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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

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6.10.2023
10:30 AM
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Attest that the signature is genuine
of the person named above
in the presence of me
Notary Public for West Bengal

Attest
Notary Public for West Bengal
- 6 OCT 2023

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT made this 6th day of October, 2023
BETWEEN

5069 29-9-23 100/

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ପ୍ରକାଶକଙ୍କ ନାମ ଓ ଠିକଣା

ପ୍ରକାଶକ (କଟକର ପ୍ରକାଶକ)

ସ୍ଥାନ ନଂ ୧, ମହାନଗର ପଞ୍ଚାୟତ ଓଡ଼ିଶା ପ୍ରଦେଶ

ପାଠକ ଶ୍ରୀମତୀ ଶ୍ରୀମତୀ ଶ୍ରୀମତୀ ଶ୍ରୀମତୀ ଶ୍ରୀମତୀ

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ପ୍ରକାଶକ - ବାବୁଜୀ, ଡେପୁଟି - ମିତ୍ରା ନାଥ

4 SEP 2023

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Bino Kumar Das
Advocate
High Court, Calcutta

- 6 OCT 2023

SMT. SIRSHA SAHA (PAN- CIWPS4344D), (AADHAAR- 7036 5201 4125) wife of Sri Sudipta Saha Roy, by faith- Hindu, by occupation- Service, by nationality - Indian, resident of P-225/1, Flat No. A/7, C.I.T. Road, Scheme-VII M, P.O.- Kankurgachi, P.S. - Manicktala, Kolkata - 700 054, hereinafter called and referred to as the **LAND OWNER** (which terms or expressions shall unless excluded by or repugnant to the subject or context be deemed to mean and include her heirs, executors, administrators, legal representatives and assigns) of the **ONE PART**.

AND

URBAN REALTY (PAN- AAHFU8885A), a Partnership Firm having registered office at Binodini Avenue, Dhankal, P.O.- Hatiara, P.S.- New Town, Kolkata- 700 157, in the District of North 24 Parganas, represented by its Partners namely (1) **SRI TARAK NATH NANDY (PAN- ABIPN1106B), (AADHAAR- 4571 6740 1697)**, son of Late Kishori Mohan Nandy, by faith- Hindu, by occupation- Business, by Nationality- Indian, resident of NB-25, Nabaniketan, P.O.- Aswininagar, P.S.- Baguiati, Kolkata- 700 159, in the District of North 24 Parganas and (2) **SRI PRASANTA DAS (PAN- AMOPD5595P), (AADHAAR- 2712 7849 9537)**, Son of Late Panchanan Das, by faith - Hindu, by Nationality - Indian, by occupation - Business, resident of Binodini Avenue, Dhankal, P.O.- Hatiara, P.S.- New Town, Kolkata- 700 157, in the District of North 24 Parganas, hereinafter called and referred to as the **DEVELOPER** (which terms or expressions shall unless excluded by or repugnant to the subject or context be deemed to mean and include its heirs, executors, administrators, legal representatives and assigns) of the of the **OTHER PART**.

WHEREAS Sri Subhas Saha and Miss Sirsha Saha jointly purchased **ALL THAT** piece and parcel of Land being Plot Nos. "A/9 & 10", measuring an area of 4 (Four) Cottahs 10 (Ten) Chittacks 40 (Forty) sq. ft., physical measuring an area of 4 (Four) Cottahs 9 (Nine) Chittacks 42 (Forty Two) sq.

ft. out of 89 (Eighty Nine) Decimals be the same a little more or less, lying and situated at Mouza- Gopalpur, J.L. No.- 2, R.S. No.- 140, Touzi No.- 2998, comprised in R.S. Khatian No. 961 appertaining to R.S. Dag No. 2122 under P.S.- Rajarhat, in the District of North 24 Parganas from Smt. Sabita Singh by a registered Deed of Conveyance executed on 04/02/2000 which was registered at the office of A.D.S.R. Bidhannagar, Salt Lake City, Kolkata- 700 091 and duly recorded in Book No. I, Volume No.- 14, at page from 157 to 164, being Deed No. 527 for the year 2000.

AND WHEREAS thereafter said Sri Subhas Saha and Miss Sirsha Saha jointly seized and possessed of the aforesaid land as absolute owners and occupiers thereof and subsequently possessed the same peacefully, freely, absolutely from all corners, together with rights to convey and transfer the same to anybody in anyway whatsoever and mutated their names in the record of the settlement (B.L. & L. R. O), Rajarhat, North 24 Parganas L.R. Khatian Nos. 11117 & 11118 appertaining to L.R. Dag No. 2122 in respect of the aforesaid land.

AND WHEREAS thereafter said Sri Subhas Saha and Smt. Sirsha Saha jointly transferred their right, title and interest of **ALL THAT** piece and parcel of Land measuring an area of 1 (One) Cottah 1 (One) Chittack 5 (Five) sq. ft. out of 4 (Four) Cottahs 9 (Nine) Chittacks 42 (Forty Two) sq. ft. be the same a little more or less, lying and situated at Mouza- Gopalpur, J.L. No.- 2, R.S. No.- 140, Touzi No.- 2998, comprised in R.S. Khatian No. 961, L.R. Khatian Nos. 11117 & 11118 appertaining to R.S. & L.R. Dag No. 2122 under P.S.- Airport, in the District of North 24 Parganas to Irabati Halder by a registered Deed of Gift executed on 28/12/2016 which was registered at the office of A.D.S.R. Bidhannagar, Salt Lake City, Kolkata- 700 091 and duly recorded in Book No. I, Volume No.- 1504-2016, at page from 70887 to 70911, being Deed No. 150401988 for the year 2016 and mutated her name in the record of the settlement (B.L. & L. R. O), Rajarhat, North 24

Parganas L.R. Khatian No. 22444 appertaining to L.R. Dag No. 2122 in respect of the aforesaid land.

