan Saha Executed by: Self, Date of Execution: 25/04/2025 , Admitted by: Self, Date of Admission: 25/04/2025 ,Place : Office	 25/04/2025	 Captured LTI 25/04/2025	 25/04/2025
Name	Photo	Finger Print	Signature						
Ashok Kumar Saha Son of Late Gouranga Mohan Saha Executed by: Self, Date of Execution: 25/04/2025 , Admitted by: Self, Date of Admission: 25/04/2025 ,Place : Office	 25/04/2025	 Captured LTI 25/04/2025	 25/04/2025						
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Shibani Saha Wife of Sanjit Saha Executed by: Self, Date of Execution: 25/04/2025 , Admitted by: Self, Date of Admission: 25/04/2025 ,Place : Office </td> <td>  25/04/2025 </td> <td>  Captured LTI 25/04/2025 </td> <td>  25/04/2025 </td> </tr> </tbody> </table> AD-281 Sushil Jyoti Avenue Rabindra Pally, City:- , P.O:- Prafulla Kanan, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700101 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth:XX-XX-1XX5 , PAN No.: qdxxxxxx5r, Aadhaar No: 61xxxxxxxx4894, Status :Individual, Executed by: Self, Date of Execution: 25/04/2025 , Admitted by: Self, Date of Admission: 25/04/2025 ,Place : Office	Name	Photo	Finger Print	Signature	Shibani Saha Wife of Sanjit Saha Executed by: Self, Date of Execution: 25/04/2025 , Admitted by: Self, Date of Admission: 25/04/2025 ,Place : Office	 25/04/2025	 Captured LTI 25/04/2025	 25/04/2025
Name	Photo	Finger Print	Signature						
Shibani Saha Wife of Sanjit Saha Executed by: Self, Date of Execution: 25/04/2025 , Admitted by: Self, Date of Admission: 25/04/2025 ,Place : Office	 25/04/2025	 Captured LTI 25/04/2025	 25/04/2025						
3	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Dipanwita Saha Sardar Wife of Biswanath Saha Sardar Executed by: Self, Date of Execution: 25/04/2025 , Admitted by: Self, Date of Admission: 25/04/2025 ,Place : Office </td> <td>  25/04/2025 </td> <td>  Captured LTI 25/04/2025 </td> <td>  25/04/2025 </td> </tr> </tbody> </table> 65 Kabi Bharat Chandra Road, City:- , P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth:XX-XX-1XX6 , PAN No.: gcxxxxxx5k, Aadhaar No: 50xxxxxxxx4552, Status :Individual, Executed by: Self, Date of Execution: 25/04/2025 , Admitted by: Self, Date of Admission: 25/04/2025 ,Place : Office	Name	Photo	Finger Print	Signature	Dipanwita Saha Sardar Wife of Biswanath Saha Sardar Executed by: Self, Date of Execution: 25/04/2025 , Admitted by: Self, Date of Admission: 25/04/2025 ,Place : Office	 25/04/2025	 Captured LTI 25/04/2025	 25/04/2025
Name	Photo	Finger Print	Signature						
Dipanwita Saha Sardar Wife of Biswanath Saha Sardar Executed by: Self, Date of Execution: 25/04/2025 , Admitted by: Self, Date of Admission: 25/04/2025 ,Place : Office	 25/04/2025	 Captured LTI 25/04/2025	 25/04/2025						

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	LOKENATH CONSTRUCTION AB-9/20 Deshbandhu Nagar, City:- , P.O:- Deshbandhu Nagar, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059 Date of Incorporation:XX-XX-1XX5 , PAN No.:: AFxxxxxx8F,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Sankar Roy (Presentant) Son of Paresh Chandra Roy Date of Execution - 25/04/2025, , Admitted by: Self, Date of Admission: 25/04/2025, Place of Admission of Execution: Office		 Captured	
	Apr 25 2025 4:16PM	LTI 25/04/2025	25/04/2025	
1st Floor Gita Bhaban AB-9/20 Deshbandhu Nagar, City:- , P.O:- Deshbandhu Nagar, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX5 , PAN No.: AFxxxxxx8F, Aadhaar No: 21xxxxxxxx4277 Status : Representative, Representative of : LOKENATH CONSTRUCTION (as PROPRIETOR)				

