

2830/22

SSOI- 5123/22 I-2825/2022

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.5000

पाँच हजार रुपये

Rs.5000

FIVE THOUSAND RUPEES

INDIA

H 601747

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

17/05/22  
11-456-3  
2-1422/69/22

Certified that the document in number  
to registration. The signature sheet  
and endorsement sheet attached to  
the document are the part of the  
document.

Additional District Sub-Registrar  
Bagnore, 24 Apr. 2022

17 MAY 2022

17/05/22

27 MAY 2022

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made this the 17<sup>th</sup> day of  
May, 2022 (Two Thousand Twenty Two) of the Christian Era.

BETWEEN

- (1) SRI BISWANATH PAUL, PAN-BWFP8716A, AADHAAR NO. 6486 1827 8723, son of Late Nikhil Krishna Paul, by occupation- Retired, residing at 7/3, Nim Chand Karar Street, P.O. Ariadah, P.S. Belghoria, Kolkata-700057, District North 24-Parganas, Phone no. 9681241730, (2) SRI PRANAB KRISHNA PAUL, PAN-BQBPP1292F, AADHAAR NO. 5239 8267 3241, son of Late Nikhil Krishna Paul, by occupation- Retired, residing at Charchat Gar Para, P.O. Charchat, P.S. Swarupnagar, Pin- 743247, District North 24-Parganas, Phone no. 9732676273, (3) SRI PRADEEP KUMAR PAL, PAN-ETFPP0131R, AADHAAR NO. 6068 9040 3166, son of Late Nikhil Krishna Paul, by occupation- Business, residing at 72, Patel Nagar, Pashchini-2 (West) Vadar, P.O. & P.S. Barhaj, Pin- 274601, District-Deoria, Uttar Pradesh, Phone no. 9264923156, (4) SRI DILIP PAUL, PAN-CQKPP9917R, AADHAAR NO. 7614 8888 5209, son of Late Nikhil Krishna Paul, by occupation- Service, residing at 7/3, Nim Chand Karar Street, P.O. Ariadah, P.S. Belghoria, Kolkata-700057, District North 24-Parganas, Phone no. 9330453348, (5) SRI SUKUMAR PAUL, PAN-CRRPP3006P, AADHAAR NO. 2260 4574 2235, son of Late Nikhil Krishna Paul, by occupation- Business, residing at 23/A/8, Joykrishna Ghosal Road, Kamarhati, P.O. Ariadah, P.S. Belghoria, Kolkata-700057, District North 24-Parganas, Phone no. 9143903095, (6) SRI RAJKUMAR PAUL, PAN-DBAPP1022F, AADHAAR NO 4869 8830 6006, son of Late Nikhil Krishna Paul, by occupation- Service, residing at 7/3, Nim Chand Karar Street, P.O. Ariadah, P.S. Belghoria, Kolkata-700057, District North 24-Parganas, Phone no. 8777472965, (7) SMT. SANDHYA PAUL, PAN-EUKPP1503F, AADHAAR NO. 8046 2748 3332, wife of Late Raghunath Paul, by occupation- Housewife, residing at FC 1/A Narayantala, West Baguihati, P.O. Deshbandhu Nagar, P.S. Baguihati, Kolkata-700059, District North 24-Parganas, Phone no. 8335890814, (8) SMT MANJU



TAPADAR, PAN- AECPT8892B, AADHAAR NO. 3458 0513 0013, wife of Late Amar Krishna Tapadar, by occupation- Housewife, residing at P-802A, Block A, P.O. & P.S. Lake Town, Kolkata-700089, District North 24-Parganas, Phone no. 9804949644, (9) SRI UTTAM KUMAR PAUL, PAN-AQHPP4150D, AADHAAR NO. 7859 5357 2834, son of Late Anil Krishna Paul, by occupation- Service, residing at 7/3, Nim Chand Karar Street, P.O. Ariadah, P.S. Belghoria, Kolkata-700057, District North 24-Parganas, Phone no. 7780805034, (10) SMT. MANJU PAUL, PAN-CXAPP5245B, AADHAAR NO. 5215 2199 0181, wife of Late Nanda Gopal Paul, by occupation- Housewife, residing at 7/3, Nim Chand Karar Street, P.O. Ariadah, P.S. Belghoria, Kolkata-700057, District North 24-Parganas, Phone no. 7890500614, (11) SRI ASHOK KUMAR PAUL, PAN-CDHPP2071C, AADHAAR NO. 3214 9413 1230, son of Late Anil Krishna Paul, by occupation- Business, residing at 7/3, Nim Chand Karar Street, P.O. Ariadah, P.S. Belghoria, Kolkata-700057, District North 24-Parganas, Phone no. 9051548699, (12) SRI MADAN GOPAL PAUL. PAN-CKPPP6464E, AADHAAR NO. 3623 9896 3871, son of Late Anil Krishna Paul, by Occupation- Business, residing at 7/3, Nim Chand Karar Street, P.O. Ariadah, P.S. Belghoria, Kolkata-700057, District North 24-Parganas, Phone no 9007877691, (13) SMT. PARIJAT PAUL, PAN-BIPPP9994Q, AADHAAR NO. 6843 6642 4615, wife of Sri Palash Kundu, by occupation- Housewife, residing at C-1702, Runwal Pride, L.B.S. Marg, P.O. & P.S. Mulund- West, District- Mumbai Suburban, Maharashtra-400080, and presently residing at 550, Moreland Way, APT 1105, Santa clara, California, 95054, USA, Phone no. 4088169221, represented by SMT. SWAPNA PAUL as her Constituted Attorney as per General Power of Attorney, Dated 03/02/2022, which is subsisting till date and is in full force and fact. (14) SMT. SWAPNA PAUL, PAN- BIMPP0776P, AADHAAR NO. 9062 8071 8739, daughter of Late Anil Krishna Paul, by occupation-

