

9496/2022

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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AH 324595

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



Additional Registrar of Assurances-IV, Kolkata

Additional Registrar of Assurances-IV, Kolkata

15 JUN 2022

A-1728722/22

10/6/22
8.00pm

2705m003

DEVELOPMENT AGREEMENT

THIS AGREEMENT is made and executed on this 10th day of JUNE, 2022
(Two Thousand and Twenty Two),

BETWEEN

View Cases No. 2739, 10.06

J(1)-... 2508
J(2)-... 46508
Modified on...

ARA-IV
Kolkata

116674

Arkna Shuman Developers Ltd

09 JUN 2022
 S. CHATTERJEE
 Licensed Stamp Vendor
 C. Chatterjee
 Kolkata - 700001

7777

MM V

kyor

08 JUN 2022

08 JUN 2022

Shubhdeep



6316

Shubhdeep



6317

Mira Kundu



6318

H. W. Bhatter



6319



Identified by me

Panama Serpents, Adv

d/o Advinth Serpents.

Calcutta High Court

Kolkata - 700001.

ADDITIONAL REGISTRAR
 OF ASSURANCES-IV, KOLKATA
 10 JUN 2022

SMT. MIRA KUNDU, having (**PAN AHEPK9686K, AADHAR NO. 4892 5523 4867**), wife of Sri. Narayan Chandra Kundu, by faith Hindu, by occupation- housewife, by Nationality Indian, and residing at P-214, CIT Road, Scheme VII-M, P.O. Kankurgachi, within the ambit of Maniktala police station, Kolkata - 700054, and hereinafter referred to as "**THE OWNER**" (which expression shall, unless it be repugnant to the context or meaning thereof shall be deemed to mean and include her heirs, successors, executors, administrators, legal representatives and assigns) of the **ONE PART AND M/S AKMA SHIVAM DEVELOPERS LLP, (PAN ABYFA4969R)**, a Limited Liability Partnership, incorporated within the provisions of the Limited Liability Partnership Act, 2008, and as amended from time to time, and having its registered Office at Premises No. 175/J, Maniktala Main Road, Kolkata - 700054, P.S. - Phool Bagan, P.O. - Kankurgachi, represented by one of its designated partners and one of its partners namely (1) **SRI. ANINDYA SENGUPTA**, (designated partner), and having (**PAN: AJBPS2886C AND AADHAR CARD NO. 881157665565**) son of Late Arun Kanti Sengupta, faith Hindu, by occupation- Business, by Nationality Indian, and residing at 175/J, Maniktala Main Road, P.S. Phool bagan, P.O. Kankurgachi, Kolkata - 700 054, (2) **SRI. HARI NARAYAN BHATTER** (Partner) and having (**PAN: AEBPB4729E AND AADHAR CARD NO. 810709541789**) son of Mr. Tulsi Das Bhatter, faith Hindu, by occupation- Business, by Nationality Indian, and residing at 12/1A, Ganguli Lane Burrabazar, P.S. Posta, P.O. Bura bazar, Kolkata - 700 007, hereinafter collectively referred to as "**THE DEVELOPER**"] (which expression shall, unless it be repugnant to the subject and/or context herein shall be deemed to mean and include its successor or successors-in-interest and assigns) of the **OTHER PART**.

WHEREAS :

1. The Owner is seized and possessed of as sole and absolute of **ALL THAT** piece and parcel of bastu land measuring an area of 5 Cottahs more or less, togetherwith tin-shed structure hereunder mentioned, situate and lying at Premises No. 150D/2, Maniktala Main Road, (and being portion of Premises No. 150D, Maniktala Main Road) P.S. - Maniktala, P.O.- Kankurgachi, Kolkata - 700054, within the limits of Kolkata Municipal Corporation under ward No. 032, under the jurisdiction of A.D.S.R, Sealdah.
2. That by a Deed of Conveyance dated 22nd November, 1996, registered and recorded in Book No 1, Volume No. 04, Pages nos 276 to 279, Deed No. 107 for the year 1997 at the office of the ADSR, Sealdah, one Sri. Sanjay Kumar Dey, Smt. Sreela Dey, and Sri. Biswajit Dey, for the consideration and on the terms and conditions therein mentioned, sold, transferred and conveyed **ALL THAT** land measuring an area of about 5 Cottahs more or less, togetherwith structure therein mentioned, situate and lying at Premises No. 150D, Maniktala Main Road, P.S. - Maniktala, P.O.- Kankurgachi, Calcutta - 700054, under the jurisdiction of A.D.S.R, Sealdah, (hereinafter referred to as the "**said Property**"), in favour of One Smt. Mira Kundu.
3. By virtue of the aforesaid, the said Smt. Mira Kundu became the absolute Owner of the said Property.
4. The said Smt. Mira Kundu mutated her name in the records of the then Calcutta Municipal Corporation (now Kolkata Municipal Corporation) being Assessee No. 110320902927, and the said property was separated and re-numbered as Premises No. 150D/2, Maniktala Main Road, Kolkata - 700054, emerging out of Premises No. 150D, Maniktala Main Road.

5. In view of the aforesaid the said Smt. Mira Kundu is the sole and absolute Owner of **ALL THAT** bastu land measuring an area of 5 Cottahs, together with tin-shed structure hereunder mentioned, situate and lying at Premises No. 150D/2, Maniktala Main Road, (and being portion of Premises No. 150D, Maniktala Main Road), P.S. - Maniktala, P.O. - Kankurgachi, Kolkata - 700054, within the limits of Kolkata Municipal Corporation under ward No. 032, under the jurisdiction of A.D.S.R, Sealdah, (hereinafter referred to as the "**said Premises**"), morefully and particularly described in the Schedule "B" hereunder written.
6. The Owner is desirous of developing the said Premises by causing a multistoried building to be constructed on the said Premises consisting of various self-contained apartments/units/flats/showrooms/offices/shops and other saleable spaces.
7. For the purpose of development of the said Premises by construction of the new building in accordance with the plans and specifications as may be approved by the Kolkata Municipal Corporation or any other Competent Authority, the Owner has agreed to appoint the Developer as the exclusive Developer for the purpose of undertaking the development of the said Premises for the terms and conditions contained in this Agreement.

