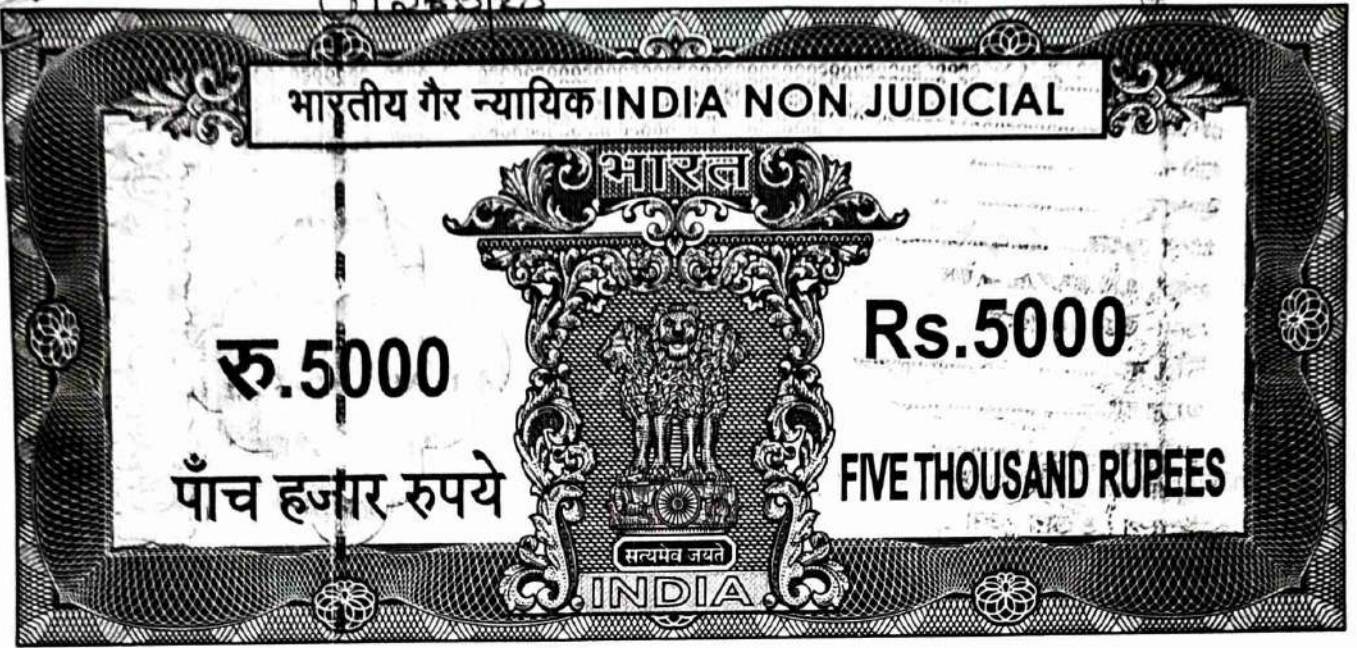


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D-1412/25



पश्चिमवङ्ग पश्चिम बङ्गाल WEST BENGAL

M 388876

Certified that the Document is Admitted to Registration. The Signature Sheet/Sheets The Endorsement Sheet/Sheets Attached with this Document are the Part of this Document.

Shah  
12/3/25  
M 388876, 5000/-  
Additional District Sub-Registrar  
Barasat, North 24 Parganas

12 MAR 2025

## DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT made on this the 12<sup>th</sup> day of March, 2025  
(Two Thousand and Twenty Five) A.D.

ক্রমিক নং..... 1870  
সন..... 2025 Year  
তারিখ..... 12/03/2025  
ক্রোতার নাম..... SAMAR DAS  
সাকিন..... Bikesh Pally Madhyamgram Kol-129  
চ্যাম্প মূল্য..... 5000 of Five thousand only  
চ্যাম্প ভেডার.....  
হাবড়া, এ.ডি.এস.আর. অফিস  
জেলা- উত্তর ২৪ পরগণা  
টি.ডি. নং.....  
ক্রনের তার.....  
মোট মূল্য.....  
ফ্রেডারী অফিস বারাসাত, উত্তর ২৪ পরগণা  
চ্যাম্প ভেডার- জয়ন্ত বিশ্বাস

04 MAR 2025



Jayam Kumar Das  
Advocate  
S/O Late J.C. Das  
Barasat Judger court  
P.O + P.S Barasat  
Kolkata-129  
Enrollment NO - WB 1173/1995

Additional District Sub-Registrar  
Barasat, North 24 Parganas

12 MAR 2025

1) LAKSHMI RANI SAHA alias MAMATA RANI SAHA, having PAN-ALGPS1826H, Aadhaar No. 9536 8396 5666, Epic No.- WB/13/090/741494, Wife of Sri Gouranga Kumar Saha, by Nationality- Indian, by faith- Hindu, by occupation- Housewife, 2) SANJAY SAHA, having PAN- DAUPS3453L, Aadhaar No. 9607 9654 3910, Epic No.- WB/13/090/0741317, Son of Late Surendra Nath Saha, by Nationality- Indian, by faith- Hindu, by occupation- Business, 3) SWARNENDU SAHA , having PAN- AVXPS2517C, Aadhaar No. 4334 7874 4830, Epic No.- CKW3389947, Son of Sri Gouranga Kumar Saha, by Nationality- Indian, by faith- Hindu, by occupation- Service, all are residing at 2 No. Chandigarh, Nandankanan, P.O. – Madhyamgram Bazar. P.S. - Madhyamgram, District - North 24 Parganas, Kolkata- 700130, herein after called and referred to as the "OWNERS/ VENDORS"(which expression shall unless otherwise excluded by or repugnant to the context be deemed to mean and include his legal heirs, successors, executors, administrators, legal representative and assigns) of the ONE PART.

AND

A. S CONSTRUCTION, having Pan- ADQPD4139A, a Proprietorship firm, having it's office at Uttar Bireshpally, P.O. & P.S.- Madhyamgram, District North 24 Parganas, Kolkata -700129, in the State of West Bengal, represented by it's Proprietor SRI SAMAR DAS, having Pan- ADQPD4139A, having Aadhaar No. 8540 7187 9145, Epic No. WB/13/090/0852792 Son of Late Akshay Kumar Das, residing at Uttar Bireshpally, P.O. & P.S.- Madhyamgram, District North 24 Parganas, Kolkata -700129, in the State of West Bengal, by faith Hindu by Nationality-Indian by occupation-Business, herein after called and referred to as "DEVELOPER" (which expression shall unless otherwise excluded by or repugnant to the context be

deemed to mean and include his legal heirs, successors, executors, administrators, legal representative and assigns) of the OTHER PART.

Land Owners and the Developer collectively Parties and individually Party.