Housewife, residing at 7/3, Nim Chand Karar Street, P.O. Ariadah, P.S. Belghoria, Kolkata-700057, District North 24-Parganas, Phone no. 9830331656, (15) SMT. SHIBANI KUNDU, PAN- AVXPK4516F, AADHAAR NO. 9602 5015 1711, wife of Sri Basudev Kundu, by occupation- Housewife, residing at M.N. Roy Road, Nandan Colony, P.O. Rajpur, P.S. Sonarpur, Pin-700149, District South 24-Parganas, Phone no 9830786101, (16) SMT PINKI PAL, PAN- GFAPP0748K, AADHAAR NO. 9918 1987 2834, daughter of Nanda Gopal Pal, by occupation Housewife, residing at 7/3, Nim Chand Karar Street, P.O. Ariadah, P.S. Belghoria, Kolkata-700057, District North 24-Parganas, Phone no. 8017413671, (17) SRI SUBIR KUMAR PAUL, PAN- BUCPP9897F, AADHAAR NO. 3748 4044 6260, son of Late Subodh Krishna Paul, by occupation- Business, residing at 7/3, Nim Chand Karar Street, P.O. Ariadah, P.S. Belghoria, Kolkata-700057, District North 24-Parganas, Phone no. 8981414923, (18) SRI PRABIR KUMAR PAUL, PAN- AFFPP3010H , AADHAAR NO. 7501 0234 7407, son of Late Subodh Krishna Paul, by occupation- Business, residing at DarikadasBihani Sarani, P.O. Malda, P.S. English Bazar, Pin- 732101, District-Malda, West Bengal, Phone no. 9434185624, (19) SMT. RANJANA PAUL, PAN- BNXPP9967N, AADHAAR NO7877 4710 5067, daughter of Late Subodh Krishna Paul, by occupation- Housewife, residing at DarikadasBihani Sarani, North Baluchar, P.O. Malda, P.S. English Bazar, Pin- 732101, District-Malda, West Bengal, Phone no 9547139706, (20) SMT. ANJANA PODDAR, PAN - BSUPP3264L, AADHAAR NO. 2814 8109 2950, wife of Late Pradip Podder, by occupation- Housewife, residing at Kuttitola Lane, P.O. Malda, P.S. English Bazar, Pin- 732101, District-Malda, West Bengal, Phone no 6297800762, (21) SMT. INDIRA PAUL, PAN- BNXPP9968D, AADHAAR NO 7649 8964 5320, daughter of Late Subodh Krishna Paul, by occupation- Housewife, residing at DarikadasBihani Sarani, Uttar



Baluchar, P.O. Malda, P.S. English Bazar, Pin- 732101, District-Malda, West Bengal, Phone no. 8981759320, (22) SMT, MANDIRA DAS, PAN-BCEPD9738D, AADHAAR NO. 6251 1097 1657, wife of Sri Abhijit Kumar Das by occupation- Housewife, residing at Arabinda Complex, P.O. Malda, P.S. English Bazar, Pin- 732101, District-Malda, West Bengal, Phone no 9083616090, (23) SMT. AMITA PAL, PAN-AMBPP7640N, AADHAAR NO. 3360 3934 3456, wife of Late Probodh Krishna Pal, by occupation- Housewife, residing at Gangotri Apartment, Jhowtala Road, Lokenath Mandir, Tegharia, P.O. Hatiara, P.S. Baguihati, Kolkata-700157, District North 24-Parganas, Phone no. 9836189841, (24) SRI PRATIM PAL, PAN-AESPP9584Q, AADHAAR NO. 2559 9120 6017, son of Late Probodh Krishna Pal, by occupation- Service, residing at Gangotri Apartment, Jhowtala Road, Lokenath Mandir, Tegharia, P.O. Hatiara, P.S. Baguihati, Kolkata-700157, District North 24-Parganas, Phone no. 9051377722, (25) SMT. PROMITA CHOWDHURY, PAN-ALEPC2733P, AADHAAR NO. 9627 8831 1037, wife of Late Biswanath Chowdhury, by occupation- Housewife, residing at A.G 347, Blue Lotus Apartment, Hanapara, P.O. Kestopur Milanbazar, P.S. Baguihati, Kolkata-700102, District North 24-Parganas, Phone no. 9836189850, all are by faith- Hindu, by Nationality- Indian, hereinafter called the OWNERS/VENDORS (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective heirs, executors, administrators, legal representatives and assigns) of the **FIRST PART**.