NOW THIS AGREEMENT WITNESSETH and it is hereby mutually agreed and declared by and between the Owner and the Developer as follows:

ARTICLE - I **DEFINITIONS**

1.1 "AGREED RATIO" - shall mean the ratio of sharing or distribution in Realizations and several other matters referred to herein between the Owner and the Developer which shall be 50% (Fifty percent) of the Owner and 50% (fifty percent) of the Developer

1.2 "APPROPRIATE AUTHORITIES" shall according to the context mean all or any of the Central or State Government or any department thereof and/or its officers and functionaries and also all other State, Executive, Judicial or Quasi-Judicial authorities, Local Authority, Government Company, Statutory Bodies and/or other authorities and include Collector, Municipal Engineering Directorate, Planning Authority, Development Authority, B.L.&L.R.O., D.L.&L.R.O., Collector, Real Estate Authorities, Fire Brigade, the Competent Authority under the Urban Land (Ceiling & Regulation) Act, 1976, Airport Authority, Police Authorities, Law Enforcement Authorities, Pollution Control Authorities, Fire Service Authorities, Insurance Companies, Income Tax Authorities, Goods and Service Tax Authorities, Courts, Tribunals, Judicial and Quasi-Judicial authorities and forums having jurisdiction over the relevant activity and include the concerned Service/Utility Providers for electricity, water, drainage, sewerage, lift, generator, telecom, television, wireless connectivity, digital and other utilities whatsoever or howsoever.

1.3 "ARCHITECT" - shall mean such person or persons or firm or Company who or which may be so appointed by the Developer for development of the property and/or the construction of the proposed building(s).

1.4 "the BUILDING" - shall mean and include the proposed new building and other areas and spaces to be erected in or upon the land comprised in the property as per the plan/plans to be sanctioned by the competent authorities.

1.5 "DEVELOPER" - shall mean and include **M/S AKMA SHIVAM DEVELOPERS LLP**, a Limited Liability Partnership, having its registered office at Premises No. 175/J, Manicktala Main Road, Kolkata - 700054, P.S. - Phool bagan, P.O. - Kankurgachi and its successor or successors-in-interest and/or permitted assigns.

1.6 "OWNER" - shall mean and include Smt. Mira Kundu residing at Premises No. 150D/2, Maniktala Main Road, P.O. Kankurgachi, P.S. Maniktala, Kolkata - 700054, and her heirs, successors, executors, administrators, legal representatives and/or permitted assigns.

1.7. THE PREMISES : shall mean and include **ALL THAT** bastu piece and parcel of land measuring about 5 Cottahs, more or less together with tin-shed structure hereunder mentioned, situate and lying at Premises No. 150D/2, maniktala Main Road, P.S. - Maniktala, P.O. - Kankurgachi, Kolkata - 700054, within the limits of Kolkata Municipal Corporation under ward No. 032, under the jurisdiction of A.D.S.R, Sealdah, morefully and particularly described in the Schedule "B" hereunder written

1.8. OWNER'S ALLOCATION: (On completion of proposed new building as per plan to be sanctioned) shall mean 50% of the total built-up area of the new building including the common facilities, shall absolutely belong to the Owner herein, as mentioned in Schedule "A" hereunder written.

1.9. DEVELOPER'S ALLOCATION: (On completion of proposed new building as per plan to be sanctioned) shall mean the remaining portion i.e. 50% of the total built-up area of the new building including the common facilities shall absolutely belong to the Developer herein after providing for the Owner's Allocation as aforesaid, as mentioned in Schedule "A" hereunder written

1.10 BUILDING PLAN : Will mean such plan prepared by the Developer and the same shall be duly approved by the Owners and shall be sanctioned from the Kolkata Municipal Corporation or any other Competent Authority.

1.11 "BUILDING COMPLEX" shall mean and include the said Premises and the New Buildings thereat with the Common Areas and Installations and all other open and covered spaces thereat.

1.12 "COMMON AREAS AND INSTALLATIONS" shall mean such parts, portions and areas in the said Premises which the Developer may from time to time as per law identify and earmark for common use by all or any one or more of the Transferees or any other person in common with the Owner and/or the Developer and include any variations or relocations thereof as may be made by the Developer in consultation with the Owner.

1.13 "COMMON PURPOSES" shall mean and include the purposes of managing, maintaining, administering, up-keep and security of the Building Complex and in particular the Common Areas and Installations; rendition of common services in common to the Transferees thereof; collection and disbursement of the Common Expenses; the purpose of regulating mutual rights, obligations and liabilities of the Transferees thereof; and dealing with all matters of common interest of the Transferees thereof.

1.14 "ENCUMBRANCES" shall include mortgages, charges, security interest, liens (including negative lien), lis pendens, hypothecations, attachments, leases,



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

GRN Details

GRN: 192022230047381141 Payment Mode: Online Payment
GRN Date: 10/06/2022 14:55:29 Bank/Gateway: State Bank of India
BRN : IK0BSNR1A9 BRN Date: 10/06/2022 14:58:20
Payment Status: Successful Payment Ref. No: 2001728722/3/2022
[Query No*/Query Year]

Depositor Details

Depositor's Name: paroma sengupta
Address: garia
Mobile: 8910075121
Depositor Status: Advocate
Query No: 2001728722
Applicant's Name: Mr Paroma Sengupta
Identification No: 2001728722/3/2022
Remarks: Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001728722/3/2022	Property Registration- Stamp duty	0030-02-103-003-02	57921
2	2001728722/3/2022	Property Registration- Registration Fees	0030-03-104-001-16	21021
Total				78942

IN WORDS: SEVENTY EIGHT THOUSAND NINE HUNDRED FORTY TWO ONLY.







Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue





OFFICE OF THE A.R.A. - IV KOLKATA, District Name :Kolkata

Signature / LTI Sheet of Query No/Year 19042001728722/2022

1. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mrs MIRA KUNDU P- 214 CIT ROAD SCHEME VII-M, City:- Not Specified, P.O:- KANKURGACHI, P.S:- Manickalla, District:- North 24-Parganas, West Bengal, India, PIN:- 700054	Land Lord			Mira Kundu 10.06.22
2	Mr ANINDYA SENGUPTA 175J MANIKTALA M,AIN ROAD, City:- Not Specified, P.O:- KANKURGACHI, P.S:- Phool Bagan, District:- South 24-Parganas, West Bengal, India, PIN:- 700054	Represent ative of Developer [AKMA SHIVAM DEVELOP ERS LLP]			 10/06/22

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
3	Mr HARI NARAYAN BHATTER 12/1A GANGULY LANE, City:- Kolkata, P.O:- BURRABAZAR, P.S:- Posta, District:-Kolkata, West Bengal, India, PIN:- 700007	Representative of Developer [AKMA SHIVAM DEVELOPERS LLP]			<i>H. N. Bhatter.</i> 10/06/22
1	Mrs PAROMA SENGUPTA Daughter of Mr ADHISH SENGUPTA CALCUTTA HIGH COURT, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001	Mrs MIRA KUNDU, Mr ANINDYA SENGUPTA, Mr HARI NARAYAN BHATTER			<i>Paroma Sengupta</i> 10/6/22

