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ADDITIONAL REGISTRAR OF ASSURANCES-II, KOLKATA



Certified that the Document is admitted to Registration The Signature Sheet and the endorsement sheets attached to this document are the part of the Document.

*[Signature]*  
 Additional Registrar of Assurances II Kolkata

- 2 DEC 2024

Abhishek Shrivastava

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made on this the 2<sup>nd</sup> day of December, 2024;

BETWEEN

**MS. SARMISTHA GHOSH (PAN : AMSPG4377N, Aadhaar No.5216-9933-2056, D.O.B. - 26/03/1981)**, daughter of Late Sankar Ghosh @ Sankar Prasad Ghosh, by faith - Hindu, by occupation - Service, by nationality - Indian, residing at 4, Haralal Mitra Street, P.O. - Baghbazar, P.S. - Shyampukur, Kolkata - 700003, hereinafter called and referred to as the **"OWNER"** (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include her heirs, executors, administrators, legal representatives and assigns) of the **FIRST PART;**

**AND**

**M/S TRIKUTA HEIGHTS LLP (PAN : AAWFT8887G, D.O.I. - 23/09/2024)**, a Limited Liability Partnership Firm is incorporated pursuant to section 12(1) of the Limited Liability Partnership Act, 2008 having its registered office at 13, Pran Krishna Mukherjee Road, P.O. - Cossipore, P.S. - Chitpur, Kolkata - 700 002, District - South 24 Parganas, represented by its partners namely **(1) SRI ABHISHEK SHAW (PAN : JCTPS4131Q, Aadhaar No. 4907-8858-7463, D.O.B. - 05/12/1998)**, son of Sri Arun Kumar Shaw, residing at 16/1A, Pran Krishna Mukherjee Road, P.O. - Cossipore, P.S. - Chitpur, Kolkata - 700 002, District - South 24 Parganas, **(2) SRI INDRAJIT SINHA (PAN : NMLPS0722M, Aadhaar No.2968-5488-1447, D.O.B.-31/01/2002)**, son of Sri Amar Kumar Sinha, residing at 13, Pran Krishna Mukherjee Road, P.O. - Cossipore, P.S. - Chitpur, Kolkata - 700 002, District - South 24 Parganas and **(3) MS. DIPTI VERMA (PAN : BKXPM9320F, Aadhaar No.7045-5768-9379, D.O.B. - 19/06/1989)**, daughter of Sri Ravindra Prasad Verma, residing at 1/1/H/A/2, Haridhan Dutta Bye Lane, Flat No.C2, 2<sup>nd</sup> Floor, P.O. - Cossipore, P.S. - Chitpur, Kolkata - 700 002, District - South 24 Parganas, all by faith - Hindu, all by Occupation - Business, all by nationality - Indian, hereinafter jointly

called and referred to as the **"DEVELOPERS"** (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include its Succors-in-office, executors, administrators, legal representatives and assigns) of the **SECOND PART**;

**WHEREAS** by virtue of registered Saaf Bikroy Kobala dated 19/03/1907, one Smt. Basanta Kumari Ghose wife of Madan Mohan Ghose purchased **ALL THAT** piece and parcel of bastu land measuring about 5 (five) Cottahs 14 (fourteen) Chittacks, a little more or less, situated at premises no.4, Haralal Mitra Street, P.S. - Shyampukur, Kolkata - 700003, within the local limits of Kolkata Municipal Corporation, together with all easement rights over the said property, which is morefully and particularly described in the **SCHEDULE - "A"** below, from Rajlaxmi Dasi, which was registered in the office of Addll. District Sub-Registrar of Assurances at Calcutta and recorded in Book No.I, Volume No.8, pages from 88 to 93, being Deed No.00282 for the year 1907, hereinafter referred to as the **"said property"**.

**AND WHEREAS** after such purchased said Basanta Kumari Ghose died intestate leaving behind her only one son namely Satyendra Nath Ghose as her Class-I legal heirs. It is pertinent to mention herein that her husband namely Madan Mohan Ghose was predeceased her.

**AND WHEREAS** after such demise mentioned hereinabove said Satyendra Nath Ghose became the absolute owner of the said property mentioned in the **SCHEDULE - "A"** below as per law of inheritance and thereafter mutated his names before the assessment registrar of Calcutta Municipal Corporation and after mutation his property known as being municipal premises no.4, Haralal Mitra Street, P.S. - Shyampukur, Kolkata - 700003, within the local limits of Kolkata Municipal Corporation and enjoyed the same free from all encumbrances

and paid taxes in his favour in respect of the property mentioned in the **SCHEDULE - "A"** below.

**AND WHEREAS** said Satyendra Nath Ghose being the absolute owner in respect of property mentioned in the **SCHEDULE - "A"** below with other properties have executed a registered WILL and Testament dated 07/10/1964 for the benefits of legal heirs of said Satyendra Nath Ghose as mentioned therein, which was duly registered in the office of Registrar of Assurances, Calcutta and recorded in Book No.III, Volume No.10, pages from 80 to 87, being Deed No.00263 for the year 1964.

**AND WHEREAS** after death of said Satyendra Nath Ghose the executors of the said WILL and Testament dated 07/10/1964 filed a Probate Case being No.14 of 1982 before the Learned Chief Judge, City Civil Court at Calcutta for grant of probate in respect of last WILL and Testament dated 07/10/1964 and after heard of the said case vide order dated 06/07/1984 the Ld. Chief Judge-In-Charge, City Civil Court at Calcutta was pleased to grant the probate of last WILL and Testament dated 07/10/1964.

