C 6926/22

T-6756/22

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

रु.5000 Rs.5000

पाँच हजार रुपये FIVE THOUSAND RUPEES

सत्यमेव जयते

INDIA

पश्चिमबङ्গ पश्चिम बंगाल WEST BENGAL

H 037096

22/06/2022

Q-200/377816/2022

District Sub-Registrar-IV
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Registration 1908
Alipore, South 24 Parganas

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:DEVELOPMENT AGREEMENT:

THIS REGISTERD AGREEMENT is made this 22nd day of JUNE, TWO THOUSAND TWENTY TWO, Anno Domini,

14 JUN 2022

Sl. No. 11095 Date .....

Sold to .....

of .....

Rupees 2101

Samiran Das
Stamp Vendor
Alipore Police Court
South 24 Pgs., Kol-27

S. CHAKRABORTY
Advocate, Alipore Judges Court
Kolkata-27

11095 & 2101 (a) fee Summons as

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BETWEEN

ANNAPURNA VINIMAY PRIVATE LIMITED, Pan - AAGCA7798G, a company registered under the Indian Companies Act, 1956, having its registered Office at 1B, Basanta Bose Road, Post Office and Police Station - Bhawanipore, Kolkata-700026, represented by its one of the Director SRI SANJAY CHHAOCHHARIA, Son of Late Jagdish Prasad Chhaochharia, PAN - ACVPC9320L, Aadhaar No.291126946053, By Faith Hindu, By Occupation-Business, residing at 6C, Short Street, Park Street, Kolkata-700016, on the basis of board regulation, dated 10/06/2022, hereinafter called and referred to as the "OWNER OF THE PROPERTY" {which term or expression shall unless excluded by or repugnant to the subject, context or meaning thereof be deemed to mean and include its heir/heirs, successor/successors, executor/executors, administrator/ administrators, legal representative/ representatives and person/ persons, deriving title under them} of the FIRST PART.

: A N D :

M/S. NARAYAN SAHA, a Sole Proprietorship Firm, having its office at 4/12, Azadgarh, Post Office-Regent Park, Police Station- previously Jadavpur now Golf Green, Kolkata-700040, District-24-Parganas (South), represented by its Sole Proprietor SRI NARAYAN SAHA, Son of Late Chittaranjan Saha, By Faith Hindu, By Occupation-Business, PAN-AKMPS3317G, Aadhaar No.245032839163, residing at 4/12, Azadgarh, Post Office-Regent Park, Police Station- previously Jadavpur now Golf Green, Kolkata-700040, District-24-Parganas (South), hereinafter called and referred to as the "DEVELOPER/BUILDER" {which term or expression shall unless excluded by or repugnant to the subject, context or meaning

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thereof be deemed to mean and include his its heir/heirs, successor/ successors, executor/ executors, administrator/ administrators, legal representative/ representatives and assign/ assigns} of the SECOND PART.

W H E R E A S in this Agreement unless it be contrary or repugnant to the context the following words or terms shall have the following meaning :-

I} The "FIRST PARTY" shall mean and include the OWNER of the Property of the Premises and its heirs and successors, representatives, executors.

II} The "SECOND PARTY" shall mean and include the "BUILDERS/ DEVELOPER" and his heirs, successors, representatives, executors.

III} The said "PROPERTY OR LAND" shall mean ALL THAT piece and parcel of the land measuring 3 Cottahs 7 Chittaks 00 Square Feet be the same a little more or less together with 40 years old 400 Square Feet Cement floor, single storied residential pucca structure thereon, now within the Limits of Kolkata Municipal Corporation, at KMC Premises No.3, Aswini Dutta Road, being Ward No.085, Assessee No.110850100032, Police Station-Lake, Kolkata-700029, is in the possession of the First Party/Owner particularly described in the FIRST SCHEDULE hereunder written.

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more or less 3 Cottahs 6 Chittaks 7 Square Feet although physically it was found more or less 3 cottahs 7 Chittaks situated at Improvement Scheme No.XVIB and bearing plot No.548 of Surplus revenue free land more particularly described in the schedule therein and therein.

AND WHEREAS while the said Calcutta Improvement Trust had been enjoying the right, title, interest and possession in respect of their said plot of land measuring more or less 3 cottahs 7 Chittaks situated at Improvement Scheme No.XVIB and bearing plot No.548 of Surplus revenue free land, one Shri Dhana Ballav Paul, Son of Late Balai Chand Paul, approached his desire to purchase the said land i.e. Schedule premises for residential purpose and faith of the such representation the Board of Calcutta Improvement Trust have agreed to sell the said plot of land and as such they sold, conveyed and transferred the schedule premises, measuring more or less 3 Cottahs 6 Chittaks 7 Square Feet although physically it was found more or less 3 cottahs 7 Chittaks to one Shri Dhana Ballav Paul, Son of Late Balai Chand Paul, by virtue of Deed of Conveyance, which was registered in the Office of Alpore Sadar on 01/04/1931 and duly recorded in Book No.I, Volume No.35, pages 60 to 65, Deed No.1554, for the year 1931.

AND WHEREAS while the said Shri Dhana Ballav Paul, Son of Late Balai Chand Paul, had been enjoying the right, title, interest and possession in respect of his aforesaid purchased demarcated land measuring more or less 3 Cottahs 6 Chittaks 7 Square Feet although physically it was found more or less 3 cottahs 7 Chittaks situated at Improvement Scheme No.XVIB and bearing plot No.548 of Surplus

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revenue free land i.e. the schedule premises, mutated his name before the Calcutta Municipal Corporation and the authority numbered the schedule premises as Premises No.3, Aswini Dutta Road, Kolkata and thereafter the said Shri Dhana Ballav Paul constructed a dwelling structure for his residential purpose and started to live there.

A N D W H E R E A S while the said Shri Dhana Ballav Paul, Son of Late Balai Chand Paul, had been enjoying the right, title, interest and possession in respect of his aforesaid purchased demarcated land measuring more or less 3 Cottahs 7 Chittaks together with dwelling structure situated at Premises No.3, Aswini Dutta road, Kolkata, sold, conveyed and transferred the same to One Smt. Sarala Bala Ghosh, Wife of Babu Madhusudan Ghosh, by virtue of Deed of Conveyance, which was registered in the Office of S.R. at Alipore on 21/05/1938 and duly recorded in Book No.I, Volume No.13, pages in written 281 to 287, Deed No.1972 and for the year 1938.