NOW THIS DEVELOPMENT AGREEMENT WITNESSETH AS FOLLOWS :-

ALL THAT piece or parcel of total "BASTU" land measuring an area of 5 (Five) Cottah 14 (Fourteen) Chittacks 13 (Thirteen) Sq.ft. alongwith 600 Sq.ft old structure which is lying and situated at MOUZA - GUCHURIA, J.L. No. 25, Re. Su. No. 138, Touzi No. - 146, Pargana - Anowarpur, comprised in R.S. & L.R. Dag No. 430, 431, 419 R.S. Khatian No. 167, 498, 207, L.R. Khatian No. 4841, 5141, 4635 (in the name of present Land Owners respectively) under P.S.- Barasat, at present Madhyamgram, A.D.S.R.O.- Barasat, District - North 24 Parganas within the local ambit of Madhyamgram Municipality, Ward No. 19, Holding No. 22/A, 20, 23, Nandankanan Kolkata- 700130, Background, Representations, Warranties and Covenants:

WHEREAS one Binoy Gopal Bandyopadhyay, Son of Late Chandra Kanta Bandyopadhyay was the absolute owner of the land measuring an area 7 Chiitacks 29 Sq.ft, in R.S. & L.R. Dag No. 430, in R.S. Khatian No. 167 and land measuring an area 1 Cottah 4 Chiitacks 38 Sq.ft, in R.S. & L.R. Dag No. 431, in R.S. Khatian No. 498 i.e. total area of land 1 Cottah 12 Chittack 23 Sq.ft, which lying and situated at MOUZA - GUCHURIA, J.L. No. 25, Re. Su. No. 138, Touzi No. - 146, Pargana - Anowarpur, under P.S.- Barasat at present Madhyamgram, A.D.S.R.O.- Barasat, District - North 24 Parganas within the local ambit of Madhyamgram Municipality and he mutated his name in the R.S.R.O.R. and he sold the property to Smt. Mamata Rani Saha @ Lakshmi Rani Saha, i.e. the Land Owner No. 1 herein by way of a registered Deed of Sale being No. 7354 dated 04/08/1982 registered before Sub Registrar - Barasat, recorded in Book No.I, Volume No. 108, pages from 259 to 261 for the year 1982 .

AND WHEREAS after purchasing the property in the aforesaid manner the said Smt. Lakshmi Rani Saha @ Mamata Rani Saha, i.e. the Land Owner No. 1 herein mutated her name in the L.R.R.O.R. vide L.R. Khatian No. 4841 and also mutated her name before Madhyamgram Municipality vide Holding No. 22/A Nandankanan.

AND WHEREAS one Nani Bala Saha, wife of Late Surendra Nath Saha was the absolute owner of the land measuring an area 2 Cottah 1 Chiitacks 35 Sq.ft, alongwith 600sqft. old structure in R.S. & L.R. Dag No. 419, in R.S. Khatian No. 207 which lying and situated at MOUZA - GUCHURIA, J.L. No. 25, Re. Su. No. 138, Touzi No. - 146, Pargana - Anowarpur, under P.S.- Barasat at present Madhyamgram, A.D.S.R.O.- Barasat, District - North 24 Parganas within the local ambit of Madhyamgram Municipality and she sold the property to Sri Sanjay Saha, i.e. the Land Owner No. 2 herein by way of a registered Deed of Sale being No. 7143 dated 16/08/1989 registered before A.D.S.R - Barasat, recorded in Book No.I, Volume No. 111, pages from 139 to 141 for the year 1989

AND WHEREAS after purchasing the property in the aforesaid manner the said Sri Sanjay Saha, i.e. the Land Owner No. 2 herein mutated his name in the L.R.R.O.R. vide L.R. Khatian No. 5141 and also mutated her name before Madhyamgram Municipality vide Holding No. 20 Nandankanan.

AND WHEREAS Bikash Biswas, Son of Late Adhar Chandra Biswas, and Smt. Nilima Biswas, Wife of Sri Bikash Biswas was the absolute owner of the land measuring an area 2 Cottah, in R.S. & L.R. Dag No. 430, in R.S. Khatian No. 167, L.R. Khatian No. 2624, which lying and situated at MOUZA - GUCHURIA, J.L. No. 25, Re. Su. No. 138, Touzi No. - 146, Pargana - Anowarpur, under P.S.- Barasat at present Madhyamgram, A.D.S.R.O.- Barasat, District - North 24 Parganas within the local ambit of Madhyamgram Municipality and they sold the property to Sri Swarnendu Saha, i.e. the Land Owner No. 3 herein by way of a registered Deed of Sale being No. 6055 dated 30/07/2014

registered before A.D.S.R – Barasat, recorded in Book No.I, Volume No. 38, pages from 2130 to 2144 for the year 2014 .

AND WHEREAS after purchasing the property in the aforesaid manner the said Sri Swarnendu Saha, i.e. the Land Owner No. 3 herein mutated his name in the L.R.R.O.R. vide L.R. Khatian No. 4635 and also mutated her name before Madhyamgram Municipality vide Holding No. 23 Nandankanan.

AND WHEREAS in the aforesaid manner the said (1) LAKSHMI RANI SAHA alias MAMATA RANI SAHA (2) SANJAY SAHA (3) SWARNENDU SAHA, i.e. the present Land Owners herein enjoyed the "BASTU" land measuring an area of 5 (Five) Cottah 14 (Fourteen) Chittacks 13 (Thirteen) Sq.ft. alongwith 600 Sq.ft old two storied building which is lying and situated at MOUZA - GUCHURIA, J.L. No. 25, Re. Su. No. 138, Touzi No. - 146, Pargana - Anowarpur, comprised in R.S. & L.R. Dag No. 430, 431, 419 R.S. Khatian No. 167, 498, 207, L.R. Khatian No. 4841, 5141,4635 (in the name of present Land Owners respectively) under P.S.- Barasat at present Madhyamgram, A.D.S.R.O.- Barasat, District - North 24 Parganas within the local ambit of Madhyamgram Municipality, Ward No. 19, Holding No. 22/A, 20, 23, Nandankanan Kolkata- 700130, .

AND WHEREAS the Land Owners have been possessing and enjoying the same peacefully without interruption of others by paying relevant taxes to the competent authority and the said property is free from all encumbrances, charges, liens, mortgages whatsoever.

**Desire of Development of the land & Acceptance:** The present Land Owners herein, express their desire to develop their aforesaid plot of land measuring an area of 5 (Five) Cottah 14 (Fourteen) Chittacks 13 (Thirteen) Sq.ft., by constructing multi-storied building (Ground + 3) thereon in accordance with the building sanction plan to be sanctioned by the concerned Madhyamgram Municipality, and the present Developer has

accepted the said proposal and the present Land Owners have decided to enter into the present Development Agreement with the Developer herein for the land mentioned above and explicitly in the First Schedule hereunder written.

