

13/01/2023

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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

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A.R.A.
III

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V.C. NO - 103/23

Additional Registrar of
Assurances III Kolkata

- 1 MAR 2023

DEVELOPMENT AGREEMENT

THIS AGREEMENT made this the 16th day of February 2023

BETWEEN (1) AMIT BHARTIA, Son of Sri Rajkapoor Bhartia, (PAN:

AIDPB6694G, AADHAAR NO.619381730350 PH.NO. 9830042636)

by faith Hindu, by occupation Business, residing at 640, Block O, New

Alipore, P.O. & P.S. New Alipore, Kolkata-700053, (2) **DEBARATI**

DUTTA, Daughter of Dilip Dutta, (PAN: **BPEPD7925M, AADHAAR**

NO.481232658798, PH.NO. 7044107702) by faith Hindu, by

occupation Teacher, both residing at 19, Bondel Road, P.S. Karaya, P.O.

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-III, Kolkata

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16 DEC 2022

DEBABRATA BANERJEE

Advocate

12/1, Lindsay Street, Ground & 2nd Floor
Front Building, Kolkata-700087

M. No: 9830058708

S.L. No.....Sold To.....

Rs.....Addrs.....

G.C. SAHA

(Govt.) LICENSED STAMP VENDOR

11A, Mirza Galib Street, Kol-87

Issue Date.....Sign.....

16 DEC 2022



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16 FEB 2023

Ballygunge, Kolkata-700019, (3) **SMT. INDRANI MUKHERJI (PAN:AICPM5771A, AADHAAR NO.698288769753, PH.NO. 9830152327)**, daughter of Late Sukhada Ranjan Sen, by faith Hindu, by occupation Housewife, residing at 74K/1, Bondel Road, P.S. Gariahat, P.O. Ballygunge, Kolkata-700019, (4) **SRI. DEBAPRIYA SEN (PAN: AUFPS6208R, AADHAAR NO.570007920625, PH.NO. 9830232827)**, son of Late Subhas Chandra Sen, by faith Hindu, by occupation Service, residing at 19, Bondel Road, P.S. Karaya, P.O. Ballygunge, Kolkata-700019, (5) **SMT. APARNA BANERJEE (PAN:AXZPB1920G, AADHAAR NO.549261339326, PH.NO. 9831961335)**, daughter of Late Subhas Chandra Sen, by faith Hindu, by occupation Housewife, residing at 18, Haridas Daw Road, P.S. Behala, P.O. New Alipore, Kolkata-700053 AND (6) **SMT. SREEPARNA SEN (PAN: ARVPS2037F, AADHAAR NO.493052767694, PH.NO.9836492358)**, daughter of Late Subhas Chandra Sen, by faith Hindu, by occupation Housewife, residing at 40B/1, New Ballygunje Road, P.S. Kasba, P.O. Tiljala, Kolkata-700039, hereinafter jointly called and referred to as **"OWNERS/FIRST PARTY"** (which expression shall unless excluded by or repugnant to the context hereof deemed to mean and include their heirs, successors, executors, administrators, legal representatives and assigns) of the **FIRST PART**:

A N D

PARNASREE DEVELOPERS LLP, a limited liability partnership firm incorporated under Limited Liability Partnership Act, 2008, Holding PAN:AASFP5551H, having its registered Office at 150, Upen Banerjee Road, Kolkata-700060, represented by its one of the Partners **MANOJ KUMAR SINGH**, Son of Beni Kumar Singh, (PAN: **AXBPS7298C, AADHAAR NO.314188698282, PH.NO. 8910986254**) by occupation Business, by religion Hindu, by nationality Indian, residing at 46A, Ballygunge Place, P.O. Ballygunge, P.S.Gariahat, District - South 24-Parganas, hereinafter jointly referred to as "the **DEVELOPER**" (which expression shall unless



Additional Secretary of
Assurance III Kolkata

16 FEB 2023

excluded by or repugnant to the subject or context mean and include its successor or successors-in-interest and assigns) of the **SECOND PART**:

WHEREAS One Sri. Manindra Kumar Sen and Sri. Upendra Chanadra Sen, by dint of a Deed of Conveyance dated 27.04.1923 (scripted in Bengali), registered in the Office of the Sub-Registrar at Sealdah and recorded thereat in Book No. I, Volume No. 11, Pages 26 to 52, Being No. 192 for the year 1923, executed by and between Sri. Haripriya Pal as Vendor of One Part and the said Sri. Manindra Kumar Sen and Sri. Upendra Chandra Sen collectively as Purchasers of the Other Part, had become the joint owners of ALL THAT piece and parcel of land measuring more or less 8 (Eight) Cottahs 9 (Nine) Chhittacks 5 (Five) Square Feet, being Premises No. 19, Bondel Road, Kolkata, (hereinafter for the sake of brevity referred to as "the said property") absolutely and forever, an free from all encumbrances whatsoever, each having an undivided and undermarketed $\frac{1}{2}$ (one-half) share therein.

AND WHEREAS being so seized and possessed of the said property, as the absolute owner of an undivided $\frac{1}{2}$ (one-half) share therein, the said Sri. Manindra Kumar Sen died intestate on 13.02.1940, leaving behind him surviving his only son Sri. Promod Ranjan Sen as his only legal heir and successor, who inherited from his late father interalia the said undivided and undermarketed $\frac{1}{2}$ (one-half) share in the said property.

AND WHEREAS in course of time, the said Sri. Upendra Chandra Sen, being also seized and possessed, as the absolute owner, of an undivided $\frac{1}{2}$ (one-half) share in the said property, died intestate on 14.07.1969, leaving behind him surviving his four sons Sri. Mokshada Ranjan Sen, Sri. Sukhada Ranjan Sen, Sri. Ranajit Kumar Sen (alias Ranjit Kumar Sen) and Sri. Subhas Chandra Sen as his only legal heirs



Additional Secretary of
Assurance III Kolkata

16 FEB 2023

and successors, who jointly inherited from their late father inter alia the said undivided and undermarketed $\frac{1}{2}$ (one-half) share in said property. Smt. Nirmala Bala Sen, wife of Sri. Upendra Chandra Sen, had predeceased him on 01.11.1955.

AND WHEREAS thus by virtue of the aforementioned succession, from the said Late Manindra Chandra Sen and Late Upendra Chandra Sen, the said Sri. Promod Ranjan Sen, Sri. Mokshada Ranjan Sen, Sri. Sukhada Ranjan Sen, Sri. Ranajit Kumar Sen (alias Ranjit Kumar Sen) and Sri. Subhas Chandra Sen became the joint and absolute owners of the said property, together with the three storied family dwelling house standing thereon, absolutely and forever, free from all charges, liens, lispendence, claims, demands, trusts, acquisitions, requisitions, alignments and any and every other encumbrance, whatsoever.

AND WHEREAS the said Sri. Promod Ranjan Sen, Sri. Mokshada Ranjan Sen, Sri. Sukhada Ranjan Sen, Sri. Ranajit Kumar Sen (alias Ranjit Kumar Sen) and Sri. Subhas Chandra Sen, duly got their names mutated in the assessment roll of the Municipal Corporation of Calcutta (now known as Kolkata Municipal Corporation) and upon paying all rates, taxes and levies on the said property, were jointly enjoying the said property free from all encumbrances whatsoever, when the said Sri. Promod Ranjan Sen died on 19.01.1989 leaving behind his last Will and Testament dated 19.11.1988, whereby he bequeathed his undivided $\frac{1}{2}$ (one-half) share in the said property in favour of his four cousins – being the aforementioned Sri. Mokshada Ranjan Sen, Sri. Sukhada Ranjan Sen, Sri. Ranajit Kumar Sen (alias Ranjit Kumar Sen) and Sri. Subhas Chandra Sen – absolutely and forever, free from all encumbrances whatsoever.

AND WHEREAS Probate of the said Will of Sri. Promod Ranjan Sen (dated 19.11.1988) was granted by the Court of the Ld. District Delegate at Alipore on



Additional Secretary of
Assurance III Kolkata

16 FEB 2023

04.10.1996, in Act 39 Case No. 386 of 1995, in favour of the sole Executor of the said Will Sri. Mokshada Ranjan Sen.

AND WHEREAS thus, by virtue of the said last Will and Testament dated 19.11.1988 of Late Promod Ranjan Sen and subsequent grant of the Probate in respect thereof, the said Sri. Mokshada Ranjan Sen, Sri. Sukhada Ranjan Sen, Sri. Subhas Chandra Sen and Sri. Ranajit Kumar Sen (alias Ranjit Kumar Sen) – became the joint owners of the said property in entirety, absolutely and forever, free from all encumbrances whatsoever, each having an undivided and undemarcated $\frac{1}{4}$ (one-fourth) share therein.

AND WHEREAS being so seized and possessed of the said undivided $\frac{1}{4}$ (one-fourth) share in the said property, the said Sri. Mokshada Ranjan Sen, died intestate on 23.09.2000 leaving behind his wife Smt. Chhabi Sen as his only legal heir and successor who inter alia inherited the said undivided $\frac{1}{4}$ (one-fourth) share of her husband in the said property and became the sole and absolute owner thereof.

AND WHEREAS subsequently the said Smt. Chhabi Sen died intestate and issueless on 10.06.2006, whereupon as per the provisions of Hindu Succession Act 1956, her said $\frac{1}{4}$ (one-fourth) share in the said property devolved upon the three surviving brothers of her late husband – being the said Sri. Sukhada Ranjan Sen, Sri. Ranajit Kumar Sen (alias Ranjit Kumar Sen) and Sri. Subhas Chandra Sen – absolutely and forever, free from all encumbrances whatsoever.

AND WHEREAS thus, by virtue of the aforesaid inheritance, the shares of the said Sri. Sukhada Ranjan Sen, Sri. Subhas Chandra Sen and Sri. Ranajit Kumar Sen



Additional Secretary of
Assurance III Kolkata

16 FEB 2023

(alias Ranjit Kumar Sen) in the said property went up from an undivided $\frac{1}{4}$ (one-fourth) share to an undivided $\frac{1}{3}$ (one-third) share, each.

AND WHEREAS being so seized and possessed of the said undivided $\frac{1}{3}$ (one-third) share in the said property, the said Sri. Sukhada Ranjan Sen, died intestate on 01.01.2009 leaving behind his two daughters Smt. Anindita Dutta and Smt. Indrani Mukherjee as his only legal heir and successor who interalia inherited the said undivided $\frac{1}{3}$ (one-third) share of their father in the said property and became the joint and absolute owners thereof, each having an undivided $\frac{1}{6}$ (one-sixth) share therein. Smt. Smrity Sen, wife of Sri. Sukhada Ranjan Sen, predeceased her husband on 02.01.2000.

AND WHEREAS being so seized and possessed of the said undivided $\frac{1}{3}$ (one-third) share in the said property, the said Sri. Subhas Chandra Sen, died intestate on 09.06.2007 leaving behind his wife Smt. Gouri Sen and his only son and two daughters Sri. Debapriya Sen, Smt. Aparna Banerjee and Smt. Sreepurna Sen respectively as his only legal heirs and successors who interalia inherited the said undivided $\frac{1}{3}$ (one-third) share of her/their husband/father in the said property and became the joint and absolute owners thereof. The said Smt. Gouri Sen subsequently died intestate on 21.03.2012, whereupon the said Sri. Debapriya Sen, Smt. Aparna Banerjee and Smt. Sreepurna Sen were left as the only heirs to the said undivided $\frac{1}{3}$ (one-third) share of their father Late Subhas Chandra Sen in the said property, each having an undivided $\frac{1}{9}$ (one-ninth) share therein.