(Signature)

(Semanti Sikdar)
 ADDITIONAL REGISTRAR
 OF ASSURANCE
 OFFICE OF THE A.R.A. -
 IV KOLKATA
 Kolkata, West Bengal

tenancies, bargadar, occupancy rights, licenses, uses, debuters, trusts, bankruptcy, insolvency, wakfs, acquisition, requisition, vesting, any other encumbrance, claims, demands and liabilities whatsoever or howsoever;

1.15 "FORCE MAJEURE" shall mean any event or combination of events or circumstances beyond the control of a Party including (a) Acts of God i.e. fire, draught, flood, earthquake, storm, lightning, epidemics, pandemic and other natural disasters; (b) Explosions or accidents, air crashes; (c) General strikes and/or lock-outs, civil disturbances, curfew etc.; (d) Civil commotion, insurgency, war or enemy action or terrorist action; (e) Change in Law, Rules and Regulations, injunctions, prohibitions, or stay granted by court of law, Arbitrator, Government; (f) Non-functioning of any existing or new Appropriate Authorities due to any reason whatsoever including any lockdown imposed by the Government of India or the Government of West Bengal.

1.16 "PASS THROUGH CHARGES" shall mean the Goods and Service Tax or any substitutes, additions or alterations thereof and any other impositions, levies or taxes (other than Income Tax) on the Transfer in favour of the Transferees.

1.17 "REAL ESTATE LAWS" shall mean the Real Estate (Regulation and Development) Act, 2016 as applicable to West Bengal and include all the amendments and substitutes thereof and also all rules, regulations and byelaws framed thereunder.

1.19 "SALEABLE SPACE" shall mean the Units, Parking Spaces, private/reserved terraces/roofs with or without any facilities and all other areas at the Building Complex capable of being transferred independently or by being added to the area of any Unit or by making the same appurtenant to any Unit or otherwise and shall also include any area, right or privilege at the Building Complex capable of being commercially exploited or transferred for consideration in any manner and include the proportionate undivided shares in land and/or the Common Areas and Installations appurtenant to the Units.

1.20 "SHARES IN LAND" shall mean the proportionate undivided share in the land of whole or part of the said Premises attributable to any Unit.

1.18 "PARKING SPACES" shall mean the spaces at the Building Complex including at covered space, open area or under a shade at the open area or mechanized multilevel systems at the open area for parking of motor cars and/or two-wheelers.

1.19 "UNITS" shall mean the independent and self-contained residential apartments and non-residential shops, offices and other spaces including any private/reserved terraces/roofs capable of being exclusively held used or occupied by a person.

1.20 TRANSFER : With its grammatical variations shall include transfer by possession and by any other means adopted for effecting what is understood as a transfer of space in building/s to purchase thereof although the same may not amount to a transfer in law without causing in any manner in convenience or disturbance to the Owner's.

1.21 TRANSFEREE: Shall mean a person, firm, limited company, and association of persons to whom any space in the proposed new building/s will be transferred.

1.22 TIME: Shall mean the construction shall be completed within 24 (Twenty Four) months from the date of sanction of the building Plan by the Kolkata Municipal Corporation or any other Competent Authority togetherwith an extension of 6(Six) months from the period mentioned above.

1.23 WORDS : Importing singular shall include plural and vice-versa and the words importing masculine gender shall include feminine and vice-versa and similarly words importing neutral render shall include masculine and feminine genders.

ARTICLE - II
INTERPRETATIONS

2.1 Any reference to a statute shall include any statutory extension or modifications, re-enactment of such statute and any rules, regulations, bye-laws or orders made thereunder.

2.2 any covenant by the Developer and/or the Owner to act or to do anything shall be deemed to include their respective obligations to perform the said act or thing to be done.

2.3 Singular number shall include plural and vice-versa.

2.4 The headings shall not form part of this Agreement and have been given only for the sake of convenience and shall not be taken into account for the purpose of construction or interpretation of this Agreement.

ARTICLE - III
DATE OF COMMENCEMENT

3.1 This Agreement shall be deemed to have commenced on and with effect from the date of execution of this Agreement.

ARTICLE - IV
OWNER'S REPRESENTATIONS

The Owner has represented to the Developer as follows:

- 4.1 The Owner is the absolute bonafide undisputed owner of the said Premises.
- 4.2 The said Premises is free from all encumbrances, charges and liens except tenancy.
- 4.3 There is no impediment of any nature whatsoever for the Owner to entrust the development of the said Premises.
- 4.4 The Owner shall render its best co-operation and assistance to the Developer in the matter of development of the said Premises and/or the construction of one or more buildings whenever required by the developer.

ARTICLE - V
DEVELOPER'S REPRESENTATIONS AND UNDERTAKINGS

- 5.1 The Developer shall carry out the work of development of the said Premises and/or construction of the entire building(s)
 - i) at its own costs and expenses except those specifically otherwise provided herein;

- ii) in accordance with the provisions of applicable laws in force for the time being and the Rules, Regulations and Bye-laws framed there under and/or in force for the time being and in accordance with the plan duly sanctioned by the Kolkata Municipal Corporation or any other Competent Authority; and
- iii) as per the provisions contained in this Agreement.

5.2 The Developer shall ensure that the standards of construction, finish and general appearance of the building(s) and the materials and fittings to be used in the construction of the said building(s) shall be of good quality.

ARTICLE - VI MUTUAL COVENANTS

6.1 The Developer shall be entitled to prepare and submit fresh and/or revised plans to the Kolkata Municipal Corporation or any other Competent Authority in the name of the Owner and all costs, charges and expenses incurred for preparation of the plans and sanctioning thereof shall be paid borne and discharged by the Developer.

6.2 The Owner shall subject to performance by the Developer of its obligations sign and execute at the costs of the Developer and deliver to the Developer all plans, sketches, designs, lay-outs, maps, specifications, applications, declarations, affidavits and other documents, papers and writings as may from time to time be necessary or required by the Developer for obtaining any necessary modifications and/or revisions and/or necessary changes to or renewal of the said sanctioned plan for construction of the said building(s).