**AND WHEREAS** as per contents of the said last WILL and Testament of Satyendra Nath Ghose dated 07/10/1964 the following persons are entitled the property mentioned in the **SCHEDULE - "A"** below which are as follows :

- a) Smt. Jiban Basini Ghose wife of Late Satyendra Nath Ghose shall get the undivided 1/6<sup>th</sup> share of said property and after death of said Jiban Basini Ghose her undivided 1/6<sup>th</sup> share of said property will devolve absolutely in equal shares upon Gopi Ranjan Ghose (son of Late Satyendra Nath Ghose), Sankar Prasad Ghose (grandson of Late Satyendra Nath Ghose), Shyama Prasad Ghose (grandson of Late Satyendra Nath Ghose) and Sudhis Ranjan

Ghose (grandson of Late Satyendra Nath Ghose) or their respective male heirs and successors;

- b) Gopi Ranjan Ghose son of Late Satyendra Nath Ghose shall get the undivided  $1/3^{\text{rd}}$  share of said property;
- c) Shyama Prasad Ghose son of Late Promod Ranjan Ghose and grandson of Late Satyendra Nath Ghose shall get the undivided  $1/6^{\text{th}}$  share of said property;
- d) Sudhis Ranjan Ghose son of Late Promod Ranjan Ghose and grandson of Late Satyendra Nath Ghose shall get the undivided  $1/6^{\text{th}}$  share of said property;
- e) Sankar Prasad Ghose son of Late Makhanlal Ghose and grandson of Late Satyendra Nath Ghose shall get the undivided  $1/6^{\text{th}}$  share of said property;

**AND WHEREAS** after grant of probate by the Ld. Court in respect of the last WILL and Testament dated 07/10/1964 said Jiban Basini Ghose died and as per conditions of the said WILL and Testament dated 07/10/1964 her undivided  $1/6^{\text{th}}$  share of the said property mentioned in the **SCHEDULE - "A"** below has devolved in equal shares upon Gopi Ranjan Ghose (son of Late Satyendra Nath Ghose), Sankar Prasad Ghose (grandson of Late Satyendra Nath Ghose), Shyama Prasad Ghose (grandson of Late Satyendra Nath Ghose) and Sudhis Ranjan Ghose (grandson of Late Satyendra Nath Ghose) and enjoyed the same free from all encumbrances.

**AND WHEREAS** said Gopi Ranjan Ghose being unmarried died intestate leaving behind Shyama Prasad Ghose (son of predeceased brother Promod Ranjan Ghose), Sudhis Ranjan Ghose (son of predeceased brother Promod Ranjan Ghose) and Sankar Prasad Ghose (son of

predeceased brother Makhanlal Ghose), Seba Ghose (daughter of predeceased brother Makhanlal Ghose) and Mita Ghose (daughter of predeceased brother Makhanlal Ghose) as his legal heirs as per Hindu Succession Act, 1956. It is pertinent to mention herein that his parents namely Satyendra Nath Ghose and Jiban Basini Ghose predeceased him and also his two unmarried sisters including Aparna Ghose predeceased him.

**AND WHEREAS** said Shyama Prasad Ghose being unmarried died intestate on 24/11/2010 leaving behind his full blooded brother namely Sudhis Ranjan Ghose, since deceased and one unmarried sister namely Dipti Ghose as his legal heirs as per Hindu Succession Act, 1956. It is pertinent to mention herein that his parents namely Promod Ranjan Ghose and Gouri Rani Ghose predeceased him and also his one unmarried sister including Dipti Ghose predeceased him.

**AND WHEREAS** said Sudhis Ranjan Ghose died intestate on 30/10/2007 leaving behind his widow namely Sanghamitra Ghosh as his only Class-I legal heirs as per Hindu Succession Act, 1956. It is pertinent to mention herein that his parents namely Promod Ranjan Ghose and Gouri Rani Ghose predeceased him and also his one unmarried sister including Dipti Ghose predeceased him.

**AND WHEREAS** after such demise said Sanghamitra Ghosh became the owner of undivided one half shares in respect of the property mentioned in the **SCHEDULE - "A"** below as per law of inheritance and enjoying the same free from all encumbrances.

**AND WHEREAS** said Seba Ghose being issueless died intestate leaving behind her full-blooded brother namely Sankar Prasad Ghose as her only legal heirs as per Hindu Succession Act, 1956. It is pertinent to mention herein that her parents namely Makhanlal Ghose, Nilima Rani

Ghose, Mita Ghose (predeceased sister) predeceased her and also her husband predeceased her.

**AND WHEREAS** said Mita Ghose being unmarried died intestate leaving behind her full-blooded brother namely Sankar Prasad Ghose as her only legal heirs as per Hindu Succession Act, 1956. It is pertinent to mention herein that her parents namely Makhanlal Ghose and Nilima Rani Ghose, predeceased her.

**AND WHEREAS** after such demise mentioned hereinabove said Sankar Prasad Ghose became the owner of undivided one half shares in respect of the property mentioned in the **SCHEDULE - "A"** below as per contents of WILL and Testament and also as per law of inheritance and enjoying the same free from all encumbrances and thereafter mutated the owners names before the assessment registrar of Kolkata Municipal Corporation and paying all taxes in respect of the property mentioned in the **SCHEDULE - "A"** below.

**AND WHEREAS** said Sankar Prasad Ghose died intestate on 09/03/2013 leaving behind his wife namely Durga Ghosh, one son namely Sunny Ghosh and one daughter namely Sarmistha Ghosh as his only Class-I legal heirs as per Hindu Succession Act, 1956 and as such each of them became the owners of each having undivided one sixth shares in respect of the property left by said Sankar Prasad Ghose, since deceased.

**AND WHEREAS** after aforesaid facts and circumstances at present said Sanghamitra Ghosh became the owner of undivided one half shares in respect of the property mentioned in the **SCHEDULE - "A"** below and said Durga Ghosh, Sunny Ghosh and Sarmistha Ghosh became the owners of each having undivided one sixth shares in respect of the said property mentioned in the **SCHEDULE - "A"** below as per law of

inheritance and enjoying the same free from all encumbrances and paying taxes in their favour in respect of the property mentioned in the **SCHEDULE - "A"** below.

**AND WHEREAS** now said Sarmistha Ghosh being co-owner have decided to develop and/or extend her undivided one sixth share of property mentioned in the **SCHEDULE - "A"** below but due to insufficient fund and other sufficient reasons and also due to lack of finance and lack of technical expertise the Owner herein is searching for a reputed Promoters/Developers, who would construct multi-storied building on the **SCHEDULE - "A"** property written hereunder under certain terms and conditions at its own costs and responsibilities after obtaining necessary sanction/permission from the Competent Authority and having so decided offered the Developers to undertake the said project and the Developers agreed to take up the said project and upon such agreement the parties hereto entered into this Development Agreement under mutual terms and conditions hereinafter appearing.