**DEFINITION:**

- i) **Building** : Shall mean multi storied building so to be constructed on the project property.
- ii) **Name of the Building** : shall mean the new multi storied building so mentioned in above shall be named and called As "ADRIKA ENCLAVE" preferred exclusively by the Second Part/ Developer so agreed and consented by the First Part/Land Owner. The Developer will use, quote, mention & apply the said name in everywhere; wherever it need to use, quote, mention & apply for the proposed project work & any work related to it.
- iii) **Common Facilities & Amenities**: Shall mean entrance of the building, stair case, pump room, overhead water tank, water pump and motor, lift and lift areas and other facilities, which may be required for enjoyment, maintenance or management of the said building by all occupiers of the building.
- iv) **Saleable Spaces** : Shall mean the space within the building, which is to be available as an unit / flat / garages for independent use and occupation in respect of Land Owner's Allocation & Developer's Allocation as mentioned in this Agreement.
- v) **OWNERS' ALLOCATION**

The Land Owners namely 1) LAKSHMI RANI SAHA alias MAMATA RANI SAHA, 2) SANJAY SAHA, 3) SWARNENDU SAHA collectively entitled to get three self contained residential flat, measuring Carpet area 710 Sq.ft and 900 Sq.ft. Super Built Up area more or less on 2<sup>nd</sup> floor, South West side, self

contained residential flat measuring Carpet area 627 Sq.ft and 800 Sq.ft, Super Built Up area more or less on 1<sup>st</sup> floor, North West side, self contained residential flat measuring Carpet area 710 Sq.ft and 800 Sq.ft. Super Built Up area more or less on 2<sup>nd</sup> floor front side, of the proposed G+3 storied building,

and

The Land Owners namely 1) LAKSHMI RANI SAHA alias MAMATA RANI SAHA, 2) SANJAY SAHA, 3) SWARNENDU SAHA collectively entitled to get also entitled to get Rs. 43,42,976/- (Rupees Forty Three Lakh Forty Two Thousand Nine Hundred Seventy Six) only out of which the Land Owner jointly get Rs. 19,50,000/- (Rupees Nineteen Lakh Fifty Thousand) only at the time of execution of this indenture and the rest amount will get after the casting of total structure of proposed G+3 storied building.

- vi) **Developer's Allocation:** Shall mean all the remaining area of the proposed building, excluding Land Owner's Allocation, as stated above, including the proportionate share of land, common facilities, common parts and common amenities of the building.
- vii) **Architect / Engineer:** Shall mean such person or persons being appointed by the Developer.
- viii) **Building Plan:** Shall mean such sanctioned plan of the building, which will be sanctioned by the Madhyamgram Municipality in the names of the Land Owner for construction of the building modification and amenities and alterations.
- ix) **Built Up Area (For any Individual Unit):** Here Built up area means the area

covered with outer wall and constructed for the unit including fifty percent area covered by the common partition wall between two units and cent percent area covered by the individual wall for the said unit.

- x) **Covered Area (For any Individual Unit) :** Here covered area means total built up area for any unit plus proportionate share of stairs, lobby and lift areas and other common areas.
- xi) **Super Built Up Area (For any Individual Unit) :** Here super built up area means the total covered area plus service area.
- xii) **LANDOWNER' RIGHT & REPRESENTATION.**
  - i) **Indemnification regarding Possession & Delivery:** The Land Owners are now seized and possessed of and / or otherwise well and sufficiently entitled to the project property in as it is condition and deliver physical as well as identical possession to the Developer to develop the project property.
  - ii) **Free From Encumbrance:** The Land Owners also indemnify that the project property is free from all encumbrances and the Land Owners have marketable title in respect of the said premises.

##### 5. **DEVELOPER, PROMOTER'S RIGHTS**

- i) **Authority of Developer:** The Developer shall have authority to deal with the property in terms of this present agreement or negotiate with any person or persons or enter into any contract or agreement or borrow money or take any advance against his allocation or acquired right under these agreement,
- ii) **Right of Construction :** The Land Owners hereby grant permission an exclusive right to the Developer to build new building upon the project property.
- iii) **Construction Cost:** The Developer shall carry out total construction work of the present building at their own costs and expenses/ No liability on account of construction cost will be charged from Land Owners' Allocation,

- iv) **Sale Proceeds of Developers' Allocation :** The Developer will take the sale proceeds of Developers' Allocation exclusively.
- v) **Booking & Agreement for Sale:** Booking from intending purchaser for Developer's Allocation as per terms of Development Agreement the said possession/area will be taken by the Developer and the agreement with the intending purchasers will be signed by the Developer and on behalf of the Land Owner as a Power of Attorney Holder, All the sales consideration of Developer's Allocation either partly or wholly will be taken by the Developer and issue money receipt in their own names but without creating any liability on the Land Owner.
- vi) **Selling Rate :** The selling rate of the Developer's Allocation will be fixed by the Developer without any permission or consultation with the Land Owner.
- vii) **Profit & Loss :** The profit & loss, earned from the project will be entirely received or borne by the Developer and no amount will be adjusted from the Land Owners' Allocation on accounts of loss or vice versa on account of profit from Developer's Allocation.
- viii) On completion of the project the Developer will handover undisputed possession of the Land Owners' Allocation Together With all rights of the common facilities and amenities to the Land Owner with Possession Letter.
- ix) **Possession to the intending purchaser:** On completion of the project, the Developer will handover possession to the intending purchasers, possession letters will be signed by the Developer as the representatives and Power of Attorney holder of the Land Owners.
- x) **Deed of Conveyance:** The Deed of Conveyance will be signed by the Developer for Developer's Allocation, on behalf of and as representatives and registered Power of Attorney Holder of the Land Owner.

## 6. CONSIDERATION:

- i) **Permission against Consideration:** The Land Owner grant permission for exclusive right to construct the proposed building in consideration of Land Owner's Allocation to the Developer.

**7. DEALING OF SPACE IN THE BUILDING:**

- i) **Exclusive Power of Dealing of Land Owner :** The Land Owner shall be entitled to transfer or otherwise deal with Land Owner' Allocation in the building and the Developer shall not in any way interfere with or disturb the quiet and peaceful possession of the Land Owner Allocation,
- ii) **Exclusive Power of Dealing of Developer :** The Developer shall be exclusively entitled to the Developer's Allocation in the building with exclusive right to transfer any right, claim, interest therein irrespective of the Land Owner and the Land Owner shall not in any way interfere with or disturb the quiet and peaceful possession of the Developer's Allocation.

**8. POWER AND PROCEDURE :**

For entering into an agreement for sale of the developer allocations, the Owner undertake to execute Registered Development Power of Attorney in respect of the Developer's allocation after Execution of this Development Agreement in the name and on behalf of the Owner and to appear before any Registrar of Assurances, District Registrar, Sub-Registrar, Additional Sub-Registrar or other offices or authorities having jurisdiction in that behalf and to present and execute all deeds, instruments and writings for the purpose of affirmation, registration and giving declarations on our behalf and to do all other acts and deeds in that behalf developer may deem necessary at Developers' cost.

**9. NEW BUILDING:**

- i) **Completion of Project :** The Developer shall at their own costs construct, and complete the proposed building with good quality materials as may be specified by the Engineer of the Developer from time to time.

- ii) **Installation of Common Amenities** : The Developer shall install and erect in the building at Developer's own cost and expenses, pump water, storage tank, overhead reservoir, electrification, permanent electric connection from the CESC Ltd./ W.B.S.E.D.CL and until permanent electric connection will be obtained, temporary electric connection shall be provided in a residential building having self- contained apartments and constructed for sale of flats therein on Ownership basis and as mutually agreed upon at Developers' cost.
- iii) **Architect Fees etc.** : All costs, charges and expenses including Architect's fees, Engineer's fees, plan / revised plan charges, supervision charges etc. shall be discharged and paid by the Developer and the Land Owner shall bear no responsibility in this context.
- iv) **Taxes & Other Taxes of the Property** : The Land Owner shall pay and clear up all the arrears on account of taxes and outgoing of the said property up to the date of this agreement. And after that the Developer will pay & will be borne by the Developer from the date of execution of these presents till the date of completion of the construction and allocation. From the date of completion and allocation of the floor area between the Land Owners and the Developer the taxes and other taxes payable for the said property shall be borne in proportionate of area of Developer and area of Land Owner, by the Developer and / or his/her/ their nominees and the Land Owner and / or their nominee / nominees respectively,
- v) **Upkeep Repair & Maintenance**: Upkeep repair and maintenance of the said building and other erection and / or structure and common areas including electricity, water supply sanitation and other fittings and fixtures, storage and rendering common services to the buyer and occupiers of the said premises or any part or portions thereof.

