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certified that the document is admitted to registration. The signature sheets and the endorsement sheets attached with the document are the part of this document.

District Sub-Register-II  
Alipore, South 24-pargana

03 DEC 2024

THIS DEVELOPMENT AGREEMENT  
 IS MADE ON THIS .....28<sup>th</sup> DAY OF  
 DECEMBER TWO THOUSAND  
 TWENTY FOUR  
 BETWEEN

29/11/24  
28/11/24

NAME.....  
ADD..... 502  
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SAMIR KUMAR DEY  
ADVOCATE  
ALIPORE JUDGE'S COURT

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KOLKATA REGISTRATION OFFICE



DISTRICT SUB REGISTRAR-III  
SOUTH 24 PARGANAS, ALIPORE

29 NOV 2024

Tareen Rant' Dey  
Alipore Juries Court  
Vol-27,

1) **SRI DILIP KUMAR SHAW (H.U.F) (PAN CARD NO.AAKHD7337P)** represented as Karta of Hindu Undivided family being Dilip Kumar Shaw ( PAN CARD NO.AIXPS7161F) (AADHAR NO.2136 3453 2013) (MOB.9830053278) son of Late Shyam Sunder Shaw by faith - Hindu, by occupation - Business, by nationality - Indian residing at 19/C, Mohan Chand Road, P.O. Kidderpore, P.S. Watgunge, Kolkata - 700 023 2) **SRI PRADEEP KUMAR SHAW (H.U.F) (PAN CARD NO.AARHP2614L)** represented as Karta of Hindu Undivided family being Pradeep Kumar Shaw (AIXPS7160E) (AADHAR CARD NO.6503 0898 7861) (MOB.9331411901) son of Late Shyam Sunder Shaw by faith - Hindu, by occupation - Business, by nationality - Indian residing at 19/C, Mohan Chand Road, P.O. Kidderpore, P.S. Watgunge, Kolkata - 700 023 3) **SRI ANUP KUMAR GUPTA (H.U.F) (PAN CARD NO.AATHA3081N)** represented as Karta of Hindu Undivided family being Anup Kumar Gupta (PAN NO.AEBPG3559F) (AADHAAR NO.4155 3734 4188) (MOB.9331411902) son of Late Shyam Sunder Shaw by faith - Hindu, by occupation - Business, by nationality - Indian residing at 19/C, Mohan Chand Road, P.O. Kidderpore, P.S. Watgunge, Kolkata - 700 023 4) **SRI MANOJ KUMAR GUPTA (H.U.F) (PAN CARD NO.AARHM1872R)** represented as Karta of Hindu Undivided family being Manoj Kumar Gupta (PAN NO.AHCPG5934G) (AADHAR CARD NO.2379 6922 8022) (MOB.9331411903) son of Late Shyam Sunder Shaw by faith - Hindu, by occupation - Business, by nationality - Indian residing at 19/C, Mohan Chand Road, P.O. Kidderpore, P.S. Watgunge, Kolkata - 700 023 hereinafter called the **VENDORS / OWNERS** (which term or expression shall repugnant to or excluded by the context be deemed to mean and include their heirs, executors, administrators, legal representatives and assignees) of the **ONE PART**.

**AND**

**PRIME BUILDS (PAN.ABGFP2888J)** a partnership firm having its office at 19U, Mohan Chand Road, P.S. - Watgunge, P.O. - Khidderpore, Kolkata - 700 023 represented by its Partners 1) **SRI RISHAV SHAW** son of Sri Dilip Kumar Shaw (PAN NO.HRFPS2675C) (AADHAR NO.9825 4545 0901) (D.O.B 19.02.1997) (MOB.7003814397) residing at 19C, Mohan Chand Road 2) **SRI ASMIIT GUPTA** son of Sri Manoj Kumar Gupta (PAN.DYVPG6163A) (D.O.B.

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DISTRICT SUB REGISTRAR-III  
SOUTH 24 PARGANAS, ALIPORE

26 NOV 2024

**06.08.2004) (AADHAR NO.6861 0888 0163) (MOB.7003122828)** residing at 19C, Mohan Chand Road 3) **SRI PRATIK GUPTA** son of Sri Anup Kumar Gupta (PAN NO.BYDPG6161J) (D.O.B 15.04.1995) (AADHAR NO.2004 6797 6432) (MOB.9163738897) all are residing at 19C Mohan Chand Road, P.S. Watgung, P.O.Kidderpore, Kolkata - 700 023 hereinafter called the **DEVELOPER** (which term or expression shall repugnant to or excluded by the context be deemed to mean and include their heirs, executors, administrators, legal representatives and assignees) of the **OTHER PART**

**WHEREAS** by virtue of a Bengali Deed of Conveyance dated 30<sup>th</sup> September, 1958 one Roy Bahadur Gunendra Krishna Roy son of Late Girdhari Lal Roy sold, transferred, conveyed, assigned and assured **ALL THAT** piece and parcel of land measuring about 01 cottah 13 chittaks and 23 sq.ft. (equivalent to 1328 sq.ft.) be the same a little more or less being Municipal Premises No.25/1B, Watgunge Street within the limits of the then Corporation of Calcutta and in Mouza - Kidderpore under Police Station - Watgunge in the then District 24 Parganas now South 24 Parganas presently comprised in Municipal Premises No.25/1B, Kabitirtha Sarani under Municipal Ward No.75 within the limits of the Kolkata Municipal Corporation together with structure thereon (hereinafter referred to and morefully described in the **SCHEDULE** written hereunder) together with common easement right in favour of one Smt. Urmila Sha (since deceased), wife of Late Prem Chandra Sha for the consideration mentioned therein and the said Deed was registered in the office of the Sub - Registrar at Alipore and recorded in Book No.I, Volume No.16, Pages 243 to 248, as Being No.3334 for the year 1958.

**AND WHEREAS** the said Smt. Urmila Sha while seized and possessed of and / or otherwise well and sufficiently entitled to the said Premises No.25/1B, Kabitirtha Sarani, P.S. Watgunge, Kolkata - 700 023 by virtue of a registered Deed of Conveyance dated 14<sup>th</sup> July, 1969 sold, transferred, conveyed and assigned the said Second entire Properties in favour of the said Smt. Ram Dulari Devi Sha (since deceased) for the consideration mentioned therein. The said Deed was registered in the office of the Joint Sub Registrar of Alipore at Alipore and recorded in Book No.I, Volume No.60, Pages 232 to 234, being No.3577 for the year 1969.

**AND WHEREAS** the said Smt. Ram Dulari Sha (since deceased) while seized and possessed of and / or otherwise well and sufficiently entitled to the said Premises No.25/1B, Kabitirtha Sarani, P.S. Watgunge, Kolkata - 700 023 and mutated her name in the records of the Kolkata Municipal Corporation in respect to the said Premises No.25/1B, Kabitirtha Sarani, P.S. Watgunge, Kolkata - 700 023.

**AND WHEREAS** the said Smt. Ram Dulari Sha died intestate on 24<sup>th</sup> March, 1996 leaving behind surviving her husband, 1) Sri Ram Chandra Sha, and three sons namely 1) Sri Ranjit Prasad Shah, 2) Sri Jiban Kumar Saha, 3) Sri Binod Kumar Saha and three daughters namely 1) Smt. Manju Devi, 2) Smt. Renu Shaw and 3) Smt. Chitra Devi as her sole legal heirs and successors who jointly inherited the said Premises No.25/1B, Kabitirtha Sarani, P.S. Watgunge, Kolkata - 700 023 belonging to the said deceased, Smt. Ram Dulari Sha as per the provisions of the Hindu Succession Act, 1956.