AND WHEREAS thereafter said Sri Subhas Saha transferred his right, title and interest of **ALL THAT** piece and parcel of Land measuring an area of 1 (One) Cottah 12 (Twelve) Chittack 18.5 (Eighteen point Five) sq. ft. out of 3 (Three) Cottahs 8 (Eight) Chittacks 37 (Thirty Seven) sq. ft. be the same a little more or less, lying and situated at Mouza- Gopalpur, J.L. No.- 2, R.S. No.- 140, Touzi No.- 2998, comprised in R.S. Khatian No. 961, L.R. Khatian No. 11117 appertaining to R.S. & L.R. Dag No. 2122 under P.S.- Airport, in the District of North 24 Parganas to Smt. Sirsha Saha by a registered Deed of Gift executed on 04/06/2019 which was registered at the office of A.R.A.- IV, Kolkata and duly recorded in Book No. I, Volume No.- 1904-2019, at page from 317347 to 317376, being Deed No. 190405683 for the year 2019.

AND WHEREAS thereafter said Smt. Sirsha Saha seized and possessed of total Land measuring an area of 3 (Three) Cottahs 8 (Eight) Chittacks 37 (Thirty Seven) sq. ft. be the same a little more or less as absolute owner and occupier hereof and subsequently possessed the same peacefully, freely, absolutely from all corners, together with rights to convey and transfer the same to anybody in anyway whatsoever.

AND WHEREAS thereafter said Smt. Sirsha Saha Purchased **ALL THAT** piece and parcel of Land measuring an area of 1 (One) Cottah 1 (One) Chittack 5 (Five) sq. ft. be the same a little more or less, lying and situated at Mouza- Gopalpur, J.L. No.- 2, R.S. No.- 140, Touzi No.- 2998, comprised in R.S. Khatian No. 961, L.R. Khatian No. 22444 appertaining to R.S. & L.R. Dag No. 2122 under P.S.- Airport, in the District of North 24 Parganas from Irabati Halder by a registered Deed of Conveyance executed on 07/06/2019 which was registered at the office of A.R.A.-II, Kolkata and duly

recorded in Book No. I, Volume No.- 1902-2019, at page from 85199 to 85228, being Deed No. 190202294 for the year 2019.

AND WHEREAS thereafter said Smt. Sirsha Saha seized and possessed of **ALL THAT** piece and parcel of total Land measuring an area of 4 (Four) Cottahs 9 (Nine) Chittacks 42 (Forty Two) sq. ft. be the same a little more or less, lying and situated at Mouza- Gopalpur, J.L. No.- 2, R.S. No.- 140, Touzi No.- 2998, comprised in R.S. Khatian No. 961, L.R. Khatian No. 11118 appertaining to R.S. & L.R. Dag No. 2122 under P.S.- Airport, in the District of North 24 Parganas as absolute owner and occupier hereof and subsequently possessed the same peacefully, freely, absolutely from all corners, together with rights to convey and transfer the same to anybody in anyway whatsoever.

AND WHEREAS thereafter said land owner intended to develop the said land by erecting multi-storied building thereon searching for a suitable Developer, who will carry out the said Project and on coming to know the said intention of the Developer **"SKY DEVELOPER" (PAN- AEOFS6743J)**, a Partnership Firm, having its registered office at 13-0692, Street No. 0692, Block No. AA-IID, P.O.+ P.S.- New Town, Kolkata- 700 156, in the District of North 24 Parganas represented by its Partners namely **(1) SRI SUBHASH ROY (PAN- AIKPR2065G), (AADHAAR - 6896 5131 8875)**, son of Late Suren Roy, by faith - Hindu, by occupation - Business, by Nationality- Indian, resident of CD-30, Udayan Pally, P.O.- Aswininagar, P.S.- Baguiati, Kolkata- 700 159, in the District of North 24 Parganas, **(2) SRI APURBA HALDER (PAN- AFIPH8909N), (AADHAAR- 9597 6206 9695)**, son of Late Manindra Halder, by faith - Hindu, by occupation - Business, by Nationality- Indian, resident of CD-54, Udayan Pally, P.O.- Aswininagar, P.S.- Baguiati, Kolkata- 700 159, in the District of North 24 Parganas and **(3) SRI SUBRATA SARKAR (PAN- ALTPS5486N), (AADHAAR- 6940 9408 5544)**, son of Late Narendra Chandra Sarkar, by faith - Hindu, by

occupation – Business, by Nationality- Indian, resident of Rabindra Kanan, Chandiberia, P.O.- Krishnapur, P.S.- New Town, Kolkata- 700 102, in the District of North 24 Parganas, the Developer therein, approached the land owners for the execution of the entire work of the development of the said property and thereafter entered into a Registered Development Agreement executed on 8th day of July, 2022 which was registered at the office of A.D.S.R. Bidhannagar, Salt Lake City, Kolkata-700 091 and duly recorded in Book No.- I, Volume No. 1504-2022, at page from 124235 to 124270, being Deed no. 150402792, for the year 2022 and also executed a Registered Development Power of Attorney After Registration of Development Agreement on 8th day of July, 2022 which was registered at the office of A.D.S.R. Bidhannagar, Salt Lake City, Kolkata-700 091 and duly recorded in Book No.- I, Volume No. 1504-2022, at page from 124313 to 124332, being Deed no. 150402794, for the year 2022 and subsequently obtained Sanctioned Building Permit No. SWS-OBPAS/2109/2022/0750 issued by Bidhannagar Municipal Corporation.

Prasanta Das

AND WHEREAS unfortunately said Developer “**SKY DEVELOPER**” could not start the construction work of the said land due to some unavoidable circumstances as well as paucity of fund and ultimately the land owner and the Developer therein mutually executed a Cancellation of Development Agreement on 6th day of October, 2023 which was registered at the office of A.D.S.R. Bidhannagar, Salt Lake City, Kolkata-700 091 and duly recorded in Book No.- I, being Deed no. 1504 02701, for the year 2023 and also executed a Deed of Revocation of Registered Development Power of Attorney After Registration of Development Agreement on 6th day of October, 2023 which was registered at the office of A.D.S.R. Bidhannagar, Salt Lake City, Kolkata-700 091 and duly recorded in Book No.- IV, being Deed no. 1504 00102, for the year 2023.