**NOW THIS AGREEMENT AND IT IS HEREBY AGREED DECLARED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS :**

- 1) That this agreement shall be deemed to have commenced with effect from the date of execution of these presents.
- 2) That the Owner declares she is became the owner of undivided one-sixth shares in respect of the **SCHEDULE - "A"** property morefully described in the schedule below and the said property is free from all encumbrances, charges, liens, lispendents, attachments, trusts, mortgages and other defects whatsoever or howsoever and the said property is not subject to any order of compulsory acquisitions or requisitions whatsoever from any corner and/or under any law for the time being in force.

- 3) The Owner herein further declares that excepting the owner herein and Durga Ghosh, Sunny Ghosh and Sanghamitra Ghosh nobody else have any right, title and interest, claim or demand whatsoever or howsoever into or upon the said property. So, it has been agreed upon by all parties that if any person/s except the owners mentioned hereinabove is claiming any right, title and interest whatsoever in respect of the said property then that claim shall not be adjusted with the owner's allocation namely Sarmistha Ghosh herein.
- 4) The Owner undertakes to hand over the peaceful and vacant possession of the property for the purpose of developing the new multi-storied building on the said property by the Developers.
- 5) The Developers has entered into this Agreement relying on the aforesaid representation and/or assurances of the Owner and are acting on good faith thereof.
- 6) The Owner and the Developers have entered into this agreement purely as a contract and under no circumstances this shall be treated as partnership as between the parties and/or be treated as association of persons.
- 7) The Owner declares, agrees, empowers, appoints to the Developers that the Developers shall do any acts deeds as their think fit and proper for the purpose of signing and/or executing all the applications, plans, revised plan, proceedings and other papers and documents as may be required for the purpose of obtaining necessary sanction from the appropriate authorities shall be prepared and submitted by the Developers on behalf of the Owner for construction of the multi-storied building on the property mentioned in the **SCHEDULE - "A"** below written

hereunder at its own risk and cost of the Developers and as well as the power and authority to negotiate for and make any agreements, deeds, register deeds for sale of flats and garages either in complete or incomplete as the Developers desire from the Developers' allocated share and receive the earnest money and the entire consideration thereto.

- 8) The Owner declares, agrees, empowers, appoints to the Developers that the Developers shall appear before and to represent the Owner before any Magistrate and/or Registrar or in any Competent Court of Law or in the Office of the Registrar of Assurance at Kolkata, District Registrar, Addl. District Sub-Registrar or other offices of Authority having jurisdiction on that behalf and to present and to execute Agreement for Sale, Sale Deed, Deed of Conveyance and all other Deeds, agreements, instruments writings and declaration etc on behalf of the Owner for registration which the Developers shall think fit and proper and as fully and effectually in all respect as the Owner could do the same herself in respect of the Developers' allocation of the said property as mentioned in the Schedule hereunder written in favour of intending purchaser/s.
- 9) That the Owner herein shall execute one Registered Development Power of Attorney on the same date of the execution of this agreement, in favour of the Developers conferring all powers for completing the entire construction of building, to enter into agreement with the proposed buyers of flats and taking advance and full consideration money from the buyers and for selling the proposed flats/garages/shops to the intending purchasers by way of Registered Deed of Conveyance on behalf of the Owner in respect of Developers' allocation.

- 10) Upon taking possession of the said property the Developers shall measure and survey the said property and prepare or cause to be prepared feasible building plans, specifications, sections, elevations, of the said property and get the same approved and sanctioned from the Kolkata Municipal Corporation authority.
- 11) That the Owner hereby undertakes to deliver all the original papers, documents, title deeds including mother deeds, mutation certificate, latest municipal tax receipt and all other necessary papers in respect of the said property to the Developers at the time of execution of this agreement for betterment of the said project and the Owner will give necessary consent by signing various documents for betterment of this project without raising any objection to that effect save and except the Owner's allocations as mentioned in the **SCHEDULE - "B"** hereunder.
- 12) The Owner herein undertakes to hand over the peaceful and vacant possession of the property for the purpose of developing the proposed multi-storied building on the said property immediately within 7 (seven) days after the sanction of the building plan.
- 13) That the Developers shall provide total Rs.15,000/- (Rupees Fifteen Thousand) only per month as habitable temporary accommodation for dwelling to the owner herein as shifting, which is mutually agreed between the parties, commenced from the date of handing over the vacant possession of the said property in favour of the Developers till the date of handover of Owner's allocation in the newly constructed multistoried building.

- 14) That the Owner will co-operate with the Developers in all respect to complete the said project.
- 15) That the Owner herein empower and give absolute liberty to the Developers herein to demolish the existing structure in the said property at the costs and expenses of the Developers and the Owner shall never raise any objection thereto. The Developers shall have absolute right to receive the sale proceeds of the materials of the said demolished structure exclusively.
- 16) All application, plans, revised plan and other papers and documents as may be required for the purpose of obtaining necessary sanction from the appropriate authorities shall be prepared and submitted by the Developers on behalf of the Owner and in that event the Developers shall pay and bear all fees including fees of the Architects / Engineers / L.B.S. and charges and expenses required to be paid or deposited for the purpose of sanction / development of the said property and all the risk and liability together with all responsibility shall remain with the Developers and to that effect the Owner shall never be liable or responsible for any debts, payments, misappropriation of any money or anything whatsoever, eventuality takes place at the time or after construction completed and handover to the prospective purchasers.
- 17) The Developers shall take appropriate measures to sanction the building plan from the Kolkata Municipal Corporation at their own cost and expenses within 9 (nine) months from the date of execution and registration of development agreement and development power of attorney.