6.3 The Owner hereby agrees that it shall execute such proper Power of Attorney in favour of the Developer and/or its nominee or nominees from time to time restricted to preparation of plans, sketches, designs, layouts, maps, specifications, applications, declarations, affidavits and other papers, and documents and signing thereof for, on behalf and in the name of the Owners, submission of such plans to the concerned authorities, making representations, obtaining of such sanction or permissions and approvals and making deposits and payments to the concerned authorities and proceeding with the construction of the building or buildings in and upon the property.

6.4 All the expenses including legal and other expenses incurred by the Developer including the Architect's fee and other allied expenses relating to the constructions to be made by the Developer will be borne by the Developer alone and the Owners shall not be liable in respect thereof.

6.5 The Developer shall be entitled to mortgage or charge the property and/or its entitlement being the Developer's Allocation in favour of Banks and/or Financial Institutions for the purpose of financing the construction of the building(s) on the property. The Owner will assist and co-operate with the Developer in this regard and shall have no personal liability as to the same or any portion thereof.

6.6 All costs, charges and expenses for obtaining sanction of the plans and also for obtaining of all permissions and approvals from the concerned authorities relating thereto shall be paid, borne and discharged by the Developer and as and when such plans are sanctioned and approved.

6.7 The Owner agree to transfer to the Developer and/or its nominee or nominees undivided share or interest of the Developer's Allocation for the consideration receivable and/or received by the Developer from its nominee/nominees and on the terms and conditions that may be entered into by and between the Developer and its nominee/nominees. Provided that the terms and conditions that may be agreed upon by and between the Developer and its nominee/nominees shall not be contradictory to or inconsistent with the terms provided herein. The Owners agrees to execute and register proper Deed of Transfers/Conveyance in respect of the Developer's Allocation to the Developer and/or its nominee/nominees from time to time as may be required by the Developer. The Owner shall execute a proper Development Power of Attorney in favour of the Developer for the purpose of execution and registration of such Deeds for and on behalf of the Owner.

6.8 All matters, litigations etc. by any third party out of anything done or omitted to be done by the Developer and/or its agents under this Agreement shall be defended by the Developer for and on its own behalf and on behalf of the Owner at the costs of the Developer alone. Provided that in the event of such matters or litigations arising out of anything done or omitted to be done by the Owner, the Owner shall bear and pay the costs and expenses thereof and shall indemnify and keep indemnified the Developer in respect thereof.

6.9 Taking into account the total area of the land comprised in the said Premises, the Developer shall be entitled to construct, erect and complete the multistoried building on the said Premises consisting of several self-contained flats/apartments/shops/offices/constructed spaces/ car parking spaces capable of being held and/or enjoyed independently.

6.10 The Developer shall be entitled to appoint at its own costs and expenses Contractor/Contractors/Sub-Contractors and labourers for the construction and completion of the building(s) or any portion thereof either wholly or department-wise or job-wise or on piecemeal basis. It is expressly agreed that there shall be no privity of contract between the Owner and any such contractor/sub-contractor or labourers and the Owners shall under no circumstances be liable to bear or pay any liability for payment of any dues of such contractors/sub-contractors or labourers and that the Developer shall be solely responsible for the same.

6.11 It is hereby agreed between the parties hereto that with respect to CESC cable charges, all the transferees including the Owner shall liable to pay Rs. 75,000 per unit/flat cable charges.

6.12 In case any dispute arises regarding the marketability of the title of the Owner and/or any dispute regarding the documents supplied to the developer herein, during the period of construction, till completion of the building, at any stage, if any question arises relating to the marketability of the title of the Owner herein, In that event, the Owner herein shall return and/or pay back the entire Security deposit received at that stage, within a period of Two month from the date on which the dispute had arisen. If the payment is not done within the period mentioned aforesaid, the Owner shall be liable to pay an interest of 18 percent on the gross amount received as security deposit.

6.13 Any issue with respect to encumbrances with regard to Kolkata Municipal Corporation and/or thika, and/or any other encumbrances in the Property shall be dealt and resolved by the Owner herein at the expenses of the Owner.

6.14 It is hereby agreed between the parties hereto that any one whoever intends to take money and/or financial assistance from the Developer herein, his/her/their area shall belong to the Developer herein.

ARTICLE - VII
COST OF CONSTRUCTIONS

7.1 The entire costs of construction of the building(s) to be constructed on the property including the area falling in the share of the Owner shall be borne by the Developer. Such costs shall include the costs of all services, amenities, fittings and fixtures and all overheads regarding construction, price rise in the cost of materials used for construction, fees payable to the Architect and Engineers in respect of the construction and costs for the purpose of obtaining various sanctions/licenses. It is expressly agreed that the Owner shall not be required to contribute any amount in that behalf unless expressly provided for otherwise elsewhere in this Agreement.

ARTICLE - VIII
DEVELOPER'S OBLIGATIONS

8.1. The Developer undertakes to construct and complete one or more buildings on the Said Property:

- i) entirely at its own costs;
- ii) strictly in accordance with the sanctioned plan;
- iv) in accordance with the provisions of the Kolkata Municipal Corporation laws and the rules and regulations and bye-laws framed thereunder with regard to the construction of buildings;
- v) by using the standard quality of construction materials;

8.2. The Developer wherever necessary further undertakes to complete the Building Complex under the supervision and control of the Architect to be appointed by the Developer.

8.3. Unless prevented by the existence of Force Majeure conditions, the Developer shall complete the Building Complex in all respects together with the fixtures, fittings and all other facilities to be provided therein within **24 months** from the date of obtaining of sanction of the Building plan together with a grace and/or extension of 6 (six) months after completion of the aforesaid period of 24 months.

8.4. The Developer shall at its own costs and expenses obtain all necessary permissions and/or sanctions and/or No Objections and/or connections from the Kolkata Municipal Corporation, CESC Ltd., Fire Brigade Authorities, Police Authorities and other appropriate Government Authorities and/or Departments, in the name of the Owner as the case may be.