A N D W H E R E A S while the said Smt. Sarala Bala Ghosh, Wife of Babu Madhusudan Ghosh, had been enjoying the right, title, interest and possession in respect of his aforesaid purchased demarcated land measuring more or less 3 Cottahs 7 Chittaks together with dwelling structure situated at Premises No.3, Aswini Dutta road, Kolkata, sold, conveyed and transferred the same to one (1) Shri Arun Chand Mitra (2) Shri Biren Chand Mitra and (3) Hiren Chand Mitra, all sons of Late Anil Chand Mitra, by virtue of Deed of Conveyance, which was registered in the Office of S.R. at Alipore on 23/12/1941 and duly recorded in Book No.I, Volume No.94, pages in written 277 to 282, Deed No.4583, and for the year 1941.

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A N D W H E R E A S while the said (1) Shri Arun Chand Mitra (2) Shri Biren Chand Mitra and (3) Hiren Chand Mitra, had been enjoying the right, title, interest and possession in respect of his aforesaid purchased demarcated land measuring more or less 3 Cottahs 7 Chittaks together with dwelling structure situated at Premises No.3, Aswini Dutta Road, Kolkata, said (1) Shri Arun Chand Mitra @ Mitter died on 22/08/1943, in bachelor stage and leaving intestate behind his two brothers namely (1) Shri Biren Chand Mitra and (2) Hiren Chand Mitra, as his only legal heirs and successor.

A N D W H E R E A S while the said (1) Shri Biren Chand Mitra and (2) Hiren Chand Mitra, both sons of Late Anil Chand Mitra, had been enjoying the right, title, interest and possession in respect of his aforesaid purchased demarcated land measuring more or less 3 Cottahs 7 Chittaks together with dwelling structure situated at Premises No.3, Aswini Dutta Road, Kolkata, said Biren Chand Mitra died on 25/12/1986 in bachelor stage and leaving intestate behind his sole brother Hiren Chand Mitra, as his only legal heirs and successor.

A N D W H E R E A S while the said Hiren Chand Mitra, son of Late Anil Chand Mitra, had been enjoying the right, title, interest and possession in respect of his aforesaid purchased demarcated land measuring more or less 3 Cottahs 7 Chittaks together with dwelling structure situated at Premises No.3, Aswini Dutta Road, Kolkata, his three nephews (sons of his sister namely Sudha Rani Deb, who died on 01/06/1953) namely Sobhendra Chandra Deb, died on 05/08/1981 in married, Sumitendra Deb died on 15/06/1989 in married and Samir Deb died on 09/03/1992 in married.

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A N D W H E R E A S while said Hiren Chand Mitra, son of Late Anil Chand Mitra, had been enjoying the right, title, interest and possession in respect of his aforesaid purchased demarcated land measuring more or less 3 Cottahs 7 Chittaks together with dwelling structure situated at Premises No.3, Aswini Dutta Road, Kolkata, said Hiren Chand Mitra, died on 08/12/1997 in bachelor stage and leaving intestate behind his sister's children i.e. his nephews and nice namely (1) Shri Sailendra Chandra Deb, (2) Shri Sukhendu Deb (3) Shri Soumendra Chandra Deb (4) Shri Subrata Deb (5) Smt. Sunanda Ghosh (6) Smt. Sumitra Dey (7) Smt. Rita Ray as his only legal heirs and successor.

A N D W H E R E A S thus said (1) Shri Sailendra Chandra Deb, (2) Shri Sukhendu Deb (3) Shri Soumendra Chandra Deb (4) Shri Subrata Deb (5) Smt. Sunanda Ghosh (6) Smt. Sumitra Dey (7) Smt. Rita Ray became the joint owners of the schedule property measuring more or less 3 Cottahs 7 Chittaks together with dwelling structure situated at Premises No.3, Aswini Dutta Road, Kolkata, by virtue of cognates as their mother Sudha Rani Deb died before their material uncle Hiren Chand Mitra.

A N D W H E R E A S while the said (1) Shri Sailendra Chandra Deb, (2) Shri Sukhendu Deb (3) Shri Soumendra Chandra Deb (4) Shri Subrata Deb (5) Smt. Sunanda Ghosh (6) Smt. Sumitra Dey (7) Smt. Rita Ray had been jointly enjoying the right, title, interest and possession in respect of the schedule property measuring more or less 3 Cottahs 7 Chittaks together with dwelling structure situated at Premises No.3,

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Aswini Dutta Road, Kolkata and said Sailendra Chandra Deb died on 29/11/2004 in unmarried stage, Sukhendu Deb died on 08/04/2011 in unmarried stage and Soumendra Chandra Deb died on 24/08/2011 in unmarried stage and all of them leaving intestate behind their brothers and sisters namely (1) Shri Subrata Deb (2) Smt. Sunanda Ghosh (3) Smt. Sumitra Dey (4) Smt. Rita Ray as their only legal heirs and successor.

AND WHEREAS thus said (1) Shri Subrata Deb, son of Late Sourendra Chandra Deb (2) Smt. Sunanda Ghosh, Wife of Amiyo Ghosh and daughter of Late Sourendra Chandra Deb (3) Smt. Sumitra Dey, wife of late Guru Prasanna Dey and daughter of Late Sourendra Chandra Deb (4) Smt. Rita Ray, Wife of Birpratap Roy and daughter of Late Sourendra Chandra Deb, became the ultimate joint owners of the schedule property measuring more or less 3 Cottahs 7 Chittaks together with dwelling structure situated at Premises No.3, Aswini Dutta Road, Kolkata, by virtue of cognates.

AND WHEREAS while the said (1) Shri Subrata Deb, (2) Smt. Sunanda Ghosh, (3) Smt. Sumitra Dey, (4) Smt. Rita Ray, had been enjoying the right, title, interest and possession in respect of his aforesaid purchased demarcated land measuring more or less 3 Cottahs 7 Chittaks together with dwelling structure situated at Premises No.3, Aswini Dutta Road, Kolkata, mutated their names as joint owners before the Kolkata Municipal Corporation in respect of the schedule Premises on 03/10/2013, vide Case No.0/085/03/OCT-13/79233 and Assessee No.110850100032 and they have been paying their taxes regularly.