AND WHEREAS thus, by dint of such inheritances as mentioned hereinabove the said (1) Sri. RANAJIT KUMAR SEN alias SRI. RANJIT KUMAR SEN (son of Late Upendra Chandra Sen), (2) SMT. ANINDITA DUTTA (daughter of Late Sukhada



Additional Secretary of
Assurance III Kolkata

16 FEB 2023

Ranjan Sen), (3) SMT. INDRANI MUKHERJI (daughter of Late Sukhada Ranjan Sen), (4) SRI. DEBAPRIYA SEN (son of Late Subhas Chandra Sen), (5) SMT. APARNA BANERJEE AND (6) SMT. SREEPARNA SEN (both daughter of Late Subhas Chandra Sen) - BECAME JOINT AND ABSOLUTE OWNERS of All That the said property, being Premises No. 19, Bondel Road, Kolkata - 700 019, under Police Station Karaya (earlier Ballygunje), P.O. Ballygunje, togetherwith the three storeyed residential building standing thereon, situated within the limits of the Kolkata Municipal Corporation Ward No. 65, enjoying the same to the exclusion of any third party whosoever, upon mutating their names in the assessment roll of the Kolkata Municipal Corporation and paying all rates, taxes, levies and s imposed thereon till date.

AND WHEREAS being so seized and possessed of ALL THAT the said property as joint and absolute Owners thereof, **(1) Sri. RANAJIT KUMAR SEN alias SRI. RANJIT KUMAR SEN (2) SMT. ANINDITA DUTTA (3) SMT. INDRANI MUKHERJI (4) SRI. DEBAPRIYA SEN (5) SMT. APARNA BANERJEE AND (6) SMT. SREEPARNA SEN** became interested to develop the same by demolishing the existing structures and raising a new multi-storied apartment building thereon comprising many apartments and other spaces, got the said property physically measured whereupon the same has been found to contain by measurement an area of more or less 6 (Six) Cottahs 9 (Nine) Chittacks 27 (Twenty Seven) Square Feet only, and not 8 (Eight) Cottahs 9 (Nine) Chittacks 5 (Five) Square Feet as had been originally purchased by the said Sri. Manindra Chandra Sen and Sri. Upendra Chandra Sen vide their said Deed of Conveyance dated 27.04.1923.



Additional Secretary of
Assurance III Kolkata

16 FEB 2023

AND WHEREAS above mentioned ANINDITA DUTTA, died intestate on 09.01.2022 leaving behind her husband Dilip Dutta and only Daughter Debarati Dutta as her legal heirs and successors.

AND WHEREAS by virtue of the above mentioned act, deeds and things Dilip Dutta and only Daughter Debarati Dutta jointly became owner to the extent of undivided 1/6 (one-sixth) share of **ALL THAT** the piece or parcel of land measuring more or less 6 (six) Cottahs 9 (nine) Chitacks 27 (twenty seven) Sq.ft. i.e. 1 (One) Cottahs 1 (One) Chattack 27 (Twenty Seven) Sq.ft. TOGETHER WITH 500 sq.ft. Constructed area being undivided 1/6 Share or interest in the three storied residential building measuring more or less 3000 sq.ft. situate and lying at the Premises No.19, Bondel Road, Kolkata-700019, under P.S. Karaya (earlier Ballygunge) and P.O. Ballygunge, District – South 24 Parganas within the limits of the Kolkata Municipal Corporation Ward No. 65, bearing Assessee No.110650600319

AND WHEREAS by virtue of the above mentioned act, deeds and things Dilip Dutta became owner of **ALL THAT** land measuring more or less 396 (Three Hundred and Ninety Six) Sq.ft. being undivided 1/12 Share or interest in the total Land measuring more or less 6 (Six) Cottahs 9 (Nine) Chitacks 27 (Twenty Seven) Sq.Ft. TOGETHER WITH 250 sq.ft. Constructed area being undivided 1/12th Share or interest in the three storied residential building measuring more or less 3000 sq.ft. standing thereon situate and lying at the Premises No.19, Bondel Road, Kolkata-700019, under P. S. Karaya (earlier Ballygunge) and P.O. Ballygunge, District – South 24 Parganas, within the limits of the Kolkata Municipal Corporation Ward No. 65, bearing Assessee No.110650600319 .



Additional Secretary of
Assurance III Kolkata

16 FEB 2023

AND WHEREAS above mentioned **RANAJIT KUMAR SEN** alias **SRI. RANJIT KUMAR SEN**, died intestate on 10.09.2022 leaving behind him, his wife **USHA SEN**, one Daughter **DEEPALI SUDEEP MITRA** and one son **SUPRIYA KUMAR SEN** as his legal heirs and successors.

AND WHEREAS by way of inheritance **SUPRIYA KUMAR SEN, DEEPALI SUDEEP MITRA** and **USHA SEN** jointly became owner to the extent of **undivided 1/3 (one-third) share of ALL THAT** the piece or parcel of land measuring more or less 6 (six) Cottahs 9 (nine) Chitacks 27 (twenty seven) Sq.ft. i.e. 2 (Two) Cottahs 3 (Three) Chattacks 9 (Nine) Sq.ft. on part whereof is standing a three storied residential building, situate and lying at the Premises No.19, Bondel Road, Kolkata-700019, under P.S. Karaya (earlier Ballygunge) and P.O. Ballygunge, District - South 24 Parganas within the limits of the Kolkata Municipal Corporation Ward No. 65, bearing Assessee No.110650600319 .

AND WHEREAS (1) SUPRIYA KUMAR SEN, (2) DEEPALI SUDEEP MITRA 3) USHA RANAJIT KUMAR SEN @ USHA SEN sold, conveyed, transferred absolutely and forever ALL THAT land measuring more or less 2 (Two) Cottahs 3 (Three) Chattacks 9 (Nine) Sq.ft. being undivided 1/3 Share or interest in the total Land measuring more or less 6 (Six) Cottahs 9 (Nine) Chitacks 27 (Twenty Seven) Sq.Ft. TOGETHER WITH 1000 sq.ft. Constructed area being undivided 1/3 Share or interest in the three storied residential building measuring more or less 3000 sq.ft. standing thereon situate and lying at the Premises No.19, Bondel Road, Kolkata-700019, under P. S. Karaya (earlier Ballygunge) and P.O. Ballygunge, District - South 24 Parganas, within the limits of the Kolkata Municipal Corporation Ward No. 65, bearing Assessee No.110650600319, along with all easement and quasi



Additional Secretary of
Assurance III Kolkata

16 FEB 2023

easement rights together with full entitlement and benefit of building plan duly sanctioned from the Kolkata Municipal Corporation VIDE Building Permit No.2019070124, Dated 27th December,2019 together with all modification and/or alterations therein and/or revisions thereof, to and in favour of **AMIT BHARTIA**, Son of Sri Rajkapoor Bhartia, by executing a registered Deed of Conveyance on 16th December,2022 at the office of A.R.A.III, Kolkata and recorded in Book No.I, Volume No.1903-2022, Pages from 545957 to 545995, Being No.190311685 for the year 2022.

AND WHEREAS said **DILIP KUMAR DUTTA** gifted, conveyed, transfer absolutely and forever **ALL THAT** land measuring more or less 396 (Three Hundred and Ninety Six) Sq.ft. being undivided 1/12th Share or interest in the total Land measuring more or less 6 (Six) Cottahs 9 (Nine) Chitacks 27 (Twenty Seven) Sq.Ft. TOGETHER WITH 250 sq.ft. Constructed area being undivided 1/12th Share or interest in the three storied residential building measuring more or less 3000 sq.ft. standing thereon situate and lying at the Premises No.19, Bondel Road, Kolkata-700019, under P. S. Karaya (earlier Ballygunge) and P.O. Ballygunge, District - South 24 Parganas, within the limits of the Kolkata Municipal Corporation Ward No. 65, bearing Assessee No.110650600319, along with all easement and quasi easement rights together with full entitlement and benefit of building plan duly sanctioned from the Kolkata Municipal Corporation VIDE Building Permit No.2019070124, Dated 27th December,2019 together with all modification and/or alterations therein and/or revisions thereof, to and in favour of his daughter **DEBARATI DUTTA**, by executing a Register Deed of Gift on 20th December,2022 at the office of A.R.A.III, Kolkata and recorded in Book



Additional Secretary of
Assurance III Kolkata

16 FEB 2023

No.I, Volume No.1903-2022, Pages from 557096 to 557121, Being No.190311996 for the year 2022.

AND WHEREAS by virtue of the above mentioned act, deeds and things **(1)AMIT BHARTIA (2) DEBARATI DUTTA (3) SMT. INDRANI MUKHERJI (4) SRI.**

DEBAPRIYA SEN (5) SMT. APARNA BANERJEE AND (6) SMT. SREEPARNA

SEN hereinafter jointly called and referred to as **"OWNERS/ FIRST PARTY",**

became joint Owners of the ALL THAT the piece or parcel of land admeasuring 6 (Six) Cottahs 9 (Nine) Chittacks 27 (Twenty Seven) Sq. ft., a bit more or less situate and lying at the Said Premises No. 19, Bondel Road, P.S. Karaya, Kolkata 700 019.

AND WHEREAS Owners requested the Developer to complete the Project and at the request of the Owners Developer agreed to complete the Project

NOW THIS AGREEMENT WITNESSES AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO as follows :-

1. On or before the execution of these presents the Owners have represented the Developer as follows :
 - a) The Owners herein are the absolute owners and are absolutely seized and possessed of the said Premises more fully described in the FIRST SCHEDULE hereunder written.
 - b) The abstract of title of the Owners of the said Premises as mentioned hereinabove is true and correct and it is the absolute responsibility of the Owners to provide a marketable title of the said Premises at their own costs and expenses.
 - c) Except the Owners herein no one else has/have any right of occupancy in the said Premises and the said Premises is free from any tenant/s, occupant/s, trespasser/s.



Additional Secretary of
Assurance III Kolkata

16 FEB 2023

- d) There are no suits and/or legal proceeding and/or litigations pending in any Court of Law involving the question of title to the said Premises or any part thereof and involving the Owners. The Owners hereby indemnify the Developer that in the event of any litigation arises in respect of the said Premises regarding title to the said Premises or any part thereof the Owners shall settle all the disputes at their own costs and expenses.
- e) There are no arrears of taxes and/or dues of the Owners with the Income Tax and/or other appropriate body or authorities that may affect said Premises in any manner whatsoever. Neither the said Premises nor any part thereof has been attached and/or is liable to be attached under any Decree or order of any Court of Law or due to Income Tax, Revenue.
- f) There are no impediments or bar under any law or statute whereby the Owners are prevented from entering into any agreement and/or selling or transferring of their right title and interest in the said premises and the Owners can execute Deed/s of Conveyance in favour of the Developer and/or his nominee or nominees in respect of the undivided proportionate share of land in the said Premises.
- g) The said Premises or any part thereof is at present not affected by any requisition or any alignment of any authority or authorities under any law and/or otherwise nor any notice or intimation about any such proceeding have been received or come to the notice of the Owners.
- h) The Owners are fully and sufficiently entitled to enter into this Agreement.
- i) Irrespective of what has been stated above it shall be the obligation of the Owners to make out a marketable title in respect of the said Premises and the Owners hereby further indemnify the Developer against any loss or damages whatsoever arising out of any defect in the title of the said Premises. Relying on the aforesaid representations and believing the same



Additional Secretary of
Assurance III Kolkata

16 FEB 2023

to be true, the Developer has agreed to develop the said Premises and raise and complete construction of a new multi-storeyed apartment building thereon on such the terms and conditions mentioned herein.