Sirsha Saha

Taraka Netha Mondal

AND WHEREAS after Cancellation of Development Agreement Dated 06/10/2023 and Deed of Revocation of Registered Development Power of Attorney After Registration of Development Agreement Dated 06/10/2023, now the land owner again has intent to develop the said land by erecting multi-storied building thereon but due to paucity of funds and lack of experience they are not in a position to do the same and as much they are searching for another suitable Developer, who will carry out the said Project.

AND WHEREAS since then the Developer named **URBAN REALTY (PAN-AAHFU8885A)**, a Partnership Firm having registered office at Binodini Avenue, Dhankal, P.O.- Hatiara, P.S.- New Town, Kolkata- 700 157, in the District of North 24 Parganas, represented by its Partners namely **(1) SRI TARAK NATH NANDY (PAN- ABIPN1106B), (AADHAAR- 4571 6740 1697)**, son of Late Kishori Mohan Nandy, by faith- Hindu, by occupation- Business, by Nationality- Indian, resident of NB-25, Nabaniketan, P.O.- Aswininagar, P.S.- Baguiati, Kolkata- 700 159, in the District of North 24 Parganas and **(2) SRI PRASANTA DAS (PAN-AMOPD5595P), (AADHAAR- 2712 7849 9537)**, Son of Late Panchanan Das, by faith - Hindu, by Nationality - Indian, by occupation - Business, resident of Binodini Avenue, Dhankal, P.O.- Hatiara, P.S.- New Town, Kolkata- 700 157, in the District of North 24 Parganas approached to the land owner herein for the execution of the entire work of the development of the said property more fully and particularly mentioned in the First Schedule written hereunder.

AND WHEREAS this Agreement in writing on the basis of mutually agreed terms and conditions by and between the parties hereunder.

NOW THIS AGREEMENT WITNESSES and it is hereby agreed by and between the parties as follows :-

ARTICLE-I

1. DEFINITION:

(a) **LAND OWNER:** shall mean Smt. Sirsha Saha and her legal heirs, executors, administrators and assigns and legal representatives.

(b) **BUILDING:** shall mean Multi-storied building or buildings as shall be constructed in finished and habitable condition by the developer according to the sanctioned plan or revised plan to be prepared, submitted only by the developer and sanctioned by the concerned municipal corporation and the said land described in the first schedule hereunder only and/or the said land as stated herein above.

(c) **PREMISES:** shall mean the official identity of the premises more fully mentioned in the first schedule below.

(d) **DEVELOPER:** shall mean and include the said **URBAN REALTY (PAN- AAHFU8885A)**, a Partnership Firm having registered office at Binodini Avenue, Dhankal, P.O.- Hatiara, P.S.- New Town, Kolkata- 700 157, in the District of North 24 Parganas, represented by its Partners namely **(1) SRI TARAK NATH NANDY (PAN- ABIPN1106B), (AADHAAR- 4571 6740 1697)**, son of Late Kishori Mohan Nandy, by faith- Hindu, by occupation- Business, by Nationality- Indian, resident of NB-25, Nabaniketan, P.O.- Aswininagar, P.S.- Baguiati, Kolkata- 700 159, in the District of North 24 Parganas and **(2) SRI PRASANTA DAS (PAN- AMOPD5595P), (AADHAAR- 2712 7849 9537)**, Son of Late Panchanan Das, by faith - Hindu, by Nationality - Indian, by occupation - Business, resident of Binodini Avenue, Dhankal, P.O.- Hatiara, P.S.- New Town, Kolkata- 700 157, in the District of North 24 Parganas.

(e) LAND OWNER'S ALLOCATION:

1. Smt. Sirsha Saha as Land owner shall be entitled to get **37%** of total sanctioned plan area of the proposed Multi storied building on the said

land measuring an area of **4 (Four) Cottahs 9 (Nine) Chittacks 42 (Forty Two) sq. ft. be the same a little more or less**, together with undivided proportionate share of land, interest including the facilities of enjoyment of rights of all common facilities and areas of the proposed Multi storied building.

2. The Developer shall provide to the Land owner @ 37% of the total sanctioned plan area will be divided in the manner i.e. to say:

- a) The Land owner shall get 1 (One) Car Parking Space on the Ground Floor of the proposed Multi storied building.
- b) The Land owner shall get Entire 1st Floor of the Multi storied building.
- c) The Land owner shall get balance sanctioned plan area after giving the 1 (One) Car Parking Space on the Ground Floor and Entire 1st Floor (if it does not fulfil the specification of Land Owner's Allocation of 37%) on the 3rd Floor, front side of the proposed Multi storied building.

3. The Developer shall pay a sum of **Rs. 5,00,000/- (Rupees Five Lacs)** only as refundable security deposit amount to be paid at the time of execution of this Agreement, which is specifically mentioned in the fifth schedule written hereunder.

(f) DEVELOPER'S ALLOCATION:

1. The developer shall be entitled to get **63%** of the balance sanctioned plan area of the proposed Multi storied building on the said land measuring an area of **4 (Four) Cottahs 9 (Nine) Chittacks 42 (Forty Two) sq. ft. be the same a little more or less**, together with interest including the facilities of enjoyment of rights of all common facilities and areas of the proposed Multi storied building.
2. The Developer shall get 63% of balance sanctioned plan area which will be divided in the manner i.e. to say:
 - a) The Developer shall get 63% of the balance sanctioned plan area on the Ground Floor of the proposed Multi storied building.
 - b) The Developer shall get Entire 2nd Floor of the Multi storied building.

c) The Developer shall get balance sanctioned plan area on 3rd Floor of the Multi storied building.

3. All Costs, Charges of Construction of the said proposed Multi storied building and/ or all other related expenses shall be borne and paid by the developer exclusively.

(g) **COVERED AREA:** shall mean and include the built up area measured at floor level of any unit taking the external dimension of the unit including the built up area of balconies/varandahs save and excepting the walls separating one unit from other.