ARTICLE - IX
DEVELOPER'S RIGHTS

- 9.1. The Developer shall be entitled to appoint and employ such licensed contractors, engineers, masons, mistries, caretakers, managers, supervisors, durwans, guards and other staff and employees at such remuneration, salaries, fees and charges as the Developer shall at its discretion think proper. The Developer alone shall be responsible for payment of salaries, wages, remuneration, compensation and other charges to all such persons who may be engaged or appointed by the Developer.
- 9.2. The Owner shall render its best co-operation and assistance to the Developer in carrying out development of the property and/or construction of the building as aforesaid in the manner as herein agreed.
- 9.3. The Owner shall sign, execute and deliver all necessary applications, letters, declarations, affidavits, bonds and other papers and documents as may from time to time be necessary or required to enable the Developer to apply for and obtain electricity, lifts, telephones, gas, water, sewerage, drainage connections and other public utility services at the said building or portions thereof either in the name of the Owner and/or in the name of the Developer and/or its nominee(s).
- 9.4. The Owner agrees not to create any impediment and/or hindrance of any nature whatsoever in and/or interfere with the development of the property and/or construction of the said building(s) by the Developer as herein agreed and/or in the Developer's carrying out its obligations under this Agreement so long as the Developer does not commit any breach of any of the terms and conditions of this Agreement or any provisions of municipal and other laws, Rules and Regulations and Bye-laws.
- 9.5. The Developer without causing any loss, risk or liability to the Owner, shall be entitled to apply in the name of the Owner, but at the cost of the Developer, for steel, cement and/or other building materials to the appropriate authorities for the construction of the said building.
- 9.6. The Owner undertake to act in goodfaith towards the Developer (and any appointed and/or designated representative) so that the Project can be successfully completed.

ARTICLE - X
CONVEYANCE & TRANSFER

10.1 The Owner agrees and undertakes to execute and register the Deeds of Conveyance in respect of undivided shares and/or interests in the land comprised in the property attributable to different constructed units/spaces and/or the car parking spaces in favour of the Developer and/or its nominee/nominees in respect of the areas comprised in the Developer's Allocation. Provided however that all costs, charges and expenses including stamp duty and registration fee and legal fees and expenses in this regard shall be borne and paid by the Developer and/or its such nominee/nominees.. Similarly, the Developer, if demanded by the Owners, shall also execute and register Conveyance or Conveyances of the Owners' Allocation in favour of the Owner and/or its nominee, assignee and/or purchasers at the costs and expenses of the Owner and/or its such nominee, purchaser and/or assignee and

shall also obtain all certificates and permissions as may be required and deliver it to the Owners.

ARTICLE - XI POSSESSION & UNDERSTANDING

- 11.1 The entire understanding of the parties hereto under this Agreement is specifically based on the terms and conditions recited under this Article/Head.
- 11.2 The Owner shall hand over peaceful and vacant possession of the said Premises to the Developer on the execution of this Agreement.
- 11.3. The Owner shall not indulge in any activities which may be detrimental to the development of the said Premises and/or which may affect the mutual interest of the parties.

ARTICLE - XII SECURITY DEPOSIT & MISCELLANEOUS

- 12.1. The Developer shall pay a total sum of Rs. 60,00,000/- (Rupees Sixty Lacs only) to the Owner, which shall be treated as Security Deposit, in 2(Two) stages : (i) First Stage – Rs. 20,00,000/- (Rupees Twenty Lacs), payable at the Time of signing of this Agreement, (by way of draft or pay order), wherein (Rs. 15,00,000/- (Rupees Fifteen Lacs), (treated as refundable security deposit and Rs. 5,00,000 (Rupees Five Lacs shall be forfeited) and (ii) Second Stage – Rs. 40,00,000/- (Rupees Forty Lacs) after sanctioning of the Building Plan (by way of draft or pay order);
- 12.2. The said amount of Rs. 60,00,000/- (Rupees Sixty Lacs only) which is made payable to the Owner, an interest free security deposit shall be refunded by the Owner to the Developer in the following manner :
- (a) Rs. 10,00,000/- (Rupees Ten Lacs), after completion of super structure;
(b) Rs. 45,00,000/- (Rupees Forty Five Lacs) at the time of handing over of Owner's Allocation.
- 12.3 The Owner shall either execute a separate Development Power of Attorney for such purpose in favour of the Developer or include such Power in the Development Power of Attorney agreed to be given by the Owner in favour of the Developer as aforesaid. Notwithstanding such grant of Power of Attorney, the Owner shall continue to be liable and shall execute and register all and/or any Transfer Deeds as aforesaid as may be directed by the Developer in writing.
- 12.4. This Agreement constitutes the entire understanding of the parties and prevails and supersedes over all other representations whether oral or in writing made prior to the date of the agreement.
- 12.5. Any amendment or modification to the building Plans may be made or caused to be made by the Developer in consultation with the owner within the permissible limits of the Planning Authorities and/or sanctioned under Rule 25 of the KMC Building Rules.
- 12.6. The Developer hereby agrees and covenants with the Owner not to part with possession of the Developer's Allocation or any part or portion thereof unless possession of the Owners' Allocation is delivered to the Owner, provided however this shall not prevent the Developer from entering into any Agreement for Sale or

transfer or to deal with the Developer's Allocation.

12.7. It is agreed between the parties that should the developer manages to obtain the permissions from the concerned planning authorities to construct further additional floors on the top roof of the new building in that event the ratio shared between the Owner and the Developer shall be 40: 60 of the constructed area in the building complex.

12.8. It is understood that from time to time to facilitate the uninterrupted construction of the New Building by the Developer, various deed, matters and things not herein specified may be required to be done by the Developer and for which the Developer may need authority of the Owner. Further, various application and other documents may be required to be made or signed by the Owners relating to which specific provisions may not have been made herein. The owner hereby undertake to do all such acts, deeds, matters and things and execute any additional power of attorney and/or authorization as may be required by the Developer for the purpose and the Owner also undertake to sign and execute all additional applications and other documents, at the cost and expenses of the Developer.

12.9. In the event of any default on the part of one party, the other party shall be entitled to sue the other party in default for specific performance of this Agreement and also for damages. However, the Developer shall not be liable for any delay in implementing the Project due to Force Majeure.

ARTICLE - XIII
INDEMNITY

13.1. The Owner hereby indemnify and agree to keep the Developer saved harmless and indemnified of from and against any and all loss, damage or liability (whether criminal or civil suffered by the Developer in the course of implementing the Project for any successful claim by any third party for any defect in the title of the said Premises or any of the representations of the Owner being incorrect.

ARTICLE - XIV
ARBITRATION

14.1. All disputes or questions arising out of and/or in relation to this Agreement either during or after commencement of construction and/or completion of the said Building Complex or termination of this Agreement which may arise between the parties shall be referred to the arbitration of a sole arbitrator to be appointed in accordance with and subject to the provisions of the law governing arbitration or any statutory modification or re-enactment thereof for the time being in force.

14.2. The Award of the Arbitrator shall be final and binding on the parties.

14.3. The Arbitrator shall also have power to award interest during the period of pendency of the matter before the Arbitrator and also for the period after making of the Award.