2. In these presents the following expressions shall have the following meaning assigned against each one of them respectively.

- 2.1. **ADVOCATE:** shall mean Debabrata Banerjee, Advocate, at 12/1, Lindsay Street, Kolkata-700087.
- 2.2. **ARCHITECT:** shall mean the Architect who will be appointed by the Developer for the purpose of undertaking the preparation of the Said Plan and for causing the same to be sanctioned by the Kolkata Municipal Corporation and also for carrying out the supervision and management of the construction of a multi-storeyed apartment building (hereinbefore as well as hereinafter referred to as "the said Building") on the said Premises.
- 2.3. **SAID PREMISES:** shall mean and include ALL THAT the piece or parcel of land measuring more or less 6 (six) Cottahs 9 (nine) Chitacks 27 (twenty seven) Sq.ft. on part whereof is standing a three storeyed residential building, situate and lying at the Premises No. 19, Bondel Road, Kolkata-700 019, situate under P. S. Karaya (earlier Ballygunge) P.O. Ballygunge, within the limits of the Kolkata Municipal Corporation Ward No. 65, morefully described in the FIRST SCHEDULE hereunder written.
- 2.4. **DEVELOPMENT AGREEMENT:** shall mean this agreement with such modification and/or alteration as may be mutually agreed upon.
- 2.5. **OWNERS:** shall mean and include ((1) **AMIT BHARTIA**, (2) **DEBARATI DUTTA**, (3) **SMT. INDRANI MUKHERJI**, (4) **SRI. DEBAPRIYA SEN** (5) **SMT. APARNA BANERJEE** AND (6) **SMT. SREEPARNA SEN**, and



Additional Secretary of
Assurance III Kolkata

16 FEB 2023

their respective heirs, successors, executors, administrators, legal representatives and/or assigns.

- 2.6. **DEVELOPER:** shall mean and include *PARNASREE DEVELOPERS LLP*, a limited liability partnership firm incorporated under Limited Liability Partnership Act, 2008, Holding PAN:AASFP5551H, having its registered Office at 150, Upen Banerjee Road, Kolkata-700060 and its , successors-in-interest, executors, administrators-in-office, and assigns.
- 2.7. **SAID PLAN :** shall mean the building plan duly sanctioned from the Kolkata Municipal Corporation VIDE Building Permit No.2019070124, Dated 27th December,2019 together with all modification and/or alterations therein and/or revisions thereof as may be required from time to time made or to be made and prepared by the Developer either under the advice and/or recommendations of the Architect or agreed upon between the parties from time to time and approved by the Kolkata Municipal Corporation.
- 2.8. **SAID BUILDING :** shall mean the new building to be constructed on the said Premises in accordance with the building plan to be sanctioned by the Kolkata Municipal Corporation, consisting of several self contained Flats/apartments/car-parking-spaces capable of being held and/or transferred and/or used and enjoyed independently of each other, with any further modification and/or alteration as may be decided by the Developer and the Owners.
- 2.9. **COMMON AREAS, FACILITIES AND AMENITIES :** shall mean and include the corridors, hallways, stairways, internal and external passages, passage-ways, pump house, ultimate top roof of the Said Building, overhead water tank, water pump and motor, drive-ways,



Additional Secretary of
Assurance III Kolkata

16 FEB 2023

common lavatory, generator, transformer, fire firing systems, installations for common use and facilities for the new building, which may be decided by the Developer and the Owners at their discretion and provided by the Developer and required for establishment, location, enjoyment, provisions, maintenance and/or management of the said Building and as are more fully mentioned in the FORUTH SCHEDULE hereunder written.

2.10. **COMMON EXPENSES:** shall mean and include all expenses for maintenance, management, upkeep and administration of the common areas, facilities and amenities and for rendition of common services in common to the transferees and all other expenses for common purposes to be contributed, borne, paid and shared by the transferees provided (morefully mentioned in the **FIFTH SCHEDULE** hereunder written). However the charges payable on account of generator, electricity etc. consumed by or within the Flat/Unit shall be separately paid or reimbursed to maintenance charges.

2.11. **COMMON PURPOSES :** shall mean and include the purpose of managing, maintaining and upkeep of the said Building in whole in particular the common areas, facilities and amenities, rendition of common services in common to the transferees and/or occupants in any other capacity, collection and disbursement of common expenses and administering and dealing with the matters of common interest of the transferees and relating to the mutual rights and obligations for the beneficial use and enjoyment of their respective Flats/Units exclusively and the common areas, facilities and amenities in common.



Additional Secretary of
Assurance III Kolkata

16 FEB 2023

- 2.12. **SPECIFICATIONS** : shall mean the specifications of the materials to be used in course of construction of the said Building more fully described in the **SIXTH SCHEDULE** hereunder written.
- 2.13. **TRANSFER**: with its grammatical variations shall include transfer by possession and by the means adopted by for effecting what is understood as a transfer of space in multistoried building to the transferees thereof as per law.
- 2.14. **FORCE MAJURE** : shall mean strike, earthquakes, civil commotion, natural calamities or other irresistible forces and/or any other circumstances beyond the control of the Developer.
- 2.15. Word importing singular shall include plural and vice-versa. Words importing masculine gender shall include feminine gender and neuter gender likewise words importing feminine and neuter gender shall include masculine and neuter genders and similarly words importing neuter gender shall include masculine and feminine genders.

3. DEVELOPMENT RIGHTS AND COMMENCEMENT:

This agreement has commenced on the with effect from the date of execution of this agreement (hereinafter called "the Commencement Date") and shall remain valid till such time all the flats are not sold and handed over to the Owners and the purchasers of the Developer's Allocation and/or earlier determination thereof by mutual consent.

4. STEPS FOR DEVELOPMENT OF THE SAID PREMISES :

- 4.1. **COMMENCEMENT** : This Agreement commences and shall be deemed to have come in force on and with effect from the date of execution mentioned hereinabove (hereinafter referred to as "the **COMMENCEMENT DATE**") and this Agreement shall remain valid and



Additional Secretary of
Assurance III Kolkata

16 FEB 2023

in force till all obligations of the parties herein towards each other stand fulfilled and performed or till this Agreement is terminated in the manner in this Agreement.

- 4.2. The parties herein have mutually decided the scope of the Project, that is the development of the Said Premises by demolishing the existing building and by construction of the new building thereon and commercial exploitation of the new building and/or the building for residential & commercial purposes only.
- 4.3. In consideration of the Developer agreeing to construct, complete and deliver as per agreed specification of the Owners' Allocation, the Owners agree to transfer their proportionate undivided share in the said Premises attributable to the saleable areas or the Developer's Allocation to the Developer or its nominee/s in such part or parts as the Developer or its nominee/s in such part or parts as the Developer may desire and hereby further grant the exclusive right to develop the Said Land. Such transfer shall take place after the Developer fulfils its obligations towards the Owners as mentioned in this Agreement.
- 4.4. By virtue of the rights hereby granted the Developer is irrevocable authorized to build upon and exploit commercially the Said Premises by (1) constructing the Said building and (2) dealing with the Developer's Allocation in the Said Building with corresponding undivided proportionate share in the said Premises after demarcation of each allocation in terms of this Agreement and according to the marketing format.
- 4.5. The Development rights granted herein includes the exclusive right, authority and authorization to the Developer to :



Additional Secretary of
Assurance III Kolkata

16 FEB 2023

- a) Hold, occupy, enter upon and use the said Premises for the purpose of development of the said Premises by constructing the Said Building thereat at the costs and expenses and such other development and construction thereon as may be necessary or appropriate.
- b) Appoint architects, consultants, contractors, sub-contractors or agents and enter into any agreements for implementing the development and making available the various facilities.
- c) Establish, provide or procure, install, construct as the context admits or requires and operate the facilities.
- d) Carry out such other activities incidental to the foregoing or proper or desirable for the safe, efficient and economic implementation and operations of the development work.

It is however made clear that in carrying out any of the activities mentioned hereinabove or in exercising any of the rights conferred upon the Developer herein, the Developer shall not create any liability on the Owners and shall keep the Owners safe, harmless and indemnified against all liabilities, civil or criminal and all costs and expenses arising therefrom.

- 4.6. All permissions, approvals, sanctions, no-objections and other statutory formalities for sanction of the building plan and for commencement of construction would be obtained by the Developer at its own costs and expenses.
- 4.7. The Owners hereby agree to sign and execute all papers documents, plans, declarations, affidavits and other documentations whatsoever



Additional Secretary of
Assurance III Kolkata

16 FEB 2023

required for such sanction and construction as and when required by the Developer to obtain the sanctioned building plan from the K.M.C. and to obtain all necessary permissions and/or approvals and/or sanctions as may be necessary or to be required from time to time.

- 4.8. The Developer has shifted the Owners to an alternative temporary accommodation of 2 (two) nos. of 2/3 (two/three) bed-roomed Flats within or nearby locality temporarily to facilitate demolition and construction of the said Building as per agreement and cost of such temporary accommodation will be on Developer's account.
- 4.9. Combined with this with this Agreement the Owners are executing and registering in favour of the Developer a Development Power of Attorney for the purposes of obtaining sanction of the building plan including additions/alteration/modification thereof and for obtaining various necessary permissions and sanctions from different authorities in connection with or related to the sanction of the building plan and construction and completion of the development and also for pursuing and following up the matter with all authorities in this regard and also for obtaining temporary and permanent connections of water, electricity, sewerage, gas, lift ect. And commencement of construction in accordance with the terms of this Agreement and as per the building plan sanctioned by the K.M.C. in the said Premises and also for the purpose of executing Agreements for Sale and Deeds of Conveyance in respect of the saleable spaces within the Developer's Allocation.
- 4.10. While exercising powers and authorities under the Power of Arrorney being granted by the Owners in terms hereof, the Developer shall not



Additional Secretary of
Assurance III Kolkata

16 FEB 2023

do any act, deed, matter or thing which would in any way infringe or prejudicially affect the rights of the Owners and/or go against the spirit of this Agreement. The said Power of Attorney shall be specific and valid for the purposes it is being given and shall not be revoked during the subsistence of this Agreement.

5. CONSTRUCTION:

- 5.1. The Owners hereby authorize and empower the Developer and the Developer hereby agrees and undertakes to construct erect and complete the said Building in accordance with the building plan sanctioned by the Kolkata Municipal Corporation with any further modification and/or alteration as may be required with all internal and external service amenities fitting and fixtures etc. ready for use and occupation.
- 5.2. All costs, charges and expenses for completion of the project including professional fees and supervision charges of the Architect shall be discharged and paid by the Developer and in this regard the Owners shall have no liability or responsibility.
- 5.3. The Developer shall at its own costs and expenses and without creating any financial or other liability (save and except agreed hereunder) on the Owners herein construct, erect and complete the Said Building in pursuant to the final plan sanctioned by the Kolkata Municipal Corporation or any other sanctioning authorities and as per the Specifications mentioned in the SIXTH SCHEDULE hereunder written and/or as be recommended for the architects and in consultation with the Owners from time to time. The decision of the Architects regarding measurement of area constructed and all aspects of construction



Additional Secretary of
Assurance III Kolkata

16 FEB 2023

including the quality of materials as per the specifications shall be final and binding on the parties.