10. **PROCEDURE OF DELIVERY OF POSSESSION TO LANDOWNER:**

- i) **Delivery of Possession** : As soon as the building will be completed, the Developer shall give written notice to the Land Owners requiring the Land Owners to take

possession of the Land Owners' Allocation in the building the Municipality being upon setting the Completion Certificate (C.C.) from Municipality, the Developers will give C.C. first & their allocations to the Land Owners of their each shares.

- ii) **Payment of Taxes:** from the receive possession of Land Owners' Allocation and at all times there after the Land Owner shall be exclusively responsible for payment of all property taxes duties and other public outgoing and imposition whatsoever (hereinafter for the sake of brevity referred to as "the said rates") payable in respect of the Land Owners' Allocation only.
- iii) **Share of Common Expenses & Amenities :** As and from the date of delivery of possession to be received, the Land Owner shall also be responsible to pay and bear and shall pay to Flat Owner's Association, the service charges for the common facilities in the new building payable in respect of the Land Owner' Allocation such charges is to include proportionate share of premium for the insurances of the building, water, fire and damaging charges and taxes, light, sanction and maintenance, occasioned repair and renewal charges for bill collection and management of the common facilities, renovation, replacement, repair and maintenance charges and expenses for *the* building and of all common wiring, pipes, electrical and mechanical installations, appliances, stairways, and other common facilities whatsoever as may be mutually agreed from time to time.

## **11. LAND OWNERS' OBLIGATION:**

### **a) No Interference:**

The Land Owners hereby agree and covenant with the Developers: not to cause any interference or hindrance in the construction of the building by the Developer, not to do any act, deed or thing, whereby the Developer may be prevented from selling; assigning and / or disposing of any of the Developer's allocated portion in the building not to let out, grant, lease, mortgage and / or charge the said property or any

portion thereof without the consent in writing of the Developers during the period of construction and vice versa.

The Land Owners bear Transformer cost & GST for proportionate share of their own allocation.

## 12. DEVELOPERS OBLIGATIONS:

a. **Time Schedule of Handing Over Land Owner's Allocation :** The Developer hereby agree and covenant with the Land Owner to handover Land Owner' Allocation (more fully described in the Second Schedule hereunder written) **within 30 (Thirty) Months** from the date of sanction of building plan, failing which the Developer will get another 06 (Six) months as grace period.

b. **No Violation:** The Developers hereby agree and covenant with the Land Owner not to violate or contravenes any of the provisions of rules applicable to construction of the said building, not to do any act, deed or thing,, whereby the Land Owners are prevented from enjoying, selling,- assigning and / or disposing of any Land Owner' Allocation in the building at the said premises vice versa.

c. If any dispute (except natural disaster) of the proposed Building shall arise within 5 years from handover the Owners' Allocation, in that case the Developer repair the dispute in their own Cost.

## 13. LAND OWNER INDEMNITY

Indemnity : The Land Owner hereby undertakes that the Developer shall be entitled to the said construction and shall enjoy its allocated space without any interference or disturbances provided the Developer perform and fulfill the terms and conditions herein contained and / or its part to be observed and performed.

## 14. DEVELOPERS INDEMNITY:

The Developers hereby undertake to keep the Land Owners indemnified against third party claiming and actions arising out of any sort of act of occupation, commission of the Developer in relation to the construction of the said building against all actions, suits, costs, proceedings and claims that may arise out of the Developers' actions with regard to the development of the said premises and / or for any defect therein and expenses for above would be borne by the Developers not the Land Owners.

15. MISCELLANEOUS:

- i) **Contract Not Partnership:** The Land Owners and the Developer have entered into this agreement purely as a contract and nothing contained herein shall be deemed to constitute as a partnership between the Land Owners and the Developers in any manner nor shall the parties hereto be constituted as association of persons.
- ii) **Not specified Premises:** It is understood that from time to time facilitate the construction of the building by the Developers various deeds, matters and things not hereby specified may be required to be done by the Developers and for which the Developers may need the authority of the Land Owners and various applications and other documents may be required to be signed or made by the Land Owners related to which specific provisions may not have been mentioned herein. The Land Owners hereby undertakes to do all such legal acts, deeds, matters and things as and when required and the Land Owners shall execute any such additional power of attorney and / or authorization as may be required by the Developers for any such purposes and the Land Owners also undertake to sign and execute all such additional applications and other documents as the cause may be provided that all acts, deeds, matters and things do not in any way infringe on the rights of the Land Owners and / or against the spirit of these presents at Developers cost.
- iii) **Not Responsible :** The Land Owners shall not be liable or any income tax, wealth

- tax or any other taxes in respect of the Developers' Allocation
- iv) **Process of Issuing Notice:** Any notice required to be given by the Developers to the Land Owners shall without prejudice to any other mode of service available be deemed to have been served on the Land Owners if delivered by hand and duly acknowledged or sent by prepaid registered post with due acknowledgment and shall likewise be deemed to have been served on the Developers by the Land Owners if delivered by hand and acknowledged or sent by prepaid registered post with due acknowledgment to the registered office of the Developers.
- v) **Formation of Association:** After the completion of the said building and receiving peaceful possession of the allocation, the Land Owners hereby agree to abide by all the rules and regulations to be framed by any society / association who will be in charge or such management of the affairs of the building and / or common parts thereof and hereby given their consent to abide by such rules and regulations.
- vi) **Documentation:** The Land Owners delivered all the original title deed relating to the said premises, to the Developers.

#### 16. FORCE MAJEURE:

The parties shall not be considered to be liable to any obligations hereunder to the extent that the performance of the relating obligations are prevented by the existence of the force majeure and shall be suspended from the obligations during the duration of the force majeure. Force Majeure shall mean flood, earthquake, riot, war, storm, tempest, civil commotion, strike and / or any other act of commission beyond the reasonable control of the parties hereto,

#### 17. DISPUTES:

Disputes or differences in relation to or as rising out of or touching this Agreement or the validity, interpretation, construction, performance, breach or enforceability of this Agreement (collectively Disputes) shall be referred to the **Barasat Court, Calcutta High Court & any other Civil Court of Barasat Jurisdiction**

**18. LEGAL SERVICE:**

Both the parties shall have liberty to avail the opportunity under the specific performance of contract of this agreement for the non-compliance of the covenant herein before mentioned and to file any suit before competent Court of law.

**19. ENTIRE AGREEMENT**

This Agreement constitutes the entire agreement between the Parties and revokes and supersedes all previous discussions /correspondence and agreements between the Parties, oral or implied.

**20. AMENDMENT/MODIFICATION:**

No amendment or modification of this Agreement or any part hereof shall be valid and effective unless it is by an instrument in writing executed by all the Parties.