- 18) The Developers shall commence the construction of the multistoried building in accordance with the sanctioned building plan and shall handover the complete possession of Owner's allocation in all respect within 24 (twenty four) months from the date of sanctioned building plan and/or from the date of vacant possession, whichever is later subject to force majeure. It may be mentioned here that force majeure includes any riots, earthquake, war, fire, flood, any pandemic for virus affected or beyond the reasonable control of a parties etc. Provided that this time shall be extended if the Developers are prevented by causes beyond its control or not due to any willful latches or neglect on its part in that case the Owner will further allow 6 (six) months for delivery of possession of the Owner's allocation without claiming any damages or whatsoever. It may be mentioned here that if the Developers fail to handover the possession of Owner's allocation within the stipulated time mentioned in above then the Developers shall be bound to pay Rs.1,000/- per month to the Owner as damage/compensation till the date of handover of Owner's allocation in the newly constructed multi-storied building.
- 19) The Developers shall be authorized on behalf of Owner in so far as is necessary to apply for and obtain temporary and permanent connections of water, electricity, drains, sewerage and/or other facilities and amenities, if any, required for the construction or enjoyment of the multi-storied building at the entire cost of the Developers.
- 20) The Developers shall have absolute rights to enter and registry into any agreement for sale, final deed of conveyance to the intending purchaser / purchasers, receive earnest money, part

payment and final payment from the intending purchaser/s in respect of the Developers' allocated share before handing over the complete possession of the Owner's allocated share and in such event the Owner shall not have any right to raise any objection but the Developers shall not handover the physical possession of Developers' allocated portion in favour of the intending purchaser/s before handover of the complete physical possession of owner's allocation in favour of the owner in the newly constructed multi-storied building.

- 21) The Developers shall upon the execution of this agreement be at liberty to advertise, fix hording or sign board of any kind relating to the publicity for and/or inviting the intending purchasers for the sale of residential flats, shops, garages and spaces of the said multi-storied building allocated to the Developers, morefully described in the **SCHEDULE - "C"** hereunder, with exclusive right and authority to negotiate for the sale of Developers' allocated portions to any prospective buyers before, after or in course of construction of work of the said multi-storied building at such consideration and on such terms and conditions as the Developers shall think fit and proper. It is clearly agreed and declared by the parties herein that the entire consideration money for such transfer or transfers from the Developers' allocated share including earnest money or part payments thereof shall be received by the Developers. The Owner herein will have no right and share and will not be entitled to any portions thereof.
- 22) The consideration for the Owner's allocation for transferring development rights to the Developers under this agreement will comprise of the following :

- a) The Developers shall provide one residential flat, identified by South-West side facing, situated on the Third Floor measuring about 750 Sq. Ft. Covered Area, more or less, including proportionate stair cases and lift in the proposed multi-storied building to the owner as her owner's allocation.
  - b) The Developers shall provide the aforesaid areas to the Owner including proportionate common expenses as mentioned in the **SCHEDULE - "F"** below for use of common areas and facilities mentioned in the **SCHEDULE - "E"** below.
  - c) The Owner herein shall use the final roof, lift etc as common with the other Owners of the said proposed multi-storied building on **SCHEDULE - "A"** property.
  - d) The Owner's allocation share shall be furnished in all respect as per specification mentioned in the **SCHEDULE - "D"** hereunder.
- 23) The balance entire constructed area in the proposed multi-storied building to be constructed on **SCHEDULE - "A"** property after deducting Owner's allocation mentioned above herein called as Developers' allocation and the Developers shall lawful beneficial Owners thereof shall be entitled to sale, transfer in any form or otherwise alienate the said portion/allocations to the intending purchasers as the Developers shall think fit and proper.
- 24) It is hereby mentioned that if the Developers wants to amalgamate the aforesaid property with the other premises and/or properties and/or adjacent premises then the Owner

herein shall have no objection and/or shall have no further claim except Owner's allocation regarding the said amalgamation.

- 25) It is hereby mutually agreed, confirmed and declared by and between the parties that the Developers shall bear entire costs for the development of said property which will be started from processing of all documents and/or preparation of the building plan or revised plan (if necessary) from the Kolkata Municipal Corporation. It may be mentioned here that the Developers shall get C.C. (competency certificate or completion certificate) for the entire proposed multi-storied building from the Kolkata Municipal Corporation at their own costs and xerox copy of the same alongwith revised plan shall be handed over to the Owner.
- 26) The Owner shall be entitled to sale, transfer or otherwise deal with the Owner's allocation of the proposed building to any person/s and intending purchaser/s in the manner which the Owner shall think fit and proper. It is clearly agreed and declared by the parties herein that the entire consideration money for such transfer or transfers from the Owner's allocated share including earnest money or part payments thereof shall be received by the Owner. The Developers herein will have no right and share and will not be entitled to any portions thereof.
- 27) That the notice for delivery of possession of the Owner's allocation shall be delivering by the Developers in writing or through the Advocate of the Developers either by Registered post or courier service or hand delivery with acknowledgement due card and the Owner are bound to take possession within 15 days from the date of service of said notice. Provided that the Owner's allocation is completed in all respect as per the specification and in good workmanship to the satisfaction of the Owner. If the

Owner fails to take delivery of possession or neglected to do so then it will be deemed that the Owner's allocation has been already delivered.

- 28) The Developers shall at its own costs, construct and complete the proposed building at the said premises strictly in accordance with the sanctioned building plan and due modification if any with such material and with such specification as are to be mentioned in the sanctioned building plan hereunder written and as may be recommended by the Architect/Engineer from time to time.
- 29) That the Developers shall install and erect and shall provide standard submersible pump set, overhead reservoirs, concealed electric wiring, sanitary fitting and other facilities as are required to provide in respect of building having self-contained apartment and constructed for sale of flats/shops/garages on Ownership basis and as mutually agreed.
- 30) The Developers shall pay and bear all property taxes and other Govt. dues and outgoings in respect of the building accruing due on and from the date of execution of this agreement and till the handover of the Owner's allocation to the Owner and prior to that Owner shall pay and clear all dues and taxes in respect of the property and after handing over the possession of Owner's allocation as well as possession of flats/shops/garages etc from Developers' allocation all the flat/shops/garages Owner will pay the all taxes and other Govt. dues according to their shares.
- 31) The Owner shall not obstruct or withheld or in any way interfere in the process of construction of the said proposed building by the Developers. The Owner shall not do any act or thing whereby

the Developers shall be prevented from constructing and completing and/or doing any other act relating to the said building and selling, assigning and/or disposing of the Developers' allocation in the said building to the intending buyers/transferees, if the Developers is not in default.