Identifier Details :

Name	Photo	Finger Print	Signature
Pranab Majumder Son of Late Pradip Majumder Promodgarh, City:- , P.O:- Gouranganagar, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700159	 25/04/2025	 Captured 25/04/2025	 25/04/2025
Identifier Of Ashok Kumar Saha, Shibani Saha, Dipanwita Saha Sardar, Sankar Roy			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Ashok Kumar Saha	LOKENATH CONSTRUCTION-1.71111 Dec
2	Shibani Saha	LOKENATH CONSTRUCTION-1.71111 Dec
3	Dipanwita Saha Sardar	LOKENATH CONSTRUCTION-1.71111 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Ashok Kumar Saha	LOKENATH CONSTRUCTION-266.66666667 Sq Ft
2	Shibani Saha	LOKENATH CONSTRUCTION-266.66666667 Sq Ft
3	Dipanwita Saha Sardar	LOKENATH CONSTRUCTION-266.66666667 Sq Ft

Endorsement For Deed Number : I - 152305683 / 2025

On 16-04-2025

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 77,86,667/-

Basak

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

On 25-04-2025

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

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

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

Presented for registration at 15:32 hrs on 25-04-2025, at the Office of the A.D.S.R. RAJARHAT by Sankar Roy .

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

Execution is admitted on 25/04/2025 by 1. Ashok Kumar Saha, Son of Late Gouranga Mohan Saha, BA-8 Deshbandhu Nagar, P.O: Deshbandhu Nagar, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by Profession Retired Person, 2. Shibani Saha, Wife of Sanjit Saha, AD-281 Sushil Jyoti Avenue Rabindra Pally, P.O: Prafulla Kanan, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700101, by caste Hindu, by Profession House wife, 3. Dipanwita Saha Sardar, Wife of Biswanath Saha Sardar, 65 Kabi Bharat Chandra Road, P.O: Dum Dum, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by Profession House wife

Indetified by Pranab Majumder, , , Son of Late Pradip Majumder, Promodgarh, P.O: Gouranganagar, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700159, by caste Hindu, by profession Service

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

Execution is admitted on 25-04-2025 by Sankar Roy, PROPRIETOR, LOKENATH CONSTRUCTION (Sole Proprietorship), AB-9/20 Deshbandhu Nagar, City:- , P.O:- Deshbandhu Nagar, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059

Indetified by Pranab Majumder, , , Son of Late Pradip Majumder, Promodgarh, P.O: Gouranganagar, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700159, by caste Hindu, by profession Service

Payment of Fees

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

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 24/04/2025 6:05PM with Govt. Ref. No: 192025260033473931 on 24-04-2025, Amount Rs: 21/-, Bank: Indian Bank (IDIB000C001), Ref. No. IB24042025014910 on 24-04-2025, Head of Account 0030-03-104-001-16

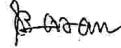
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,020/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 9,920/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 5904, Amount: Rs.100.00/-, Date of Purchase: 24/08/2023, Vendor name: JAYANTA KUMAR BOSE

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 24/04/2025 6:05PM with Govt. Ref. No: 192025260033473931 on 24-04-2025, Amount Rs: 9,920/-, Bank: Indian Bank (IDIB000C001), Ref. No. IB24042025014910 on 24-04-2025, 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 218514 to 218549
being No 152305683 for the year 2025.



Sanjoy Basak

Digitally signed by SANJOY BASAK
Date: 2025.04.28 16:01:43 +05:30
Reason: Digital Signing of Deed.

(Sanjoy Basak) 28/04/2025
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.