(h) **SUPERBUILT AREA:** shall mean the total covered area plus service area.

(i) **SALEABLE AREA:** shall mean and include the covered area of the flat with proportionate share of staircase, lobby, landing, meter space and lift areas of the said building.

(j) **COMMON AREAS AND FACILITIES:** common areas and facilities including the land on which the building is located and all easement rights, appurtenances belonging to the land and the building the foundation, columns, support, main walls roof or terrace, stair case and entrance and exits of the building, installation of the common service, such as power light, water, tank, pump, motor, and in general all apparatus and installations existing for common use, all other parts of the property necessary or convenient to its existences maintenance and safety or normally in common use from time to time.

(k) **COMMON EXPENSES:** common expenses mean expenses of administration, maintenance, repair or replacement of the common area and facilities.

(l) **COMMON PURPOSE:** common purpose mean and include the purpose of meaning, maintaining up keeping, administrating and security of the building and the particulars the common areas installations and facilities rendering of common services in

common to the unit purchasers/holders collection and disbursement of the common expenses and dealing with the matters in all common interest of the occupants of the building.

ARTICLE-II

2. DATE OF COMENCEMENT :

This agreement shall be deemed to have been commenced on and with effect from the day, month and year first above written.

3. The land owner do hereby authorise and empower the developer to construct a Multi-storied building on the said land through sanction building plan which is to be approved and sanctioned by the Bidhannagar Municipal Corporation and/or any other competent authority at costs and expenses of the developer and the land owner shall deliver full possession of the said land to the developer within 7 (Seven) days after getting registered development agreement and registered development power of attorney at the costs and expenses of the Developer and also hand over Original copies of title deed and relevant papers and documents to the developer and those documents will remain in custody and possession of the developer and the land owner or any other heirs successors or assigns or any person calming through or in trust shall not interfere during the construction period any manner whatsoever and the developer does not violate any terms and condition of this agreement.
4. The developer shall obtain the sanctioned building plan or modified if necessary for construction of the said proposed Multi-storied building on the said land at its own costs and in that connection the land owner will sign papers, plan and all application as required for getting the plan sanctioned or modified from the appropriate authority in accordance with law.

5. The developer shall complete the construction of the said Multi-storied building within **24 (Twenty Four) months** from the date of execution of this Agreement. In case of any natural calamity which is beyond the control of the Developer then the developer shall get a further period of **6 (Six) months** as grace for completion of the said construction work beyond which no time shall be extended in any case. The developer shall sign all papers along with possession letter / letters as per requirement of the land owner, simultaneously with handing over possession to the land owner and the developer shall complete the building premises in habitable condition within the specified period.
6. The developer shall pay the municipal and the govt. Rent and taxes from the date of signing of this agreement up to handing over the Land Owner's Allocation to the land owner.
7. The developer shall be at liberty to negotiate for sale, lease, mortgage, transfer of the Developer's Allocation with any intending purchaser in course of construction or after the construction together with proportionate share of land on which the said Multi-storied building will be constructed, at such consideration and on such terms and condition with such person or persons as the developer may think fit and proper and the land owner will at the request of the developer execute and register the deed of conveyance or conveyances in respect of the developer's allocation if necessary to and in favour of the person or persons of the developer.
8. The land owner shall execute a Registered Development Power of Attorney empowering the developer to execute all such Agreement for Development of Multi-storied ownership building as per pre-approved sanctioned plan at developer's cost & expenses, sale or transfer for and on behalf of the land owner concerning the developer's allocation exclusively of the said Multi-storied building along with the proportionate share of land in the said premises. It is agreed by and between the parties hereto that the developer shall not henceforth use the aforesaid

Power of attorney for selling land owner's allocation as written in the first schedule herein below.

9. The land owner hereby declares and confirms to the Developer that the absolute Owner and in khas possession of the landed property described in the First Schedule hereunder written and have good and marketable title free from all encumbrances, charges, mortgage, attachment, liens, lispendens and adverse claim. There is no agreement with any person or persons and if any discrepancy be found any time in regard to the title being good and marketable and free from all encumbrances, charges, mortgage, attachment, liens, lispendens and adverse claim, it shall be the sole responsibility of the land owner to make the title good, clear and marketable in accordance with law and difficulty even in such case then the developer shall call up the land owner to rectify the same within a reasonable period.
10. The land owner shall have no right or power to terminate this agreement till the period of construction provided the Developer does not violate any of the terms and conditions contained in this Agreement.
11. This Agreement is a contract between this Owner and the Developer and it is not a partnership.
- ✓ 12. That nothing herein contained shall be construed as a demise or an assignment or conveyance or as creating any right title or interest in respect of the said premises in favour of the Developer other than an exclusive right to the Developer to do or refrain from doing the acts and things in terms hereof and to deal with the Developer's Allocation as the Developer shall think fit and proper for the beneficial of their firm and also for these project.
13. The Developer shall at its own cost, expenses, supervision and management construct, erect and complete the said Multi-storied building including the land owner's allocation in accordance with the sanction building plan and complying with all rules and regulations of all statutory body or bodies provided the Developer exclusively shall be

responsible for committing violation of any laws, rules and regulations thereof.

14. The Developer shall be authorised by the land owner in so far as is necessary to apply for and obtaining of permanent connection of electricity, drainages, sewerages and/or other facilities to the new building and other inputs and facilitates required for the purpose and for which the land owner will execute in favour of the Developer all sorts of papers and documents at the cost of the Developer as shall be required by the Developer.
15. The Developer shall install, erect the building at Developer's own cost and expenses including water pump, 24 hours water supply arrangement, over head reservoir, electrification, permanent electric connection, transformer from the W.B.S.E.D.C.L. and until permanent electric connection is obtained temporary electric connection shall be arranged and provided in the said building. Mother meter and transformer will be installed by the Developer at its own cost and expenses before handing over the owner's allocation to the land owner by the Developer.
16. All costs, charges and expenses including fees payable to the Architect shall be discharged and paid by the Developer and the land owners will have no liability, responsibility in this context to the Architect in any manner whatsoever.
17. The land owner will not do any act, deed of things whereby the Developer may be prevented from lawful construction and completion of the said building at the time of sale of its Flats/Units etc in respect of Developer's Allocation.
18. The land owner do hereby agree with the Developer not to let out, sell, grant, lease, mortgage and/or charges or not to make any agreement for any purpose save and except the land owner's allocation from the date of execution of this agreement and its further agreed that the land owner will be entitled to transfer or otherwise deal with her allocations in the

building in the manner as the land owner shall deem fit and proper at any time without taking any prior and/or subsequent permission in any manner from the Developer herein.