**AND**

**"M/S. GOURI CONSTRUCTIONS"**, PAN: AAXFG5529P, a registered Partnership firm having its registered office at 220, Netaji Conony, P.O. - Noapara, P.S.- Baranagar, Kolkata 700 090, District North 24- Parganas, represented by its two of the partners 1) **SRI GOUTAM DAS**,

PAN:ADYPD0463B,AADHAAR NO. 2967 5984 2742,son of Late Ramesh Chandra Das, by faith- Hindu, by Nationality- Indian, by occupation- Business, residing at 67, A.K. Mukherjee Road, P.O. Noapara, P.S. Baranagar, Kolkata-700 090, District North 24- Parganas,Phone no. 9830050444, and 2) SRI BASAB CHANDRA GHOSH, PAN:ADYPG1598A, AADHAAR NO. 5251 6537 2945, son of Late Mrithyunjoy Ghosh. by Nationality Indian, by faith Hindu, by occupation Business, residing at 2, Jadavchandra Ghosh Lane, P.O. & P.S.- Baranagar, Kolkata 700 036, District North 24- Parganas, Phone no. 7439382929 who is authorized by all the partners to execute this document as per partnership deed dated 01.12.2021, hereinafter called the **DEVELOPER**(which expression shall unless excluded by or repugnant to the context be deemed to mean and include the Partner of the said firm including its respective heirs, executors administrators legal representatives and assigns) of the **OTHER PART.**

**WHEREAS** one Karuna Ranjan Paul was the original Owner of **ALL THAT** piece or parcel of RayatiMokrari Land measuring about 2 (Two) Bighas 2 (Two) Cottas 14 (Fourteen) Chittaks 28 (Twenty Eight) Square Feet be the same a little more or less being the divided portion of Garden land comprised in Dag Nos. 5712 and 5713 of Khatian No. 1002 at Mouza- Ariadaha-Kamarhati within the jurisdiction of Subregistration Cossipore, Dum Dum, P.S. Baranagar at present Belghoria, within the local limit of Kamarhati Municipality, District 24-Parganas at present North 24-Parganas.

**AND WHEREAS** while in peaceful enjoyment and possession of the said land they said Karuna Ranjan Paul by a Bengal Kobala dated 29<sup>th</sup> day of September, 1950 sold and transferred all his right, title and interest in respect of the said land by executing a registered Deed of Conveyance in



favour of Sri Jatindra Nath Saha which was registered in the office of the Sub-Registrar, Cossipore, Dum Dum and recorded in Book No. 1, Volume No. 55, Pages 160 to 163, being No. 3501 for the year 1950.

**AND WHEREAS** by virtue of the said Kobala the said Jatindra Nath Saha became the absolute owner of the said land and mutated his name in the local Kamarhati Municipality being Holding No. 294 (old) New Holding No, 800 of Ward No. 11 which is commonly called and known as premises No. 7/3, Nim Chand Karar Street, Ariadaha, P.S. Belghoria, Kolkata- 700 057.

**AND WHEREAS** the said Jatindra Nath Saha while in peaceful enjoyment and possession of the said land sold out from the Western side thereof three contiguous plots total land measuring about 8 (Eight) Cottas be the same a little more or less out of total land measuring about 2 (Two) Bighas 2 (Two) Cottas 14 (Fourteen) Chittaks 28 (Twenty Eight) Square Feet and remain in absolute owner of land measuring about 34 (Thirty Two) Cottas 14 (Fourteen) Chittaks 28 (Twenty Eight) Square Feet, be the same a little more or less and erected a one storied building and one R. T. shed Room thereon.

**AND WHEREAS** while absolutely enjoying and possession the said land and Building, the said Jatindra Nath Saha mortgaged the said properties by executing a Registered Deed of mortgage in favour of Smt. RadhaDebi Mall, wife of Sri Motilal Mall of 5-51, B. K. Paul Avenue in the town of Calcutta and the said Deed of Mortgage was registered on 13<sup>th</sup> day of September, 1956 in the office of the Sub-Registrar, Cossipore, Dum Dum and entered in Book No. 1, Volume No. 112, Pages 270 to 277, Being No. 7821 for the year 1956.

**AND WHEREAS** by an Indenture of Re-conveyance of even dated

made between the said Smt. Radha Debi Mall of one part and Jatindra Nath Saha of the other part the said Radha Debi Mall has released granted, re-conveyed and re-transferred the said properties in favour of said Jatindra Nath Saha.

**AND WHEREAS** while in peaceful enjoyment and possessions of the said properties the said Jatindra Nath Saha sold conveyed and transferred all his right, title and interest in respect of the said land measuring about 1 Bigha 14 Cottahs be the same a little more or less together with partly one storied Brick built Building and on R.T. Shed Room then by executing a Registered Deed of Conveyance in favour of Nikhil Krishna Paul, Anil Krishna Paul Subodh Krishna Paul and Prabodh Krishna Paul which was registered on 13<sup>th</sup> day of May, 1964 in the office of the Registrar of Assurances Calcutta, and entered in Book No. I Volume No. 89, Pages 111 to 121, Being, No. 2698 for the year 1964.

**AND WHEREAS** by virtue of the said Registered Deed of Conveyance the said Nikhil Krishna Paul and others became the absolute joint owners of land measuring about 1 (One) Bigha 14 (Fourteen) Cottas be the same a little more or less comprised in Dag No. 5712 and 5713 of Khatian No. 1002 at Mouza Ariadaha, P.S, Belgharia and mutated their names in the local Kamarhati Municipality and has been paying municipal taxes and other outgoings regularly.