- 32) The Owner herein undertake not to create any kind of charges or mortgages including that of equitable mortgage by depositing the title deeds of the said property or any portion thereof at any time during the subsistence of this agreement nor shall let out, mortgage, charge or deliver possession of the said property or the Owner's allocation hereby agreed and settled or any portion thereof to any third party without the consent in writing of the Developers on and from the date of execution of this agreement.
- 33) The Owner shall keep the Developers indemnified against all claims, actions, demands, costs, charges, expenses and proceedings whatsoever directly or indirectly instituted against or suffered by the Owner in respect of the said property or for the act and conduct of the Owner or otherwise and vice versa.
- 34) It is hereby agreed between both parties that the Developers shall take all the responsibility and/or liabilities in respect of construction of proposed multi-storied building and in such respect the Owner herein shall not take any responsibility and/or liabilities for the same.
- 35) The original papers, documents, title deeds including mother deeds, mutation certificate, latest municipal tax receipt and all other necessary papers in respect of the said property shall be kept with the Developers during the period of construction of the proposed multi-storied building so that interested persons /

intending buyers shall be entitled to have inspection and upon completion of the building the same shall be handed over to the Owners' Association on its formation.

- 36) The Developers hereby agree and covenant with the Owner not to do any act, deed or things whereby the Owner is prevented from enjoying, selling, disposing of the Owner's allocation in the proposed building at the **SCHEDULE - "A"** property after delivery of re-possession thereof to the Owner.
- 37) The Developers hereby undertake to keep the Owner indemnified against all third party claims and actions arising out of any sort of act or omissions of the Developers in relating to the making of construction of the said building. The Developers shall not interfere in any manner whatsoever to the sale proceeds and/or otherwise with regard to the Owner's allocation and also not to claim any amount from the sale proceeds of the Owner's allocation.
- 38) It is hereby agreed between both parties that as and from the date of completion of the building or handover the possession of flat/shop/garage, the Developers and/or its transferees and the Owner and/or its transferees and their successors shall each be liable to pay punctually and regularly proportionate common facilities and maintenance charges and other taxes, dues etc. payable in respect of their respective areas and/or shares of the constructed area.
- 39) That all the deeds, documents, drafting etc. relating to either to be concerned land or agreement to Deed of Conveyance and/or any type of drafting and documentation in respect of the said property concerning the Developers allocation shall exclusively

be drawn up by the Ld. Advocate appointed by the Developers by Mr. Sudipta Kumar Das, Advocate, High Court at Calcutta having his office at 2, Garstin Place, 4<sup>th</sup> Floor, Room No.6, Kolkata - 700 001.

- 40) It is agreed by and between the parties hereto that if the Developers start and carry out any obligation and work as laid down within this agreement, the agreement cannot be cancelled by any manner without showing proper reasons in writing at least 30 (thirty) days' notice in advance before such cancellation, otherwise no such cancellation shall be maintained and acknowledged by the Developers herein at all times. Also, the Developers shall not cancel the said Development Agreement without showing proper reasons in writing at least 30 (thirty) days' notice in advance to the Owner before such cancellation.
- 41) The name of the proposed multi-storied building shall be decided later on by the parties on mutual understanding.
- 42) That the death of any party shall not have the effect of termination of this agreement but in such case the legal heirs or nominees of the parties shall automatically step into the bindings and shares of the respective side to all intent and purpose.
- 43) That the Owner shall enjoy the common passage, common areas, path etc. as mentioned in the **SCHEDULE - "E"** below hereunder and for that the Owner shall pay the proportionate cost of maintenance as mentioned in the **SCHEDULE - "F"** below hereunder which will be fixed by the Flat Owners' Association of the said proposed building from time to time. The Owner shall join with the Association to be formed by the flat Owners of the

said proposed building. So long the Association is not formed the maintenance charges fixed by the Developers shall be paid to the Developers by all the flat Owners.

- 44) It is agreed and declared by and between the parties that both parties shall always co-operate with one another for giving effect to this agreement, but in case any dispute, controversy or claims between the parties hereto arising out of or relating to this Agreements or the breach, termination or invalidity thereof, shall be settled by arbitration in accordance with the provisions of the Arbitration and Conciliation Act, 1996. The Arbitral tribunal shall be composed of a sole Arbitrator appointed by the parties mutually. The place of arbitration shall be at Kolkata and any award made whether interim or final, shall be deemed for all purposes between the parties to be made in Kolkata. The award of the arbitral tribunal shall be final and conclusive and binding upon the Parties hereto. The arbitral proceeding shall be conducted in the English language and any award or awards shall be rendered in English.
- 45) It is agreed and declared by and between the parties that the Courts within the Ordinary Original Civil Jurisdiction of the Calcutta High Court alone shall have the jurisdiction to entertain try and determine all actions and proceedings between the parties hereto relating to or arising out of or under this agreement or connected therewith including the arbitration as provided hereinabove.