- 5.4. The Developer shall at its own costs install and erect in the said Building, lifts, water pumps, water storage tanks, overhead reservoir, water and sewerage connection and all other necessary amenities as per the specifications.
- 5.5. The Developer shall be authorized in the name of the Owners to apply for and apply for and obtain temporary connections of water, electricity, drainage and sewerage etc.
- 5.6. Till such time the Developer makes over to the Owners their allocation in the said Building, the Developer shall hold the same for the Owners and shall not in any way deal with, encumber, alienate or part with possession of the same. But the Developer shall be allowed to sell his allocation and create third party interest limited to Agreement for Sale but not possession.
- 5.7. The Developer shall handover fully habitable, entirely vacant and peaceful possession of the Owners 'Allocation to the Owners within 30 (Thirty) months from the date of receiving entirely vacant and peaceful possession of the said Premises in entirety from the Owners

6. OWNERS ALLOCATION:

- 6.1. The total sanctioned area, as per presently sanctioned plan, has been demarcated between the Owners and Developer and the Owners has been allocated the entire SECOND and THIRD FLOORS and 50% OF THE FOURTH FLOOR (being its South-western portion) and FIVE Covered Car Parking Space on the Ground floor of the said Building as per the building plan sanctioned by the Kolkata Municipal Corporation together with an undivided proportionate impartible share and/or



Additional Secretary of
Assurance III Kolkata

16 FEB 2023

interest in the land comprising the said Premises, attributable to the said allocation and undivided proportionate impartible share in the common areas ,ultimate top roof, facilities, amenities, installations in the said Building which is more fully mentioned in the SECOND SCHEDULE hereunder written is hereinafter referred to as "the OWNERS'ALLOCATION".

6.2. **DEBARATI DUTTA** has taken - Rs.4,00,000/=(Rupees Four Lakh) only, **(SMT.) INDRANI MUKHERJI** has taken - Rs.4,00,000/=(Rupees Four Lakh) only, **(SRI.) DEBAPRIYA SEN-** has taken Rs.4,00,000/= (Rupees Four Lakh) only, totaling **to Rs 12,00,000/=** (Rupees Twelve Lakh) only as Interest free Refundable Security Deposit , to be refunded to the Developer i.e. **PARNASREE DEVELOPERS LLP**, by the them before taking possession of the Owner's Allocation, without any interest thereon.

6.3. Service Tax that is required to be paid on their respective allocations, shall be paid by the Owners and the Developer each in respect of their respective allocations and/or areas and shall keep each other absolved and indemnified in respect thereof and shall be entitled to recover the same from their respective transferees, if any.

7. DEVELOPER'S ALLOCATION:

The Developer shall be exclusively entitled to the balance constructed area/salable area as per present Plan sanctioned by Kolkata Municipal Corporation after providing the Owner's Allocation to the Owners and shall be exclusively entitled for further construction as per to be sanctioned Plan and/or construction regularized for further construction, together with the undivided proportionate impartible share and/or interest in the land



Additional Secretary of
Assurance III Kolkata

16 FEB 2023

comprised in the said Premises attributable to the said allocation and undivided proportionate impartible share in the common areas, ultimate roof, facilities, amenities and installations in the said Building. The Developer shall be entitled to obtain necessary sanction for commercial use of its entire Allocation and shall be further entitled to transfer or otherwise deal with or dispose of the Developer's Allocation and further more shall be entitled to assign and transfer the benefit of this agreement to any other person/s without any right claim interest thereon whatsoever of the Owner and Owners shall not in any way interfere with the same. The Developer's areas are more fully mentioned in the THIRD SCHEDULE hereunder written is hereinafter referred hereinafter called "the DEVELOPER'S ALLOCATION".

8. DEALING WITH SPACES IN THE SAID BUILDING:

- 8.1. The parties herein shall be free to deal with their respective allocations in such manner as they may deem fit and proper from time to time. For the said purpose the parties herein shall be entitled to enter into Agreement with the transferees on such terms and conditions as they may deem fit and proper.
- 8.2. The Developer and the Owners shall execute and register with the appropriate registering authority Deeds of Conveyance or other documents for transferring and/or demising of any saleable space in the Said Building as aforesaid unto and in favour of the intending purchasers/transferees and the cost of stamp duty and registration charges in respect thereof shall be borne by the intending purchasers/transferees as the case may be.
- 8.3. It is agreed and recorded that all Agreements, Deeds of Conveyance or any other papers and documents in respect of the transfer of any areas in the said Building shall maintain uniformity in respect of the



Additional Secretary of
Assurance III Kolkata

16 FEB 2023

restrictions, stipulations, covenants, terms and conditions for the use and occupation thereof together with amenities and facilities therein as are stipulated in the Agreement or that would be drafted by the Developer's Advocate named hereinabove and vetted by the Owners and the parties hereby undertake to each other that neither of them shall deviate from the such restrictions, stipulations, covenants, terms and conditions.

- 8.4. All Agreements for Sale and the Deed of Conveyance of the Developer's Allocation shall be signed by the Developer who is being so authorized by the Owners to do so and the Owners may not be made parties to such Agreements and Deeds of Conveyance.

9. OWNERS' OBLIGATIONS:

- 9.1. The Owners shall sign and execute all necessary applications papers documents and to do all such acts deeds and things to confirm the title of the said Premises and indemnify the Developer regarding title/ownership and measurement of the Said Premises and further shall sign all other documents, deeds, papers as the Developer may require in order to legally and effectually vest in the Developer or the Purchasers of the Developer's Allocation in the said Premises and completing the construction erection and completion of the Said Building.
- 9.2. The Owners hereby undertake that they themselves or their heirs, successors and/or nominee/s in their absence shall not cause any hindrances in the construction of the said Building at the said Premises and further undertake not to take any action even by the court of law whereby the where the smooth construction of the Said Building is



Additional Secretary of
Assurance III Kolkata

16 FEB 2023

disturbed unless the Developer creates anything detrimental to the development and/or detrimental to the interest of the Owners.

- 9.3. The Owners shall not cancel or rescind this agreement till such time the Said Building is completed in all respect and all the flats/units are handed over to purchaser/s of the Developer's Allocation PROVIDED HOWEVER the Developer performs all his duties in terms of this Development Agreement.

10. DEVELOPER'S OBLIGATIONS:

- 10.1. The Owners have already put the Developer in possession of the said Premises and the Developer shall have right to start construction.
- 10.2. The Developer shall be responsible for planning, designing, development and construction of the said Building as per Plan sanction by Kolkata Municipal Corporation with the help of professional bodies, contractors etc. and in consultation with the Owners.
- 10.3. The Developer shall construct the said Building at his own costs and expenses and responsibility. The Developer alone shall be responsible and liable to Government, Municipality and other authorities concerned as also to all the labors, staffs and employees engaged by him and shall alone be liable for any loss or for any claim arising from such construction and shall indemnify the Owners against any claims, loss or damages for any default or failure or breach on the part of the Developer.
- 10.4. The Developer shall first handover the Owner's Allocation to the Owners fully habitable and complete in all respect within 30 months from date of signing of this agreement, including sanitary and other fittings as more fully described in the FIFTH SCHEDULE hereunder written and



Additional Secretary of
Assurance III Kolkata

16 FEB 2023

then shall be entitled to handover possession of the Developer's Allocation to the intending purchaser/s thereof. The Developer shall use good quality preferably ISI approved materials and fixtures and fittings for constructing the Said Building, as may be prescribed by the Architect.

- 10.5. The Developer after handing over possession and registration of the Deeds of Conveyance of all the Flats under his Allocation, shall form an association of all the Flat-owners (including the Owners) and the Owners shall render all co-operation in that respect.
- 10.6. The Developer shall construct the said Building in accordance with the building plan sanctioned by the Kolkata Municipal Corporation with any further modification and/or alteration that may be required and in the event of any accident occurring during and within one year after construction of the said Building due to any reason whatsoever, the Developer shall be solely responsible for any damages that may be incurred and shall also indemnify the Owners.
- 10.7. If any deviation is being made by the Developer during construction of the said Building, without the consent of the Owners, the Developer shall be solely responsible to rectify the same by paying necessary fees/compensation to the concerned authority before handing over possession of the Owners' Allocation to the Owners and also to the intending purchasers of the Developer's Allocation and shall also obtain the Completion Certificate from the concerned authority/authorities.
- 10.8. If the Developer terminates any Agreement for Sale and forfeit any money from the intending Purchaser/s of the Developer's Allocation, in that event, the Developer shall be solely responsible for that and the



Additional Secretary of
Assurance III Kolkata

16 FEB 2023

Owners shall not be responsible for the said acts of the Developer and the Owners' Allocation shall not be charged for that.

10.9. The Owners shall, within 30(thirty) days from the date of notice from the Developer that the Owners' Allocation in the said Building is ready for occupation in habitable condition, shift to the Owners' allocated areas in the said Building at the costs and expenses of the Developer, failing which, after the expiry of the 30 (thirty) days of the notice, the Developer shall not be responsible to pay any further amount to the Owners for their temporary accommodation or otherwise and the Owners shall be liable for all costs and consequences arising there from.

10.10. The Developer shall pay the municipal tax up to completion of the project.

11. PERFORMANCE AND DEFAULT:

11.1 In the event, the Owners fail and/or neglect to comply with their obligations towards fulfillment of the terms and conditions of this agreement in the manner as described hereinbefore, the Developer shall at its discretion rescind this agreement and the Owners shall refund to the Developer its entire investment in said Premises till that date together with all costs and expenses (as per the market price on production of documentary evidence) made till then along with damages as and in that event, the Owners shall indemnify the Developer by paying off all the sums due or payable to the Developer within 30 (thirty) days receiving notice from the Developer in that respect. If due to any reasons whatsoever the Owners fail to execute and sign necessary deed/s papers, documents the Developer shall be at liberty to sue the Owners for Specific Performance of the Contract.



Additional Secretary of
Assurance III Kolkata

16 FEB 2023

11.2 If the Developer fails to complete the construction of the Building in all respect and handover possession of the Owner's Allocation to the Owner, subject to force majeure, Developer has to pay Rs.1,00,000/= (Rupees One Lakh) only per month to the Owners herein (jointly) as compensation, till such time the Developer complete the construction in all respect and handover possession of the Owner's Allocation to the Owners. Be it noted that before taking the Owner's Allocation by the Owners, alternate accommodation must be vacated and handed over to the Developer.

12. MISCELLANEOUS:

- 12.1. Any notice required to be given by the Owners or the Developer shall without prejudice to any other mode of service available be deemed to have been served either on the Owners or the Developer if delivered by hand and duly acknowledged or sent by prepaid registered post with acknowledgement due and be deemed to have been served on the Owners or the Developer and shall be deemed to have been served on the Developer if sent to the address of the Developer as mentioned herein.
- 12.2. None of the parties hereto shall do any act, deed or thing whereby and where under the other parties are prevented from enjoying and/or dealing with their respective allocation in terms of this Development Agreement.
- 12.3. Both the parties hereby covenant with each other to do all such other lawful acts deeds or things as may be reasonably required by the either of the parties for the purpose of giving effect to and/or implementing this Development Agreement.
- 12.4. In the event of demise of the Owners herein, their heirs, successors and legal representatives shall be liable to execute necessary agreements,



Additional Secretary of
Assurance III Kolkata

16 FEB 2023

deeds and documents on the same terms and conditions of this agreement without raising any objection whatsoever.