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A N D W H E R E A S on 30th November, 2013, said (1) Shri Subrata Deb, (2) Smt. Sunanda Ghosh, (3) Smt. Sumitra Dey, and (4) Smt. Rita Ray, jointly sold, conveyed and transferred the first schedule below property to the first party herein, by way of registered Deed of Conveyance, which was registered at ARA-I, Kolkata, recorded in Book No.I, CD Volume No.21, pages from 297 to 318, being No.10957, for the year 2013 and after purchase the first party has mutated the name in the record of the Kolkata Municipal Corporation and paying regular taxes thereon.

A N D W H E R E A S the First Party herein as Owner of the said total Property measuring 3 Cottahs 7 Chittaks more or less have decided to "Commercially Exploit" through residential ßuilding by raising new proposed multi Storied ßuilding and/or as per Sanctioned Plan, vide No.2018080013, dated 24/06/2018, by the said Property more fully and particularly described in the FIRST SCHEDULE below and the Second Party having sound knowledge and financial ability approached the First Party with the terms, conditions and covenants herein below appearing and the First Party herein allowed the Second Party herein to raise such construction at his own cost and/or at the cost of his nominees on the FIRST SCHEDULE Property as per the Plan from KOLKATA MUNICIPAL CORPORATION for the benefit of the parties to this AGREEMENT.

A N D W H E R E A S the Second Party hereinafter considering the proposal of the First Party herein have agreed to raise ßuilding as per Sanctioned Plan by the KOLKATA MUNICIPAL CORPORATION, at his own cost and/or his nominees' cost as described in the FIRST SCHEDULE below on certain terms and conditions to which the FIRST PARTY agreed and Second Party confirmed.

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AND WHEREAS to avoid future complication, the parties execute this Agreement this day by incorporating the said terms and conditions as FOLLOWS :-

: TERMS & CONDITIONS :

1} That the First Party herein shall give vacant Possession of the said property described in the FIRST SCHEDULE below to the Second Party within 15 Days from the date of execution of this agreement.

2} That the SECOND PARTY herein on receiving vacant Possession of the property described in the FIRST SCHEDULE below as stated above shall at his cost and/or at the cost of his nominees will start the construction after obtaining the Sanctioned Plan by the KOLKATA MUNICIPAL CORPORATION in favour of the FIRST PARTY.

3} That the first Party shall pay all the arrears of Corporation Taxes and electric bills, and mutation expenses, for the FIRST SCHEDULE Property upto the date of handing over the vacant possession of the said Property and shall be liable to pay Corporation Taxes of the FIRST SCHEDULE Property proportionately and B.L. & L.R.O. mutation and conversion expense will be borne by the first party. In exchange of Owner's Property mentioned in the FIRST SCHEDULE owner will be provided a one Covered Space, measuring 250 Square Feet Super built up area on the Ground floor, liquidated amount of Rs.3,00,00,000=00 (Rupees Three Crore) only (forfeit money), out of which Rs.5,00,000=00 (Rupees Five Lakh) only will be provided at the time of execution of this Registered Development Agreement & Power of Attorney and balance amount of

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Rs.2,95,00,000 (Rupees Two Crore Ninety Five Lakh) will be payable during construction period and/or or stipulated period of 18 months from the date of execution of this Agreement.

4} That the First Party herein shall allow the Second Party to erect said multi storied Building for construction as per Sanctioned Plan by the KOLKATA MUNICIPAL CORPORATION at his nominees' cost in the land described in the FIRST SCHEDULE below.

5} That the Second Party herein at his own cost and initiative will make the said Plan Sanctioned to the alteration/modification, if necessary, in the name of the First Party from the KOLKATA MUNICIPAL CORPORATION and the First Party shall assist/co-operate in all respect in obtaining the sanctioned, modification/alteration of Plan by the KOLKATA MUNICIPAL CORPORATION for construction wherein the First Party will not make any hindrances or obstructions. If the Developer will make any addition or alteration or any construction of upper floor at the cost of the Developer, then in that case the first party shall have no claim or demand (save and except the owners' allocation) and shall have no objection in any way.

6} That Second Party shall take all steps for protection of the same including Building/renovating of existing ßoundary walls on or about the said FIRST SCHEDULE Property and to appoint darowan/darowans if required and/or his own men and to keep them posted at site and providing them temporary facilities within the said premises for security purpose.

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7} That the First Party shall execute A POWER OF ATTORNEY in favour of the SECOND PARTY empowering the Second Party to negotiate act and do all things necessary for and on behalf of the First Party for more fully and effectually in respects as she could do the same herself with regard to obtaining the necessary, sanction, permits, quotas etc. from the KOLKATA MUNICIPAL CORPORATION and Government and/or Semi Government Institution including Police Authorities of the First Party, if necessary, and also the powers empowered to them with the clauses as mentioned and to be mentioned in the Power of Attorneys.

8} That the First Party shall further authorize the Second Party to act on his behalf by incorporating the following acts and deeds in the aforesaid DEVELOPMENT POWER OF ATTORNEY.

9} To advertise, negotiate, execute by signing and registering, transfer document or documents of Agreement and to receive Booking money advance or earnest money and consideration money and to allow the Intending Purchasers to take loan from any Authority or ßody or ßodies or even documents relating to the said transfer in the proposed ßuilding i.e. of Developer's allocation for and on behalf of the First Party in the capacity of the Owner in addition to the capacity of the Second Party for more fully assuring and/or securing the right, title and interest of the Intending Purchaser or Purchasers of the aforesaid proposed constructed area in the said land i.e. of Developer's allocation.

10} That the First Party shall have no claim on the sale proceeds of the said constructed areas of developer's allocation, which shall rightful belong to the Second Party in consideration of his investment and endeavor, in erecting the aforesaid ßuilding on the land described in the FIRST SCHEDULE' below.

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11} That the First Party shall have no right of objection on to the price to be claimed by the Second Party from his Intending Purchaser or Purchasers in respect of the developer's allocation.