**AND WHEREAS** in the premises aforesaid, by way of inheritance, 1) Sri Ram Chandra Sha, 2) Sri Ranjit Prasad Shah, 3) Sri Jiban Kumar Saha, 4) Sri Binod Kumar Saha, 5) Smt. Manju Devi, 6) Smt. Renu Shaw and 7) Smt. Chitra Devi jointly became the absolute owners of the said Premises No.25/1B, Kabitirtha Sarani, P.S. Watgunge, Kolkata - 700 023 each having undivided 1/7th the share.

**AND WHEREAS** subsequently the said 1) Sri Ram Chandra Sha, 2) Sri Jiban Kumar Saha, 3) Sri Binod Kumar Saha, 4) Smt. Renu Shaw and 5) Smt. Chitra Devi jointly as Donors by and through a registered Deed of Gift dated 18<sup>th</sup> July, 2014, gifted, transferred, conveyed, assigned and assured their undivided 5/7<sup>th</sup> share in the said Premises No.25/1B, Kabitirtha Sarani, Kolkata - 700 023 in favour of the said Ranjit Prasad Shah for consideration of love and affection they had for the said Sri Ranjit Prasad Shah, described as Donee therein. The said Deed of Gift was registered in the office of the Additional Registrar or Assurances - I, Kolkata and recorded in Book No.I, Volume No.15, Pages 4109 to 4131, Being No.06577 for the year 2014.

**AND WHEREAS** the aforesaid Smt. Manju Devi wife of Sri Vinay Kumar and daughter of Late Ram Chandra Sha, also had a undivided 1/7<sup>th</sup> share in the said Premises No.25/1B, Kabitirtha Sarani, P.S. Watgunge, Kolkata - 700 023 gifted and transferred her undivided 1/7<sup>th</sup> share in the said Premises No.25/1B, Kabitirtha Sarani, P.S. Watgunge, Kolkata - 700 023 unto and in

avour of her son Sri Ranjit Prasad Shah by another Deed of Gift dated 16.08.2014 which was registered in the office of the A.R.A - I, Kolkata and recorded in Book No.I, Volume No.18, Pages 4743 to 4763, Being NO.07593 for the year 2014. Thus the total undivided 6/7<sup>th</sup> share of the said Premises No.25/1B, Kabitirtha Sarani, P.S. Watgunge, Kolkata - 700 023 was gifted to the said Sri Ranjit Prasad Shah, the vendor herein. Another undivided 1/7<sup>th</sup> share of the said Premises No.25/1B, Kabitirtha Sarani, P.S. Watgunge, Kolkata - 700 023 was inherited by said Sri Ranjit Prasad Shah, thus the said Sri Ranjit Prasad Shah became the absolute owner of aforesaid Premises No.25/1B, Kabitirtha Sarani, Kolkata - 700 023 duly got his name mutated in the records of the Kolkata Municipal Corporation in respect of the said Premises No.25/1B, Kabitirtha Sarani, P.S. Watgunge, Kolkata - 700 023 as sole owner.

**AND WHEREAS** due to some urgent need of money the said Sri Ranjit Prasad Shah declared to sell and dispose the said Premises No.25/1B, Kabitirtha Sarani, P.S. Watgunge, Kolkata - 700 023 and the purchasers above named 1) **SRI DILIP KUMAR SHAW (H.U.F)**, 2) **SRI PRADEEP KUMAR SHAW (H.U.F)**, 3) **SRI ANUP KUMAR GUPTA (H.U.F)** and 4) **SRI MANOJ KUMAR GUPTA (H.U.F)** after coming to learn the said desire of the Vendor offered to purchase of the said Premises No.25/1B, Kabitirtha Sarani, P.S. Watgunge, Kolkata - 700 023 at a price of **RS.67,53,997.00 (RUPEES SIXTY SEVEN LAKH FIFTY THREE THOUSAND NINE HUNDRED NINETY SEVEN)** only, which price was duly accepted as highest market price by the vendor above named, free from all encumbrances, attachment, liens and lispendence.

**AND WHEREAS** the said Ranjit Prasad Shah there after by an Indenture dated 22.06.2023 sold, transferred, conveyed, assigned and assured the said Premises No.25/1B Kabitirtha Sarani, Kolkata - 700 023 containing an area of land measuring 1 cottah 13 chittaks and 23 sq.ft. more or less unto and in favour of above named owners. The said Deed was registered in the office of D.S.R - III, South 24 Parganas and recorded in Book No.I, Volume No.1603 - 2023, Pages 251873 to 251893, Being No.160309089 for the year 2023.

**AND WHEREAS** by virtue of a Bengali Deed of Conveyance dated 30<sup>th</sup> September, 1958 one Roy Bahadur Gunendra Krishna Roy son of Late Giridhari Lal Roy sold, transferred, conveyed, assigned and assured **ALL THAT** piece and parcel of land measuring about 01 cottah 09 chittaks and 02 sq.ft. (equivalent to

1127 sq.ft.) be the same a little more or less forming part of Municipal Premises No.26B, Watgunge Street within the limits of the then Corporation of Calcutta and in Holding No.19 in Mouza - Kidderpore under Police Station - Watgunge in the then District 24 Pargana now South 24 Pargana presently comprised in Municipal Premises No.26B, Kabitirtha Sarani under Municipal Ward No.75 within the limits of the Kolkata Municipal Corporation together with structure standing thereon, which is morefully described in the **SCHEDULE** here under together with common easement right in favour of one Smt. Ram Dulari Sha (since deceased), wife of Late Ram Chandra Sha for the consideration mentioned therein the said Deed was registered in the office of the Sub - Registrar at Alipore and recorded in Book No.I, Volume No.16, Pages 237 to 242, as Being No.3333 for the year 1958.

**AND WHEREAS** the said Smt. Ram Dulari Sha (since deceased) while seized and possessed of and / or otherwise well and sufficiently entitled to the said Premises No.26B, Kabitirtha Sarani, P.S. Watgunge, Kolkata - 700 023 and mutated her name in the records of the Kolkata Municipal Corporation in respect of the said Premises No.26B, Kabitirtha Sarani, P.S. Watgunge, Kolkata - 700 023.

**AND WHEREAS** the said Smt. Ram Dulari Sha died intestate on 24<sup>th</sup> March, 1996 leaving behind surviving her husband, 1) Sri Ram Chandra Sha, and three sons namely 1) Sri Ranjit Prasad Shah, 2) Sri Jiban Kumar Saha, 3) Sri Binod Kumar Saha and three daughters namely 1) Smt. Manju Devi, 2) Smt. Renu Shaw and 3) Smt. Chitra Devi as her sole legal heirs and successors who jointly inherited the said Premises No.26B, Kabitirtha Sarani, P.S. Watgunge, Kolkata - 700 023 belonging to the said deceased, Smt. Ram Dulari Sha as per the provisions of the Hindu Succession Act, 1956.

**AND WHEREAS** in the premises aforesaid, by way of inheritance, said 1) Sri Ram Chandra Sha, 2) Sri Ranjit Prasad Shah, 3) Sri Jiban Kumar Saha, 4) Sri Binod Kumar Saha, 5) Smt. Manju Devi, 6) Smt. Renu Shaw and 7) Smt. Chitra Devi jointly became the absolute owners of the said Premises No.26B, Kabitirtha Sarani, P.S. Watgunge, Kolkata - 700 023 each having undivided 1/7<sup>th</sup> share in the said premises.