19. In the event of death of the land owner then the legal heir / heirs of the deceased land owner shall not interfere about the construction works and he/she/they has/have no right or power to terminate her agreement and also has no right to change any clause of their agreement till the period provided the developer does not violate any of the terms and condition containing in their Agreement and the same condition is also applicable in case of death of the developer.
20. The developer has sole right to transfer, lease, mortgage and even they can make the Registry of its allocated portion only to any person or persons at its own discretion as per terms and conditions of this agreement and in that case the land owner shall have no right to interfere, disturb the Developer but the land owner always try to prevent the Developer in any manner as the Developer have full power to take any action as it will deem fit for their portion.
21. That the land owner will grant to the developer a Development Power of Attorney as may be required for the purpose of obtaining of sanction plan and all necessary permission and sanction from different authorities in connection with the construction of the building and also for perusing and following up the matter with the Municipality and other authorities. It is specially agreed by and between the parties hereto that the Developer shall not henceforth use the aforesaid Power of Attorney for selling land owner's allocation as written herein below.
22. It is agreed that in the event of any damage or injury arising out of/or from accidents for carelessness of the Developer and subsequently victimising such workmen or any other person whatsoever or causing any harm to the property during the course of construction, the Developer shall bear the responsibility and liability thereof and shall keep the land owner, her estate harmless and indemnify against all

suits, cases, claims, demands rights and actions in respect of such eventualities.

23. The Developer hereby agrees and covenants with the land owner not to do any act, deed, thing whereby the land owner is prevented from enjoying, Selling, assigning and/or disposing of any land owner's allocation or any point thereof in the building at the said premises.
24. The Developer shall obtain completion certificate and/or occupancy certificate at its own cost and expenses from the Bidhannagar Municipal Corporation. The Developer shall handover the Xerox copy of the completion certificate together with a copy of the sanction plan for completion of work of the building to the land owner at the time of handing over the land owner's allocation.
25. That the developer shall defend, possess, manage and maintain the said premises including the construction of the proposed new building at its own costs.
26. The land owners will not be liable of any income tax, wealth tax or any other taxes in respect of the developer's allocation and the developer shall be liable to make payment of the same and keep the land owner indemnified against all actions, suits, proceedings, costs charges and expenses in respect thereof.
27. The developer and the land owner will mutually frame scheme for the management and the administration of the said building and/or common parts thereof after the completion of the said building, the developer shall also be entitled to form an association with co-owners of the said building and the original documents will be handed over to that Association.
28. The developer shall handover on completion of the land owner's allocation in good and habitable condition in all respect of the proposed Multi-storied building together with all rights in the common portion and common amenities and facilities.

29. During the period of construction of the said project the land owner shall not in any manner object or obstruct for carrying out of development work of the said land and/or the construction of the said building by the Developer herein. The land owner herein shall not permit anyone other than the Developer herein to do any act, deed, matter, thing which may in any manner cause hindrance or obstruction in the matter of development of the said land and/or construction of the proposed Multi-storied building by the Developer.

30. THE COMMON AREAS AND FACILITIES SHALL CONSISTS OF THE FOLLOWING:

- a) The land on which the building will be constructed with all easement rights and appurtenances to that land and building.
- b) The foundations, columns, girders, beams, roofs, slabs, supports, main walls, stair case and stair ways, entrance, exit and passage.
- c) Water tanks, pumps, electric motor, sewerage and water pipe line and all such apparatus for common use.
- d) Installation of common services which may be specially provided in the First Schedule.
- e) The roof or top of the building shall be exclusively owned and possessed by the land owner and other flats owners commonly.
- f) Common area and facilities shall remain undivided and such no owner of any portion of the building shall be entitled to bring any action for suit for partition or division on any part thereof.
- g) That the land owner shall be entitled to use the common area and facilities with all other co-owners of the building without hindering or encroaching upon the lawful rights of the other co-owner, further the land owner or occupier of the flats shall not place or caused to be placed in the lobbies, vestibules, stair ways, corridors and other areas and facilities both common and restrict of any kind and such areas

shall be used for the other purposes then the normal transit through them.

31. RESTRICTION:

- a) The land Owners' allocation in the proposed Multi storied building shall be subject to the same restrictions so far applicable to the developer's allocation in the building intended for common benefits of all occupiers of the building.
- b) Neither party shall use nor permit the area of the respective allocations in the building nor any portion thereof for carrying on any obnoxious, illegal and immoral trade or activity or use thereof for any purpose which may cause any hazard to the other occupiers of the building and/or the neighbouring people.
- c) Both parties shall abide by Laws, Rules and Regulations of the Government, Statutory Bodies and/or local bodies as the case may be and shall attend to answer and take the responsibility for any division, violation and/or breach of any of the Laws, by Laws and Regulations.
- d) The name of the proposed building shall be given by the Developer.
- e) Court of Jurisdiction over the property shall have Jurisdiction to enter by all actions, suits, proceedings arising out of this Agreement.

32. FORCE MAJEURE:

That parties shall not be considered to be liable for any obligation hereunder to the extent that the performance of the relative obligations prevented by the existence of the Force Majeure, War conditions i.e. Floods, Earth Quake, Riot, War, Storm, Tempest, Civil Commotion, Strike and/or any other act or commission beyond the control of the parties hereto to the satisfaction of the others.