12} A Supplementary deed shall be executed and registered by both party for mentioning specific Owner's allocation, if necessary.

13} Developer shall handover the vacant and peaceful possession of Land Owner's allocation to the Land owner and possession letter, Completion Certificate, completed in all respect before handing over the possession of the purchaser/purchaser in respect of the Developer's allocation. That the First Party shall execute at the option of the Second Party the necessary documents in favour of the Second Party or his nominee or nominees including the Intending Purchaser or Purchasers of the said constructed areas which includes the spaces/ flats with proportionate undivided share attributable to the land underneath the ßuilding or do such other things as would be deemed necessary for more fully assuring the right, title and ownership of the Second Party or his nominee or nominees including the Intending Purchaser/ Purchasers in respect of the Flats and with proportionate undivided share in the land as stated above.

14} That the Second Party shall complete the Flats in the said premises in all respect including completion of electrical fittings and fixtures fixing up flush door and windows, plumbing work, plaster of parish for internal walls and cement base Colour in external walls within 18 months from the date of execution of this Agreement. However, the period will be extended further 6 {Six} Months. If for any legal complication or

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for any reasons whatsoever and completion certificate will be handed over by the Developer to the Landowner within 18 months from the date of execution of this Agreement.

15} That the Second Party shall complete the construction within 18 months from the date of execution of this Agreement and quitting from the FIRST SCHEDULE below Property by the First Party after obtaining the Sanctioned Plan from the KOLKATA MUNICIPAL CORPORATION but will not stand the above conditions, if not be restrained for force-majeure.

16} That the Second Party shall complete the construction of the said new proposed ßuilding or as per Sanction Plan on land described in the FIRST SCHEDULE below within 18 months from the date of execution of this Agreement.

17} That each terms of this Agreement is the consideration for the other and failure to comply with the terms and conditions of this Agreement by either of the Parties shall be a cause of action as mentioned below.

18} This Agreement will not be treated as a Partnership between the First Party and Second Party or an Agreement for sale of the said property by the First Party to the Second Party. The Second Party is giving only right to develop the said Property as aforesaid.

19} The ßuilding will be constructed as per KMC Sanction Plan.

20} The Second Party declared that he has entered into this Agreement after fully satisfying about the title of the FIRST PARTY. Save and except any material defect of title and the Property being encumbered.

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21} All out of pocket expenses of and incidental to this Agreement and the transactions in pursuance thereof including the Deed/Deeds of Conveyance/ Conveyances and other assurance in respect thereof in connection with the Proposed Building including Stamp Duty and Registration charges shall be borne and paid by the Second Party and/or his nominees alone.

22} The Second Party shall indemnify and keep indemnified the First Party against all losses, damages, costs, charges, expenses that will be incurred or suffered by the Second Party due to any accident or any mishap during construction or due to any claim made by any Third Party in respect of such construction or otherwise however any other activities arising out of construction.

23} In case of any dispute or differences or questions concerning the time period completion of period of work and Payment of consideration to the Owner the same shall be referred the Arbitration wherein the each party will appoint one Arbitrator and in case of differences the opinion both the Arbitrator the decision of the Umpire to be appointed by both the Arbitrator will be final, under the provision of INDIAN ARBITRATION ACT, 2015, and/or any other statutory modification and/or enactment. Be it noted that the first party will physically bound to submit all the original Deeds and other relevant papers as and when required for any purpose.

24} That after demolishing the existing structure all the sale proceeds will be credited in the account of the Second party.

25} The Jurisdiction of the Court will be at ALIPORE.

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Be it noted that if the developer changes any construction or use for any purpose i.e. residential or commercial out of the entire sanction plan in that case the owner/company/First party shall have no objection in any way.

: THE FIRST SCHEDULE ABOVE REFERRED TO :

ALL THAT piece and parcel of the land measuring 3 Cottahs 7 Chittaks 00 Square Feet be the same a little more or less together with 40 years old 400 Square Feet Cement floor, single storied residential pucca structure thereon, now within the Limits of Kolkata Municipal Corporation, at KMC Premises No.3, Aswini Dutta Road, being Ward No.085, Assessee No.110850100032, Police Station-Lake, Kolkata-700029, and butted and bounded by :-

ON THE NORTH	: Premises No.15 & 16, Monoharpukur 2nd lane.
ON THE SOUTH	: Aswini Dutta Road.
ON THE EAST	: Premises No.4, Aswini Dutta Road.
ON THE WEST	: Premises No.2, Aswini Dutta Road.

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

OWNER will get one Covered Space, measuring 250 Square Feet Super built up area on the Ground floor, liquidated amount of Rs.3,00,00,000=00 (Rupees Three Crore) only (forfeit money), out of which Rs.5,00,000=00 (Rupees Five Lakh) only will be provided at the time of execution of this Registered Development Agreement & Power of Attorney and balance amount of Rs.2,95,00,000 (Rupees Two Crore Ninety Five Lakh) will be payable during construction period and/or or stipulated period of 18 months from the date of execution of this Agreement.

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(DEVELOPER' ALLOCATION)

DEVELOPER will get save and except the owner's allocation i.e. entire FAR (except one Covered Space, measuring 250 Square Feet Super built up area on the Ground floor) out of the total Sanction plan, together with common areas and facilities to be constructed will be of the Developer's allocation.

: THE THIRD SCHEDULE ABOVE REFERRED TO :

{PROPOTIONATE COMMON PARTS/PORTIONS OF BOTH THE OWNER & DEVELOPER}

1} Entrance and exits of the Building.

2} Boundary walls and Main Gate.

3} Drainage and sewerage lines and other installations for the same {except only those installed within the exclusive area of any flat and/or exclusively for its use}. Overhead water tank.

4} Stair-case, lobbies on all the floors and common roof right.

5} Electric sub-station and electrical wiring and other fittings {excluding only those installed within the exclusive area of any flat and/or exclusively for its use}.

6} Water motor pump, water pump space, water reservoir tank, together with all common plumbing installations for carriage of water {save only those exclusively installed for the exclusive use of any flat}.

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7} Such other common parts, areas, equipments, installations, fittings, fixtures and spaces in or about the land and the Building as may be necessary for passage and/or user the flats in common by the co-owner.