**AND WHEREAS** subsequently the said 1) Sri Ram Chandra Sha, 2) Sri Jiban Kumar Saha, 3) Sri Binod Kumar Saha, 4) Smt. Renu Shaw and 5) Smt. Chitra

Devi jointly as Donors by and through a registered Deed of Gift dated 18<sup>th</sup> July, 2014, gifted, transferred, conveyed, assigned and assured their undivided 5/7<sup>th</sup> share in the said Premises No.26B, Kabitirtha Sarani, Kolkata-700 023 in favour of the said Ranjit Prasad Shah for consideration of love and affection they had for the said Sri Ranjit Prasad Shah described as Donee therein. The said Deed of Gift was registered in the office of the Additional Registrar or Assurances - I, Kolkata and recorded in Book No.I, Volume No.15, Pages 4109 to 4131, Being No.06577 for the year 2014.

**AND WHEREAS** the aforesaid Smt. Manju Devi wife of Sri Vinay Kumar and daughter of Late Ram Chandra Sha, also had a undivided 1/7<sup>th</sup> share in the said Premises No.26B, Kabitirtha Sarani, P.S. Watgunge, Kolkata - 700 023 gifted and transferred her undivided 1/7<sup>th</sup> share in the said premises unto and in favour of her son Sri Ranjit Prasad Shah by another Deed of Gift dated 16.08.2014 which was registered in the office of the A.R.A-I, Kolkata and recorded in Book No.I, Volume No.18, Pages 4743 to 4763, Being NO.07593 for the year 2014. Thus the total undivided 6/7<sup>th</sup> share of the said Premises No.26B, Kabitirtha Sarani, P.S. Watgunge, Kolkata - 700 023 was gifted to the said Sri Ranjit Prasad Shah. Another undivided 1/7<sup>th</sup> share of the said Premises No.26B, Kabitirtha Sarani, P.S. Watgunge, Kolkata - 700 023 was inherited by said Sri Ranjit Prasad Shah, thus Sri Ranjit Prasad Shah became the absolute owner of aforesaid Premises No.26B, Kabitirtha sarani, Kolkata-700 023 and duly got his name mutated in the records of the Kolkata Municipal Corporation in respect of the said Premises No.26B, Kabitirtha Sarani, P.S. Watgunge, Kolkata-700 023 in respect of the said premises as sole owner.

**AND WHEREAS** thereafter the said Ranjit Prasad Shah by another Indenture dated 22.06.2023 sold, transferred, conveyed, assigned and assured the adjacent Premises No.26/B, Kabitirtha Sarani, Kolkata-700 023 containing an area of land measuring 1 cottah 09 chittaks and 02 sq.ft. more or less unto and in favour of above named owners. The said Deed was registered in the office of D.S.R - III, South 24 Parganas and recorded in Book No.I, Volume No.1603 - 2023, Pages 251852 to 251872, Being No.160309090 for the year 2023 against a consideration of Rs.68,86,062.00. By virtue of aforesaid 2 Deeds the above named owners purchased the aforesaid 2 Premises total area of which was 03 cottahs 06 chittaks and 25 sq.ft. more or less. Since the land owners of the afore

said 2 Premises being Nos. 25/1B Kabitirtha Sarani, Kolkata - 700 023 and 26/B, Kabitirtha Sarani, Kolkata - 700 023 were adjacent to each other and for that the Kolkata Municipal Corporation in the instance of the said owners amalgamated the aforesaid 2 Premises into 1 Premises into one Premises i.e. 25/1B Kabitirtha Sarani, P.S. Watgunge, within Ward No.75 of the Kolkata Municipal Corporation, Kolkata - 700 023. As per Building rules of the Kolkata Municipal Corporation if the owners of the adjacent Premises are same then no Deed of Amalgamation is required to be registered. Accordingly in this case also no Amalgamation Deed was registered.

**AND WHEREAS** the owners above named with a view to develop the said plot of land by demolishing the existing structure were searching for a reputed financially strong developer who has the capability to make construction of a multi storied building the Developer above named after coming to learn of the said desire of the vendors contacted with them and has offered to develop the said land of the owners and to promote construction of a multi storied building thereupon at its own costs and has also offered to provide the owners 65% of the total constructed area of the proposed new building in different floors of the said premises to be constructed as per sanction plan no.2023090080 dated 06.01.2024 of the Kolkata Municipal Corporation free of costs absolutely and forever which will be equivalent to the valuation of the land of the owners with a corresponding right to sell or caused to be sold or lease out the remaining flat or flats of the newly constructed building under developer's allocation as per owner's terms and conditions including the proportionate undivided right, title and interest of the land described in SCHEDULE - A hereunder.

**AND WHEREAS** the said owners have accepted the aforesaid offer of the developer and appointed them to make construction of the building as per the aforesaid plan sanctioned by the Kolkata Municipal Corporation.

**NOW THIS MEMORANDUM OF AGREEMENT WITNESSETH** that in pursuance of the said offer and acceptance of the said proposal and in consideration of the developer providing 65% of the total constructed area of the

Pratik Jyoti

proposed newly multi storied building in different floors of the said premises to the owners above named who doth hereby engage and appoint the developer as the party to carry on the works of development and to promote the construction of a multi storied pucca brick built building on the owners' said land as described in the SCHEDULE - A hereunder with full power as encumbrances herein these presents and hereunder undertakes to perform all and survey obligations and covenants of the owners as appearing hereinafter the developer likewise doth hereby agrees and undertakes to perform all the every obligations and covenants of the owners as appearing hereunder. The said owners allocation is morefully described in the SCHEDULE - B hereunder.

**AND WHEREAS** the Developer likewise doth hereby agree and undertake to develop the owners' said land and to promote construction of the proposed multi storied building and excepting aforesaid 65% of the owners allocation the rest part of the constructed area i.e. 35% of the building will be Developer's Allocated area upon which the owners have no claim and as described in the SCHEDULE - C hereinbelow. Both the Owners and Developer jointly and severally agreed to the following terms and conditions ;

1. DEFINITION : Unless there is any thing repugnant to the subject or context .

a) OWNERS : . 1) SRI DILIP KUMAR SHAW (H.U.F), 2) SRI PRADEEP KUMAR SHAW (H.U.F), 3) SRI ANUP KUMAR GUPTA (H.U.F) and 4) SRI MANOJ KUMAR GUPTA (H.U.F) and their heirs, executors, administrators, and legal representative.

B) DEVELOPER : Shall mean Prime Builds, a Partnership firm having its office at 19U, Mohan Chand Road, Kolkata - 700 023 time being and their respective heirs, executors, administrators, legal representatives and assigns.

C) TITLE DEEDS : shall mean all the documents by which the owners referred to hereinabove acquired the right, title and interest.

D) PREMISES : Shall mean the Premises No. 25/1B, Kabitirtha Sarani, P.S. Watgunge, P.O. Kidderpore, Kolkata - 700 023

E) BUILDING : shall mean the multi storied building to be Constructed on the said premises.

F) COMMON FACILITIES AND AMENITIES : Shall include corridors, hall ways, roof stair ways passage ways drive ways common lavatories pump room tube wall, over head water tank, water pump and motor, terrace and other facilities which may be mutually agreed upon between the parties and required for the established location enjoyments provisions, maintenance and / or management of the building.