33. DOCUMENTATION :

- a) All transfers, deeds as may from time to time be required to be signed, executed, and registered by the Owners conveying and/or transferring their rights, title and interest in respect of the said land and/or the said premises and all other deeds, documents, and instruments shall be prepared by the Ld. Advocate as may be decided upon by the Developer.
- b) All fees, costs, charges and expenses for proposed transfer, deeds and all the other deeds and documents shall be borne by the Developer and/or the Transferee of flats including the proportionate share of Land and other spaces in the Building in respect of Developer's Allocation.
- c) In all transfer deed from time to time as should be required to be executed and should be registered against the Developer's allocation. The Developer shall join or caused to be joined as, confirming party, if so be advised.

34. ARBITRATION:

In case of any disputes and differences between the parties arise regarding construction of the proposed building or their respective rights and liabilities as per this Agreement it shall be adjudicated or the same shall be referred to the arbitrators, each of such arbitrator will be appointed by the Land owners and Developer respectively who shall act as joint Arbitrators, and they shall jointly appoint an Umpire and the decision of the arbitrators shall be final and binding upon the parties herein under the provisions of the Indian Arbitration and Conciliation Act' 1996.

35. JURISDICTION:

The District Court at Barasat, North 24 Parganas and any other competent Court shall have the Jurisdiction to entertain and determine

all actions, suits and proceedings arising out of these presents between the parties hereto.

THE FIRST SCHEDULE ABOVE REFERRED TO
(DETAILS OF LAND)

ALL THAT piece and parcel of Bastu Vacant Land measuring an area of **4 (Four) Cottahs 9 (Nine) Chittacks 42 (Forty Two) sq. ft.** be the same a little more or less, lying and situated at Mouza- Gopalpur, J.L. No.- 2, R.S. No.- 140, Touzi No.- 2998, comprised in R.S. Khatian No. 961, L.R. Khatian No. 11118 appertaining to R.S. & L.R. Dag No. 2122 at Premises Amitalaya, New Jhilmil Park, Gopalpur House, P.O.- Rajarhat-Gopalpur, P.S. - Airport, Kolkata - 700 136, within the local limits of Bidhannagar Municipal Corporation, under Ward No.- 4, in the jurisdiction of A.D.S.R. Bidhannagar, Salt Lake City, Kolkata- 700 091, in the District of North 24 Parganas, which is butted and bounded as follows:

ON THE NORTH : By 16' Wide Road;
ON THE SOUTH : By Dag No.- 2122;
ON THE EAST : By Dag Nos.- 2121 & 2122;
ON THE WEST : By 16' Wide Road.

THE SECOND SCHEDULE ABOVE REFERRED TO
(LAND OWNER'S ALLOCATION)

1. Smt. Sirsha Saha as Land owner shall be entitled to get **37%** of total sanctioned plan area of the proposed Multi storied building on the said land measuring an area of **4 (Four) Cottahs 9 (Nine) Chittacks 42**

(Forty Two) sq. ft. be the same a little more or less, together with undivided proportionate share of land, interest including the facilities of enjoyment of rights of all common facilities and areas of the proposed Multi storied building.

2. The Developer shall provide to the Land owner @ 37% of the total sanctioned plan area will be divided in the manner i.e. to say:

a) The Land owner shall get 1 (One) Car Parking Space on the Ground Floor of the proposed Multi storied building.

b) The Land owner shall get Entire 1st Floor of the Multi storied building.

c) The Land owner shall get balance sanctioned plan area after giving the 1 (One) Car Parking Space on the Ground Floor and Entire 1st Floor (if it does not fulfil the specification of Land Owner's Allocation of 37%) on the 3rd Floor, front side of the proposed Multi storied building.

3. The Developer shall pay a sum of **Rs. 5,00,000/- (Rupees Five Lacs)** only as refundable security deposit amount to be paid at the time of execution of this Agreement, which is specifically mentioned in the fifth schedule written hereunder.

THE THIRD SCHEDULE ABOVE REFERRED TO **(DEVELOPER'S ALLOCATION)**

1. The developer shall be entitled to get **63%** of the balance sanctioned plan area of the proposed Multi storied building on the said land measuring an area of **4 (Four) Cottahs 9 (Nine) Chittacks 42 (Forty Two) sq. ft. be the same a little more or less** together with interest including the facilities of enjoyment of rights of all common facilities and areas of the proposed Multi storied building.
2. The Developer shall get 63% of balance sanctioned plan area which will be divided in the manner i.e. to say:

- a) The Developer shall get 63% of the balance sanctioned plan area on the Ground Floor of the proposed Multi storied building.
- b) The Developer shall get Entire 2nd Floor of the Multi storied building.
- c) The Developer shall get balance sanctioned plan area on 3rd Floor of the Multi storied building.
3. All Costs, Charges of Construction of the said proposed (G+4) storied building and/ or all other related expenses shall be borne and paid by the developer exclusively.

THE FOURTH SCHEDULE ABOVE REFERRED TO
(MATERIALS TO BE USED)

1. **FOUNDATION & STRUCTURE:** Building designed with good quality R.C.C. Frame structure rest on individual column foundation as per structural design approved by the competent authority.
2. **BRICK WORKS:** 5" thick External Wall and 5"/3" thick Partition Wall. All inside walls shall be finished with Putty.
3. **DOORS:** All door frames of the doors in the flat shall be made of good quality flash doors of Plywood with proper Fittings.
4. **WINDOWS:** Aluminium sliding and M. S. Grill, with necessary Accessories provided in each Bed Room.
5. **WATER:** 24 hours water facility through sub-marshall which will be installed inside the compound.
6. **PLUMBING:** All internal plumbing line shall be as per Municipal Regulations in concealed system.
7. **FLOORING:** All rooms area finished with tiles with 4" high Skirt. Colour & Design of Tiles shall be selected by the Developer.
8. **KITCHEN:** Cooking Platform will be Black Stone, Glazed Tiles up-to 4'-00" height will be provided on above Cooking Platform. One Black Stone/ Stainless Steel Sink and Exhaust-Points will be provided with two points of C.P Bib-Cock.