14.4. The Arbitrator is not required to give any reason for his Award or Awards.

ARTICLE - XV
JURISDICTION

15. The courts of Kolkata and the High Court at Calcutta shall have the exclusive jurisdiction to entertain, try and determine all actions and proceedings arising out of and/or in relation to this Agreement.

THE SCHEDULE "A" ABOVE REFERRED TO
DISTRIBUTION OF ALLOCATION

OWNERS' ALLOCATION	DEVELOPERS ALLOCATION
1 st Floor	2 nd Floor
3 rd Floor	4 th Floor
5 th floor onwards 50:50	

THE SCHEDULE "B" ABOVE REFERRED TO :

ALL THAT bastu land measuring an area of 5 Cottahs more or less, together with tin-shed structure measuring an area of 200sq.ft. more or less, situate and lying at Premises No. 150D/2, Maniktala Main Road, and (being portion of Premises No. 150D, Maniktala Main Road), P.S. - Maniktala, P.O. - Kankurgachi, Kolkata - 700054, within the limits of Kolkata Municipal Corporation under ward No. 032, under the jurisdiction of A.D.S.R, Sealdah, in the District of North 24 Parganas, having Assessee No. 110320902927, which is butted and bounded in the manner as follows :-

ON THE NORTH : By 24 feet wide common passage;
ON THE SOUTH : By 150D, Maniktala Main Road;
ON THE EAST : By 150D, Maniktala Main Road;
ON THE WEST : BY 150D/1 Maniktala Main Road;

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

Zone : Kankurgadi more - E.W. Bye Lane 4th Road

Writ Kunder
Ward 32

SIGNED AND DELIVERED

by the Owner at Kolkata in the presence of:

1. Paroma Sen Gupta, Adv
Calcutta High Court
KST-1

2. Debashish Das
Kankurgadi, Gurgaon
Ward 4 - F12708

SIGNED AND DELIVERED

by the Developer at Kolkata in the presence of:

1. Paroma Sen Gupta, Adv.

2. Debashish Das







AKMA SHIVAM DEVELOPERS LLP
[Signature]
Partner

AKMA SHIVAM DEVELOPERS LLP
Jt. W. Member
Partner

Drafted by me

Paroma Sen Gupta, Adv.
Calcutta High Court.
Enrollment No - WB/2454/2010

SPECIMEN FORM FOR TEN FINGERPRINTS

Sl No	Signatures of the and or purchaser Presentants					
		Little	Ring	Middle (left)	Fore (hand)	Thumb
		Thumb	Fore	Middle (right)	Ring (hand)	Little
		Little	Ring	Middle (left)	Fore (hand)	Thumb
		Thumb	Fore	Middle (right)	Ring (hand)	Little
		Little	Ring	Middle (left)	Fore (hand)	Thumb
		Thumb	Fore	Middle (right)	Ring (hand)	Little

DEVELOPER the within mentioned sum of Rs.20,00,000/- (Rupees Twenty Lacs only) being the First Installment of deposit payable under these presents as per Memo below:-

MEMO OF CONSIDERATION

By D.D No. 054860 dated 10.06.2022
From Axis Bank (kankurgachi Branch)

Rs.15,00,000/-

By D.D No. 054859 dated 10.06.2022
From Axis Bank (kankurgachi Branch)

Rs.5,00,000/-

Total

Rs. 20,00,000/-

(RUPEES TWENTY LACS ONLY)

Witnesses

1. *Paroma Sengupta, Adv.*

Mina Member

2. *D. Bhattacharya*

(SPECIFICATION)

(i)	FOUNDATION	The building is to be designed as an R.C.C framed structure, resting on R.C.C. Foundation as per Soil Report.
(ii)	BRICK WALL	All External walls shall be 8"/10" thick, and all partition walls shall be 4"/5" thick. All walls shall be Cement Plastered and all Internal walls and ceiling shall be plaster of Paris punned (POP) finish. Exterior walls shall be waterproof non fading acrylic exterior finish paint.
(iii)	DOORS AND WINDOWS	All door and window frames will be of wooden frame with prelaminated flush doors. Aluminum Sliding windows with glass shutter. All internal and external doors shall be 40 mm thick Commercial Flush Doors Enamel Painted with Mortice Locks and other Hardware fittings.
(iv)	FLOORING	Flooring shall be of Vitrified Tiles of branded make or Marwa Marble
(v)	KITCHEN	Ceramic Wall Tiles upto 3' ht above Granite Platform. Stainless Steel Sink with drain board. CP

		Fitting & Sink Cock.
(vi)	TOILET	Ceramic Wall Tiles. Branded CP Fittings. Single lever mixture with hot and cold water line in Toilets. Sanitary Fittings of reputed brand/Jaguar.
(vii)	SANITARY & PLUMBING	(i) PVC Soil Pipes and Rain Water Pipes ; (ii) All Plumbing in the Toilets will have the provision for Hot & Cold. (iii) Water in the concealed system. (iv) All Bathroom shall be provided with the following fittings, wash basin, shower, w.c. commode with flow down cistern and plastic seat. All C.P. Fitting shall be of 1 st class quality. (v) 24 Hrs. Water supply by providing for underground ad Overhead Water Reservoirs.
(viii)	ELECTRICAL WIRING & FITTINGS	(i) All Internal & External Wiring shall be with Copper Wires of Havells/Anchor (ii) Concealed copper wiring (Anchor/Havells) with modular switches in all the Rooms. Electrical point and MCB for each room. (iii) Air conditioning plug points in master bedroom & Hall. (iv) Geyser points in Attached Bath room. (v) Arrangement for Electrical Cooking in

		<p>Kitchen.</p> <p>(vi) Light & Plug points in all Rooms, suitably placed.</p> <p>(vii) Night Light points suitable placed in lobby & in common areas.</p> <p>(viii) Electrical call bell points from outside main Gate.</p> <p>(ix) Telephone points in Living room and Master Bedroom.</p> <p>(x) Common T.V. Antenna with plug point in Living room. Infrastructure for DTH TV service.</p> <p>(xi) External Lighting with water light fittings in children play area, car parking area etc.</p>
(ix)	LIFT	One



सत्यमेव जयते



आधार



सत्यमेव जयते



AADHAAR

ভারত সরকার

Unique Identification Authority of India
Government of India

অনিকভুক্তির আই ডি / Enrollment No.: 1040/200688/17108

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.