**SCHEDULE - "A" ABOVE REFERRED TO:****(Description of the existing entire property)**

**ALL THAT** piece and parcel of bastu land measuring about 5 (five) Cottahs 14 (fourteen) Chittacks (i.e. total 4230 Sq. Ft.), a little more or less, together with old dilapidated three storied residential brick building total measuring about 8100 Sq. Ft. (i.e. 2700 Sq. Ft. in each Ground Floor, First Floor and Second Floor respectively), more or less, cement flooring, (now here undivided one sixth share i.e. land measuring about 15 Chittacks 30 Sq. Ft. or 705 Sq. Ft. with total 1350 Sq. Ft. of residential structures) standing thereon, which is situated at Dist. - Kolkata, Police Station - Shyampukur, being municipal premises no. 4, Haralal Mitra Street, P.S. - Shyampukur, Kolkata - 700003, Assessee No.11-007-16-0003-8, under Ward No.007, Borough No. I, within the local limits of Kolkata Municipal Corporation, together with all easement rights over the said property, butted and bounded by :

- On the NORTH : 8 ft. wide Common Passage;  
 On the SOUTH : Pre. No.72/1, Baghbazar Street;  
 On the EAST : Amrita Co-operative and thereafter  
 6 ft. wide common passage;  
 On the WEST : 16 ft. wide Haralal Mitra Street;

**SCHEDULE - "B" ABOVE REFERRED TO:**

[Owner's Allocation]

Owner's allocation will comprise for construction of proposed multi-storied building, the details are as follows :

1. The Developers shall provide one residential flat, identified by South-West side facing, situated on the Third Floor measuring

about 750 Sq. Ft. Covered Area, more or less, including proportionate stair cases and lift in the proposed multi-storied building to the owner as her owner's allocation.

2. The Developers shall provide the aforesaid areas to the Owner including proportionate common expenses as mentioned in the **SCHEDULE - "F"** below for use of common areas and facilities mentioned in the **SCHEDULE - "E"** below.
3. The Owner herein shall use the final roof, lift etc as common with the other Owners of the said proposed multi-storied building on **SCHEDULE - "A"** property.
4. The Owner's allocation share shall be furnished in all respect as per specification mentioned in the **SCHEDULE - "D"** hereunder.

**SCHEDULE - "C" ABOVE REFERRED TO:**

[Developers' Allocation]

Developers' allocation will comprise for construction of proposed multi-storied building, the details are as follows:

- a) The balance entire constructed area in the proposed multi-storied building to be constructed on **SCHEDULE - "A"** property after deducting Owner's allocation mentioned above herein called as Developers' allocation and the Developers shall lawful beneficial Owner thereof shall be entitled to sale, transfer in any form or otherwise alienate the said portion/allocations to the intending purchasers as the Developers shall think fit and proper.

**SCHEDULE - "D" ABOVE REFERRED TO:**

[Structure and Specification]

- 1) Foundation : R.C.C. foundation and super structure.
- 2) Walls : 8" / 5" thick main wall, 5" / 3" thick partition walls including plaster and all inside walls will be finished with wall putty.
- 3) Doors : Main door will be made of standard quality of Flash Door (water proof), Door frame will be made of Sal Wood and other doors will be of flashed type with provisional standard plywood.
- 4) Windows : Aluminum windows fitted with glass and outer window covered by standard quality of grill.
- 5) Floors : All rooms laid with marble/tiles with 4" high skirting, kitchen laid with marble/tiles. Toilet walls will be of 6' height around the toilet wall areas. Toilet floors will be made by marble.
- 6) Toilet and Sanitary fittings : Toilets will be provided one normal white commode with cistern, one shower, two tap in the toilet, water line will be concealed type made of PVC pipe supplied as per requirements (all fittings, fixtures will be standard quality). One white basin of standard quality inside dining space.
- 7) Electrical : Concealed wiring throughout the flats, one Calling Bell Point and One Light Point at Main Door of each flat and Two Light Points, One Fan Point, One Plug Point in each Bed Room. In Dining Room One Freeze Point of 15 Amps, Two

Light Points, One Fan Point, One Point for TV. In the Toilet there will be One Light Point, One Gizer point and One Exhaust Fan Point. At kitchen One Light Point, One 15 Amps Plug Point and One Exhaust Fan/Chimney Point. In the Balcony one Light Point and One Plug Point. Two AC point in each flat. Wire - Finolex or equivalent (ISI approved), Modular Switches - Pritam (Try) or equivalent (ISI approved).

- 8) Water supply : 24 hours water supply via overhead tank. The Developers shall provide one municipal water connection from Kolkata Municipal Corporation in the said multi-storied building.
- 9) Kitchen : Cooking platform will be of black stone, one SS sink will be provided 3 ft high skirting (Glazed tiles) above the cooking platform. One tap point inside the kitchen at sink and one tap point below the sink.
- 10) Roof : Water proofing treatment with net cementing on top floor.
- 11) Extra work : Extra work will be according to the choice of the parties. The work will be made by the only Developer after settlement of rates for the said job. The payment of extra work should be made at the time of settlement through the engineer.
- 12) Electric Meter : Infrastructure Development cost for electric meter of Rs.10,000/- will be paid extra by the owner herein.
- 13) Flat area : Area of the flat, i.e. super built up area is of the

total covered up area of the flat [(Totaling of Covered Area + Proportionate of Stair Case + Lift) x 25% Super Built-up area].

**SCHEDULE - "E" ABOVE REFERRED TO :**

(Common areas and facilities)

- 1) All that the piece and parcel of the land hereditaments and premises described in the **SCHEDULE - "A"** hereinabove written shall for all intents and purposes remain common in the joint property (nor partible).
- 2) Foundation columns, beams, vertical lateral supports, common walls, boundary walls, corridors, entrance gate, passage, pathways in the said premises.
- 3) The main gates and passage and side space of the said building.
- 4) Installations of common services, viz. electricity, water supply system, rain water discharge system, common pipes, water, sewers, sanitation drain etc.
- 5) General lighting of the common portion and electrical fittings, common electrical cable line fittings and fixtures in the common areas including landings and outside walls of the said building.
- 6) Stair cases, final roof, landings, open yard/corridor, lift, lift room, boundary walls etc. of the said building.
- 7) Pump/Motor room, Water reservoir, water tank (both underground and overhead), septic tank, sewerage and sanitation.
- 8) Light fittings in the common spaces including landings and outside walls of the said building, pump/motor room etc. Electric meter and electric wiring, cables, meter box etc.