: SPECIFICATION OF THE FLAT :

1. FOUNDATION :

The ßuilding is designed on R.C.C. footing and frame. Cement : Ambuja, Rod : Durgapur TMT.

2. WALLS :

All the external walls shall be 125 mm thick brick walls with cement plaster. All internal partition walls of the owner's allocation shall be 5" thick brick wall with both side cement plaster.

3. D O O R S :

All doors shall be flash doors (1¼" thick) and Frame will be of Shal wood and bathroom door will be of PVC and the bath room frame will be of Wooden of 1.15 inch.

4. WINDOWS :

All windows shall be of Aluminum Sliding with grill with smoke glass choice by the Owner.

5. FLOORING :

Entire Floor will be provided of Marble Finish.

6. INTERNAL FINISH TO WALLS :

All internal walls and ceiling of bed room living rooms & verandah kitchen and toilets shall be finished with on Plaster of Paris.

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7. EXTERNAL PAINTING :

All the external walls will be painted by weather cote finished with suitable colour combination.

8. SANITARY AND PLUMBING :

All the internal horizontal soil and waste pipes shall be 50mm to 100mm dia C.I/P.V.C. pipes jointed by cement. All the vertical soil, vent and waste pipes shall be 50mm to 100mm dia C.I./P.V.C. Pipes joint with cement mortar and exposed to wall. All the rain water pipes shall be 100mm dia in good quality asbestos PVC/HDPE. All the Sanitary and Toilet shall have white Anglo Indian commode with low down P.V.C. Cistern, 1 No. White 18"X12" wash basin, shower with cold water provision. All bathroom fittings such as stop cock, bib cock, pillar cock will be of C.P.

9. ELECTRIFICATION :

Only Owner's portion, all the internal wiring shall be concealed in polythene conduit, all wires (Finolex or Havel) shall be of copper, all switch boards of M.S. Flush with walls cover with white switch each bed room shall provide with 3nos. light points 2 no 5 amp plug point. 2 no. fan point, Each drawing and dining space shall be provided with 3 no. light points + 2 No. fan point + 2 no. 15amp + 1no.5amp plug point + 1no.calling bell point, Each kitchen shall be provided with 1no light point + 1 No5amp plug point + 1 No. Ex. fan point toilet 1 No light point, 1no. fan point, one A.C. Point in each bed Room.

Office of the Dist Sub-Registrar IV
South 24-Parganas, Alipore, Kol-27

District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

22 JUN 2022

10. WATER SUPPLY :

Each Flat will be provided water supply line from R.C.C. over head water tank shall be fitted up by water pump from semi underground water reservoir for all the flats. Water will be supplied from municipal water supply.

11. Kitchen : 4'-0" tiles from Black Stone cooking platform, with stainless steel sink.

12. Toilet :

Marble flooring, Indian/Commode pan of standard quality, tiles upto 7'-0" height.

13. GENERAL :

Each flat shall have separate CESC Meter and the cost will be borne by the Developer and the main meter also will be obtained at the cost of the Owner of the property and different intending purchaser/s of the proposed new building proportionately. The Owner/First party shall bear all expenses for any other extra works if made in the said owner's allocation space.

N.B. :- Any thing extra/any additional work(s) will be done as per parties requirements, extra cost and payment should be made on or before execution.

Office of the Dist Sub-Registrar IV

District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

22 JUN 2022

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

SIGNED SEALED AND DELIVEERED
BY THE OWNER AT KOLKATA
IN THE PRESENCE OF :

1. Subha Mondal
220, Rifle club East
Kol-700070

2. Sudipta Chowdhury
Alipore Judges Court, Kol-27

ANNAPURNA VINIMAY PRIVATE LIMITED
Director / Authorised Signatory

SIGNATURE OF THE OWNER.

SIGNED SEALED AND DELIVERED
BY THE DEVELOPER AT KOLKATA
IN THE PRESENCE OF :

1. Subha Mondal

M/s. NARAYAN SAHA
Narayan Saha.
Proprietor

2. Sudipta Chowdhury

SIGNATURE OF THE DEVELOPER.

DRAFTED AND PREPARED BY ME.
Sudipta Chowdhury 5/29/135/99.
{ ADVOCATE }
ALIPORE JUDGES' COURT, KOL-27.

TYPED BY ME.
{ TYPIST }

District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

22 JUN 2022

: MEMO OF CONSIDERATION :

RECEIVED from the within-named DEVELOPER the said sum of Rs.5,00,000=00 (Rupees Five Lakh) only out of Rs.3,00,00,000=00 (Rupees Three Crore) only as full and final settlement as per Memo below.

: M E M O :

1. By Cheque, Vide No.000286, dated 22/06/2022, UCO Bank, Tollygunge Br. Rs.5,00,000=00

==========

Total Rs.5,00,000=00

==========

ANNAPURNA VINIMAY PRIVATE LIMITED

Director / Authorised Signatory

SIGNATURE OF THE OWNER.

WITNESSES :

1} Subha Mondal

2} Sudipta Chowdhury

Office of the Dist. Sub-Registrar IV
24 Parganas, Alipur, Kol-27

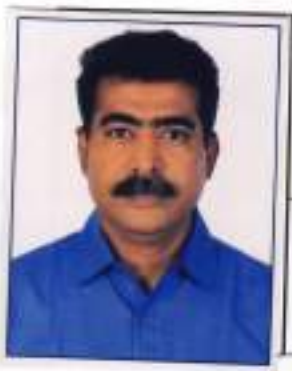
District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

22 JUN 2022

	Thumb	1st finger	middle finger	ring finger	small finger
Left Hand					
Right Hand					

Name SANJAY CHHABCHHARIA

Signature



	Thumb	1st finger	middle finger	ring finger	small finger
Left Hand					
Right Hand					

Name NARAYAN SAHA

Signature M/s NARAYAN SAHA

		Thumb	1st finger	middle finger	ring finger	small finger
	Left Hand					
	Right Hand					

Name

Signature

District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

22 JUN 2022

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

GRN Details

GRN:	192022230055868611	**Payment Mode:**	Online Payment
GRN Date:	22/06/2022 09:24:41	**Bank/Gateway:**	State Bank of India
BRN :	IK0BSZZGR4	**BRN Date:**	22/06/2022 09:26:09
Payment Status:	Successful	**Payment Ref. No:**	2001877816/1/2022 [Query No/*/Query Year]