**21. JURISDICTION:** In connection with the aforesaid arbitration proceeding, only the District Judge, North 24 Parganas District and the High Court at Kolkata shall have jurisdiction to entertain and try all actions and proceedings. The Developers hereby and covenant with the Land Owners to complete the construction the proposed building within 36 month from the date of sanctioning plan for construction.

**22.** Be it mentioned here that the Land Owners shall not in any manner, excluding the part of owners' Allocation, of proposed G+3 storied building as per sanctioned plan by the Madhyamgram Municipality which is fully described under Schedule and /or any other payment under this Agreement, shall not be entitled for any payment from the sale from the Developers' Allocation.

**23.** The Developers at the time of this Agreement or handing over the Land Owners' Allocation shall not be entitled to receive any payment such as Development fee, construction fee or any other fees (e.t.c) for the possession of the Owners' Allocation.

THE FIRST SCHEDULE ABOVE REFERRED TO(ENTIRE PROPERTY OF LAND)

ALL THAT piece or parcel of "BASTU" land measuring an area of 5 (Five) Cottah 14 (Fourteen) Chittacks 13 (Thirteen) Sq.ft. alongwith 600 Sq.ft two storied building comprised in R.S. & L.R. Dag No. 430, 431, 419 R.S. Khatian No. 167, 498, 207, L.R. Khatian No. 4841, 5141, 4635 (in the name of present Land Owners respectively) detail of which given below

Sl. No.	R.S. & L.R. Dag No.	R.S. Khatian No.	L.R. Khatian No.	Nature of Land	Area of Land
1	430	167	4841	Bastu	7 Chittack 29 Sq.ft
2	431	498	4841	do	1 Cottah 4 Chittack 38 Sq.ft
3	419	207	5141	do	2 Cottah 1 Chittack 35 Sq.ft
4	430	167	4635	do	2 Cottah 0 Chittack 00 Sq.ft

which is lying and situated at MOUZA - GUCHURIA, J.L. No. 25, Re. Su. No. 138, Touzi No. - 146, Pargana - Anowarpur, under P.S.- Barasat at present Madhyamgram, A.D.S.R.O.- Barasat, District - North 24 Parganas within the local ambit of Madhyamgram Municipality, Ward No. 19, Holding No. 22A, 20, 23, Nandankanan Kolkata- 700130, which is butted and bounded as follows :-

ON THE NORTH : Drain & Land of Anita Das

ON THE SOUTH : Land of Dharendra Nath Sarkar & Dulal Chnadra Das

ON THE EAST : 8 ft wide Municipal Road

ON THE WEST : 12 ft wide Municipal Road & Land of Anita Das

**THE SECOND SCHEDULE ABOVE REFERRED TO****[Owners' Allocation]**

The Land Owners namely 1) LAKSHMI RANI SAHA alias MAMATA RANI SAHA, 2) SANJAY SAHA, 3) SWARNENDU SAHA collectively entitled to get three self contained residential flat, measuring Carpet area 710 Sq.ft and 900 Sq.ft. Super Built Up area more or less on 2<sup>nd</sup> floor, South West side, self contained residential flat measuring Carpet area 627 Sq.ft and 800 Sq.ft, Super Built Up area more or less on 1<sup>st</sup> floor, North West side, self contained residential flat measuring Carpet area 710 Sq.ft and 800 Sq.ft. Super Built Up area more or less on 2<sup>nd</sup> floor front side, of the proposed G+3 storied building,

and

The Land Owners namely 1) LAKSHMI RANI SAHA alias MAMATA RANI SAHA, 2) SANJAY SAHA, 3) SWARNENDU SAHA collectively entitled to get also entitled to get Rs. 43,42,976/- (Rupees Forty Three Lakh Forty Two Thousand Nine Hundred Seventy Six) only out of which the Land Owner jointly get Rs. 19,50,000/- (Rupees Nineteen Lakh Fifty Thousand) only at the time of execution of this indenture and the rest amount will get after the casting of total structure of proposed G+3 storied building.

**THE THIRD SCHEDULE ABOVE REFERRED TO**

**[Developers' Allocation]**

**DEVELOPERS ALLOCATION:** Shall mean all the remaining constructed area of the proposed multi storied building excluding Land Owners' Allocation, as stated above, together with proportionate share of land underneath along with the common facilities common parts and common amenities of the building.

**THE FOURTH SCHEDULE ABOVE REFERRED TO**

**[Common Area & facilities]**

The Owner of the land along with the other co-Owner, occupiers, society or syndicate or association shall allow each other the following easement and quasi easements rights privileges etc.

- 1) Stair Case/Lift facility.
- 2) Main Gate.
- 3) Deep-Tube Well if any.
- 4) Electric main line (except Electric Meter).
- 5) Service Areas and all vacant space etc.
- 6) Lift & Lift Room.
- 7) Access to the common rights of top roof whatever and whenever existing.

**THE FIFTH SCHEDULE ABOVE REFERRED TO**

**[Specification for Construction]**

The construction to be made and equipment, fittings and fixtures to be installed provided in the building shall be new and of good quality and workmanship and according to the plan and advice of the Architects and specification are in the follows:-

<b>Structure</b>	:	R.C.C. Framed Structure.
<b>Brick Work</b>	:	Brick work will be done with, good quality Bricks, all walls are 5" thick,
<b>Inner wall</b>	:	Will be two code Putti.
<b>Outside Wall</b>	:	Enter outside wall will be colour with weather two coats.
<b>Doors</b>	:	Frames to be made of good quality wood and internal doors (except bath room) will be flash door and other doors will be made of commercial Block Board Flash door. PVC door will be provide for toilet. Front door made-by sagun wood
<b>Windows</b>	:	All Aluminum Window with glass fittings only except kitchen and toilet and other will be steel window with grill.
<b>Verandah</b>	:	3feet height Iron railing from the floor level .
<b>All floors</b>	:	To be finished with Tiles .....
<b>Kitchen</b>	:	Cooking plat form with Granite top and Dado will be 2'-6" in height from top of cooking platform and made of Glazed Tiles.
<b>Toilet</b>	:	Two Anglo Indian Toilet will be finished with Tiles and up to 6'-0" from the floor.
<b>Water connection</b>	:	Water connection will be provided from the Overhead Reservoir.
<b>Electricity</b>	:	a) Each bed room will be fitted with 1 (one fan point, l(one) plug point (5 Amp.), 1 (one) tube light point and 1 (one) double bracket lamp point and 1 (one) A.C. line.

		<p>b) 1(one)A.C line in Master Bedroom.</p> <p>c) Drawing room will have 1 (one) light point, 1 (one) fan point 1 (one)plug point ( 5 Amp.) with one T.V. Plug point including Cable point and 01 A.C. line.</p> <p>d) Dining room will have 1(one) light point 1 (one) fan point, one 15 Amp. Power point.</p> <p>e) Kitchen will have 1(one) light point, 1 (one) exhaust fan point, 1(one 15 Amp. Power Point.</p> <p>f) Each toilet will have one light point.</p> <p>g) One Calling Bell Point.</p>
Lift	:	Yes

• **ADDITIONAL SPECIFICATIONS AT EXTRA COST WITH PRIOR INTIMATION.**

- a) The extra work may be done subject to architect's prior approval and money will be deposited in advanced.
- b) The decision of developer will be final.

IN WITNESS WHEREOF the parties hereto set and subscribe their respective hands and seals without any provocation from any corner on the day, month and year first above written.