13. DEVELOPMENT POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS that WE(1) **AMIT BHARTIA**, Son of Sri Rajkapoor Bhartia, Holding (**PAN: AIDPB6694G, AADHAAR NO. 619381730350 PH.NO. 9830042636**, residing at 640, Block O, New Alipore, P.O. & P.S. New Alipore, Kolkata-700053, (2) **DEBARATI DUTTA**, Daughter of Dilip Dutta, (**PAN:BPEPD7925M, AADHAAR NO.481232658798, PH.NO. 7044107702**) by faith Hindu, by occupation Teacher, both residing at 19, Bondel Road, P.S. Karaya, P.O. Ballygunge, Kolkata - 700 019, (3) **SMT. INDRANI MUKHERJI (PAN:AICPM5771A, AADHAAR NO.698288769753, PH.NO. 9830152327)**, daughter of Late Sukhada Ranjan Sen, by faith Hindu, by occupation Housewife, residing at 74K/1, Bondel Road, P.S. Gariahat, P.O. Ballygunge, Kolkata-700019, (4) **SRI. DEBAPRIYA SEN (PAN: AUFPS6208R, AADHAAR NO.570007920625, PH.NO. 9830232827)**, son of Late Subhas Chandra Sen, by faith Hindu, by occupation Service, residing at 19, Bondel Road, P.S. Karaya, P.O. Ballygunge, Kolkata-700019, (5) **SMT. APARNA BANERJEE (PAN:AXZPB1920G, AADHAAR NO.549261339326, PH.NO. 9831961335)**, daughter of Late Subhas Chandra Sen, by faith Hindu, by occupation Housewife, residing at 18, Haridas Daw Road, P.S. Behala, P.O. New Alipore, Kolkata-700053 AND (6) **SMT. SREEPARNA SEN (PAN:ARVPS2037F, AADHAAR NO.493052767694, PH.NO. 9836492358)**, daughter of Late Subhas Chandra Sen, by faith Hindu, by occupation Housewife, residing at 40B/1, New Ballygunje Road, P.S. Kasba, P.O. Tiljala, Kolkata - 700039, hereinafter collectively referred to as **"the APPOINTERS/PRINCIPALS" SEND GREETINGS:**



Additional Secretary of
Assurance III Kolkata

16 FEB 2023

WHEREAS we are the absolute owners and absolutely seized and possessed of ALL THAT the piece or parcel of land measuring more or less 6 (six) Cottahs 9 (nine) Chitacks 27 (twenty seven) Sq.ft. on part whereof is standing a three storeyed residential building, situate and lying at the Premises No. 19, Bondel Road, Kolkata-700 019, under P. S. Karaya (earlier Ballygunge), P.O. Ballygunge, within the limits of the Kolkata Municipal Corporation Ward No. 65, District South 24 Parganas (morefully described in the FIRST SCHEDULE hereunder written and hereinbefore as well as hereinafter to as "the said Premises"), have entered on this day into an Development Agreement with **PARNASREE DEVELOPERS LLP.** a limited liability partnership firm incorporated under Limited Liability Partnership Act, 2008, Holding PAN:AASFP5551H, having its registered Office at 150, Upen Banerjee Road, Kolkata-700060, represented by its one of the Partners **MANOJ KUMAR SINGH**, Son of Beni Kumar Singh, Holding PAN: AXBPS7298C, Aadhaar No.314188698282, by occupation Business, by religion Hindu, by nationality Indian, residing at 46A, Ballygunge Place, P.O. Ballygunge, P.S.Gariahat, District - South 24-Parganas,,hereinafter for developing and commercially exploiting the said Premises by constructing a new apartment building thereon.

AND WHEREAS in pursuance of the said Development Agreement entered into by and between ourselves and the Developer herein and in pursuance of the understanding between us and the said Developer, it is necessary and also expedient for us to appoint a Constituted Attorney to do all the needful for us and on our behalf in respect of such development of the said Premises as envisaged as well as for otherwise, as stated more fully hereinbelow.

KNOW ALL MEN BY THESE PRESENTS that for developing the said Premises WE
(1) **AMIT BHARTIA**, Son of Sri Raj Kapoor Bhartia, Holding (PAN: **AIDPB6694G**,



Additional Secretary of
Assurance III Kolkata

16 FEB 2023

AADHAAR NO.619381730350, PH.NO. 9830042636) residing at 640, Block O, New Alipore, P.O. & P.S. New Alipore, Kolkata-700053, (2) **DEBARATI DUTTA**, Daughter of Dilip Dutta, (**PAN: BPEPD7925M, AADHAAR NO.481232658798, PH.NO. 7044107702**) by faith Hindu, by occupation Teacher, both residing at 19, Bondel Road, P.S. Karaya, P.O. Ballygunge, Kolkata - 700 019, (3) **SMT. INDRANI MUKHERJI (PAN:AICPM5771A, AADHAAR NO.698288769753, PH.NO. 9830152327)**, daughter of Late Sukhada Ranjan Sen, by faith Hindu, by occupation Housewife, residing at 74K/1, Bondel Road, P.S. Gariahat, P.O. Ballygunge, Kolkata-700019, (4) **SRI. DEBAPRIYA SEN (PAN: AUFPS6208R, AADHAAR NO.570007920625, PH.NO. 9830232827)**, son of Late Subhas Chandra Sen, by faith Hindu, by occupation Service, residing at 19, Bondel Road, P.S. Karaya, P.O. Ballygunge, Kolkata-700019, (5) **SMT. APARNA BANERJEE (PAN: AXZPB1920G, AADHAAR NO.549261339326, PH.NO. 9831961335)**, daughter of Late Subhas Chandra Sen, by faith Hindu, by occupation Housewife, residing at 18, Haridas Daw Road, P.S. Behala, P.O. New Alipore, Kolkata-700053 AND (6) **SMT. SREEPARNA SEN (PAN:ARVPS2037F, AADHAAR NO.493052767694, PH.NO. 9836492358)**, daughter of Late Subhas Chandra Sen, by faith Hindu, by occupation Housewife, residing at 40B/1, New Ballygunje Road, P.S. Kasba, P.O. Tiljala, Kolkata - 700039, do hereby nominate, constitute and appointed **PARNASREE DEVELOPERS LLP**, a limited liability partnership firm incorporated under Limited Liability Partnership Act, 2008, Holding PAN:AASFP5551H, having its registered Office at 150, Upen Banerjee Road, Kolkata-700060, hereinafter as our true and lawful Attorney and agent for us in our name and on our behalf to do, execute and perform all acts, deeds, things and matters as mentioned below at the cost of the Developer.



Additional Secretary of
Assurance III Kolkata

16 FEB 2023

1. To enter into the said Premises and to hold and possess the Said Premises and take all actions for commercially exploiting and developing the Said Premises, soil testing, marking the boundary walls etc.
2. To apply before the Kolkata Municipal Corporation and/or any other authority/authorities concerned for obtaining sanction, alteration, additions, verification and/or modification of the building plans for the construction of the new building at the Said Premises and for the said purpose, to sign such applications, maps, plans and representations as may be necessary and as the Said Attorney shall think and deem, fit and proper after submission of the original plans.
3. To apply for and obtain water, drainage, sewerage, electricity, and/or any connections of any other utilities, and also the completion and other certificates from the Kolkata Municipal Corporation and/or other authorities and for that purpose, to sign all papers and documents and/or representations as may be thought necessary by the Said Attorney and to pay all charges in connection therewith.
4. To appoint Engineers, Architects, Contractors and other agents and sub-contractors as the said Attorney shall think fit and proper and to make payment of their fees charges. However the Appointers/Principals shall not be responsible for the terms and conditions with the Architects, Engineers, and Contractors etc. nor shall bear any financial liability whatsoever.
5. To apply for and obtain steel, bricks, cement and other construction materials in his name and to sign necessary applications and papers for constructing the new building without any liability whatsoever of the Appointers/Principals financially.
6. To sign, execute, modify, cancel, alter, draw, approve and all papers, documents, declarations, affidavits, applications, returns, confirmations and



Additional Secretary of
Assurance III Kolkata

16 FEB 2023

consents as may in any way be required to be so done, for and in connection with the sanctioned plans and construction of the new building at the Said Premises on account of the Appointers/Principals without making any liability upon the Appointers/Principals.

7. To sign and submit all papers, applications and documents for having the mutation if necessary, effected in all public records and with all authorities and/or persons, including the Kolkata Municipal Corporation in respect of the said Premises.
8. To appear before the Kolkata Municipal Corporation and/or any other authority/authorities and Government Departments and also all other State, Executive, Judicial or quasi-Judicial, Corporation and other authorities and also all Courts and Tribunals for all matters connected with the Construction of the new building and connections of utilities and sanctioning of the plans and other matters relating to the said Premises.
9. To pay all taxes, including corporation taxes and other charges whatsoever payable for and on account of the said Premises and receive refunds and other moneys in connection therewith.
10. To give undertakings, assurances and indemnities as may be required for the purposes as aforesaid at the Developer's own risk and responsibility without making the Appointers/Principals liable therefor.
11. To commence, prosecute, enforce, defend, answer and oppose all actions and/or other legal proceedings, including any suit or Arbitration proceeding and demands touching any of the matters relating to the said Premises or any part thereof and to compromise, settle, refer to arbitration, abandon, submit to judgment in any such action or proceedings aforesaid before any Civil or Criminal Court.



Additional Secretary of
Assurance III Kolkata

16 FEB 2023

12. To sign, verify, declare and/or affirm plaints, written statements, petitions, affidavit, verification, objections, cross objections, counter claims, application for execution, revision, review, new trial or stay of whatsoever nature, Memorandum of Appeal, swear Affidavits and to do generally all other acts, deeds and things as the said Attorney in his discretion shall think fit and proper in any proceedings or in any way therewith so as to defend our possession and title in the said Premises.
13. For the purposes as aforesaid, to appoint Advocates and sign and execute Vakalatnama or any other documents authorizing such Advocates to act and to terminate such authority and to pay fees of such Advocate/s.
14. To enter into agreement for sale, transfer, letting out and/or leasing out the constructed portion of the new building being the Developer's Allocation and to sign and execute and deliver such agreements of construction and/or Agreements for sale/transfer of land thereof and agreement for construction of flats/units and/or any other agreement for holding/delivering possession of the constructed portion/s of the Developer's Allocation in the new building to be constructed at the Said Premises.
15. To cancel any Agreement and forfeit any money advanced by the prospective purchasers, lessee, tenants for reason of their committing default and/or file Suit for Specific Performance and to realize or unrealized amount together with interest and damages as the case may be and to do all such acts deeds matters and things in respect of selling and/or transferring the flats/units together with the undivided proportionate impartible share in the land and to enter into all sorts of documents, commitments and understanding in respect of the Developer's Allocation.
16. To sign and execute and deliver Deed of Conveyance or Sale, lease/tenancy deeds and all other instruments of transfer and agreements and instruments,



Additional Secretary of
Assurance III Kolkata

16 FEB 2023

deeds, indemnities, undertakings, declarations, confirmations and to present the same by our or by said Attorney, and to admit the execution thereof and present for registration before the Registrar of Assurances, Kolkata or any other District Sub-Registrars or Registrars having jurisdiction concerning the Said Premises or before any Notary Public or for any similar purposes to take all necessary steps for perfecting such execution and registration of the aforesaid documents in respect of the undivided proportionate share of land for the Developer's Allocation only in terms of the Development Agreement herewith by these presents.