9. **TOILET & SANITARY FITTINGS:** Glazed Tiles up-to 6'-00" height from skirting level. One Toilet provided with Western type Commode whereas the other Toilet with Indian type. Provision for One Shower in each Bathroom to be provided.
10. **DINNING:** One White Ceramic Basin provided by the Developer.
11. **ELECTRICAL WORKS:** Concealed type copper wiring with adequate no. of Light-Points, Fan-Points (including Toilet), Plug-Points, one AC-Point any room, TV-Points & Fridge-Point to be provided with ISI Standard Switch, Wire & other Electrical Accessories.
12. **VARANDAH/BALCONY:** Varandah/Balcony shall cover by $\frac{1}{2}$ (Half) covered grill as per building design.
13. **ROOF:** The roof of the building will be finished by net cement with Quarter Stone chip.
14. **PAINTING:** External Walls with whether coat.
15. **GATE, GRILL & RAILING:** All Window Grills and staircase (standard height).
16. **LIFT:** One Lift shall be installed with capacity of 4 Passenger.

THE FIFTH SCHEDULE ABOVE REFERRED TO:
(REFUNDABLE SECURITY DEPOSIT AMOUNT)

The Land owner received from the Developer a sum of **Rs. 5,00,000/-** (**Rupees Five Lacs**) only as refundable security deposit amount as follows:

Description	Amount
Received by Demand Draft	
Being no. 273267, Dated 05/10/2023	
Drawn on SBI, CPC Kolkata Branch	<u>5,00,000.00</u>
	<u>5,00,000.00</u>
	(Rupees Five Lacs) only

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

SIGNED SEALED AND DELIVERED by
the **PARTIES** at Kolkata in the
presence of :-

WITNESSES:

1)

Tammy Dey,

NB-25, Nabaihetan,
Boguchi, Kol-700159

Sirsha Saha

Signature of Landowner

2) Amit Adhikary
2/2 Peary Mohan
Paul Lane, Kol-700007

URBAN REALTY

1) Tarde Nathaoudy
2) Beasanta Das

PARTNER

Signature of the Developer

Drafted by me:

Binoy Kumar Das
Binoy Kumar Das

Advocate

High Court, Calcutta

WB-354/81



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



192023240247397648

GRN Details

GRN: 192023240247397648 Payment Mode: SBI Epay
GRN Date: 05/10/2023 19:26:08 Bank/Gateway: SBIEpay Payment Gateway
BRN: 1485153006513 BRN Date: 05/10/2023 19:26:47
Gateway Ref ID: IGAQGUXLC5 Method: State Bank of India NB
GRIPS Payment ID: 051020232024739763 Payment Init. Date: 05/10/2023 19:26:08
Payment Status: Successful Payment Ref. No: 3002540547/8/2023
[Query No./Query Year]

Depositor Details

Depositor's Name: Mr BINOY KUMAR DAS
Address: DD-101, NARAYANTALA EAST, P.O.- ASWININAGAR, P.S.- BAGUIATI, KOLKATA-700159
Mobile: 9831968689
Email: binoydas1950@gmail.com
Period From (dd/mm/yyyy): 05/10/2023
Period To (dd/mm/yyyy): 05/10/2023
Payment Ref ID: 3002540547/8/2023
Dept Ref ID/DRN: 3002540547/8/2023

2 - 2702 / 2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	3002540547/8/2023	Property Registration- Stamp duty	0030-02-103-003-02	6921
2	3002540547/8/2023	Property Registration- Registration Fees	0030-03-104-001-16	5021
Total				11942

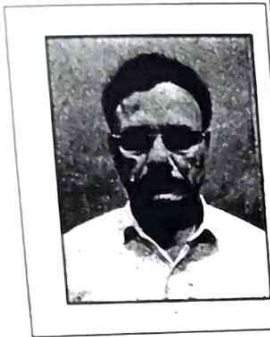
IN WORDS: ELEVEN THOUSAND NINE HUNDRED FORTY TWO ONLY.

SPECIMEN FORM FOR TEN FINGERPRINTS
UNDER RULE 44A OF THE I. R. ACT, 1908



Sirisha Saha

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



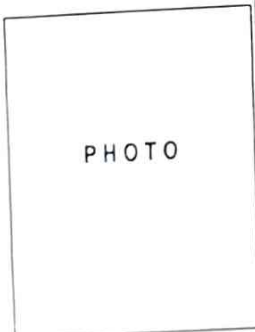
Taral Nath Das

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



Deasanta Das

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



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

Major Information of the Deed

Deed No. :	I-1504-02702/2023	Date of Registration	06/10/2023
Query No / Year	1504-3002540547/2023	Office where deed is registered	
Query Date	05/10/2023 1:25:06 PM	A.D.S.R. BIDHAN NAGAR, District: North 24-Parganas	
Applicant Name, Address & Other Details	Binoy Kumar Das High Court Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 8961027689, 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 : 5,00,000/-]		
Set Forth value	Market Value		
	Rs. 33,26,997/-		
Stamp duty Paid(SD)	Registration Fee, Paid		
Rs. 7,021/- (Article:48(g))	Rs. 5,021/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Airport, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Jhilmil Park (Gopalpur), Mouza: Gopalpur, JI No: 2, Pin Code : 700136

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-2122 (RS :-)	LR-11118	Bastu	Bastu	4 Katha 9 Chatak 42 Sq Ft		33,26,997/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
Grand Total :					7.6244Dec	0 /-	33,26,997 /-	

Land Lord Details :

Sl No	Name, Address, Photo, Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Smt Sirsha Saha Wife of Shri Sudipta Saha Roy Executed by: Self, Date of Execution: 06/10/2023 , Admitted by: Self, Date of Admission: 06/10/2023 ,Place : Office		 Captured	
	06/10/2023		LTI 06/10/2023	06/10/2023

p-225/1, C.I.T. Road, Scheme-VII M, Flat No: A/7, City:- Not Specified, P.O:- Kankurgachi, P.S:- Manicktalla, District:-North 24-Parganas, West Bengal, India, PIN:- 700054 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: cixxxxxx4d, Aadhaar No: 70xxxxxxxx4125, Status :Individual, Executed by: Self, Date of Execution: 06/10/2023, Admitted by: Self, Date of Admission: 06/10/2023, Place : Office