Depositor Details

Depositor's Name:	SUDIPTA CHAKRABORTY
Address:	Alipore Judges Court Kolkata-700027
Mobile:	9831036678
EMail:	sudiptachakroborty@ymail.com
Depositor Status:	Advocate
Query No:	2001877816
Applicant's Name:	Mr SUDIPTA CHAKRABORTY
Identification No:	2001877816/1/2022
Remarks:	Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001877816/1/2022	Property Registration- Stamp duty	0030-02-103-003-02	35021
2	2001877816/1/2022	Property Registration- Registration Fees	0030-03-104-001-16	5021
			Total	**40042**

IN WORDS: **FORTY THOUSAND FORTY TWO ONLY.**

सत्यमेव जयते

Government of West Bengal
Directorate of Registration & Stamp Revenue
e-Assessment Slip

Query No / Year	2001877816/2022	Office where deed will be registered
Query Date	21/06/2022 8:15:25 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	SUDIPTA CHAKRABORTY Calcutta High Court,Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9163407529, Status :Advocate	
Transaction		Additional Transaction
[0110] Sale, Development Agreement or Construction agreement		[4308] Agreement [No of Agreement : 2], [4311] Receipt [Rs : 5,00,000/-]
Set Forth value		Market Value
		Rs. 2,03,18,625/-
Total Stamp Duty Payable(SD)		Total Registration Fee Payable
Rs. 40,021/- (Article:48(g))		Rs. 5,021/- (Article:E, E, B)
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 5,000/-
Remarks		

Land Details :

District: South 24-Parganas, Thana: Lake, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Aswini Dutta Road, , Premises No: 3, , Ward No: 085, Pin Code : 700029

Sch No	Plot Number	Khatian Number	Land UseROR Proposed		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu		3 Katha 7 Chatak		2,01,09,375/-	Property is on Road
	Grand Total :				5.6719Dec	0 /-	201,09,375 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	400 Sq Ft.	0/-	2,09,250/-	Structure Type: Structure
	Gr. Floor, Area of floor : 400 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 40 Years, Roof Type: Pucca, Extent of Completion: Complete				
	Total :	400 sq ft	0 /-	2,09,250 /-	

nd Lord Details :

Sl No	Name & address	Status	Execution Admission Details :
1	ANNAPURNA VINIMAY PRIVATE LIMITED (Private Limited Company) ,1B, Basanta Bose Road, City:- , P.O:- Bhawanipore, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 PAN No. AAxxxxxx8G, ,Aadhaar No Not Provided by UIDAIStatus :Organization, Executed by: Representative	Organization	Executed by: Representative

Developer Details :

Sl No	Name & address	Status	Execution Admission Details :
1	MS NARAYAN SAHA (Sole Proprietoship) ,4/12, AZADGARH, City:- , P.O:- Regent Park, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700040 PAN No. AKxxxxxx7G, ,Aadhaar No Not Provided by UIDAIStatus :Organization, Executed by: Representative	Organization	Executed by: Representative

Representative Details :

Sl No	Name & Address	Representative of
1	Mr SANJAY CHHAOCHHARIA Son of Late Jagdish Prasad Chhaochharia6C, Short Street, City:- , P.O:- Park Street, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700016 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ACxxxxxx0L , Aadhaar No.: 29xxxxxxxx6053	ANNAPURNA VINIMAY PRIVATE LIMITED (as Director)
2	Mr NARAYAN SAHA Son of Mr Chittaranjan Saha4/12, City:- , P.O:- Regent Park, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700040 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AKxxxxxx7G , Aadhaar No.: 24xxxxxxxx9163	MS NARAYAN SAHA (as Sole Proprietor)

Identifier Details :

Name & address
Mr Sudipta Chakraborty Son of Late Bhabani Ranjan Chakraborty Alipore Judges Court, City:- , P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of Mr SANJAY CHHAOCHHARIA, Mr NARAYAN SAHA

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	ANNAPURNA VINIMAY PRIVATE LIMITED	MS NARAYAN SAHA-5.67188 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	ANNAPURNA VINIMAY PRIVATE LIMITED	MS NARAYAN SAHA-400 Sq Ft

ANNAPURNA VINIMAY PRIVATE LIMITED

1B, Basanta Bose Road, Kolkata - 700026
Telephone – 9831344405 CIN: U51109WB2007PTC117501

AN EXTRACTS OF THE MINUTES OF THE RESOLUTION PASSED IN THE 02nd (OF 2022-2023) MEETING OF THE BOARD OF DIRECTORS OF ANNAPURNA VINIMAY PRIVATE LIMITED HELD AT 1B, BASANTA BOSE ROAD, KOLKATA - 700026 ON 10TH DAY OF JUNE, 2022 AT 11.30 A.M.

RESOLVED THAT Consent of Board of Directors of the company be and is hereby accorded for entering into a "Development Agreement" with M/s Narayan Saha for the company's land measuring an area of 3 Cottahs 7 Chitthaks 0 sqft be the same a little more or less together with 400 sqft single storied residential pucca structure situated at premises number 3 Aswini Dutta Road, Kolkata – 700029, Ward No: 085, Assessee No. 110850100032.

RESOLVED FURTHER THAT to execute the Development of the property a "Development Power of Attorney" also be executed in the name of Sri Narayan Saha, Proprietor of M/s Narayan Saha.

RESOLVED FURTHER THAT Sri Sanjay Chhaochharia, Director be and hereby authorised to appear, sign, execute all the necessary documents and papers and do all such acts, deeds and matters in this regard."