To
শ্রীমা কুন্ডু
Mira Kundu
P214 CIT SCHEME 7M
Kankurgachi
Kankurgachi
Kankurgachi Kolkata
West Bengal 700054

61919265
NN619192652FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

4892 5523 4867

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India



শ্রীমা কুন্ডু
Mira Kundu
পিতা : রাজেশ্বর কুন্ডু
Father : Rajeswar Kundu
অনুভবিতা / DOB : 15/08/1950
মহিলা / Female



4892 5523 4867

আধার - সাধারণ মানুষের অধিকার

Mira Kundu



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India

ঠিকানা:
পি214 সীআইটি স্কিম 7ম,
কানকুর্গাচি, কোলকাতা,
কানকুর্গাচি, পশ্চিম বঙ্গ, 700054
Address:
P214 CIT SCHEME 7M,
Kankurgachi, Kolkata,
Kankurgachi, West Bengal,
700054

4892 5523 4867

1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER

AHEPK9686K



नाम / NAME
MIRA KUNDU

पिता या माता / FATHER'S NAME
RAJYESWAR KUNDU

जन्म तिथि / DATE OF BIRTH
15-08-1950



हस्ताक्षर / SIGNATURE

Mira Kundu

आयकर अधिकारी, (अपुनः संशोधन), कोलकाता
COMMISSIONER OF INCOME-TAX(C.O.), KOLKATA

Stalin

Mira Kundu

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

ABYFFA4969R

नाम / Name
AKMA SHIVAM DEVELOPERS LLP



संस्थापना की तिथि
Date of Incorporation/Formation
12/05/2022

AKMA SHIVAM DEVELOPERS LLP
H. W. Shankher
Partner

AKMA SHIVAM DEVELOPERS LLP
H. W. Shankher
Partner

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

HARI NARAYAN BHATTER

TULSI DAS BHATTER

24/04/1975

Permanent Account Number

AEBPB4729E




H.N. Bhatter

Signature



H. N. Bhatter

Issue Date: 08/08/11



Hari Narayan Bhattar
DOB: 24/04/1975
MALE



8107 0954 1789

मेरा आधार, मेरी पहचान

Print Date: 14/01/2011



Address: Opp Aui Posta, 12/1A Ganguli Lane, Barabazar H.O, Kolkata, West Bengal, 700007



8107 0954 1789

1847 info@uidai.gov.in www.uidai.gov.in

H.N. Bhattar



ভারত সরকার
GOVERNMENT OF INDIA



আবিন্দ্য সেনগুপ্ত
Anindya Sengupta
পিতা : অরুণ কান্তি সেনগুপ্ত
Father : ARUN KANTI SENGUPTA
জন্ম সাল / Year of Birth : 1971
সুপ্ত / Male



8811 5766 5565

আধার - সাধারণ মানুষের অধিকার

Arundha Sengupta



অস্বাভাবিক পরিচয় প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:
১৭৫ - জে, শান্তিনগর পোস্ট
রোড, কলকাতা-৭০০০১৫,
পশ্চিমবঙ্গ, ৭০০০১৫

Address:
175/J, MANICKTALA MAIN
ROAD, Kankurgachi S.O,
Kankurgachi, Kolkata, West
Bengal, 700054



1847
1800 180 1847

help@uidai.gov.in



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P.O. Box No. 1947,
Bengaluru 560 001

भारत सरकार
GOVT. OF INDIA

भारत सरकार
INCOME TAX DEPARTMENT

पिता/नाम
AMINDYA SENGUPTA

पिता की सेवा/Father's Name
ARUN KANTI SENGUPTA

जन्म की तारीख
Date of Birth
09/04/1971



प्राप्ति योग्य संख्या कार्ड
Permitted Account Number Card

AUBPS2886C

रजिस्टार/Signatures



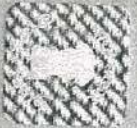
17080118

इस कार्ड के साथ/एक ही प्रमाण सूचित करें/सहितः
आपका/ए सेवा कार्ड, या एक ही एक
5 वां तिहाय, मनी स्टडी,
ब्लॉक नं. 341, सुरंग नं. 997/A,
मिडल कॉलोनी, नजद डीप बंगलाव चौक,
पुणे - 411 016

*If this card is lost / someone's lost card is found,
please inform / return to :*

Income Tax PAN Services Unit, NSDL,
5th Floor, Market Sterling,
Plot No. 341, Survey No. 997/A,
Model Colony Near Deep Bangalav Chowk,
Pune - 411 016.

Tel: 91-20-2721 8080; Fax: 91-20-2721 8081
e-mail: income@nsdl.co.in



Arundha Sengupta



BAR COUNCIL OF WEST BENGAL
 (STATUTORY BODY UNDER THE ADVOCATES ACT, 1961)
 2 & 3, KIRAN SANKAR ROY ROAD, KOLKATA - 700001
 PHONE : 2248 8956 / 7233

IDENTITY CARD



Name **PAROMA SENGUPTA** Advocate
 Father's/Husband's Name
 **ADHISH SENGUPTA**
 (SRI PRASANTA RANJAN GUHA RAY) (BIMAL KUMAR CHATTERJEE)
 CHAIRMAN EX-COMMITTEE CHAIRMAN

Paroma Sengupta

Card No..... **C-7311**.....

Address Recorded on the Roll **170/1 A.J.C. Bose Road,**

Kolkata - 700 014

Present Address **-Do-**.....

Enrolment No. **F / 2094 / 2010**

Date of Enrolment **06.12.2010**
 Date of Birth **02.11.1984**

NB : Valid till wife No. is not assigned

Date

Secretary/Assistant Secretary

Major Information of the Deed

Deed No :	I-1904-09531/2022	Date of Registration	15/06/2022
Query No / Year	1904-2001728722/2022	Office where deed is registered	
Query Date	08/06/2022 11:30:32 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	Paroma Sengupta Calcutta High Court,Thana : Hare Street, District: Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 8910075121, Status :Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4306] Other than Immovable Property, Sale [Rs : 6,00,000/-], [4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 15,00,000/-]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 2,70,54,003/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 58,021/- (Article:48(g))	Rs. 21,105/- (Article:E, A(1),)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Maniktala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Maniktala Main Road, Road Zone : (Kankurgachi More (Ward-32) -- E.M. Bye Pass Off Road (Ward-32)) , , Premises No: 150D/2, Ward No: 032 Pin Code : 700054