G) SALEABLE SPACE : Shall mean the space in the building available for independent use and occupation after making due provisions for common facilities and the space required therefore.

H) OWNER'S ALLOCATION : Shall mean 65% of the total constructed area of the proposed newly constructed multi storied building in different floors of the said premises to be constructed at Premises No. 25/1B, Kabitirtha Sarani, P.S. Watgunge, P.O. Kidderpore, Kolkata- 700 023

PROMOTER'S ALLOCATION : Shall mean the remaining 35% of the constructed area of the said proposed building after allocation to the owners including proportionate share of the land in the common facilities and amenities on prorata basis.

J) THE ARCHITECT : Shall mean such persons who may be appointed by the developer for both signing and planning the building on the said premises.

K) BUILDING PLAN : Would mean such plan prepared by the Architect

for the construction of the building and sanctioned by Kolkata Municipal Corporation and / or any other competent authorities as the case may be.

L) TRANSFER : Shall mean a person, Firm, Limited Company, Association of person or body of individual to whom any space in the building has been transferred

**2. THE OWNERS DECLARE AS FOLLOWS**

- I) That they are absolutely seized and possessed of and / or well and sufficiently entitled to the premises.
- II) That the said premises is free from all encumbrances and the owners have a free marketable title in respect of the said premises.
- III) That the said premises is free from all encumbrances, charges, liens, lispendens attachments, trusts, acquisitions, requisitions whatsoever or howsoever.
- IV) That there is no excess vacant land at the said premises within the meaning of the urban land (Ceiling and Regulation) Act 1976.
- V) That the owners will deliver vacant possession of the entire SCHEDULE property to the developer within one month from the date of sanction of building plan by Kolkata Municipal Corporation subject to alternative accommodation will be provided to them at the cost of Developer.
- VI) AND FURTHER the vendors declare that if it transpire that the property hereby granted transferred sold conveyed is not free from all encumbrances as hereinbefore stated by the vendors their heirs, executors, administrators, successors - in - interest representatives and / or assigns will be liable to the developer, their heirs, executors, administrators and assigns will be bound to make good any loss sustained by them.

**3. THE OWNERS AND THE DEVELOPER DO HEREBY DECLARE AND  
COVENANT AS :**

1. That the owners hereby grant exclusive right to the developer to undertake new construction in accordance with the plan or plans to be sanctioned by The Kolkata Municipal Corporation.
2. That all applications plans and other papers and documents as may be required by the developer for the purpose of obtaining necessary sanction from the appropriate authorities shall be prepared and submitted by the developer on behalf of the owners at the developer's own costs and expenses.
3. That nothing herein contained shall be construed as a demise or 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 license or 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.
4. That upon completion of the new building the developer shall put the owners in undisputed possession of the owners allocation together with the rights in common to the facilities and amenities within 24 months from the date of starting construction of the building.
5. The owners and the developer shall be exclusively entitled to their respective share of allocation in the building with exclusive right to transfer or otherwise deal with or dispose of the same without any right, claim or interest therein whatsoever of the other and the owners shall not in any way interfere with or disturb the quiet and peaceful possession of the developer's allocation.
6. That the Developer has the exclusive right to enter into Agreement for Sale or Lease or let out with the intending purchaser or purchasers in respect of the Developer's Allocation and to receive earnest money or consideration money from them directly.
7. That in so far as necessary all dealing by the developer in respect of the building including agreements for sale or transfer concerning developer's allocation shall be in the same manner as the owners for which purpose the owners will sign and execute the Deed of

Conveyance in a form and manner required by the developer in respect of the their allocation PROVIDED HOWEVER the same shall not create any financial liability upon the owners in any manner whatsoever and the owners shall have no right to claim over consideration money received by the developer from the purchasers of the different Flats of the said building.

8. That the developers shall at its own costs will construct and complete the new building a the said premises in accordance with the sanctioned plan and the Confirming Party / Developer to such specifications are as mentioned in the SCHEDULE - D hereunder written and as may be recommending by the Architect from time to time appointed for the purpose and it is hereby clearly understood that the decision of the Architect regarding the quality of the materials shall be final and binding on the parties hereto.
9. That the developer shall install in the said building at its own costs water storage tanks, overhead reservoirs, electric wiring and installation and other facilities as are required to be provided in the new building to be constructed for sale of the flats or leasing therein on ownership basis and as mutually agreed.
10. That the Developer will install overhead tank for the for the purpose of adequate supply of water to all the Flat owners of the said building.
11. That the developer shall be authorized in the name of the owners in so far as is necessary to apply for and obtain temporary and permanent connections or drainage sewerages and / or other facilities if any required for the construction or enjoyment of the building.
12. That developer shall at its own costs and expenses and without creating any financial or other liability on the owners will prepare building plan and any amendment thereto or modification thereto made or caused to be made by the developer provided however no alteration or modification shall be made in the owners' allocation without the consent or the owners in writing provided further if such alteration or modification is caused at the instance of the appropriate authorities the owners shall not refuse to give their consent thereon.

**13.** That till the date of handing over vacant possession of the premises to the Developer the owners shall clear all the municipal rates and taxes and other taxes if any to the concerned authorities including the additional taxes if imposed by the K.M.C. through the General Revision of the existing annual valuation. But during the period of construction all taxes will be borne and paid by the Developer for which the Developer is not entitled to claim any deduction or adjustment from the owners. Further more from the date of delivery of the possession of the owners' allocation to the owners by the Developer, the owners will bear and pay all the taxes to the K.M.C. or other authorities and the Developer shall not pay any tax from the date of delivery of the possession to the owners.

**14.** The ~~said flat or any portion thereof of~~ the said premises is not at present affected by any notice or scheme of the Kolkata Municipal Corporation or KMDA or any other local public authority or body corporate.

**15.** That the owners will give possession of the existing tenants from their own allocation and can not claim any area

**4. IT IS FURTHER AGREED BY AND BETWEEN THE OWNERS' AND DEVELOPER'S AS FOLLOWS**

- 1 That as soon as the building is completed the developer shall give written notice to the owners required the owners to take possession of the owners' allocation in the building and after 30 (thirty) days from the date of service of such notice and at all time thereafter the owners shall be exclusively responsible for payment of all Municipal and Property taxes, rates, duties and other public outgoings and impositions whatsoever, payable in respect of the owners' allocation provided that the said rates to be apportioned pro-rata with reference to the saleable space in the building if they are levied on the building as a whole.
- 2 That the owners and the developer shall punctually and regularly pay for their respective allocation the said rates and taxes to the concerned authorities and keep each other indemnified against all claims actions demands, costs, charges and expenses and

proceeding whatsoever directly or indirectly instituted or suffered by or paid by either of them as the case may be consequent upon a default made by either or them.

- 3 That as and from the date of service of notice of possession the owners shall also be responsible to pay and bear the service charge for the common facilities in the new building payable with respect to the owners' allocation, such charges are to include proportionate share of premium for charges are to include proportionate share to premium for the insurance of the building, water fire and excavating charges, and taxes light, sanitation repair and renewal charges for bill collection and management of the common facilities renovation replacement, and maintenance charges, and expenses for the building and of all common wiring pipes electrical and mechanical installation, applications and equipments stairways corridors halls, passage, way, parkways and other facilities whatsoever as may be mutually agreed from time to time provided that if any additional insurance premium costs and expenses by way of and maintenance is required to be incurred of the building by virtue of any particular use and or in the accommodation within the owner's allocation or any part there of the owners shall be exclusively liable to pay and bear and premises as such additional costs and expenses to the developer.
- 4 That any transfer of any part of the owners' allocation in the new building shall be subject to the other provisions provided hereinafter.
- 5 That the owners shall not do any act deed or thing whereby the developer shall be prevented from construction and completion of the said building.
- 6 That the neither party shall use or permit the respective allocation in the building or any portion thereof for carrying on any illegal and immoral trade and activity nor use therefore for any purpose which as may cause any nuisance annoyance or hazard to the other purchaser / purchasers or the apartments of the building.