**AND WHEREAS** while possessing and enjoying the said properties, the said Nikhil Krishna Paul died intestate on 20.10.1990 leaving behind him his widow Parul Bala Paul and six sons viz. Pranab Krishna Paul, Biswanath Paul, Pradip Kumar Paul, Dilip Paul, Sukumar Paul and Raj Kumar Paul and two daughters viz. Sandhya Paul, Manju Tapadar being his legal heirs and successors in respect of his share in the properties left



by him.

**AND WHEREAS** after the death of said Nikhil Krishna Paul his wife and above six sons and two daughters became the owners of 1/4<sup>th</sup> undivided share of Sri Nikhil Krishna Paul and have been jointly possessing and enjoying the said properties with other co-sharers.

**AND WHEREAS** while jointly possessing and enjoying the said properties the wife of Late Nikhil Krishna Paul, i.e. Parul Bala Paul died intestate on 12.02.1998 leaving behind her above six sons and two daughters as her heirs and successors in respect of her share in the joint property left by her.

**AND WHEREAS** while in peaceful enjoyment and possession of the said joint properties Anil Krishna Paul died intestate on 12.04.1990 leaving behind him his five sons viz. Brojo Gopal Paul, Uttam Paul, Nanda Gopal Paul, Ashok Kumar Paul and Madan Gopal Paul and three daughters, i.e. Papia Paul, Swapna Paul and Sibani Kundu as his heirs and successors in respect of his 1/4<sup>th</sup> in share of the joint property left by him. The wife of said Anil Krishna Paul, Nihar Kana Paul predeceased him on 06/10/1978.

**AND WHEREAS** after the death of said Anil Krishna Paul his above five sons and three daughters became the joint owners in respect of his 1/4<sup>th</sup> share in the joint property left by said Anil Krishna Paul (since deceased) and started possessing the same jointly with other co-sharers.

**AND WHEREAS** while seizing possessing and enjoying the said properties jointly, one of the son of said Anil Krishna Paul, Brojo Gopal Paul died intestate on 24.05.2009 leaving behind him his above four brothers and three sisters as his heirs and successors in respect of his

share in the joint properties left by him. The said Brojo Gopal Paul was a bachelor.

**AND WHEREAS** while seizing, possessing and enjoying the said properties jointly another son of said Anil Krishna Paul, i.e. Nanda Gopal Paul died intestate on 15.06.2009 leaving behind him his widow Manju Paul and one daughter Pinki Pal as his heiress and successors in respect of his share in the said joint properties left by him.

**AND WHEREAS** after the death of said Papia Paul, daughter of late Anil Krishna Paul died intestate 14.09.2016 leaving behind her one daughter Parijat Paul, became the owner in respect of her (Papia Paul) share in the property left by said Papia Paul (since deceased) and started possessing the same jointly with other co-sharers.

**AND WHEREAS** while seizing possessing and enjoying the said properties jointly Subodh Krishna Paul died intestate on 29/07/1982 leaving behind him his widow, Latika Rani Paul, three sons viz. Subir Kumar Paul, Prabir Kumar Paul and Samir Kumar Paul and four daughters viz. Ranjana Paul, Anjana Poddar, Indira Paul and Mandira Das as his heirs and successors in respect of  $1/4^{\text{th}}$  in share in the joint properties left by said Subodh Krishna Paul.

**AND WHEREAS** that after the death of said Subodh Krishna Paul his wife Latika Rani Paul and above three sons and four daughters became the joint owners in respect of  $1/4^{\text{th}}$  share of the joint properties each having  $1/8^{\text{th}}$  in share and  $1/4^{\text{th}}$  in share of the total properties and started possessing the same jointly with the other co-sharers.

**AND WHEREAS** while seizing, possessing and enjoying the said properties jointly the wife of said Subodh Krishna Paul i.e. Latika Rani



Paul died intestate on 05/02/2004 leaving behind her above three sons and four daughters as her heirs and successors in respect of her share in the joint properties left by her.

**AND WHEREAS** while seizing, possessing and enjoying the said properties jointly the son of said Subodh Krishna Paul i.e. Samir Kumar Pal died intestate on 22/06/2014 leaving behind his above two brothers and four sisters as his legal heirs and successors in respect of his share in the joint properties left by his.

**AND WHEREAS** that Probodh Krishna Pal died intestate on 14.01.2011 leaving behind him his widow Amita Pal, and one son Sri Pratim Pal and one daughter Smt. Promita Chowdhury as his heirs and successors in respect of the properties left by him.

**AND WHEREAS** thus being entitled to the said Bastu land measuring about 1 (One) Bigha 14 (Fourteen) Cottahs be the same a little more or less comprised now subject to physical measurement total bastu land measuring about 1 (One) Bigha 2 (Two) Cottahs 6 (six) Chittaks 42 sq.ft be the same a little more or less together with 11 (Eleveen) Cottahs 9 (nine) Chittaks 7 sq.ft Pond in Dag no. 5713, 5712 of Khaian no. 1002 of Mouza Ariadaha-Kamarhati, P.S. Belgharia J.L. No. 1, R.S. No. 12 Touzi No. 173 more fully described in the **FIRSTSCHEDULE**, written hereinafter while in user and enjoyment of the same. The owners being desirous of developing the said land by making construction of multi storied building thereon and being approached by the developers herein the vendors have agreed to allow the Developer's to develop the said land by making the said construction on the following terms and conditions, the parties have mutually agreed subject to availability of land by physical measurement.