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		5 Katha	1/-	2,70,00,003/-	Width of Approach Road: 24 Ft.,
Grand Total :					8.25Dec	1/-	270,00,003/-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	200 Sq Ft.	1/-	54,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 200 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tin Shed, Extent of Completion: Complete					
Total :		200 sq ft	1/-	54,000 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>Mrs MIRA KUNDU Wife of Mr NARAYAN CHANDRA KUNDU P-214 CIT ROAD SCHEME VII-M, City:- Not Specified, P.O:- KANKURGACHI, P.S:-Manicktalla, District:-North 24-Parganas, West Bengal, India, PIN:- 700054 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AHxxxxxx6K, Aadhaar No: 48xxxxxxxx4867, Status :Individual, Executed by: Self, Date of Execution: 10/06/2022 , Admitted by: Self, Date of Admission: 10/06/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 10/06/2022 , Admitted by: Self, Date of Admission: 10/06/2022 ,Place : Pvt. Residence</p>

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>AKMA SHIVAM DEVELOPERS LLP 175J MANIKTALA MAIN ROAD, City:- Not Specified, P.O:- KANKURGACHI, P.S:-Phool Bagan, District:-South 24-Parganas, West Bengal, India, PIN:- 700054 , PAN No.:: ABxxxxxx9R,Aadhaar No Not Provided by UIDAI, Status : Organization, Executed by: Representative</p>

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>Mr ANINDYA SENGUPTA (Presentant) Son of Late ARUN KANTI SENGUPTA 175J MANIKTALA MAIN ROAD, City:- Not Specified, P.O:- KANKURGACHI, P.S:-Phool Bagan, District:-South 24-Parganas, West Bengal, India, PIN:- 700054, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AJxxxxxx6C, Aadhaar No: 88xxxxxxxx5565 Status : Representative, Representative of : AKMA SHIVAM DEVELOPERS LLP (as DESIGNATED PARTNER)</p>
2	<p>Mr HARI NARAYAN BHATTER Son of Late TULSI DAS BHATTER 12/1A GANGULY LANE, City:- Kolkata, P.O:- BURRABAZAR, P.S:- Posta, District:-Kolkata, West Bengal, India, PIN:- 700007, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AExxxxxx9E, Aadhaar No: 81xxxxxxxx1789 Status : Representative, Representative of : AKMA SHIVAM DEVELOPERS LLP (as PARTNER)</p>

Identifier Details :

Name	Photo	Finger Print	Signature
<p>Mrs PAROMA SENGUPTA Daughter of Mr ADHISH SENGUPTA CALCUTTA HIGH COURT, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:- Kolkata, West Bengal, India, PIN:- 700001</p>			
Identifier Of Mrs MIRA KUNDU, Mr ANINDYA SENGUPTA, Mr HARI NARAYAN BHATTER			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mrs MIRA KUNDU	AKMA SHIVAM DEVELOPERS LLP-8.25 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mrs MIRA KUNDU	AKMA SHIVAM DEVELOPERS LLP-200.000000000 Sq Ft

On 10-06-2022

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

Presented for registration at 20:00 hrs on 10-06-2022, at the Private residence by Mr ANINDYA SENGUPTA .,

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 2,70,54,003/-

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

Execution is admitted on 10/06/2022 by Mrs MIRA KUNDU, Wife of Mr NARAYAN CHANDRA KUNDU, P-214 CIT ROAD SCHEME VII-M, P.O: KANKURGACHI, Thana: Manicktalla, , North 24-Parganas, WEST BENGAL, India, PIN - 700054, by caste Hindu, by Profession Others

Indetified by Mrs PAROMA SENGUPTA , , Daughter of Mr ADHISH SENGUPTA, CALCUTTA HIGH COURT, P.O: GPO, Thana: Hare Street, City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

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

Execution is admitted on 10-06-2022 by Mr HARI NARAYAN BHATTER, PARTNER, AKMA SHIVAM DEVELOPERS LLP (LLP), 175J MANIKTALA MAIN ROAD, City:- Not Specified, P.O:- KANKURGACHI, P.S:-Phool Bagan, District:- South 24-Parganas, West Bengal, India, PIN:- 700054

Indetified by Mrs PAROMA SENGUPTA , , Daughter of Mr ADHISH SENGUPTA, CALCUTTA HIGH COURT, P.O: GPO, Thana: Hare Street, City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Execution is admitted on 10-06-2022 by Mr ANINDYA SENGUPTA, DESIGNATED PARTNER, AKMA SHIVAM DEVELOPERS LLP (LLP), 175J MANIKTALA MAIN ROAD, City:- Not Specified, P.O:- KANKURGACHI, P.S:-Phool Bagan, District:-South 24-Parganas, West Bengal, India, PIN:- 700054

Indetified by Mrs PAROMA SENGUPTA , , Daughter of Mr ADHISH SENGUPTA, CALCUTTA HIGH COURT, P.O: GPO, Thana: Hare Street, City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

88

Semanti Sikdar

ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA

Kolkata, West Bengal

On 14-06-2022

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21,105/- (A(1) = Rs 6,000/- ,B = Rs 15,000/- ,E = Rs 21/- ,J = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/-) and Registration Fees paid by online = Rs 21,021/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 10/06/2022 2:58PM with Govt. Ref. No: 192022230047381141 on 10-06-2022, Amount Rs: 21,021/-, Bank: State Bank of India (SBIN00000001), Ref. No. IKOBSNRIA9 on 10-06-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 58,021/- and Stamp Duty paid by online = Rs 57,921/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 10/06/2022, 2:58PM with Govt. Ref. No: 192022230047381141 on 10-06-2022, Amount Rs: 57,921/-, Bank:
State Bank of India (SBIN0000001), Ref. No. IK0BSNRIA9 on 10-06-2022, Head of Account 0030-02-103-003-02



Mohul Mukhopadhyay
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal

On 15-06-2022

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.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21,105/- (A(1) = Rs 6,000/- ,B = Rs 15,000/-
,E = Rs 21/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 84/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 58,021/- and Stamp Duty paid by Stamp Rs 100/-
Description of Stamp

1, Stamp: Type: Impressed, Serial no 11667, Amount: Rs.100/-, Date of Purchase: 08/06/2022, Vendor name: S
Chatterjee



Mohul Mukhopadhyay
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1904-2022, Page from 655107 to 655142
being No 190409531 for the year 2022.



Digitally signed by MOHUL
MUKHOPADHYAY
Date: 2022.06.20 16:54:27 +05:30
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 2022/06/20 04:54:27 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.

(This document is digitally signed.)

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DATED THE 10th DAY OF JUNE, 2022
=====

BETWEEN

MIRA KUNDU

... OWNER

AND

M/S. AKMA SHIVAM DEVELOPERS LLP

... DEVELOPER

DEVELOPMENT AGREEMENT

Ms. PAROMA SENGUPTA

Advocate

4, Government Place (North)
Kolkata – 700001

Email : paroma29@gmail.com