- 7 That neither party shall make any structural alteration in their respective allocation without the previous consent of the owners provided however such alteration shall always be made with the approval of the appropriate authority (K.M.C.) as may be required for the purpose.
- 8 That neither party shall transfer or permitted to transfer of the respective allocation or any portion thereof unless :
  - i) Such party shall have observed and performed all terms and conditions on their respective part to be observed and / or performed.
  - ii) The proposed transfer shall upon on express covenant remain bound by the terms and conditions of these presents and pay all and whatsoever shall be payable in relation to the area in his possession.
9. That both parties shall abide by all statutory rules and regulations bye laws etc as the case may be and shall be responsible for any deviation violation and / or breach of any of the said laws, bye laws rules and regulations.
10. That the respective allottees shall keep at all times the interior walls sewers, drains, pipes and other fittings and fixtures appurtenances and floor and ceiling etc in each of their respective allocation in the building in perfect working condition and repair so as not to cause any damages to the building or any other space or accommodation therein and shall keep the other of them and / or the occupiers of the building indemnified from and against the consequences of any breach arising therefrom.
11. That neither party shall do or cause or permit to be done any act or thing which may render void and voidable any insurance of the building or any part thereof and shall keep the other occupiers of the said building harmless and indemnified from and against the consequences of any breach.
12. That no articles of display or other wise shall be kept by the either party in the corridors or other places of common use in the building so as to cause hindrance in any manner in the free movement of

users in the corridors and other places of common use in the building.

13. That neither party shall throw or accumulate any dirt rubbish, water or refuses or permit the same to be thrown or accumulated in or about the building or in the compounds, corridors or any other portion or portions of the building.
14. That the owners shall permit the developer and its servants and agents with or without workmen and other at all reasonable time to enter into and upon the owner's allocation and every part thereof for the purpose of repairing maintaining, rebuilding cleaning lighting and testing drains gas and water pipes and electric wires and for any similar purpose.
15. That the Developer will bear the cost of shifting of the owners family till the delivery of the possession of the owners' allocation to the owners.
16. If the Developer fails to deliver the possession of the owners' allocation within the stipulated period as mentioned herein the Deed. The developer will complete the construction of the building within 24 months from the date of starting construction of the building i.e. from the date of handing over vacant possession of the land of the building.

#### **5. THE OWNERS HEREBY AGREE AND COVENANT WITH THE DEVELOPER**

- i) Not to cause any interference or hindrance in the construction of the said building at the said premises by the developers.
- ii) Not to do any act deed or thing whereby the developer may be prevented from selling assigning and / or disposing of any of the developer's allocated portion in the building at the said premises.
- iii) Not to let out grant lease mortgage and / or charges the said premises or any portion thereof without the consent in writing of the developers during the period of construction.
- iv) To remain bound to execute agreements for sale or lease out or transfer concerning developers allocation shall remain

bound to execute a general power or attorney empowering the developer or developers agent to execute all such agreement for sale or transfer and on behalf of the owners concerning developers allocation or the building at the said premises.

- v) All the original Title Deeds of the Premises No.25/1/B, Kabitirtha Sarani, Kolkata - 700 023 will be kept under the custody of the owners and owners will be bound and liable to produce the same as and when it will be required to be produced before any authority like KMC, KMDA or Banking Authority or to the Advocate of the Developer / Purchasers of the Developer's Allocation.

**6 THE DEVELOPER HEREBY AGREE AND COVENANT WITH THE OWNERS AS FOLLOWS.**

- i) To complete the construction of the building within 24 (Twenty Four months) from the date of obtaining the sanction of the building plan or the owners making over vacant possession of the said premises including the portion occupied by the monthly tenants which ever is latter. The developer shall not incur any liability if they are unable to deliver the possession of the said flat by the stipulated time due to war, civil commotion, act of god or if the non - delivery possession is because of any notice, order / rule or notification of the government, judicial department, municipality / corporation and / or other public body.
- ii) That upon demolition of the existing building the owners shall not be entitled to the building materials and debris which shall be the property of the developer and in that event that the developer shall provide alternative accommodation to the present owners who are residing in the said premises at Developer's cost till the completion of the proposed building.
- iii) That after the demolition of the existing building the salvage amount will go to the account of the developer.

- iv) Not to transfer and / or assign the benefits of this agreements or any portion thereof without the consent in writing of the owners.
- v) Not to violate or contravene any of the provisions or rules applicable to construction of the said building.
- vi) Not to do any act deed or thing whereby the owners are prevented from enjoying, selling assigning and / or disposing of any of the owner's allocation in the building at the said premises.
- vii) Not to part with possession of the developer's allocation or any portion thereof unless possession of the owners allocation is delivered to the owners at first provided HOWEVER it will not prevent the developer from entering into any agreement for sale or transfer or to deal with the developer's allocation.
- viii) To keep the owners indemnified against all third party claims and actions arising out of any sort of act of commission of the developer in relation to the construction of this building.
- ix) To keep the owners indemnified against all actions suit costs proceedings and claims that any arise out of the developer's actions with regard to the developer or the said premises and / or in the matter or construction of the said building and / or for any defect therein.
- x) That the Developer has no objection if the owners install mobile tower over the roof separately allocated for the owners.

#### **7. MUTUAL COVENANTS AND INDEMNITIES**

1. The owners hereby undertake that the developer shall be entitled to the said construction and shall enjoy its allocated space without any interference or disturbances provide the developer performs and fulfils all the terms and conditions herein contained and / or its part to be observed and performed.
2. The owners and the developer hereby declare that they have entered into this agreements purely as contract and nothing contained herein shall be deemed to construct and nothing

contained herein shall be deemed to construct as a partnership between them or as a joint venture in any manner for shall the parties hereto constitute as Association or persons.

3. Immediately upon obtaining vacant possession of the said premises from the owners the developer shall be entitled to demolish the existing building and all salvage materials arising therefrom shall belong to the developer only and the owners shall have no claim over it.
4. The owners shall do or execute or cause to be done or execute all such further deeds matters and things not herein specified as may be required to be done by the developer and for which the developer may need the authority or the owners, including any such additional power of attorney and / or authorization as may be required for the purpose provided that all such acts deeds matters and thing shall not in any way infringe on the rights of the owners and / or go against the spirit of these presents.
5. That owners shall not be liable for any income tax, wealth tax of any other taxes in respect of the developer's allocation which shall be the liability of the developer's allocation which shall be the liability of the developer who shall keep the owners indemnified against allocation suits proceedings costs charges and expenses in respect thereof.
6. Any notice required to be given by either of the premises to the other of them shall without prejudice to any other mode of service available be deemed to have been served or delivered by hand and duly acknowledged or sent by prepaid registered post with acknowledgement due to the last known or records and address of the said party concerned.
7. The developer and the owners shall mutually frame scheme for the management and administration of the said building or buildings and / or common parts thereof and agree to abide by all rules and regulations to be framed by any society /

Association who will be charge of such management of the affairs or the building or buildings.