SIGNED, SEALED AND DELIVERED IN PRESENCE  
OF FOLLOWING:-

WITNESSES:

1. Tapan Kumar Das  
Barasat Court  
Kot-124
2. Gouranga kr Saha  
Maha...

1. Jaganmuni Rani Saha alias  
Mamata Rani Saha
2. Sanjoy Saha.
3. Indraneel Saha

Drafted by :-

Tapan Kumar Das  
Advocate

TAPAN KUMAR DAS

Advocate

Barasat Judges' Court

Enrollment No.


WB-1173/1995

\_\_\_\_\_  
Signature of the Land Owners

\_\_\_\_\_  
Sandeep Das

\_\_\_\_\_  
Signature of the Developer

Computerized by :-

  
Koushik Biswas,  
Barasat Court.

MEMO OF CONSIDERATION

Received a sum of Rs. 19,50,000/- (Rupees Nineteen Lakhs Fifty Thousand) only in the presence of the following witnesses in the following manner :-

Date	Mode of payment	Rupees
21/09/2022	Axis Bank, Ch. No. 230283	4,00,000/-
30/09/2022	Axis Bank, Ch. No. 230290	2,00,000/-
30/09/2022	Cash	1,00,000/-
30/09/2022	Bank of Baroda Ch. No. 000542	4,00,000/-
20/10/2022	Bank of Baroda Ch. No. 000543	4,00,000/-
01/10/2022	Bank of Baroda Ch. No. 000544	4,00,000/-
12/03/2025	Bank of Baroda Ch. No. 000617	50,000/-
Total - Rs. 19,50,000/-		
(Rupees Nineteen Lakhs Fifty Thousand) only		

WITNESSES:-

1. George Krishna  
Mashiyangon

1 Sakshmi Rani Saha

2 Sarjay Saha











2. Jagan Kumar Das  
Bavand CWS  
KOL-124

3 Swarnesh Saha

SIGNATURE OF THE LAND  
OWNERS

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

(1) Name : Jokhimi Romi Saha alias

LITTLE	RING	MIDDLE	FORE	THUMB
				
THUMB	FORE	MIDDLE	RING	LITTLE
				













ডান হাত

Jokhimi Romi Saha      Mamata Romi Saha  
 Signature of the Presentant

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

(2) Name : SANJAY SAHA.

LITTLE	RING	MIDDLE	FORE	THUMB
				
THUMB	FORE	MIDDLE	RING	LITTLE
				

বাম হাত













ডান হাত

Sanjoy Saha

Signature of the Presentant

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

(3) Name : Swarnendu Saha

LITTLE	RING	MIDDLE	FORE	THUMB
				
THUMB	FORE	MIDDLE	RING	LITTLE
				



ডান হাত

Swarnendu Saha

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 19

(1)

Name Samar Das

Status - Presentant



## LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

## RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

All the above fingerprints are of the abovenamed person and attested by the said person

Samar Das  
Signature of the presentant

(2)

Name .....



Status - Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator (✓)

## LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

## RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

All the above fingerprints are of the abovenamed person and attested by the said person

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



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



192024250441724318

GRN Details

GRN: 192024250441724318 Payment Mode: SBI Epay  
GRN Date: 11/03/2025 17:23:21 Bank/Gateway: SBIEpay Payment Gateway  
BRN : 2838825424856 BRN Date: 11/03/2025 17:23:44  
Gateway Ref ID: CHS7916884 Method: State Bank of India NB  
GRIPS Payment ID: 110320252044172430 Payment Init. Date: 11/03/2025 17:23:21  
Payment Status: Successful Payment Ref. No: 2000711971/2/2025  
[Query No\*/Query Year]

Depositor Details

Depositor's Name: Shri Samar Das  
Address: Uttar Bireshpally  
Mobile: 7439332060  
Period From (dd/mm/yyyy): 11/03/2025  
Period To (dd/mm/yyyy): 11/03/2025  
Payment Ref ID: 2000711971/2/2025  
Dept Ref ID/DRN: 2000711971/2/2025

Payment Details

Sl No	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000711971/2/2025	Property Registration- Stamp duty	0030-02-103-003-02	5021
2	2000711971/2/2025	Property Registration- Registration Fees	0030-03-104-001-16	19521
<b>Total</b>				<b>24542</b>

IN WORDS: TWENTY FOUR THOUSAND FIVE HUNDRED FORTY TWO ONLY.

**PAID**

Memo No 225/Gen/20 Date: 17/12/2020

Government of West Bengal

Office of the Block Land & Land Reforms Officer  
বারাসত-২, উত্তর ২৪ পরগণা

To

স্বর্গেন্দু সাহা

পিতা/স্বামীর নাম: গৌরাস সাহা

নিজ

P.S.: বারাসত

District: উত্তর ২৪ পরগণা

Sub: Prayer for change of character of land from one class to another

Ref: His/Her application dated: 15/10/2020



In terms of the provision laid down in sec 4C of the West Bengal Land Reforms Act, 1955 as amended up to date read with the provision of Rule 5A of West Bengal Land Reforms Rules, 1965 permission is hereby accorded to him/her for conversion of land from one class to another as noted in the schedule-I below with effect from 11/12/2020 subject to the terms and condition as noted in schedule-II

Schedule-I

(Schedule of Land for which conversion is allowed vide case no. CN/2020/1503/383)

Mouza With JL No. & PS	Khatian No.(LR)	LR Plot No. Noted in the Deed	New Plot No. (after creation of Bata if any)	Share	Area (in Acres)	Classification as per ROR	Classification for which permission accorded
গুচুরিয়া, 25, বারাসত	4635	430		2750	0.0330	ডাঙ্গা	বান্ধ

Schedule - II

(Terms and conditions for conversion)

- This permission for conversion is without prejudice to any of the provisions of chapter IIB of West Bengal Land Reforms Act, 1955.
- This permission of conversion is also without prejudice to any the provision of the Urban Land (Ceiling and Regulation) Act, 1976 (Act 33 of 1976) & the Town & Country (Planning & Development) Act, 1979, if these are applicable to the land involved.
- This permission for conversion will stand revoked - if there is any - violation of the provision of prevailing laws -enforcing prevention -of environmental pollution affecting public health in general of the locality at any point of time.
- This -permission -of conversion will also stand -revoked if the land is used other than the purpose for which permission is given.
- The Land Revenue shall be determined as per sec. 23 of amended WBLR Act.

This conversion certificate is being issued in accordance with the notification bearing no. 4296 LR/1A-05/07 GE(M) dated 17.09.2009 of the Commissioner General, Land and Land Reforms Deptt. & Additional Chief Secretary to the Govt. of West Bengal, published on 24.09.2009 in-the Kolkata Gazette, Extraordinary.

Subject to approval of the Competent Authority under the West Bengal Trees (Protection and Conservation in Non-Forest Areas) Act, 2006.