Certified to be true copy

For Annapurna Vinimay Private Limited

(SANJAY CHHAOCHHARIA)
DIN - 02302416
Director

For Annapurna Vinimay Private Limited

(NARAYAN SAHA)
DIN - 06665022
Director

Owner and Land or Building Details as received from KMC :				
Sc. No.	Property Identification by KMC	Registered Deed Details	Owner Details of Property	Land or Building Details
L1	Assessment No. : 110850100032 Premises No. : 3 Ward No. : 085 Street Name : ASWINI DUTTA ROAD	Reference Deed No. : Date of Registration. : Office Where Registered :	Owner Name : ANNAPURNA VINIMAY PVT LTD Owner Address : 31 SHAKESPEARE SARANI , JESMINE TOWER BUILDING , ROOM NO-305.KOL-17 Pin No. : 700017	Character of Premises: Total Area of Land: 03 Cottah, 07 Chatak,

Note:

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 21-07-2022) for e-Payment . Assessed market value & Query is valid for 30 days.(i.e. upto 21-07-2022)
3. Standard User charge of Rs. 240/-(Rupees Two hundred fourty) only includes all taxes per document upto 17 (seventeen) pages and Rs 7/- (Rupees seven) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.
11. This eAssessment Slip can be used for registration of respective deed in any of the following offices: D.S.R. - I SOUTH 24-PARGANAS, D.S.R. -I I SOUTH 24-PARGANAS, D.S.R. - III SOUTH 24-PARGANAS, D.S.R. - IV SOUTH 24-PARGANAS, A.D.S.R. ALIPORE, D.S.R. - V SOUTH 24-PARGANAS, A.R.A. - I KOLKATA, A.R.A. - II KOLKATA, A.R.A. - III KOLKATA, A.R.A. - IV KOLKATA

आयकर विभाग भारत सरकार

INCOME TAX DEPARTMENT GOVT. OF INDIA

ANNAPURNA VINIMAY PRIVATE LIMITED

27/07/2007

Permanent Account Number

AAGCA7798G

14022006

আধার

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India

Government of India

তালিকাভুক্তির আই ডি / Enrollment No.: 0658/00701/00570

To
সঞ্জয় চাটোপাধ্যায়
Sanjay Chhaochharia
6C SHORT STREET
Park Street H.O
Park Street
Kolkata
West Bengal 700016
9831344405

18/12/2012

1090469143

ME090469143FH

আপনার আধার সংখ্যা / Your Aadhaar No. :

2911 2694 6053

আমার আধার, আমার পরিচয়

ভারত সরকার
Government of India

সঞ্জয় চাটোপাধ্যায়
Sanjay Chhaochharia
পিতা : জগদীশ প্রসাদ চাটোপাধ্যায়
Father : Jagdish Prasad Chhaochharia
জন্মতারিখ / DOB : 03/09/1985
পুরুষ / Male

2911 2694 6053

আমার আধার, আমার পরিচয়

Government of India

AADHAAR

তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা লাভ করুন।

INFORMATION

- Aadhaar is proof of identity, not of citizenship .
- To establish identity, authenticate online .

- আধার সারা দেশে মান্য।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country .
- Aadhaar will be helpful in availing Government and Non-Government services in future .

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India

ঠিকানা:
6 সি সর্ট স্ট্রীট, পার্কস্ট্রীট এইচওও.
কোলকাতা, পশ্চিমবঙ্গ, 700016

Address:
6C SHORT STREET, Park Street H.O, Park Street, Kolkata, West Bengal, 700016

2911 2694 6053

1947 | help@uidai.gov.in | www.uidai.gov.in

Photocopy is submitted for the purpose of Registration of A.g.
Date : 22/6/22
Signature

स्थाई लेखा संख्या /PERMANENT ACCOUNT NUMBER

ACVPC9320L

नाम /NAME

SANJAY CHHAOCHHARIA

पिता का नाम /FATHER'S NAME

JAGDISH PRASAD CHHAOCHHARIA

जन्म तिथि /DATE OF BIRTH

03-09-1965

हस्ताक्षर /SIGNATURE

आयकर आयुक्त, प.ब.-III

COMMISSIONER OF INCOME-TAX, W.B. - III

Photocopy is submitted for the purpose of

.....

Date :

Signature

भारत सरकार
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Enrolment No.: 2730/00525/71755

Download Date: 10/05/2021

To
NARAYAN SAHA
4/12
AZADGARH
REGENT PARK
Regent Park S.O
Kolkata West Bengal - 700040
9331042742

Issue Date: 13/11/2019

Signature valid

आपका आधार क्रमांक / Your Aadhaar No. :

2450 3283 9163

VID : 9197 2429 3350 1716

मेरा आधार, मेरी पहचान

भारत सरकार
Government of India

NARAYAN SAHA
Date of Birth/DOB: 13/10/1970
Male/ MALE

Download Date: 10/05/2021

Issue Date: 13/11/2019

2450 3283 9163

VID : 9197 2429 3350 1716

मेरा आधार, मेरी पहचान

सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- सुरक्षित QR कोड / ऑफलाइन XML / ऑनलाइन ऑथेंटिकेशन से पहचान प्रमाणित करें।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- Verify identity using Secure QR Code/ Offline XML/ Online Authentication.
- This is electronically generated letter.

- आधार देश भर में मान्य है।
- आधार कई सरकारी और गैर सरकारी सेवाओं को पाना आसान बनाता है।
- आधार में मोबाइल नंबर और ईमेल ID अपडेट रखें।
- आधार को अपने स्मार्ट फोन पर रखें, **mAadhaar App** के साथ।

- Aadhaar is valid throughout the country.
- Aadhaar helps you avail various Government and non-Government services easily.
- Keep your mobile number & email ID updated in Aadhaar.
- Carry Aadhaar in your smart phone – use mAadhaar App.

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Address:
4/12, AZADGARH, REGENT PARK, Regent Park S.O, Kolkata,
West Bengal - 700040

2450 3283 9163

VID : 9197 2429 3350 1716

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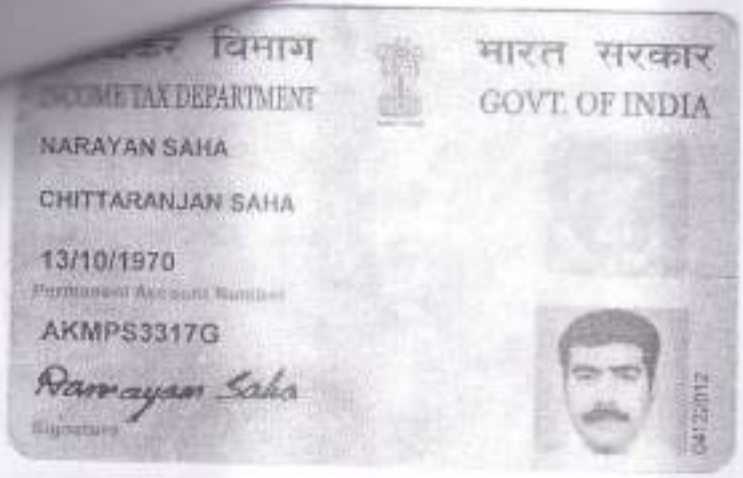
Narayan Saha.