8. As and from the date of completion of the building the developer and / or its transference and the owners and / or their transference shall each be liable to pay and bear proportionate charges on account of ground rent and wealth tax, municipal tax, and other taxes payable in respect of their respective spaces.
9. The owners shall deliver or cause to be delivered to the developer all the original title deeds K.M.C receipts and other documents relating to the said premises simultaneously with the execution of these presents.
10. The owners shall remain bound to register several conveyance or deed or lease, sale in favour of the prospective buyers of flats and other units concerning the developers allocation and in all such conveyances the developer shall join as confirming party provided however that owners as vendors in all such conveyances shall not claim and / or be entitled to receive payment from the developer of the consideration money or any part thereof received by the developer from the purchasers of flats which falls under developer's allocation.
11. The owners will install the separate electric meters in their own names at their own cost in respect of their allocation.
12. That owners and Developer will bear the cost of internal deviation of the sanction plan in respect of their respective allocation.

#### **8. LIQUIDATED DAMAGES AND PENALTY**

1. The parties hereto 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 conditions i.e ,earth quake, riot, war storm tempest civil commotion strike and / or any other act or commission beyond and the control or the parties hereto. In

that case the time limit for the construction as stated herein above will be extended for another 6 months.

2. If due to any willful act on the part of the developer the construction and completion of the building is delayed then that event the developer shall be liable to pay such loss or damages to the owners as shall be determined by the jurisdictional court of Law at Alipore - South 24 Parganas by both the parties in accordance with the law of the Land.
3. In the event of the owners committing breach of any of the terms and conditions herein contained of delaying in delivery of possession of the said premises as hereinbefore stated, the developer shall be entitled to payments of and the owners shall be liable to pay such losses and compensations as shall be determined by the jurisdictional court of Law at Alipore - South 24 Parganas provided however if such delay shall continue for a period more than 6 (six) months.

**SCHEDULE - A**

**(DESCRIPTION OF ENTIRE PREMISES)**

**(WITH VETRIFIED TILED FLOORING AND LIFT FACILITY)**

ALL THAT piece and parcel of Bastu land measuring an area of 03 Cottahs 06 Chittaks and 25 sft. more or less lying and situate at Premises No.25/1B, Kabitirtha Sarani, under Police Station - Watunge, Post Office - Kidderpore within Ward No.75 of Kolkata Municipal Corporation, Kolkata - 700 023, Sub Registry office at Alipore, District 24 Parganas (South) which is butted and bounded as follows :-

ON THE NORTH	: By B/25/1A/H/1, Kabitirtha Sarani
ON THE EAST	: By 25/1, Kabitirtha Sarani
ON THE WEST	: By 26A, Kabitirtha Sarani
ON THE SOUTH	: By 55.5 ft. wide Kabitirtha Sarani

**SCHEDULE 'B'****(Owners - Allocation)**

a) That the Developer will give 65% of the total constructed area of the building to be constructed over the aforesaid premises will be allocated to the owners as their allocation together with undivided proportionate share of the land of the said premises along with the common areas and common facilities attached thereto.

**SCHEDULE 'C'****(Developer's Allocation)**

Save and except the aforesaid Owners Allocation the rest part of the building (i.e. 35% of the total constructed area) will be the Developer's Allocation together with undivided proportionate share of the land of the said premises along with the common areas and common facilities attached thereto.

**SCHEDULE 'D'****SPECIFICATION OF CONSTRUCTION****CONSTRUCTION OF**

**BUILDING** : R.C.C Frame structure with brick wall set with cement mortar.

**FLOORING** : All floors will have marble tiles floor of 2' - 0" X 2' - 0" with 4"/5" marble skirting.

**DOORS** : Frame shall be made of sal/teak wood  
Entrance door of the flat will be wooden made (to be polished by all flat owners)  
Shutter : All other doors shutter 32 mm thick flush ply door with both side commercial ply hot pressed and phenol bonded toilet door - P.V.C. Door fittings : Tower bolt from outsides insides and 4 lever mortis locks on main door. 9/6 inch

Aluminum tower bolts to be provided in all doors as required.

**WINDOW WITH INTEGRATED**

**GRILL** : Window will be made of steel frame with integrated grill and will be fully glazed with 3 mm pin head glass with stay of standard make.

**RAILING** : Balcony and stair case M.S. railing will be provided upto 3' - 0" feet height (Balcony)

**LIFT** : Lift will reach upto the roof of the building.

**SANITARY AND PLUMBING**

**WORK** : Standard P.V.C. pipe will be provided as Soil Pipe, waste, water pipe and rain water pipes.

P.V.C pipe of medium type shall be provided for all fresh water pipe lines.

Bath room fitting bath rooms will be with standard make fittings and fixtures like white ceramic commode, white basin, white fiber glass low down cistern, mirror (P.V.C.) concealed stop cock & other bath room fitting shall be of standard make.

All Electric fittings will be from renowned companies.

ELECTRICALS	: Electrical wiring will be concealed wiring in P.V.C Polythene pipe buried in floors and walls and fitted with Piano type switches and kit - kat fuses (Fan regulators bulb and tube lights to be supplied by the flat owners) each flat will be provided with following electrical points. A/c. Point in all rooms including drawing / living area.
BED ROOM	: 2 Nos. Light point, 1 no. fan point, 1 no. 5 Amp plug point on main switch board.
TOILET	: 1 No. light point, 1 No. Exhaust Fan Point, 1 No. Geyser Pointing main toilet.  All the sanitary fittings will be made of by renowned company like Jaguar / Parryware / Hindustan.
LOFT	: Each flat shall have a loft.
DINNING AND LIVING	: 1 No. telephone point, 1 no. T.V. Plug Point, 1 No.15 Amp Fridge Point, 2 Nos. Fan Points, 2 Nos. Light Points, 1 No. 5 Amp Plug Point on switch board.
KITCHEN	: 1 No. Light Point, 1 No. exhaust Fan Point, 1 No.15 Amp Point for Grinder, 1 No. Aqua Guard Point.
BALCONY AND STORE ROOM	: 1No. Light Point each space.

INSIDE FINISHING	: For putty internal walls of all rooms, Inside Doors One coat of wood primer.
WINDOW CUM GRILL	: Aluminum sliding window fitted with glass and the outside of the window will be covered with box grill.
BALCONY WALL	: Balcony walls to be painted with 2 coat cement based paint.
TOILET	: Toilet walls shall be provided with 12" x 8" glazed tiles upto 6' - 0" height from floor.
KITCHEN	: <u>Kitchen platform / slab will be made with granite. A stainless steel sinks 16" x 22" to be provided.</u>  Kitchen platform wall will be covered by 12" x 8" glazed tiles up to a height of 2" - 0".  1 No. bib cock in sink and 1 no. bib cock at washing place below sink to be provided.
THAKURGHAR	: One Thakurghar measuring 7 ft x 7 ft with shed will be constructed on the terrace of the owner's allocated portion. <u>A false ceiling will be fixed under the shed.</u>
ROOF	: Roof of the building will have a 4 ft height parapeet subject to the sanction of the K.M.C.
GENERAL	: Stair case floor to be finished with marble flooring.

Entire common portion will also be painted in a finished condition.

Outside walls to be painted with cement based paint of standard make and colouring of the outside of the entire building will be done simultaneously.