17. To deliver possession and/or make over the constructed Flats/portions and issue letter of possession and to do and perform all and everything that shall be necessary for completing the sale lease or tenancy or otherwise in compromise the deal to be finalized in respect of the Developer's Allocation after handing over possession of the entire Owner's Allocation to the Owners in the said Building together with the common areas as mentioned in the Development Agreement contained hereinbefore and executed herewith.
18. To receive all moneys and grant proper receipt and discharges in respect of the amounts to be received on sale and disposal of Flats/portions etc. and/or otherwise in connection with the said matters and lands and properties and building and Flats and apartments and spaces portions car parking spaces in the said building in respect of the Developer's Allocation only.
19. To appoint such persons as its authorised representative by way of appropriate board resolution for exercising all powers and authorities under the Development Agreement and for the due performance of the powers and authorities hereby granted.
20. It is made clear that this Power of Attorney is granted for the purpose of the jobs, which will be carried out for constructing the said building at the said



Additional Secretary of
Assurance III Kolkata

16 FEB 2023

Premises by the said Attorney at his own costs. All jobs mentioned hereinabove will be done by the Attorney herein at his sole risk and responsibility and under no circumstances the Appointers/Principals shall be held responsible for any transaction, misdeeds on the part of the Attorney and agent herein, Besides the Attorney shall do all acts in terms of the Development Agreement contained hereinbefore and executed herewith.

AND to do all acts, deeds and things concerning the authorities as enumerated hereinabove hereby granted in respect of the said Premises for the purpose of sanction of the building plan which we ourselves could have done lawfully under our own hands and seal if personally present AND we do hereby ratify and confirm and agree to ratify and confirm all and whatever our said Attorney shall lawfully do or cause to be done in or about the said Premises as contained hereinabove.

THE FIRST SCHEDULE ABOVE REFERRED TO
(THE SAID PREMISES)

ALL THAT the piece or parcel of land measuring more or less 6 (six) Cottahs 9 (nine) Chitacks 27 (twenty seven) Sq.ft. on part whereof is standing a three storied residential building, measuring more or less 3000Sq.Ft, having 1000Sq.Ft in each floor situate and lying at the Premises No. 19, Bondel Road, Kolkata-700 019, under P. S. Karaya (earlier Ballygunge) and P.O. Ballygunge, District - South 24 Parganas within the limits of the Kolkata Municipal Corporation Ward No. 65, bearing Assessee No.110650600319, Border RED in the MAP or PLAN annexed herewith, butted and bounded in the manner as follows :-



Additional Secretary of
Assurance III Kolkata

16 FEB 2023

ON THE NORTH : By 3/2 Baman Para Lane

ON THE SOUTH : By Bondel Road

ON THE EAST : By Baman Para Lane

ON THE WEST : By 18/2, Bondel Road

THE SECOND SCHEDULE ABOVE REFERRED TO
(THE OWNERS' ALLOCATION)

The total sanctioned area, as per presently sanctioned plan, has been demarcated between the Owners and Developer and the Owners has been allocated the entire SECOND and THIRD FLOORS and 50% OF THE FOURTH FLOOR (being its South-western portion) and FIVE Covered Car Parking Space on the Ground floor of the said Building as per the building plan sanctioned by the Kolkata Municipal Corporation together with an undivided proportionate impartible share and/or interest in the land comprising the said Premises, attributable to the said allocation and undivided proportionate impartible share in the common areas, ultimate top roof, facilities, amenities, installations in the said Building.



Additional Secretary of
Assurance III Kolkata

16 FEB 2023

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

The Developer shall be exclusively entitled to the balance constructed area/salable area as per present Plan sanctioned by Kolkata Municipal Corporation after providing the Owner's Allocation to the Owners and shall be exclusively entitled for further construction as per to be sanctioned Plan and/or construction regularized for further construction, together with the undivided proportionate impartible share and/or interest in the land comprised in the said Premises attributable to the said allocation and undivided proportionate impartible share in the common areas, ultimate top roof, facilities, amenities and installations in the said Building. The Developer shall be entitled to obtain necessary sanction for commercial use of its entire Allocation. After providing five Car Parking Space in the Ground Floor to the Owners the balance constructed area will be within Developer's Allocation.

THE FOURTH SCHEDULE ABOVE REFERRED TO
(THE COMMON AREAS IN THE NEW BUILDING)

- a) Staircase on floors of the new building.
- b) Staircase landings on all the floors.



Additional Secretary of
Assurance III Kolkata

16 FEB 2023

- c) Common passage, back spaces and lobbies on the ground floor excepting car parking areas.
- d) Ultimate top Roof of the building.
- e) Water pumps, water reservoirs, water pipes and other common plumbing installations.
- f) Main Electrical Wiring Meter and fitting excluding those as are not installed for any particular flat.
- g) Drainage and sewers.
- h) Pump Room.
- i) Boundary Walls and Main Gates.
- j) Lawns and gardens, if any on the Ground Floor.
- k) Such other common parts, areas, equipment, installations, fixtures, fittings and spaces in or about the said new building as are necessary for passage to or user and occupancy of the said flats in common and as are specified by the Developer expressly to be the common parts after construction of the Said Building.



Additional Secretary of
Assurance III Kolkata

16 FEB 2023

THE FIFTH SCHEDULE ABOVE REFERRED TO
(COMMON EXPENSES IN THE NEW BUILDING)

- a) All cost of maintenance, operating, replacing, white washing, painting, rebuilding, re-construction, decorating, re-decorating and lighting the common parts and also the outer walls of said building and parking spaces.
- b) The salaries of all persons employed for the same purposes.
- c) Insurance premium for insuring the said building against earthquake, fire, lighting, non-damage, civil commotion etc.
- d) All charges and deposit for supplies of common utilities.
- e) Municipal taxes and other save those as are separately assessed on the respective unit.
- f) Costs and charges of established of maintenance of the building and for watch and ward staff.
- g) All litigation expenses for protecting the title of the said land and building.
- h) The office expenses incurred for maintainting the office for common purpose.
- i) All other expenses and s as are deemed by the Developer/Vendors and/or company to be necessary or incidental for and regulating inter so the rights of the purchasers.
- j) All expenses referred above shall be borne and paid proportionately by co-purchasers on and from the date of taking charge and occupation of their respective units but the Vendors and/or Developers shall be liable to bear such charges in respect of unsold units.



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Assurance III Kolkata

16 FEB 2023

THE SIXTH SCHEDULE ABOVE REFERRED TO
(SPECIFICATIONS OF THE NEW BUILDING)

Construction Technique

- a) The building will have a R.C.C. framed construction with first class brick filler walls, rendered externally and internally with cement plaster and inside partition wall spanned with Plaster of Paris. The exterior walls be finished with high quality water proof cement paint.
- b) Flooring : All rooms will be finished with Marble slab/Vitrified Tiles and skirting.
- c) Toilet floors would be finished with Marble slab/Vitrified Tiles with White Ceramic tiled dado.
- d) Kitchen Floor would be Marble slab/Vitrified Tiles White Ceramic tiled dado and kitchen counter will be finished with Black Granite.
- e) Joinery: All door frames would be of approved timber with flush door shutters.
- f) Toilets and Balconies would have flush door shutters with marine ply.
- g) Windows : All windows would be Aluminium windows with integrated grills.
- h) Sanitary & Plumbing ; All the sanitary work with hot and cold lines would be concealed type with approved P.V.C, pipes. All sanitary fittings and fixtures will be best available quality.
- i) Water Supply : K.M.C. water supply would be installed.
- j) Electrical Services: All flats will be provided with necessary light, fan and plug (5 & 15 amps) and wiring will be concealed type with approved conductors as per I.S. Code.



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Assurance III Kolkata

16 FEB 2023

DETAILED SPECIFICATION

- a) Cement : Lafarge Concerto, ACC, Ambuja, Birla Gold, Altratech or
any other Standard cement.
- b) Steel : 1st Quality T.M.T. Rod confirming I.S. Code Standard.
- c) Brick : As per IS code standard.
- d) Stonechip & Sand : Local supply as per IS standard.
- e) Labour Contractor : Reputed, experienced contractor.
- f) Flooring : Marble slab/Vitrified Tiles.
- g) Flush Door : Green, Kitply, Globe, Sumi, Wonder or any other
ISI Standard doors.
- h) Main Door : Teak Panel door.
- i) Window : 1st Quality Aluminum.
- j) Door Frame : 1st Quality Saal wood.
- k) Wire (Copper) : Anchor/Havell's/Finolex or any ISI standard wire.
- l) Switch : Crabtree/Roma/ABB/Siemens or any ISI Standard.
Modular switches.
- m) Circuit Breaker : Havell's /ABB/Siemens.
- n) Glass : Indo Ashai, Modi Guardian.
- o) Wall Tiles (White) : Kajaria, Bell, Orient, Somany or any other
standard 8" x 12" Ceramic tiles) white tiles.
- p) Plumbing GI, UPVC: Supreme & PVC Pipe.
- q) Commode-Cistern
Basin : Hindware, Parry, (White) Jaquar (preferably)
- r) Kitchen Sink : Best available stainless steel sink.
- s) Kitchen Counter : Black Granite
- t) C.P. Bath Room &
Kitchen fittings : any ISI standard fittings.



Additional Secretary of
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16 FEB 2023

- u) Kitchen & Bath
Room Floor : Marble slab/Vitrified Tiles.
- v) Lift (5 Passenger) : ISI standard
- w) .Ground Floor : Green Marble/Kota Stone
- x) Roof Treatment : water proofing with Lime Terracing
and Roof Tiles finish.
- y) EPABX : Best available quality.
- z) Pump : B.E. Hicson, Crompton, M.B.H.

The Developer shall not install any other installations over and above mentioned hereinabove for which all costs will be borne by the Owners, purchasers of the Owners' Allocation and/or Developer's Allocation in the said Building proportionately according to their holding. The Owners and/or the Purchasers of the Owners' and the Developer's Allocation shall pay the proportionate amount required to be paid to CESC Ltd., service charges, security deposit, cost of the common meter and applicable CESC Ltd. Fees for main line, sinking fund, cost of formation of the Owners' Association, Service Tax and any other statutory liabilities, taxes and/or impositions that may be decided by the central and state governments time to time, furniture and fittings for common use like lobby, reception etc. and any other amount that may be decided by the Developer and such other facility to be installed and/or provided by the Developer.

If the installation of Transformer became compulsory then proportionate cost will be born by the Owners and Developer.



Additional Secretary of
Assurance III Kolkata

16 FEB 2023

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

SIGNED, SEALED AND DELIVERED

by the "OWNERS/ FIRST PARTY"

herein at Kolkata In the presence

of:

1) Tapan Chakraborty
12/1, Lindsay Street
Kol - 87

✓ 
AMIT BHARTIA

✓ 
DEBARATI DUTTA

2) Anit Dhandhanic
103/1A, R.D. St.
Kol - 6

✓ 
INDRANI MUKHERJI

✓ 
DEBAPRIYA SEN

✓ 
APARNA BANERJEE

✓ 
SREEPARNA SEN



Additional Secretary of
Assurance III Kolkata

16 FEB 2023

SIGNED, SEALED AND DELIVERED

by the "the DEVELOPER/SECOND PARTY"

herein at Kolkata in the presence of:

PARNASREE DEVELOPERS LLP

✓
Hansoj Kumar Singh

PARTNER

1) Tapan Chakraborty

2) Amit Dhandhani

Read over, explained and
Drafted by me



DEBABRATA BANERJEE
ADVOCATE

W.B./1167/1981

Calcutta High Court

12/1, Lindsay Street, Kolkata-700087



Additional Secretary of
Assurance III Kolkata

16 FEB 2023

RECEIPT

Received within mentioned sum of **Rs 12,00,000/=** (Rupees Twelve Lakh) only as
Interest free Refundable Security Deposit.