**SCHEDULE - "F" ABOVE REFERRED TO :****(Proportionate common expenses)**

- 1) Cost of maintenance, repairing, re-decorating etc. of the main structure and in particular the gutters, fresh and rain water pipes, pump and storage tanks, gas pipes, drains, sewerages, lift, lift room, overhead and electric wires, electric meter and cables, motor pump and other appliances and passages in or under the building and the main entrance, passages, landings, staircase, boundary wall of the building.
- 2) The cost of cleaning and lighting of the passage landings, staircase and other parts of the building as enjoyed or used by the Purchaser in common as aforesaid.
- 3) The cost of the decorating the exterior part of the building. The cost of working and maintenance of pumps, motors etc.
- 4) Municipal and other taxes for the time being assessed and also outgoings, if any, as and when payable.
- 5) Maintenance charges to be paid by the flat Owner from the date of possession or from the date of these presents whichever is earlier.
- 6) Proportionate amount payable towards municipal rates, taxes and impositions betterment fees and such other government rates, taxes etc may be necessary and payable to the Kolkata Municipal Corporation concerning the said premises.

**IN WITNESS WHEREOF** the parties hereunto set and subscribe their respective hands with free Will, consent and without any compulsion or pressure on the day, month and year first above written.

**SIGNED, SEALED AND DELIVERED**

by the parties in the presence of :

1.

Sayin Arpin  
10 Sandal Street  
Kolkata-16

*Sarmistha Ghosh*

Signature of the Owner

2. *Sudipta Kumar Das*  
*Advocate*  
*High Court, Calcutta*

TRIKUTA HEIGHTS LLP  
*Abhishek Sinha*  
Partner

TRIKUTA HEIGHTS LLP  
*Jimmy n Jimmy*  
Partner

TRIKUTA HEIGHTS LLP  
*Dip h Verma*  
Partner

Signature of the Developers

**Drafted, read over and explained  
by me in Bengali to the respective  
parties in the presence of aforesaid  
witnesses:**

*Soumya Chatterjee*

Soumya Chatterjee  
Advocate,  
High Court at Calcutta  
Enroll No. F/1374/1012/2019

# SPECIMEN FORM FOR TEN FINGERPRINTS



*Armita Gahl*

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



*Abhishek Shrivastava*

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



*Anurag Jain*

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



*Dipti Verma*

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



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



192024250297465428

GRN Details

GRN: 192024250297465428 Payment Mode: SBI Epay  
GRN Date: 01/12/2024 22:25:47 Bank/Gateway: SBlePay Payment Gateway  
BRN : 8132881941123 BRN Date: 01/12/2024 22:26:12  
Gateway Ref ID: IGASDPFEQ3 Method: State Bank of India NB  
GRIPS Payment ID: 011220242029746541 Payment Init. Date: 01/12/2024 22:25:47  
Payment Status: Successful Payment Ref. No: 2002887303/3/2024  
[Query No\*/Query Year]

Depositor Details

Depositor's Name: Mr Sudipta Kumar Das  
Address: 2/24 Jogendra Basak Road, Baranagar, Kolkata - 700036  
Mobile: 9433745730  
EMail: sudiptakrdas2004@gmail.com  
Period From (dd/mm/yyyy): 01/12/2024  
Period To (dd/mm/yyyy): 01/12/2024  
Payment Ref ID: 2002887303/3/2024  
Dept Ref ID/DRN: 2002887303/3/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002887303/3/2024	Property Registration- Stamp duty	0030-02-103-003-02	6920
2	2002887303/3/2024	Property Registration- Registration Fees	0030-03-104-001-16	21
			<b>Total</b>	<b>6941</b>

IN WORDS: SIX THOUSAND NINE HUNDRED FORTY ONE ONLY.

PAID

### Major Information of the Deed

Deed No.:	I-1902-14196/2024	Date of Registration:	02/12/2024
Query No / Year	1902-2002887303/2024	Office where deed is registered	
Query Date	14/11/2024 12:56:34 AM	A.R.A. - II KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	Sudipta Kumar Das Sagar Mansion, 2, Garstin Place, 4th Floor, Room No.6, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9433745730, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 40,66,031/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 7,020/- (Article:48(g))	Rs. 21/- (Article:E, E)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

#### Land Details :



District: Kolkata, P.S:- Shyampukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Hara Lal Mitra Street, , Premises No: 4, , Ward No: 007 Pin Code : 700003

Sch No	Plot Number	Khatian Number	Land Use Proposed	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	15 Chatak 30 Sq Ft	1/-	30,53,531/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
<b>Grand Total :</b>				1.6156Dec	1/-	30,53,531 /-	

#### Structure Details :

Sch No	Structure Details	Area of Structure	Set forth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1350 Sq FL	1/-	10,12,500/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 450 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 450 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 2, Area of floor : 450 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p>					
<b>Total :</b>		1350 sq ft	1/-	10,12,500 /-	



**Land Lord Details :**



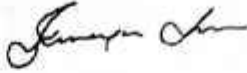


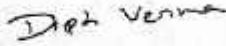
Sl No	Name,Address,Photo,Finger print and Signature
1	Name Photo Finger Print Signature
1	<p><b>Ms Sarmistha Ghosh</b>                      Daughter of Late Sankar Ghosh                      Executed by: Self, Date of Execution: 02/12/2024                      , Admitted by: Self, Date of Admission: 02/12/2024 ,Place : Office</p>   <p>Signature: <i>Sarmistha Ghosh</i></p> <p>02/12/2024 LTI 02/12/2024 02/12/2024</p>
<p>4, Haralal Mitra Street, City:- Not Specified, P.O:- Baghbazar, P.S:-Shyampukur, District:-Kolkata, West Bengal, India, PIN:- 700003 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, Date of Birth:XX-XX-1XX1 , PAN No.:: amxxxxxx7n, Aadhaar No: 52xxxxxxxx2056, Status :Individual, Executed by: Self, Date of Execution: 02/12/2024 , Admitted by: Self, Date of Admission: 02/12/2024 ,Place : Office</p>	

**Developer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<p><b>Trikuta Heights LLP</b>                      13, Pran Krishna Mukherjee Road, City:- Not Specified, P.O:- Cossipore, P.S:-Chitpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700002 Date of Incorporation:XX-XX-2XX4 , PAN No.:: aaxxxxxx7g,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative</p>