All ground floor common area flooring including the rooms (if any) shall have net cement flooring. The roof shall be treated with 1 1/2 thick 1:2:4 concreting with water-proofing compound. Over head brick built water tank and brick built under ground tank to be provided.

**WATER** : Supply of water shall be provided from the Kolkata Municipal Corporation. Septic Tank & Durwan room shall be common for all.

**MAIN GATE** : Main Gate will be made of Iron Sheet.

**EXTRA WORK** : Any extra work other than the aforesaid specified item shall be entertained against additional charges at a rate as will be decided mutually before execution of the work by the Developer.

**IN WITNESS WHEREOF** the parties hereto hereunto set and subscribe their respective hands and seals the day, month and year first above written.

**SIGNED, SEALED AND DELIVERED**

by OWNERS within named and in presence of:

1. D. Chatterjee  
411 B. Wargunge, SL
2. UTSAV SHAW  
10C mohu and kund  
sector - 23

Dilip Kumar (HUF)  
Prasenj Karmakar (HUF)  
Anup Kumar Gupta (HUF)  
Pratik Gupta (HUF)

**OWNERS**

**SIGNED, SEALED AND DELIVERED**

by DEVELOPER within named and in presence of:

1. D. Chatterjee  
411 B. Wargunge  
Kolkata - 700023
2. UTSAV SHAW  
10C mohu and kund  
sector - 23

Pratik Gupta

Rishabh Shaw  
Amrit Gupta  
Pratik Gupta

**DEVELOPER**

Parineet

Drafted by me

Somnath Kumar  
Alipore Judges Court  
Regd. No. WB65/1987

Typed By

D. Chatterjee  
Typist



	Thumb	1 <sup>st</sup> finger	Middle finger	Ring finger	Small finger
Left hand					
Right hand					

NAME DILIP KUMAR SHAW  
SIGNATURE Dilip Kumar Shaw



	Thumb	1 <sup>st</sup> finger	Middle finger	Ring finger	Small finger
Left hand					
Right hand					

NAME PRADEEP KUMAR SHAW  
SIGNATURE Pradeep Kumar Shaw



	Thumb	1 <sup>st</sup> finger	Middle finger	Ring finger	Small finger
Left hand					
Right hand					

NAME ANUP KUMAR GUPTA  
SIGNATURE Anup Kumar Gupta



	Thumb	1 <sup>st</sup> finger	Middle finger	Ring finger	Small finger
Left hand					
Right hand					

NAME MANOJ KUMAR GUPTA  
SIGNATURE Manoj Kumar Gupta



	Thumb	1 <sup>st</sup> finger	Middle finger	Ring finger	Little finger
LEFT HAND					
RIGHT HAND					

NAME ..... RISHAV CHAW .....

SIGNATURE ..... Rishav Chaw .....



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LEFT HAND					
RIGHT HAND					

NAME ..... ASMIT GUPTA .....

SIGNATURE ..... Asmit Gupta .....



	Thumb	1 <sup>st</sup> finger	Middle finger	Ring finger	Little finger
LEFT HAND					
RIGHT HAND					

NAME ..... PRATIK GUPTA .....

SIGNATURE ..... Pratik Gupta .....

### Major Information of the Deed

Deed No :	I-1603-20173/2024	Date of Registration	03/12/2024
Query No / Year	1603-2002871117/2024	Office where deed is registered	
Query Date	12/11/2024 4:49:07 PM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Tarun Dey Alipore Judges Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9775131709, 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. 1,71,84,998/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 40,070/- (Article:48(g))	Rs. 53/- (Article:E, E)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

#### Land Details :

District: South 24-Parganas, P.S:- Wattunge, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Kabitirtha Sarani, , Premises No: 25/1B, , Ward No: 075 Pin Code : 700023

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :- )		Bastu	3 Katha 6 Chatak 25 Sq Ft		1,71,84,998/-	Width of Approach Road: 56 Ft.,
	Grand Total :			5.626Dec	0/-	171,84,998 /-	

#### Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	DILIP KUMAR SHAW HUF 19/c, Mohan Chand Road, City:- Kolkata, P.O:- Kidderpore, P.S:-Wattunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700023 Date of Incorporation:XX-XX-2XX1 , PAN No.: AAxxxxxx7P,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
2	PRADEEP KUMAR SHAW 19/c, Mohan Chand Road, City:- Kolkata, P.O:- Kidderpore, P.S:-Wattunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700023 Date of Incorporation:XX-XX-2XX1 , PAN No.: aaxxxxxx4I,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
3	ANUP KUMAR GUPTA 19/c, Mohan Chand Road, City:- Kolkata, P.O:- Kidderpore, P.S:-Wattunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700023 Date of Incorporation:XX-XX-2XX1 , PAN No.: aaxxxxxx1n,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

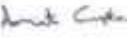
4 **MANOJ KUMAR GUPTA**

19/c, Mohan Chand Road, City:- Kolkata, P.O:- Kidderpore, P.S:-Wattunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700023 Date of Incorporation:XX-XX-1XX0 , PAN No.: AAxxxxxx2R,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

**Developer Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>PRIME BUILDS</b> 19C, Mohan Chand Road, City:- Kolkata, P.O:- Kidderpore, P.S:-Wattunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700023 Date of Incorporation:XX-XX-2XX4 , PAN No.: ABxxxxxx8J,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	<b>Shri Rishav Shaw (Presentant )</b> Son of Shri Dilip Kumar Shaw Date of Execution - 29/11/2024, , Admitted by: Self, Date of Admission: 29/11/2024, Place of Admission of Execution: Office		 Captured	
	Nov 29 2024 1:51PM	LTI	29/11/2024	29/11/2024
19C, Mohan Chand Road, City:- Kolkata, P.O:- Kidderpore, P.S:-Wattunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700023, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX7 , PAN No.: hrxxxxxx5c, Aadhaar No: 98xxxxxxxx0901 Status : Representative, Representative of : PRIME BUILDS (as PARTNERS)				
2	<b>Shri Asmit Gupta</b> Son of Shri Manoj Kumar Gupta Date of Execution - 29/11/2024, , Admitted by: Self, Date of Admission: 29/11/2024, Place of Admission of Execution: Office		 Captured	
	Nov 29 2024 1:52PM	LTI	29/11/2024	29/11/2024
19C, Mohan Chand Road, City:- Kolkata, P.O:- Kidderpore, P.S:-Wattunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700023, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-2XX4 , PAN No.: dyxxxxxxxx3a, Aadhaar No: 68xxxxxxxx0163 Status : Representative, Representative of : PRIME BUILDS (as PARTNERS)				
3	<b>Shri Pratik Gupta</b> Son of Shri Anup Kumar Gupta Date of Execution - 29/11/2024, , Admitted by: Self, Date of Admission: 29/11/2024, Place of Admission of Execution: Office		 Captured	
	Nov 29 2024 1:53PM	LTI	29/11/2024	29/11/2024