**AND WHEREAS** the Owners herein has declared, confirmed and assured that the said properties are free from all encumbrances, charges,

lien, lispensens, acquisition, requisition and trusts of whatsoever nature and/or there is no impediment legal or otherwise to use and exploit the said land in any manner and under the conditions whatsoever.

**AND WHEREAS "M/S GOURI CONSTRUCTIONS"** being the partnership firm having by its seven partners namely **1) SRI GOUTAM DAS, PAN:ADYPDO463B, AADHAAR NO. 2967 5984 2742**, son of Late Ramesh Chandra Das, by faith- Hindu, by Nationality- Indian, by occupation- Business, residing at 67, A.K. Mukherjee Road, P.O. Noapara, P.S. Baranagar, Kolkata-700 090, District North 24- Parganas, **(2) SRI SUDIP DEB, PAN:AGTPD6598H, AADHAAR NO. 821601429821**, son of Late Shib Prasanna Deb by Nationality Indian, by faith Hindu, by occupation Business, residing at 108/1A/7, G.L.T. Road, P.O. & P.S.- Baranagar, Kolkata 700 036, District North 24- Parganas, **(3) SRI PINTU BHATTACHARJEE, PAN:AHUPB4017D, AADHAAR NO. 4596 0274 2720**, son of Late Chittaranjan Bhattacharjee by Nationality Indian, by faith Hindu, by occupation Business, residing at F/3, Lake View Park, P.O. ISI, P.S.- Baranagar, Kolkata 700 108, District North 24- Parganas, **(4) SRI BASAB CHANDRA GHOSH, PAN:ADYPG1598A, AADHAAR NO. 5251 6537 2945**, son of Late Mrithynjoy Ghosh. by Nationality Indian, by faith Hindu, by occupation Business, residing at 2, Jadavchandra Ghosh Lane, P.O. & P.S.- Baranagar, Kolkata 700 036, District North 24- Parganas, **(5) SRI PRADIP MASCHARAK, PAN:AFBPM2307J, AADHAAR NO. 4159 2225 3861**, son of Late Prabir Mascharak, by Nationality Indian, by faith Hindu, by occupation Business, residing at 220, Netaji Conony, P.O. - Naopara, P.S.- Baranagar, Kolkata 700 090, District North 24- Parganas, **(6) SMT RITA SAMANTA, PAN: AIDPG5574G, AADHAAR NO. 9910 8274 9508**, wife of Sri Mahimaranjan Samanta. by Nationality Indian, by faith Hindu, by occupation Business, residing at 15/2, Bhattacharyya para Lane, P.O. & P.S.- Baranagar, Kolkata 700 036, District North 24-



Parganas, AND (7) **SRI DIP RANJAN SAMANTA**, PAN: ICBPS9033L, AADHAAR NO. 9383 4802 7807, son of Sri Mahimaranjan Samanta. by Nationality Indian, by faith Hindu, by occupation Business, residing at 15/2, Bhattacharyya para Lane, P.O. & P.S.- Baranagar, Kolkata 700 036, District North 24- Parganas,, respectively and in terms of partnership agreement dated 1<sup>st</sup> December, 2021 whereby and whereunder the said Partners, **Sri Goutam Das & Basab Chandra Ghosh** have been authorised to negotiate, sign and execute all the agreement for sale, deed of conveyance, development agreement, power of attorney etc. for construction of any multi storied building which goes for said premises at 7/3, Nim Chand Karar Street, P.O. Ariadah, P.S. Belghoria, Kolkata-700 057, District North 24- Parganas.

**AND WHEREAS** the parties of the **FIRST PART** has agreed to enter into a irrevocable contract/agreement with the party of the **SECOND PART** for construction of a multistoried building and in accordance with the sanctioned plan of Kamarhati Municipality. In consideration of the Owners' rights, title and interest in the said Land and also in consideration of the Owners' granting the rights of development of the said Land/Premises and the Developer's Allocation in the New Buildings upon the said Land/Premises and in further consideration of the Owners fulfilling its obligations under this agreement, the Owners shall be entitled to Owners' Allocation comprises of several flats/ apartments in the proposed New Building **TOGETHER WITH** the undivided proportionate impartible share in the said Land attributable thereto **AND TOGETHER WITH** the share in the same proportion in all Common Areas, Facilities and Amenities and in consideration of the Developer undertaking the project of development of the said Land/Premises and also in consideration of the Developer incurring and bearing various costs and expenses in this regard and in further consideration of the Developer fulfilling its obligations under this agreement, the Developer shall be entitled remaining constructed area, after

providing the Owners' with their Owners' Allocation area/ units, comprising of the area of the Units/Saleable Spaces in the proposed New Buildings **TOGETHER WITH** the undivided proportionate impartible share in the said Land attributable thereto and **TOGETHER WITH** the share in the same proportion in all Common Areas, Facilities and Amenities. The Owners' Allocation and the Developer's allocation fully and particularly described in the **SECOND SCHEDULE & THIRD SCHEDULE** respectively, hereunder.

**AND WHEREAS** that Parijat Paul one of owner of the premises No. 7/3, Nim Chand Karar Street, P.O. Ariadah, P.S. Belghoria, Kolkata-700 057, District North 24-Parganas, is presently residing at 550, Moreland Way, APT 1105, Santa clara, California, 95054, USA, has been authorized Smt. Swapna Paul, by executing authenticated General Power of Attorney Dated 03/02/2022, to Act on her behalf in respect of said premise No. 7/3, Nim Chand Karar Street, P.O. Ariadah, P.S. Belghoria, Kolkata-700 057, District North 24-Parganas, which was adjudicated by stamp superintendent, Kolkata Collectorate on 21/02/2022.