Collector u/s 4C of the WBLR Act, 1955

&

Block Land & Land Reforms Officer

*[Signature]*  
16.12.2020

Dated: 11/12/2020  
BL & LRO Barasat-II  
North 24 Parganas

Memo:

- (i) The RI, of the মধ্যগ্রাম পৌরসভা for information and taking necessary action.
- (ii) Office copy of the certificate to be kept with the relevent case Record

Block Land & Land Reforms Officer

*[Signature]*  
16.12.2020

BL & LRO Barasat-II  
North 24 Parganas

নং: 308/BL & LRO/Barasat-II

Date: 11/09/23

Government of West Bengal

Office of the Block Land & Land Reforms Officer

বারাসত-২, উত্তর ২৪ পরগণা

To

লক্ষ্মীরানী সাহা

পিতা/স্বামীর নাম: গৌরঙ্গ সাহা

নিজ

P.S.: বারাসাত

District: উত্তর ২৪ পরগণা

Sub: Prayer for change of character of land from one class to another

Ref: His/Her application dated: 04/08/2023



In terms of the provision laid down in sec 4C of the West Bengal Land Reforms Act, 1955 as amended up to date read with the provision of Rule 5A of West Bengal Land Reforms Rules, 1965 permission is hereby accorded to him/her for conversion of land from one class to another as noted in the schedule-I below with effect from 11/09/2023 subject to the terms and condition as noted in schedule-II

Schedule-I

(Schedule of Land for which conversion is allowed vide case no. CN/2023/1503/878)

Mouza With JL No. & PS	Khatian No.(LR)	LR Plot No. Noted in the Deed	New Plot No. (after creation of Bata if any)	Share	Area (in Acres)	Classification as per ROR	Classification for which permission accorded
গুচুরিয়া, 25, বারাসাত	4841	430		879	0.0080	ডাঙ্গা	বাস্ত
গুচুরিয়া, 25, বারাসাত	4841	431		1211	0.0218	ডাঙ্গা	বাস্ত

Schedule - II

(Terms and conditions for conversion)

- This permission for conversion is without prejudice to any of the provisions of chapter IIB of West Bengal Land Reforms Act, 1955.
- This permission of conversion is also without prejudice to any the provision of the Urban Land ( Ceiling and Regulation ) Act , 1976 ( Act 33 of 1976 ) & the Town & Country ( Planning & Development) Act, 1979, if these are applicable to the land involved.
- This permission for conversion will stand revoked - if there is any - violation of the provision of prevailing laws -enforcing prevention -of environmental pollution affecting public health in general of the locality at any point of time.
- This -permission -of conversion will also stand -revoked if the land is used other than the purpose for which permission is given.
- The Land Revenue shall be determined as per sec. 23 of amended WBLR Act.

This conversion certificate is being issued in accordance with the notification bearing no. 4296 LR/1A-05/07 GE(M) dated 17.09.2009 of the Commissioner General, Land and Land Reforms Deptt. & Additional Chief Secretary to the Govt. of West Bengal, published on 24.09.2009 in-the Kolkata Gazette, Extraordinary.

- f) Subject to approval of the Competent Authority under the West Bengal Trees (Protection and Conservation in Non-Forest Areas) Act, 2006.

Collector u/s 4C of the WBLR Act, 1955  
&

Block Land & Land Reforms Officer

Memo:

Dated: 11/09/2023

- (i) The RI, of the মধ্যমগ্রাম পৌরসভা for information and taking necessary action.  
(ii) Office copy of the certificate to be kept with the relevent case Record

Block Land & Land Reforms Officer

11/9/23  
BL & LRO Berhampur-II  
North 24 Parganas

11/9/23  
BL & LRO Berhampur-II  
North 24 Parganas

## Major Information of the Deed

Deed No :	I-1503-01412/2025		Date of Registration	12/03/2025
Query No / Year	1503-2000711971/2025		Office where deed is registered	A.D.S.R. BARASAT, District: North 24-Parganas
Query Date	10/03/2025 5:50:45 PM			
Applicant Name, Address & Other Details	Tapan Kumar Das Barasat Court, Thana : Barasat, District : North 24-Parganas, WEST BENGAL, PIN - 700124, Mobile No. : 7439332060, 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 : 19,50,000/-]			
Set Forth value	Market Value			
Rs. 5/-	Rs. 71,66,500/-			
Stampduty Paid(SD)	Registration Fee Paid			
Rs. 10,021/- (Article:48(g))	Rs. 19,521/- (Article:E, E, B)			
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)			

### Land Details :



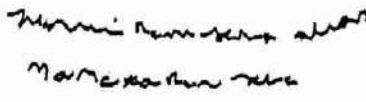


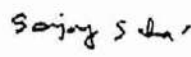
District: North 24-Parganas, P.S:- Barasat, Municipality: MADHYAMGRAM, Road: Nandan kanan Main Road, Mouza: Guchuria, JI No: 25, Pin Code : 700130




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-430 (RS :-)	LR-4841	Bastu	Bastu	7 Chatak 29 Sq Ft	1/-	5,44,667/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
L2	LR-431 (RS :-)	LR-4841	Bastu	Bastu	1 Katha 4 Chatak 38 Sq Ft	1/-	14,85,167/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
L3	LR-419 (RS :-)	LR-5141	Bastu	Bastu	2 Katha 1 Chatak 35 Sq Ft	1/-	24,06,666/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
L4	LR-430 (RS :-)	LR-4635	Bastu	Bastu	2 Katha	1/-	22,80,000/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
<b>TOTAL :</b>					<b>9.7212Dec</b>	<b>4 /-</b>	<b>67,16,500 /-</b>	
<b>Grand Total :</b>					<b>9.7212Dec</b>	<b>4 /-</b>	<b>67,16,500 /-</b>	

**Structure Details :**



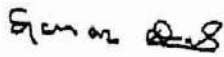
Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L3	600 Sq Ft.	1/-	4,50,000/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 300 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 300 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete</p>					
<b>Total :</b>		<b>600 sq ft</b>	<b>1 /-</b>	<b>4,50,000 /-</b>	

**Land Lord Details :**



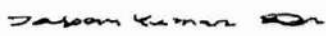
Sl No	Name, Address, Photo, Finger print and Signature			
1	<p><b>Name</b></p> <p><b>LAKSHMI RANI SAHA,</b> (Alias: MAMATA RANI SAHA) Wife of Shri GOURANGA KUMAR SAHA Executed by: Self, Date of Execution: 12/03/2025 , Admitted by: Self, Date of Admission: 12/03/2025 ,Place : Office</p>	 <p>12/03/2025</p>	 <p>LTI 12/03/2025</p>	<p><b>Signature</b></p>  <p>12/03/2025</p>
	<p>2 NO. CHANDIGARH, NANDANKANAN, City:- , P.O:- MADHYAMGRAM BAZAR, P.S:-Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN:- 700130 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth:XX-XX-1XX7 , PAN No.:: ALxxxxxx6H, Aadhaar No: 95xxxxxxxx5666, Status :Individual, Executed by: Self, Date of Execution: 12/03/2025 , Admitted by: Self, Date of Admission: 12/03/2025 ,Place : Office</p>			
2	<p><b>Name</b></p> <p><b>SANJAY SAHA</b> (Presentant ) Son of Late SURENDRA NATH SAHA Executed by: Self, Date of Execution: 12/03/2025 , Admitted by: Self, Date of Admission: 12/03/2025 ,Place : Office</p>	 <p>12/03/2025</p>	 <p>LTI 12/03/2025</p>	<p><b>Signature</b></p>  <p>12/03/2025</p>
	<p>2 NO. CHANDIGARH, NANDANKANAN, City:- , P.O:- MADHYAMGRAM BAZAR, P.S:-Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN:- 700130 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX2 , PAN No.:: DAxxxxxx3L, Aadhaar No: 96xxxxxxxx3910, Status :Individual, Executed by: Self, Date of Execution: 12/03/2025 , Admitted by: Self, Date of Admission: 12/03/2025 ,Place : Office</p>			