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Urban Realty Binodini Avenue, Dhankal, City:- Not Specified, P.O:- Hatiara, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700157 , PAN No.: aaxxxxxx5a,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Representative Details

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Shri Tarak Nath Nandy Son of Late Kishori Mohan Nandy Date of Execution - 06/10/2023, , Admitted by: Self, Date of Admission: 06/10/2023, Place of Admission of Execution: Office	Photo  Oct 6 2023 10:59AM	Finger Print  Captured LTI 06/10/2023	Signature  06/10/2023
NB-25, Nabaniketan, City:- Not Specified, P.O:- Aswininagar, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700159, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ABxxxxxx6B, Aadhaar No: 45xxxxxxxx1697 Status : Representative, Representative of : Urban Realty (as Partner)				
2	Name Shri Prasanta Das (Presentant) Son of Late Panchanan Das Date of Execution - 06/10/2023, , Admitted by: Self, Date of Admission: 06/10/2023, Place of Admission of Execution: Office	Photo  Oct 6 2023 10:59AM	Finger Print  Captured LTI 06/10/2023	Signature  06/10/2023
Binodini Avenue, Dhankal, City:- Not Specified, P.O:- Hatiara, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700157, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AMxxxxxx5P, Aadhaar No: 27xxxxxxxx9537 Status : Representative, Representative of : Urban Realty (as Partner)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Binoy Kumar Das Son of Late Kakil Chandra Das High Court Calcutta, City:- Not Specified, P.O:- G P O, P.S:-Hare Street, District - Kolkata, West Bengal, India, PIN:- 700001		 Captured	
	06/10/2023	06/10/2023	06/10/2023
Identifier Of Smt Sirsha Saha, Shri Tarak Nath Nandy, Shri Prasanta Das			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Smt Sirsha Saha	Urban Realty-7.62438 Dec

Land Details as per Land Record

District: North 24-Parganas, P.S:- Airport, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Jhilmil Park (Gopalpur), Mouza: Gopalpur, JI No: 2, Pin Code : 700136

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 2122, LR Khatian No:- 11118	Owner: শ্রী সীর্ষা সাহা, Gurdian: সূর্য্যাক্ষ , Address: মিডল , Classification: শ্রী , Area: 0.08000000 Acre,	Smt Sirsha Saha

Endorsement For Deed Number : I - 150402702 / 2023

On 06-10-2023

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 10:41 hrs on 06-10-2023, at the Office of the A.D.S.R. BIDHAN NAGAR by Shri Prasanta Das .

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 33,26,997/-

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

Execution is admitted on 06/10/2023 by Smt Sirsha Saha, Wife of Shri Sudipta Saha Roy, P-225/1, C.I.T. Road, Scheme-VII M, Flat No: A/7, P.O: Kankurgachi, Thana: Manicktalla, , North 24-Parganas, WEST BENGAL, India, PIN - 700054, by caste Hindu, by Profession Service

Indetified by Mr Binoy Kumar Das, , , Son of Late Kakil Chandra Das, High Court Calcutta, P.O: G P O, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

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

Execution is admitted on 06-10-2023 by Shri Tarak Nath Nandy, Partner, Urban Realty (Partnership Firm), Binodini Avenue, Dhankal, City:- Not Specified, P.O:- Hatiara, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700157

Indetified by Mr Binoy Kumar Das, , , Son of Late Kakil Chandra Das, High Court Calcutta, P.O: G P O, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

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Indetified by Mr Binoy Kumar Das, , , Son of Late Kakil Chandra Das, High Court Calcutta, P.O: G P O, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 5,021.00/- (B = Rs 5,000.00/- ,E = Rs 21.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 5,021/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 05/10/2023 7:26PM with Govt. Ref. No: 192023240247397648 on 05-10-2023, Amount Rs: 5,021/-, Bank: SBI EPay (SBIEPay), Ref. No. 1485153006513 on 05-10-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,021/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 6,921/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 5069, Amount: Rs.100.00/-, Date of Purchase: 14/09/2023, Vendor name: Mita Dutta

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 05/10/2023 7:26PM with Govt. Ref. No: 192023240247397648 on 05-10-2023, Amount Rs: 6,921/-, Bank: SBI EPay (SBIEPay), Ref. No. 1485153006513 on 05-10-2023, Head of Account 0030-02-103-003-02



Sukanya Talukdar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BIDHAN NAGAR
North 24-Parganas, West Bengal

Endorsement For Deed Number : I - 150402702 / 2023

On 06-10-2023

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 of Indian Stamp Act 1899.

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

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Identified by Mr Binoy Kumar Das, , Son of Late Kakil Chandra Das, High Court Calcutta, P.O: G P O, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

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Identified by Mr Binoy Kumar Das, , Son of Late Kakil Chandra Das, High Court Calcutta, P.O: G P O, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Execution is admitted on 06-10-2023 by Shri Prasanta Das, Partner, Urban Realty (Partnership Firm), Binodini Avenue, Dhankal, City:- Not Specified, P.O:- Hatiara, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700157

Identified by Mr Binoy Kumar Das, , Son of Late Kakil Chandra Das, High Court Calcutta, P.O: G P O, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Payment of Fees

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Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 05/10/2023 7:26PM with Govt. Ref. No: 192023240247397648 on 05-10-2023, Amount Rs: 5,021/-, Bank: SBI EPay (SBIEPay), Ref. No. 1485153006513 on 05-10-2023, Head of Account 0030-03-104-001-16

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Sukanya Talukdar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BIDHAN NAGAR
North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1504-2023, Page from 110689 to 110722
being No 150402702 for the year 2023



Sukanya

Digitally signed by SUKANYA TALUKDAR
Date: 2023.10.11 17:35:24 +05:30
Reason: Digital Signing of Deed

(Sukanya Talukdar) 11/10/2023
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BIDHAN NAGAR
West Bengal.