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

NARAYAN SAHA

CHITTARANJAN SAHA

13/10/1970

Permanent Account Number

AKMPS3317G

Narayan Saha

Signature

04/12/012

Narayan Saha.

Major Information of the Deed

Deed No :	I-1604-06756/2022	Date of Registration	22/06/2022
Query No / Year	1604-2001877816/2022	Office where deed is registered	
Query Date	21/06/2022 8:15:25 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	SUDIPTA CHAKRABORTY Calcutta High Court,Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9163407529, Status :Advocate		
Transaction		Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement		[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 5,00,000/-]	
Set Forth value		Market Value	
		Rs. 2,03,18,625/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 40,021/- (Article:48(g))		Rs. 5,053/- (Article:E, E, B)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Lake, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Aswini Dutta Road, , Premises No: 3, , Ward No: 085 Pin Code : 700029

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu		3 Katha 7 Chatak		2,01,09,375/-	Property is on Road
	Grand Total :				5.6719Dec	0 /-	201,09,375 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	400 Sq Ft.	0/-	2,09,250/-	Structure Type: Structure
	Gr. Floor, Area of floor : 400 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 40 Years, Roof Type: Pucca, Extent of Completion: Complete				
	Total :	400 sq ft	0 /-	2,09,250 /-	

Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**ANNAPURNA VINIMAY PRIVATE LIMITED** 1B, Basanta Bose Road, City:- , P.O:- Bhawanipore, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 , PAN No.:: AAxxxxxx8G,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**MS NARAYAN SAHA** 4/12, AZADGARH, City:- , P.O:- Regent Park, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700040 , PAN No.:: AKxxxxxx7G,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	**Name**	**Photo**	**Finger Print**	**Signature**
	Mr SANJAY CHHAOCHHARIA Son of Late Jagdish Prasad Chhaochharia Date of Execution - 22/06/2022, , Admitted by: Self, Date of Admission: 22/06/2022, Place of Admission of Execution: Office	 Jun 22 2022 12:06PM	 LTI 22/06/2022	22/06/2022
	6C, Short Street, City:- , P.O:- Park Street, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700016, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxxx0L, Aadhaar No: 29xxxxxxxx6053 Status : Representative, Representative of : ANNAPURNA VINIMAY PRIVATE LIMITED (as Director)			
2	**Name**	**Photo**	**Finger Print**	**Signature**
	Mr NARAYAN SAHA (Presentant) Son of Mr Chittaranjan Saha Date of Execution - 22/06/2022, , Admitted by: Self, Date of Admission: 22/06/2022, Place of Admission of Execution: Office	 Jun 22 2022 12:06PM	 LTI 22/06/2022	22/06/2022
	4/12, City:- , P.O:- Regent Park, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700040, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AKxxxxxx7G, Aadhaar No: 24xxxxxxxx9163 Status : Representative, Representative of : MS NARAYAN SAHA (as Sole Proprietor)			

	Photo	Finger Print	Signature
[redacted]kraborty [redacted] Bhabani Ranjan Chakraborty [redacted] Judges Court, City:- , P.O:- [redacted], P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:-700027			
	22/06/2022	22/06/2022	22/06/2022
Identifier Of Mr SANJAY CHHAOCHHARIA, Mr NARAYAN SAHA			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	ANNAPURNA VINIMAY PRIVATE LIMITED	MS NARAYAN SAHA-5.67188 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	ANNAPURNA VINIMAY PRIVATE LIMITED	MS NARAYAN SAHA-400.00000000 Sq Ft

Endorsement For Deed Number : I - 160406756 / 2022

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 11:36 hrs on 22-06-2022, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Mr NARAYAN SAHA ,.

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 2,03,18,625/-

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

Execution is admitted on 22-06-2022 by Mr SANJAY CHHAOCHHARIA, Director, ANNAPURNA VINIMAY PRIVATE LIMITED (Private Limited Company), 1B, Basanta Bose Road, City:- , P.O:- Bhawanipore, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700026

Indetified by Mr Sudipta Chakraborty, , , Son of Late Bhabani Ranjan Chakraborty, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Execution is admitted on 22-06-2022 by Mr NARAYAN SAHA, Sole Proprietor, MS NARAYAN SAHA (Sole Proprietoship), 4/12, AZADGARH, City:- , P.O:- Regent Park, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700040

Indetified by Mr Sudipta Chakraborty, , , Son of Late Bhabani Ranjan Chakraborty, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 5,053/- (B = Rs 5,000/- ,E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-, by online = Rs 5,021/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 22/06/2022 9:26AM with Govt. Ref. No: 192022230055868611 on 22-06-2022, Amount Rs: 5,021/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0BSZZGR4 on 22-06-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,021/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 35,021/-
Description of Stamp
1. Stamp: Type: Impressed, Serial no 11095, Amount: Rs.5,000/-, Date of Purchase: 14/06/2022, Vendor name: S Das
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 22/06/2022 9:26AM with Govt. Ref. No: 192022230055868611 on 22-06-2022, Amount Rs: 35,021/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0BSZZGR4 on 22-06-2022, Head of Account 0030-02-103-003-02

Anupam Halder
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
South 24-Parganas, West Bengal

tificate of Registration under section 60 and Rule 69.

gistered in Book - I

Volume number 1604-2022, Page from 212711 to 212744

being No 160406756 for the year 2022.

Seal of the District Sub-Registrar IV, South 24 Parganas, South 24 Parganas

Digitally signed by ANUPAM HALDER
Date: 2022.06.22 12:45:20 +05:30
Reason: Digital Signing of Deed.

(Anupam Halder) 2022/06/22 12:45:20 PM

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS

West Bengal.

(This document is digitally signed.)