**NOW THIS AGREEMENT WITNESSETH** and it is hereby agreed covenanted and declared by between the Parties hereto as under

#### **ARTICLE -I: DEFINITION**

1.1. **OWNERS** shall men the abovementioned owners named (1) Sri Biswanath Paul, (2) Sri Pranab Krishna Paul, (3) Sri Pradeep Kumar Pal, (4) Sri Dilip Paul, (5) Sri Sukumar Paul, (6) Sri Raj Kumar Paul, (7) Smt. Sandhya Paul, (8) Smt. Manju Tapadar, (9) Sri Uttam Kumar Paul, (10) Smt. Manju Paul, (11) Sri Ashok Kumar Paul, (12) Sri Madan Gopal Paul, (13) Smt. Parijat Paul, (14) Smt. Swapna Paul, (15) Smt. Shibani Kundu, (16) Smt Pinki Pal, (17) Sri Subir Kumar Paul, (18) Sri Prabir Kumar Paul, (19) Smt. Ranjana Paul, (20) Smt. Anjana Podder, (21) Smt.



Indira Paul, (22) Smt. Mandira Das, (23) Smt. Amita Pal, (24) Sri Pratim Pal and (25) Smt. Promita Chowdhury.

**1.2. DEVELOPERS** shall mean the said -"M/S. **GOURI CONSTRUCTIONS**", PAN:AAXFG5529P, a registered Partnership firm having its registered office at 220, Netaji Conony, P.O. - Naopara, P.S.- Baranagar, Kolkata 700 090, District North 24- Parganas, represented by its two of the partners **SRI GOUTAM DAS** son of Late Ramesh Chandra Das, by faith- Hindu, by Nationality- Indian, by occupation- Business, residing at 67, A.K. Mukherjee Road, P.O. Noapara, P.S. Baranagar, Kolkata-700 090, District North 24- Parganas, & **SRI BASAB CHANDRA GHOSH**, son of Late Mrithyunjoy Ghosh. by Nationality Indian, by faith Hindu, by occupation Business, residing at 2, Jadavchandra Ghosh Lane, P.O. & P.S.- Baranagar, Kolkata 700 036, District North 24- Parganas

**1.3. PROPERTY** shall mean the said total Bastuland measuring about 1 (One) Bigha 2( Two) Cottahs 6(six) Chittaks 42 sq.ftbe the same a little more or lesstogether with dilapidated old two storied Building standing thereon with cemented flooring comprised in R.S. Dag No.5713/5894, 5713/5897 and5713/5898and together with 11 (Eleveen) Cottahs 9(nine) Chittaks 7 sq.ft Pond be the same a little more or lesscomprised in R.S. Dag No. 5712, lying and situated at Mouza- Ariadaha Kamarhati, R.S.Khatian No. 1002, J.L. No. 1, R. S. No. 12, Touzi No. 173,being Municipal Premises No. 7/3, Nim Chand Karar Street within the Municipal Limits of Kamarhati Municipality under Police Station Belghoria, within the jurisdiction of Additional District Sub-Registrar Cossipore, Dum Dum in the District of North 24 parganss which is shown in **FIRSTSCHEDULE**.

**1.4 BUILDING(S)** shall mean the proposed multi storied building(s) to be constructed on the said land/ premises by the Developers/ Second Parties according to the Plan to be sanctioned by the Kamarhati Municipality

and/or any other sanctioning authority or authorities.

**1.5. ARCHITECT** shall mean the person or persons who may be appointed by the Developers for the designing, planning and supervision of the building.

**1.6. BUILDING PLAN** shall mean the plan to be sanctioned by the Kamarhati Municipality in accordance with the Building Rules and shall include and modified and/or revised Plan.

**1.7. COMMON FACILITIES AND AMENITIES** shall mean and include open Land, on side space, passage, stair case ways, Lift, staircase, corridors, deep tube well, overhead tanks, motors and water pumps, electric meter and electrical fittings for common areas and also other facilities which may be mutually agreed upon by and between the Parties and be required for the establishment, location, enjoyment provision, maintenance and management of the buildings including the roof(s) and terrace of the said buildings.

**1.8. SALEABLE SPACE** shall mean the Flat or Flats, Shop or Shops, Garage or Garages, space in the Building(s) available for independent use and occupation for residential or commercial purposes including the undivided proportionate share of land after making the provisions for common amenities and the space required therefore after determining the Owners' share or portion in the building(s) and excluding the said Owners' share/allocation.

**OWNERS' ALLOCATION** shall mean total twenty four of self contained flats out of which each of eighteen flats to be measuring about 600 Sq. ft. covered area equivalent super built up area of 720 sq. ft. (more or less) shall be allocation of the party of the **FIRST PART**/the owners numbered 1 to 16 and 23 to 25. Owners numbered 10 & 16, will jointly entitled one flat measuring about 600 Sq. ft. covered area equivalent super built up area of



720 sq. ft. (more or less) out of aforesaid eighteen flats. Each said flat is comprising of two bed rooms, one drawing cum dining room, one kitchen, and one bath room cum privy and one attached toilet and remaining six flats, each measuring about 700 Sq. ft. covered area equivalent super built up area of 840 sq. ft. (more or less) to be the allocation of the party of the FIRST PART/the owners numbered 17 to 22, each said flat is comprising of two bed rooms, one drawing cum dining room, one kitchen, and one bath room cum privy and one attached toilet which will be allotted as under;

**1.9. Block "A":**

**First floor-3(three)** flats, measuring about 600 Sq. ft. covered area equivalent super built up area of 720 sq. ft. (more or less) on the North-East, North-West and Northern Portion.