1) Tapan Chakraborty

2) Anirudh Dhandhan.

✓ Debareati Dutta

✓ Indrani Mukherji

✓ Aparna Banerjee

✓ Chhaya Sen.

✓ Sneha Sen.



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Assurance III Kolkata

16 FEB 2023



Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



140220232029524643

GRIPS Payment Detail

GRIPS Payment ID:	140220232029524643	Payment Init. Date:	14/02/2023 15:39:48
Total Amount:	87042	No of GRN:	1
Bank/Gateway:	HDFC Bank	Payment Mode:	Online Payment
BRN:	2047527008	BRN Date:	14/02/2023 15:42:03
Payment Status:	Successful	Payment Init. From:	GRIPS Portal

Depositor Details

Depositor's Name: DEBABRATA BANERJEE
Mobile: 9836849123

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192022230295246441	Directorate of Registration & Stamp Revenue	87042
Total			87042

IN WORDS: EIGHTY SEVEN THOUSAND FORTY TWO ONLY.

DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.



Additional Secretary of
Assurance III Kolkata

16 FEB 2023



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



192022230295246441

GRN Details

GRN:	192022230295246441	Payment Mode:	Online Payment
GRN Date:	14/02/2023 15:39:48	Bank/Gateway:	HDFC Bank
BRN :	2047527008	BRN Date:	14/02/2023 15:42:03
GRIPS Payment ID:	140220232029524643	Payment Init. Date:	14/02/2023 15:39:48
Payment Status:	Successful	Payment Ref. No:	2000329813/1/2023

[Query No*/Query Year]

Depositor Details

Depositor's Name:	DEBABRATA BANERJEE
Address:	12/1, LINDSAY STREET, KOLKATA
Mobile:	9836849123
Contact No:	9830058708
Depositor Status:	Advocate
Query No:	2000329813
Applicant's Name:	Mr Tapan Chakraborty
Identification No:	2000329813/1/2023
Remarks:	Sale, Development Agreement or Construction agreement
Period From (dd/mm/yyyy):	14/02/2023
Period To (dd/mm/yyyy):	14/02/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000329813/1/2023	Property Registration- Stamp duty	0030-02-103-003-02	75021
2	2000329813/1/2023	Property Registration- Registration Fees	0030-03-104-001-16	12021
Total				87042

IN WORDS: EIGHTY SEVEN THOUSAND FORTY TWO ONLY.



Additional Secretary of
Assurance III Kolkata

16 FEB 2023








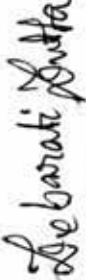


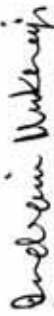
Government of West Bengal

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

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










Signature / LTI Sheet of Query No/Year 19032000329813/2023

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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	AMIT BHARTIA , 640.BLOCK O, City:- Not Specified, P.O:- NEW ALIPORE, P.S:-New Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700053	Land Lord		277 	 16/02/2023
2	DEBARATI DUTTA , 19,BONDEL ROAD, City:- Not Specified, P O- BALLYGUNGE, P S:-Karaya, District- South 24-Parganas, West Bengal, India, PIN:- 700019	Land Lord		278 	 16/2/23
3	Smt INDRANI MUKHERJI , 74K/1,BONDEL ROAD, City - Not Specified, P.O- BALLYGUNGE, P.S -Gariahat, District- South 24-Parganas West Bengal, India, PIN:- 700019	Land Lord		279 	 16/02/2023







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


SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Shri DEBAPRIYA SEN 19, BONDEL ROAD, City:- Not Specified, P.O:- BALLYGUNGE, P.S:-Karaya, District:- South 24-Parganas, West Bengal, India, PIN:- 700019	Land Lord		280 	 16.02.2023
5	Smt APARNA BANERJEE 18, HARIDAS DAW ROAD, City:- Not Specified, P.O:- NEW ALIPORE, P.S:-Behala, District:-South 24- Parganas, West Bengal, India, PIN:- 700053	Land Lord		281 	 16.02.2023
6	Smt SREEPARNA SEN 40B/1, NEW BALLYGUNGE ROAD, City:- Not Specified, P.O:- TILJALA, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700039	Land Lord		282 	 16.02.2023



Additional Registrar of
Assurances III Kolkata
16 FEB 2023

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
7	MANOJ KUMAR SINGH 46A,BALLYGUNGE PLACE, City:- Not Specified, P.O:- BALLYGUNGE, P.S:- Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019	Represent ative of Developer [PARNAS REE DEVELOP ERS LLP]		 283	<i>Manoj Kumar Singh</i> 16.02.2023
Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	TAPAN CHAKRABORTY Son of Late R N CHAKRABORTY 6A,GOPAL BOSE LANE, City:- Not Specified, P.O:- SINTHI, P.S:-Sinthi, District:-North 24- Parganas, West Bengal, India, PIN:- 700050	AMIT BHARTIA, DEBARATI DUTTA, Smt INDRANI MUKHERJI, Shri DEBAPRIYA SEN, Smt APARNA BANERJEE, Smt SREEPARNA SEN, MANOJ KUMAR SINGH		 284	<i>Tapan Chakraborty</i> 16.02.2023


(Samar Kumar Pramanick)
ADDITIONAL REGISTRAR
OF ASSURANCE
OFFICE OF THE A.R.A. -
III KOLKATA
Kolkata, West Bengal



Signature of
the executants/
Presentants



Dr. Bhal...

Little	Ring	Middle (Left Hand)	Fore	Thumb
Thumb	Fore	Middle (Right Hand)	Ring	Little



Debarati
Dutta














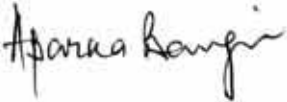











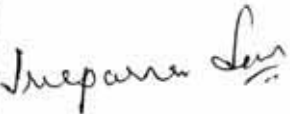










Little	Ring	Middle (Left Hand)	Fore	Thumb
Thumb	Fore	Middle (Right Hand)	Ring	Little



Indrani
Mukherjee

Little	Ring	Middle (Left Hand)	Fore	Thumb
Thumb	Fore	Middle (Right Hand)	Ring	Little














Signature of the executants/ Presentants					
 					
	Little	Ring	Middle (Left Hand)	Fore	Thumb
					
	Thumb	Fore	Middle (Right Hand)	Ring	Little
 					
	Little	Ring	Middle (Left Hand)	Fore Hand)	Thumb
					
	Thumb	Fore	Middle (Right Hand)	Ring	Little
 					
	Little	Ring	Middle (Left Hand)	Fore	Thumb
					
	Thumb	Fore	Middle (Right Hand)	Ring	Little



[Handwritten signature]

Additional Registrar of
Assurances Kolkata
15 FEB. 2023

Signature of the executants/ Presentants					
 <i>Haraj Kumar Singh</i>					
	Little	Ring	Middle (Left Hand)	Fore	Thumb
					
	Thumb	Fore	Middle (Right Hand)	Ring	Little
	Little	Ring	Middle (Left Hand)	Fore	Thumb
	Thumb	Fore	Middle (Right Hand)	Ring	Little
	Little	Ring	Middle (Left Hand)	Fore	Thumb
	Thumb	Fore	Middle (Right Hand)	Ring	Little



✓

Additional Registrar of
Assurances II, Kolkata

16 FEB 2023

SITE PLAN AT PREMISES NO.

19, BONDEL ROAD,

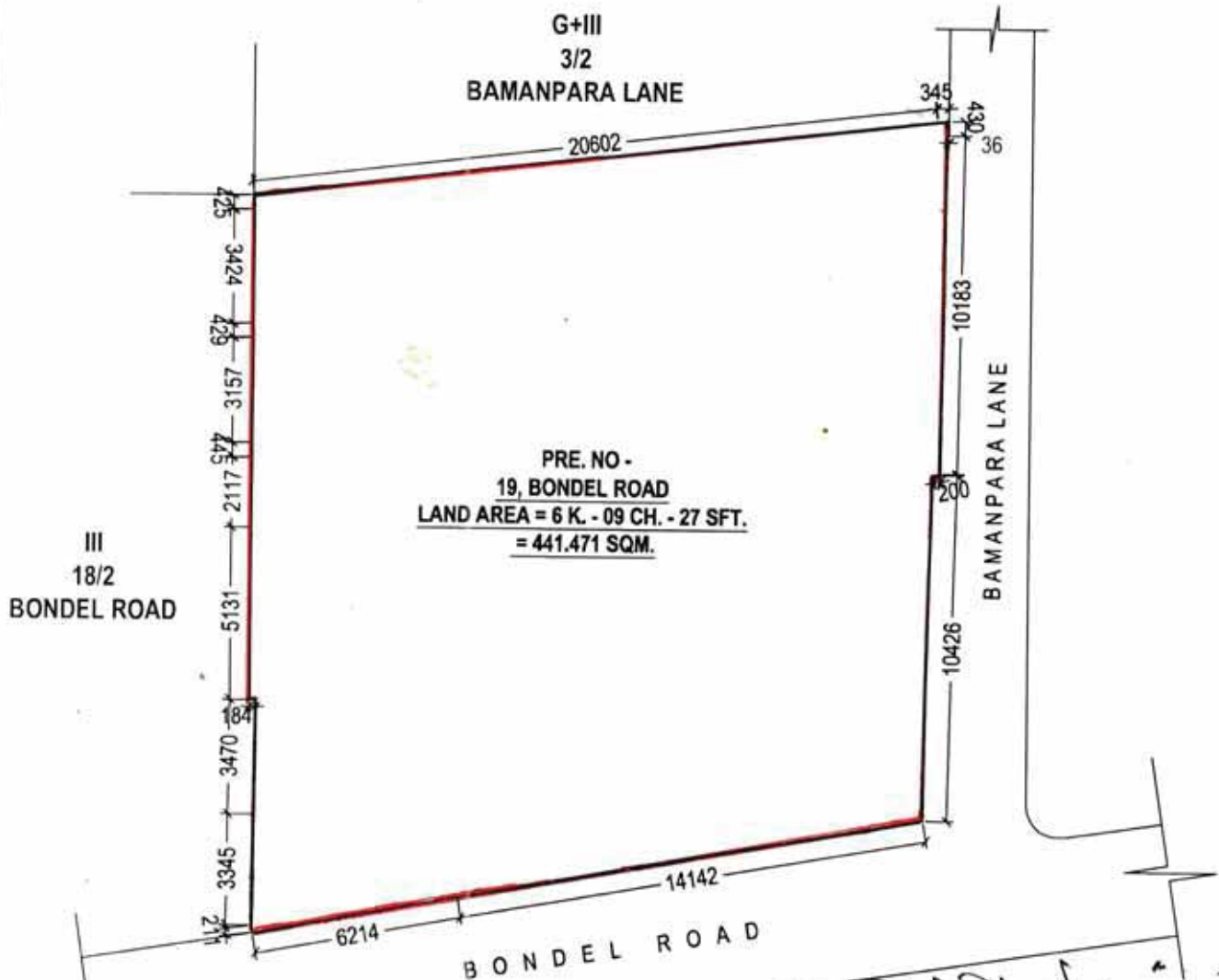
WARD NO.- 65, BOROUGH NO - VII, P.S. KARAYA, KOLKATA- 700 019

LAND AREA = 6 K. - 09 CH. - 27 SFT = 441.471 SQM.