<p>19C, Mohan Chand Road, City:- Kolkata, P.O:- Kidderpore, P.S:-Wattunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700023, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX5 , PAN No.: byxxxxxx1j, Aadhaar No: 20xxxxxxxx6432 Status : Representative, Representative of : PRIME BUILDS</p>				
4	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
	Mr Dilip Kumar Shaw Son of Late Shyam Sunder Shaw Date of Execution - 29/11/2024, , Admitted by: Self, Date of Admission: 29/11/2024, Place of Admission of Execution: Office		 Captured	
		Nov 29 2024 1:53PM	LTI 29/11/2024	29/11/2024
5	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
	Mr Pradeep Kumar Shaw Son of Late Shyam Sunder Shaw Date of Execution - 29/11/2024, , Admitted by: Self, Date of Admission: 29/11/2024, Place of Admission of Execution: Office		 Captured	
		Nov 29 2024 1:54PM	LTI 29/11/2024	29/11/2024
6	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
	Mr Anup Kumar Gupta Son of Late Shyam Sunder Shaw Date of Execution - 29/11/2024, , Admitted by: Self, Date of Admission: 03/12/2024, Place of Admission of Execution: Office		 Captured	
		Dec 3 2024 12:45PM	LTI 03/12/2024	03/12/2024
<p>19/C, Mohan Chand Road, City:- Kolkata, P.O:- Kidderpore, P.S:-Wattunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700023, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX7 , PAN No.: aexxxxxx9f, Aadhaar No: 41xxxxxxxx4188 Status : Representative, Representative of : ANUP KUMAR GUPTA (as karta)</p>				

7	Name	Photo	Finger Print	Signature
	<b>Mr Manaoj Kumar Gupta</b> Son of Late Shyam Sunder Shaw Date of Execution - 29/11/2024, Admitted by: Self, Date of Admission: 29/11/2024, Place of Admission of Execution: Office		 Captured	
Nov 29 2024 1:54PM      LTI      29/11/2024      29/11/2024 19/C, Mohan Chand Road, City:- Kolkata, P.O:- Kidderpore, P.S:-Wattunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700023, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX0, PAN No.: ahxxxxxx4g, Aadhaar No: 23xxxxxxxx8022 Status : Representative, Representative of : MANOJ KUMAR GUPTA (as karta)				

#### Identifier Details :

Name	Photo	Finger Print	Signature	
<b>Shri Tarun Kanti Dey</b> Son of Late S C Sey Alipore Judges Court, City:- Kolkata, P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027		 Captured		
	29/11/2024	29/11/2024	29/11/2024	
Identifier Of Shri Rishav Shaw, Shri Asmit Gupta, Shri Pratik Gupta, Mr Dilip Kumar Shaw, Mr Pradeep Kumar Shaw, Mr Anup Kumar Gupta, Mr Manaoj Kumar Gupta				
<b>Mr TARUN KANTI DEY</b> Son of Late S C DEY ALIPORE JUDGES COURT, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027		 Captured		
	03/12/2024	03/12/2024	03/12/2024	
Identifier Of Mr Anup Kumar Gupta				

#### Transfer of property for L1

Sl.No	From	To, with area (Name-Area)
1	DILIP KUMAR SHAW HUF	PRIME BUILDS-1.40651 Dec
2	PRADEEP KUMAR SHAW	PRIME BUILDS-1.40651 Dec
3	ANUP KUMAR GUPTA	PRIME BUILDS-1.40651 Dec
4	MANOJ KUMAR GUPTA	PRIME BUILDS-1.40651 Dec

Endorsement For Deed Number : I - 160320173 / 2024

On 22-11-2024

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

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,71,84,998/-



Debasish Dhar  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - III SOUTH 24-  
PARGANAS  
South 24-Parganas, West Bengal

On 29-11-2024

**Presentation(Under Section 52 & Rule 22A(3) 48(1),W.B. Registration Rules,1962)**

Presented for registration at 13:22 hrs. on 29-11-2024, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Shri Rishav Shaw ..

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

Execution is admitted on 29-11-2024 by Mr Dilip Kumar Shaw, karta, DILIP KUMAR SHAW HUF (HUF), 19/c, Mohan Chand Road, City:- Kolkata, P.O:- Kidderpore, P.S:-Wattgunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700023

Indentified by Shri Tarun Kanti Dey, , , Son of Late S C Sey, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

Execution is admitted on 29-11-2024 by Mr Pradeep Kumar Shaw, karta, PRADEEP KUMAR SHAW (HUF), 19/c, Mohan Chand Road, City:- Kolkata, P.O:- Kidderpore, P.S:-Wattgunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700023

Indentified by Shri Tarun Kanti Dey, , , Son of Late S C Sey, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

Execution is admitted on 29-11-2024 by Mr Manoj Kumar Gupta, karta, MANOJ KUMAR GUPTA (HUF), 19/c, Mohan Chand Road, City:- Kolkata, P.O:- Kidderpore, P.S:-Wattgunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700023

Indentified by Shri Tarun Kanti Dey, , , Son of Late S C Sey, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

Execution is admitted on 29-11-2024 by Shri Rishav Shaw, PARTNERS, PRIME BUILDS (Partnership Firm), 19C, Mohan Chand Road, City:- Kolkata, P.O:- Kidderpore, P.S:-Wattgunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700023

Indentified by Shri Tarun Kanti Dey, , , Son of Late S C Sey, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

Execution is admitted on 29-11-2024 by Shri Asmit Gupta, PARTNERS, PRIME BUILDS (Partnership Firm), 19C, Mohan Chand Road, City:- Kolkata, P.O:- Kidderpore, P.S:-Wattgunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700023

Indentified by Shri Tarun Kanti Dey, , , Son of Late S C Sey, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

Execution is admitted on 29-11-2024 by Shri Pratik Gupta,

Identified by Shri Tarun Kanti Dey, , Son of Late S C Sey, Alipore Judges Court, P.O: Alipore, Thana: Alipore, ,  
City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law  
Clerk



Debasish Dhar  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - III SOUTH 24-  
PARGANAS  
South 24-Parganas, West Bengal

On 03-12-2024

**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.

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

Execution is admitted on 03-12-2024 by Mr Anup Kumar Gupta, karta, ANUP KUMAR GUPTA (HUF), 19/c, Mohan  
Chand Road, City:- Kolkata, P.O:- Kidderpore, P.S:-Wattunge, District-South 24-Parganas, West Bengal, India, PIN:-  
700023

Identified by Mr TARUN KANTI DEY, , Son of Late S C DEY, ALIPORE JUDGES COURT, P.O: ALIPORE, Thana:  
Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Others

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 53.00/- ( E = Rs 21.00/- ,H = Rs 28.00/- ,M(b)  
= Rs 4.00/- ) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 21/-  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 28/11/2024 5:32PM with Govt. Ref. No: 192024250294500098 on 28-11-2024, Amount Rs: 21/-, Bank: SBI  
EPay ( SBEPay ), Ref. No. 7119619755956 on 28-11-2024, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 40,020/- and Stamp Duty paid by Stamp Rs 50.00/-, by online = Rs 40,020/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 1086, Amount: Rs.50.00/-, Date of Purchase: 08/04/2024, Vendor name: M GHOSH

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 28/11/2024 5:32PM with Govt. Ref. No: 192024250294500098 on 28-11-2024, Amount Rs: 40,020/-, Bank: SBI EPay ( SBlePay), Ref. No. 7119619755956 on 28-11-2024, Head of Account 0030-02-103-003-02



**Debasish Dhar**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS**  
**South 24-Parganas, West Bengal**

**Certificate of Registration under section 60 and Rule 69.**

Registered in Book - I

Volume number 1603-2024, Page from 518304 to 518342

being No 160320173 for the year 2024.



*Debasish Dhar*

Digitally signed by Debasish Dhar  
Date: 2024.12.03 17:02:26 +05:30  
Reason: Digital Signing of Deed.

(Debasish Dhar) 03/12/2024

**DISTRICT SUB-REGISTRAR**

**OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS**

West Bengal.