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	Name Photo Finger Print Signature
1	<p><b>Mr Abhishek Shaw (Presentant)</b>                      Son of Mr Arun Kumar Shaw                      Date of Execution - 02/12/2024, , Admitted by: Self, Date of Admission: 02/12/2024, Place of Admission of Execution: Office</p>   <p>Signature: <i>Abhishek Shaw</i></p> <p>Dec 2 2024 6:30PM LTI 02/12/2024 02/12/2024</p>
<p>16/1A, Pran Krishna Mukherjee Road, City:- Not Specified, P.O:- Cossipore, P.S:-Chitpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700002, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX8 , PAN No.:: jcxxxxxx1q, Aadhaar No: 49xxxxxxxx7463 Status : Representative, Representative of : Trikuta Heights LLP (as Partner)</p>	

2	Name	Photo	Finger Print	Signature
	<b>Mr Indrajit Sinha</b> Son of Mr Amar Kumar Sinha Date of Execution - 02/12/2024, , Admitted by: Self, Date of Admission: 02/12/2024, Place of Admission of Execution: Office		 Captured	
		Dec 2 2024 8:33PM	LTI 02/12/2024	02/12/2024
13, Pran Krishna Mukherjee Road, City:- Not Specified, P.O:- Cossipore, P.S:-Chitpur, District:-South 24 -Parganas, West Bengal, India, PIN:- 700002, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-2XX2 , PAN No.:: nmxxxxxx2m, Aadhaar No: 29xxxxxxxx1447 Status : Representative, Representative of : Trikuta Heights LLP (as Partner)				
3	Name	Photo	Finger Print	Signature
	<b>Ms Dipti Verma</b> Daughter of Mr Ravindra Prasad Verma Date of Execution - 02/12/2024, , Admitted by: Self, Date of Admission: 02/12/2024, Place of Admission of Execution: Office		 Captured	
		Dec 2 2024 8:35PM	LTI 02/12/2024	02/12/2024
1/1/H/A/2, Haridhan Dutta Bye Lane, Flat No: C2, 2nd Floor, City:- Not Specified, P.O:- Cossipore, P.S:- Chitpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700002, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX9 , PAN No.:: bkxxxxxx0f, Aadhaar No: 70xxxxxxxx9379 Status : Representative, Representative of : Trikuta Heights LLP (as Partner)				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Soumya Chatterjee</b> Son of Mr Tapan Chatterjee 2, Garstin Place, 4th Floor, City:- Not Specified, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001		 Captured	
	02/12/2024	02/12/2024	02/12/2024
Identifier Of Ms Sarmistha Ghosh, Mr Abhishek Shaw, Mr Indrajit Sinha, Ms Dipti Verma			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Ms Sarmistha Ghosh	Trikuta Heights LLP-1.61563 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Ms Sarmistha Ghosh	Trikuta Heights LLP-1350.00000000 Sq Ft

**Endorsement For Deed Number : I - 190214196 / 2024**

**On 02-12-2024**

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

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

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

Presented for registration at 17:15 hrs on 02-12-2024, at the Office of the A.R.A. - II KOLKATA by Mr Abhishek Shaw

**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 40,66,031/-

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

Execution is admitted on 02/12/2024 by Ms Sarmistha Ghosh, Daughter of Late Sankar Ghosh, 4, Haralal Mitra Street, P.O: Baghbazar, Thana: Shyampukur, , Kolkata, WEST BENGAL, India, PIN - 700003, by caste Hindu, by Profession Service

Identified by Mr Soumya Chatterjee, , Son of Mr Tapan Chatterjee, 2, Garstin Place, 4th Floor, P.O: GPO, 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 02-12-2024 by Mr Abhishek Shaw, Partner, Trikuta Heights LLP (LLP), 13, Pran Krishna Mukherjee Road, City:- Not Specified, P.O:- Cossipore, P.S:-Chitpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700002

Identified by Mr Soumya Chatterjee, , Son of Mr Tapan Chatterjee, 2, Garstin Place, 4th Floor, P.O: GPO, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Execution is admitted on 02-12-2024 by Mr Indrajit Sinha, Partner, Trikuta Heights LLP (LLP), 13, Pran Krishna Mukherjee Road, City:- Not Specified, P.O:- Cossipore, P.S:-Chitpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700002

Identified by Mr Soumya Chatterjee, , Son of Mr Tapan Chatterjee, 2, Garstin Place, 4th Floor, P.O: GPO, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Execution is admitted on 02-12-2024 by Ms Dipti Verma, Partner, Trikuta Heights LLP (LLP), 13, Pran Krishna Mukherjee Road, City:- Not Specified, P.O:- Cossipore, P.S:-Chitpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700002

Identified by Mr Soumya Chatterjee, , Son of Mr Tapan Chatterjee, 2, Garstin Place, 4th Floor, P.O: GPO, 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 21.00/- ( E = Rs 21.00/- ) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 01/12/2024 10:26PM with Govt. Ref. No: 192024250297465428 on 01-12-2024, Amount Rs: 21/-, Bank: SBI EPay ( SBlePay), Ref. No. 8132881941123 on 01-12-2024, Head of Account 0030-03-104-001-16


**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 7,020/- and Stamp Duty paid by Stamp Rs 100.00/- by online = Rs 6,920/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 38578, Amount: Rs.100.00/-, Date of Purchase: 14/11/2024, Vendor name: M Ghosh

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 01/12/2024 10:26PM with Govt. Ref. No: 192024250297465428 on 01-12-2024, Amount Rs: 6,920/-, Bank: SBI EPay ( SBlePay), Ref. No. 8132881941123 on 01-12-2024, Head of Account 0030-02-103-003-02

  
Satyajit Biswas  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - II KOLKATA  
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1902-2024, Page from 752050 to 752088

being No 190214196 for the year 2024.



Digitally signed by SATYAJIT BISWAS  
Date: 2024.12.05 11:45:28 +05:30  
Reason: Digital Signing of Deed.

(Satyajit Biswas) 05/12/2024

ADDITIONAL REGISTRAR OF ASSURANCE

OFFICE OF THE A.R.A. - II KOLKATA

West Bengal.