3	Name	Photo	Finger Print	Signature
	<b>SWARNENDU SAHA</b> Son of Shri GOURANGA KUMAR SAHA Executed by: Self, Date of Execution: 12/03/2025 , Admitted by: Self, Date of Admission: 12/03/2025 ,Place : Office		 Captured	
	12/03/2025	LTI 12/03/2025	12/03/2025	
2 NO. CHANDIGARH, NANDANKANAN, City:- , P.O:- MADHYAMGRAM BAZAR, P.S:-Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN:- 700130 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: IndiaDate of Birth:XX-XX-1XX3 , PAN No.:: AVxxxxxx7C, Aadhaar No: 43xxxxxxxx4830, Status :Individual, Executed by: Self, Date of Execution: 12/03/2025 , Admitted by: Self, Date of Admission: 12/03/2025 ,Place : Office				

**Developer Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Shri SAMAR DAS, (Alias: AS A SOLE PROPRIETOR OF A S CONSTRUCTION)</b> Son of Late AKSHAY KUMAR DAS Executed by: Self, Date of Execution: 12/03/2025 , Admitted by: Self, Date of Admission: 12/03/2025 ,Place : Office		 Captured	
	12/03/2025	LTI 12/03/2025	12/03/2025	
Son of Late AKSHAY KUMAR DAS UTTAR BIREHPALLY, City:- , P.O:- MADHYAMGRAM, P.S:-Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN:- 700129 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX5 , PAN No.:: ADxxxxxx9A,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 12/03/2025 , Admitted by: Self, Date of Admission: 12/03/2025 ,Place : Office				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Shri Tapan Kumar DAS</b> Son of Late J. C DAS BARASAT COURT, City:- , P.O:-BARASAT, P.S:-Barasat, District:-North 24-Parganas, West Bengal, India, PIN:-700124		 Captured	
	12/03/2025	12/03/2025	12/03/2025
Identifier Of LAKSHMI RANI SAHA, SANJAY SAHA, SWARNENDU SAHA, Shri SAMAR DAS			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	LAKSHMI RANI SAHA	Shri SAMAR DAS-0.788333 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	LAKSHMI RANI SAHA	Shri SAMAR DAS-2.14958 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	SANJAY SAHA	Shri SAMAR DAS-3.48333 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	SWARNENDU SAHA	Shri SAMAR DAS-3.3 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	SANJAY SAHA	Shri SAMAR DAS-600.00000000 Sq Ft

## Land Details as per Land Record

District: North 24-Parganas, P.S:- Barasat, Municipality: MADHYAMGRAM, Road: Nandan kanan Main Road, Mouza: Guchuria, JI No: 25, Pin Code : 700130

Sch No	Plot & Khatian Number	Details Of Land	Owner name In English as selected by Applicant
L1	LR Plot No:- 430, LR Khatian No:- 4841	Owner:লক্ষ্মীরানী সাহা, Gurdian:গৌরাজ সাহা, Address:নিজ , Classification:ডাঙ্গা, Area:0.00800000 Acre,	LAKSHMI RANI SAHA
L2	LR Plot No:- 431, LR Khatian No:- 4841	Owner:লক্ষ্মীরানী সাহা, Gurdian:গৌরাজ সাহা, Address:নিজ , Classification:বাড়, Area:0.02180000 Acre,	LAKSHMI RANI SAHA
L3	LR Plot No:- 419, LR Khatian No:- 5141	Owner:সময় কুমার সাহা, Gurdian:সুরেন্দ্র নাথ সাহা, Address:নিজ , Classification:বাড়, Area:0.03000000 Acre,	SANJAY SAHA
L4	LR Plot No:- 430, LR Khatian No:- 4635	Owner:স্বর্নেন্দু সাহা, Gurdian:গৌরাজ সাহা, Address:নিজ , Classification:ডাঙ্গা, Area:0.03300000 Acre,	SWARNENDU SAHA

**Endorsement For Deed Number : I - 150301412 / 2025**

**On 12-03-2025**

**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 13:02 hrs on 12-03-2025, at the Office of the A.D.S.R. BARASAT by SANJAY SAHA , one of the Executants.

**Certificate of Market Value(WB PUVI rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 71,66,500/-

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

Execution is admitted on 12/03/2025 by 1. LAKSHMI RANI SAHA, Alias MAMATA RANI SAHA, Wife of Shri GOURANGA KUMAR SAHA, 2 NO. CHANDIGARH, NANDANKANAN, P.O: MADHYAMGRAM BAZAR, Thana: Madhyamgram, , North 24-Parganas, WEST BENGAL, India, PIN - 700130, by caste Hindu, by Profession House wife, 2. SANJAY SAHA, Son of Late SURENDRA NATH SAHA, 2 NO. CHANDIGARH, NANDANKANAN, P.O: MADHYAMGRAM BAZAR, Thana: Madhyamgram, , North 24-Parganas, WEST BENGAL, India, PIN - 700130, by caste Hindu, by Profession Business, 3. SWARNENDU SAHA, Son of Shri GOURANGA KUMAR SAHA, 2 NO. CHANDIGARH, NANDANKANAN, P.O: MADHYAMGRAM BAZAR, Thana: Madhyamgram, , North 24-Parganas, WEST BENGAL, India, PIN - 700130, by caste Hindu, by Profession Service, 4. Shri SAMAR DAS, Alias AS A SOLE PROPRIETOR OF A S CONSTRUCTION, Son of Late AKSHAY KUMAR DAS, UTTAR BIREHPALLY, P.O: MADHYAMGRAM, Thana: Madhyamgram, , North 24-Parganas, WEST BENGAL, India, PIN - 700129, by caste Hindu, by Profession Business

Indetified by Shri Tapan Kumar DAS, , Son of Late J. C DAS, BARASAT COURT, P.O: BARASAT, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Advocate

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 19,521.00/- ( B = Rs 19,500.00/- ,E = Rs 21.00/- ) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 19,521/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 11/03/2025 5:23PM with Govt. Ref. No: 192024250441724318 on 11-03-2025, Amount Rs: 19,521/-, Bank: SBI EPay ( SBlePay), Ref. No. 2838825424856 on 11-03-2025, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 10,021/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 5,021/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 1870, Amount: Rs.5,000.00/-, Date of Purchase: 12/03/2025, Vendor name: J Biswas

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 11/03/2025 5:23PM with Govt. Ref. No: 192024250441724318 on 11-03-2025, Amount Rs: 5,021/-, Bank: SBI EPay ( SBlePay), Ref. No. 2838825424856 on 11-03-2025, Head of Account 0030-02-103-003-02



**Srijani Ghosh**

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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1503-2025, Page from 44455 to 44491

being No 150301412 for the year 2025.



*Srijani Ghosh*

Digitally signed by SRIJANI GHOSH  
Date: 2025.03.13 11:43:12 +05:30  
Reason: Digital Signing of Deed.

(Srijani Ghosh) 13/03/2025  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BARASAT  
West Bengal.