**Second floor- 1(one)** flat, measuring about 600 Sq. ft. covered area equivalent super built up area of 720 sq. ft. (more or less) on the Northern Portion & **2(two)** flats, measuring about 700 Sq. ft. covered area equivalent super built up area of 840 sq. ft. (more or less) on the North-East and North-West Portion.

**Third floor-3(three)** flats, measuring about 600 Sq. ft. covered area equivalent super built up area of 720 sq. ft. (more or less) on the North-East, North-West and Northern Portion.

**Block "B"- :**

**First floor-2(two)** flats, measuring about 600 Sq. ft. covered area equivalent super built up area of 720 sq. ft. (more or less) on the North-East and North-West Portion.

**Second floor-2(two)** flats, measuring about 700 Sq. ft. covered area

equivalent super built up area of 840 sq. ft. (more or less) on the North-East and North-West Portion.

**Third floor-2(two)** flats, measuring about 600 Sq. ft. covered area equivalent super built up area of 720 sq. ft. (more or less) on the North-East and North-West Portion.

**Block "C"-:**

**First floor-3(three)** flats, measuring about 600 Sq. ft. covered area equivalent super built up area of 720 sq. ft. (more or less) on the North-East, North-West and Northern Portion.

**Second floor-1(one)** flat, measuring about 600 Sq. ft. covered area equivalent super built up area of 720 sq. ft. (more or less) on the Northern Portion and **2(two)** flats, measuring about 700 Sq. ft. covered area equivalent super built up area of 840 sq. ft. (more or less) on the North-East, North-West and Northern Portion.

**Third floor-3(three)** flats, measuring about 600 Sq. ft. covered area equivalent super built up area of 720 sq. ft. (more or less) on the North-East, North-West and Northern Portion.

Apart from the above twenty four self contained flats, all the owners each (owners numbered 10 & 16, who shall be received jointly ) will get non-refundable security deposit of Rs. 1,00,000/- ( Rupees One Lakh) only from the Developer, within one month after execution of this agreement.

**ALLOTMENT OF OWNERS' ALLOCATION AMONGST THEMSELVES"**

After the registration of this agreement or before handing over of Owners' Allocated Flats/ Units by the Developer, then the owners shall inter se



distribute those flats among themselves by lottery procedure.

Be it noted owners getting flats admeasuring 600 sq. ft. of Covered Area equivalent super built up area of 720 sq. ft. (more or less) will conduct one selection by lottery procedure and those getting Flats admeasuring 700 sq. ft. of Covered Area equivalent super built up area of 840 sq. ft. (more or less) will conduct a separate lottery procedure for selection of their flat amongst themselves and parties of the **FIRST PART** shall abide by the allotment by lottery without any objection as per allotment of the owners allocation by the lottery in the manner as stated. It is clear that the particular of allotment of the respective owners allocation to be mentioned in the Allotment letter, as per allotment by lottery.

**1.10. DEVELOPER'S ALLOCATION** shall mean and include after providing land owners' allocation: all flats, garage, shops and other salable area in the buildings/ blocks so to be constructed by the Developer will be the property of the developer and the developer have every right to sale out those flats, garages shops etc. to any third party at any rate of its choice.

**ARTICLE : II**  
**COMMENCEMENT**

2. This agreement shall be deemed to have commenced on and from the date of execution of this agreement by both the parties.

**ARTICLE : III**  
**OWNERS' RIGHT AND REPRESENTATION**

3.1. The owners are absolutely seized and possessed of and /or otherwise well and sufficiently entitled to enjoy and transfer the said property or any part of it.

3.2. That excepting the owners herein, nobody else has any right, title or interest, claim or demand whatsoever or howsoever into or upon the said property.

3.3. That said property is free from all encumbrances, charges, liens, lis-pendants, attachments, trusts whatsoever or howsoever and the developer are satisfied with regard to the right, title and possession of the owners/vendors.

3.4. There is no excess vacant land in the said property within the meaning of the Urban Land (Ceiling & Regulations) Act, 1976 and the owners shall be bound to fully prove and satisfy its encumbrance free marketable title to the property and the Developers are satisfied with regard to its marketable title possession and encumbrance.

3.5. There is no bar, legal or otherwise for the owners to obtain the certificate or certificates from the income Tax Authority as per the provisions of the Income Tax Act if required or other consents and permission which may be required but the Developer shall be responsible for payment of Income Tax according to progress of construction save and except the owners' allocated portion and sale to the intending purchasers

3.6. That the total bastu area comprised in the said property is about 1 (One) Bigha 2 (Two) Cottahs 6 (six) Chittaks 42 sq.ft be the same a little more or less together with dilapidated old two storied Building together with 11 (Eleven) Cottahs 9 (nine) Chittaks 7 sq.ft Pond be the same a little more or less

3.7 That the owners undertake subject to the terms and condition stated below to hand over the peaceful and vacant possession of the property for the purpose of raising the new construction at the said property by the



second party/ developer.