AREA SHOWN IN RED 



SCALE 1:200



PARNASREE DEVELOPERS LLP

Hanuj Kumar Singh

PARTNER

SIG. OF ARCHITECT

ARCHITECTURAL CONSULTANT



syn tech engg pvt. ltd.

(redefining synergy technologies)

ARCHITECTS | ENGINEERS | INTERIOR DESIGNERS | LANDSCAPE

367, Lake Gardens Kolkata - 700 045, Tel.: +91-33 2422 7811, +91-33 4064 4587

e-mail: synertechtechnologiescalcutta@gmail.com www. synertechtechnologiescalcutta.com

- ✓ *P. Bhalu*
- ✓ *Debarati Dutta*
- ✓ *Indrani Mukerji*
- ✓ *Aparna Banerjee*
- ✓ *Shikha Sin.*
- ✓ *Preparna Sin.*

SIG. OF OWNER

@ 16.08.17



Additional Registrar of
Assurances in Kolkata

16 FEB 2023

PARNASREE DEVELOPERS

PARTNER

Major Information of the Deed

Deed No :	I-1903-01262/2023	Date of Registration	01/03/2023
Query No / Year	1903-2000329813/2023	Office where deed is registered	
Query Date	07/02/2023 2:23:54 PM	A.R.A. - III KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	Tapan Chakraborty 6A Gopal Bose Lane Kolkata, Thana : Sinthi, District : North 24-Parganas, WEST BENGAL, PIN - 700050, Mobile No. : 9830278848, Status : Solicitor firm		
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 : 12,00,000/-]		
Set Forth value	Market Value		
	Rs. 4,70,12,186/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 75,121/- (Article:48(g))	Rs. 12,105/- (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:- Karaya, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Bondel Road, Road Zone : (Ashutosh Ch Avenue -- Bamun Para Lane) . , Premises No: 19, , Ward No: 065 Pin Code : 700019

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	6 Katha 9 Chatak 27 Sq Ft		4,49,87,186/-	Property is on Road
Grand Total :				10.89Dec	0 /-	449,87,186 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	3000 Sq Ft.	0/-	20,25,000/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 1000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 1000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 2, Area of floor : 1000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p>					
Total :		3000 sq ft	0 /-	20,25,000 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>AMIT BHARTIA (Presentant) Son of Shri RAJKAPOOR BHARTIA , 640,BLOCK O, City:- Not Specified, P.O:- NEW ALIPORE, P.S:-New Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700053 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: Alxxxxxx4G, Aadhaar No: 61xxxxxxxx0350, Status :Individual, Executed by: Self, Date of Execution: 16/02/2023 , Admitted by: Self, Date of Admission: 16/02/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 16/02/2023 , Admitted by: Self, Date of Admission: 16/02/2023 ,Place : Pvt. Residence</p>
2	<p>DEBARATI DUTTA Daughter of DILIP DUTTA , 19,BONDEL ROAD, City:- Not Specified, P.O:- BALLYGUNGE, P.S:-Karaya, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 Sex: Female, By Caste: Hindu, Occupation: Professionals, Citizen of: India, PAN No.:: BPxxxxxx5M, Aadhaar No: 48xxxxxxxx8798, Status :Individual, Executed by: Self, Date of Execution: 16/02/2023 , Admitted by: Self, Date of Admission: 16/02/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 16/02/2023 , Admitted by: Self, Date of Admission: 16/02/2023 ,Place : Pvt. Residence</p>
3	<p>Smt INDRANI MUKHERJI Daughter of Late SUKHADA RANJAN SEN , 74K/1,BONDEL ROAD, City:- Not Specified, P.O:- BALLYGUNGE, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: Alxxxxxx1A, Aadhaar No: 69xxxxxxxx9753, Status :Individual, Executed by: Self, Date of Execution: 16/02/2023 , Admitted by: Self, Date of Admission: 16/02/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 16/02/2023 , Admitted by: Self, Date of Admission: 16/02/2023 ,Place : Pvt. Residence</p>
4	<p>Shri DEBAPRIYA SEN Son of Late SUBHASH CHANDRA SEN , 19,BONDEL ROAD, City:- Not Specified, P.O:- BALLYGUNGE, P.S:-Karaya, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AUxxxxxx8R, Aadhaar No: 57xxxxxxxx0625, Status :Individual, Executed by: Self, Date of Execution: 16/02/2023 , Admitted by: Self, Date of Admission: 16/02/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 16/02/2023 , Admitted by: Self, Date of Admission: 16/02/2023 ,Place : Pvt. Residence</p>
5	<p>Smt APARNA BANERJEE Daughter of Late SUBHASH CHANDRA SEN , 18,HARIDAS DAW ROAD, City:- Not Specified, P.O:- NEW ALIPORE, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700053 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AXxxxxxx0G, Aadhaar No: 54xxxxxxxx9326, Status :Individual, Executed by: Self, Date of Execution: 16/02/2023 , Admitted by: Self, Date of Admission: 16/02/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 16/02/2023 , Admitted by: Self, Date of Admission: 16/02/2023 ,Place : Pvt. Residence</p>
6	<p>Smt SREEPARNA SEN Daughter of Late SUBHASH CHANDRA SEN , 40B/1,NEW BALLYGUNJE ROAD, City:- Not Specified, P.O:- TILJALA, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700039 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ARxxxxxx7F, Aadhaar No: 49xxxxxxxx7694, Status :Individual, Executed by: Self, Date of Execution: 16/02/2023 , Admitted by: Self, Date of Admission: 16/02/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 16/02/2023 , Admitted by: Self, Date of Admission: 16/02/2023 ,Place : Pvt. Residence</p>

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	PARNASREE DEVELOPERS LLP 150,UPEN BANERJEE ROAD, City:- Not Specified, P.O:- BEHALA, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700060 , PAN No.:: AAxxxxxx1H,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	MANOJ KUMAR SINGH Son of BENI KUMAR SINGH , 46A,BALLYGUNGE PLACE, City:- Not Specified, P.O:- BALLYGUNGE, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AXxxxxxx8C, Aadhaar No: 31xxxxxxxx8282 Status : Representative, Representative of : PARNASREE DEVELOPERS LLP

Identifier Details :

Name	Photo	Finger Print	Signature
TAPAN CHAKRABORTY Son of Late R N CHAKRABORTY , 6A,GOPAL BOSE LANE, City:- Not Specified, P.O:- SINTHI, P.S:-Sinthi, District:-North 24-Parganas, West Bengal, India, PIN:- 700050			
Identifier Of AMIT BHARTIA, DEBARATI DUTTA, Smt INDRANI MUKHERJI, Shri DEBAPRIYA SEN, Smt APARNA BANERJEE, Smt SREEPARNA SEN, MANOJ KUMAR SINGH			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	AMIT BHARTIA	PARNASREE DEVELOPERS LLP-1.815 Dec
2	DEBARATI DUTTA	PARNASREE DEVELOPERS LLP-1.815 Dec
3	Smt INDRANI MUKHERJI	PARNASREE DEVELOPERS LLP-1.815 Dec
4	Shri DEBAPRIYA SEN	PARNASREE DEVELOPERS LLP-1.815 Dec
5	Smt APARNA BANERJEE	PARNASREE DEVELOPERS LLP-1.815 Dec
6	Smt SREEPARNA SEN	PARNASREE DEVELOPERS LLP-1.815 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	AMIT BHARTIA	PARNASREE DEVELOPERS LLP-500.00000000 Sq Ft
2	DEBARATI DUTTA	PARNASREE DEVELOPERS LLP-500.00000000 Sq Ft
3	Smt INDRANI MUKHERJI	PARNASREE DEVELOPERS LLP-500.00000000 Sq Ft
4	Shri DEBAPRIYA SEN	PARNASREE DEVELOPERS LLP-500.00000000 Sq Ft
5	Smt APARNA BANERJEE	PARNASREE DEVELOPERS LLP-500.00000000 Sq Ft
6	Smt SREEPARNA SEN	PARNASREE DEVELOPERS LLP-500.00000000 Sq Ft

On 16-02-2023

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

Presented for registration at 18:52 hrs on 16-02-2023, at the Private residence by AMIT BHARTIA , one of the Executants.

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 4,70,12,186/-

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

Execution is admitted on 16/02/2023 by 1. AMIT BHARTIA, Son of Shri RAJKAPOOR BHARTIA, , 640,BLOCK O, P.O: NEW ALIPORE, Thana: New Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700053, by caste Hindu, by Profession Others, 2. DEBARATI DUTTA, Daughter of DILIP DUTTA, , 19,BONDEL ROAD, P.O: BALLYGUNGE, Thana: Karaya, , South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Hindu, by Profession Professionals, 3. Smt INDRANI MUKHERJI, Daughter of Late SUKHADA RANJAN SEN, , 74K/1,BONDEL ROAD, P.O: BALLYGUNGE, Thana: Gariahat, , South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Hindu, by Profession House wife, 4. Shri DEBAPRIYA SEN, Son of Late SUBHASH CHANDRA SEN, , 19,BONDEL ROAD, P.O: BALLYGUNGE, Thana: Karaya, , South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Hindu, by Profession Service, 5. Smt APARNA BANERJEE, Daughter of Late SUBHASH CHANDRA SEN, , 18,HARIDAS DAW ROAD, P.O: NEW ALIPORE, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700053, by caste Hindu, by Profession House wife, 6. Smt SREEPARNA SEN, Daughter of Late SUBHASH CHANDRA SEN, , 40B/1,NEW BALLYGUNJE ROAD, P.O: TILJALA, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700039, by caste Hindu, by Profession House wife

Indetified by TAPAN CHAKRABORTY, , , Son of Late R N CHAKRABORTY, , 6A,GOPAL BOSE LANE, P.O: SINTHI, Thana: Sinthi, , North 24-Parganas, WEST BENGAL, India, PIN - 700050, by caste Hindu, by profession Service

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

Execution is admitted on 16-02-2023 by MANOJ KUMAR SINGH,

Indetified by TAPAN CHAKRABORTY, , , Son of Late R N CHAKRABORTY, , 6A,GOPAL BOSE LANE, P.O: SINTHI, Thana: Sinthi, , North 24-Parganas, WEST BENGAL, India, PIN - 700050, by caste Hindu, by profession Service



Samar Kumar Pramanick
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - III KOLKATA
Kolkata, West Bengal

On 01-03-2023

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

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 12,105.00/- (B = Rs 12,000.00/- ,E = Rs 21.00/- ,I = Rs 55.00/- ,M(a) = Rs 25.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 84.00/-, by online = Rs 12,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 14/02/2023 3:42PM with Govt. Ref. No: 192022230295246441 on 14-02-2023, Amount Rs: 12,021/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 2047527008 on 14-02-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 75,021/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 75,021/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 243964, Amount: Rs.100.00/-, Date of Purchase: 16/12/2022, Vendor name: G C SAHA

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 14/02/2023 3:42PM with Govt. Ref. No: 192022230295246441 on 14-02-2023, Amount Rs: 75,021/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 2047527008 on 14-02-2023, Head of Account 0030-02-103-003-02



Samar Kumar Pramanick
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - III KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1903-2023, Page from 52494 to 52556
being No 190301262 for the year 2023.



Sa

Digitally signed by Samar kumar
pramanick
Date: 2023.03.08 15:54:25 -05:00
Reason: Digital Signing of Deed.

(Samar Kumar Pramanick) 2023/03/08 03:54:25 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - III KOLKATA
West Bengal.

(This document is digitally signed.)