3.8, That the owners further undertake to execute at the cost of the Developer, one or more Development power of attorney as and when demanded by the Developer in favour of the second party/ developer, whereby the land owners will give the developer/ second party all the powers required for the purpose of making such construction on its own risk and cost as well as the power to negotiate for sale and make registered deeds documents, whatsoever in respect of its allocated portion in the new proposed building up to the limit of constructed area, as mentioned above along with the proportionate share in the land for such constructed area except the portion of the owners' allocation in the new building without any interference or obstruction of the owners other than for breach of contract.

**ARTICLE : IV**  
**DEVELOPER'S RIGHT**

4.1 That on the Power and by virtue of this agreement, and subject to the condition below the Developer/second party shall be empowered to possess the said property for the purpose of implementation of this development project and raise the construction at the above mentioned property investing its own finance and resource and undertakes to erect the said building as per the building plan to be sanctioned by the Kamarhati Municipality. The building plan, soil testing and whatsoever expenses necessary for the said project and all the expenses including sanction of building plan etc. will be done at the cost of the developer. The developer will also bear all costs of disputes and court cases during the period of this agreement and the developer will not further claim the said cost from the owners in future. It may relevantly pointed out here that the

owners shall get its allocated portion from the Developer free of cost and expenditure i.e, free of cost,

4.2 That the Second Party shall be empowered to suitably modify or alter the sanctioned plan as and when required and submit the same for sanction by the Kamarhati Municipality with the previous consent of the owners but if the same is at all done, the entire costs shall be borne by the second party/ developer alone.

4.3. That the second party /developer herein shall have its rights to exploit its own allocation, as mentioned herein and can sell the same with due possession of the complete constructed area of the owners to as mentioned herein. However the second party/ developer shall have rights to enter into agreement for sale to the intending Purchaser/ Purchasers of it's allocated share as specifically described in the **SECOND SCHEDULE** herein below, and the intending purchasers shall be entitled to mortgage or charge only their units intended to be purchased units for obtaining loans from banks or financial institutions.

4.4. The Developer/ second party shall be entitled to appoint its own labours, masons, contractor, builder, engineer, architect for necessary raising of the new construction but in doing so all expenses with regard to such appointed persons shall be borne by the second party/ developer and all the risk and liability together with all responsibility shall remain with the developer/ second party and to that effect the owners/ first party shall never be liable or responsible for any debts, payments, misappropriation of any money or anything whatsoever eventuality takes place at the time or after construction completed and handover to the prospective purchasers.

4.5. That the developer / second party for the purpose of raising the said construction shall have its absolute right to enter into any agreement for



of flats and apartment togetherwith garages and/or shop room/ rooms in respect of its own allocated portions, as mentioned above, in respect of the Developer's allocation and to that effect they shall be entitled to receive the earnest money from the intending purchasers together with all advance thereof but at all material time the owner shall not be entitled to any portion of such advance or earnest money. That the said earnest money accepted by the second party/ developer shall remain charged only with the developer's allocated portion, as mentioned above, and the owners share shall remain unaffected and non-charged and no purchaser shall have right to construct or interfere with the portion of the owners as described in the second schedule herein below for any misappropriation of any money by the second party / developer or for any deal nor they shall have any right to seek any order of injunction from any court in respect of the owners' share to the tune, as mentioned above, out the total consideration.

4.6. The second party/ Developer shall have the right to have executed and registered the deed of Conveyance in respect of it's (Developer) own allocation, as mentioned above, within the said property and deliver possession to purchasers and the owners will not raise any objection to the same and in this behalf the developer shall be fully entitled to utilize any General Power of Attorney.

4.7. The developer / party of the second part shall have their / its right to make further construction upon the roof of said G+3 storied building and said extension constructed portion of the roof shall be extremely allocation of the Developer herein. However, the roof of the such additional construction should be common all the flat owners.

4.8. **Additional FAR / Constructed Area:** All costs (including land costs /

Fees for Additional FAR/ Constructed Area) for purchasing such additional Constructed area / FAR will be borne and paid by the Developer including the sanction fee and such Additional FAR/ Constructed Area shall become part of Developer Allocation without any claim or demand from the Owners and all Owners hereby admit and consent thereto.

4.9. That if the Developer / party of the second part is able to extend the G+3 of the constructed area, it will be negotiable in the both parties herein.

4.10. The owners shall subject to the condition stated below deliver to the Developer full vacant possession of the entire **FIRST SCHEDULE** property at the appropriate time which possession the developer shall hold during the subsistence of this agreement.

**ARTICLE: V**

**ALLOCATION**

5. The owners named Sri Biswanath Paul & others shall be allocated as owners' allocation which is elaborately described in **SECONDSCHEDULE** herein below including roof and all the peripheral open space and the balance portion of the constructed area including the roof and all the peripheral open space shall be the developer's allocation and no party herein shall have any further claim against the other.

**ARTICLE : VI**

**DEVELOPER'S REPRESENTATION**

6.1. The developer hereby undertakes to submit the building plan to the Municipality within 12 (Twelve) month from the date of execution of this Agreement and to take the responsibility to get the initial plan sanctioned



from the Kamarhati Municipality and start construction of the building and to complete the building within 36 (Thirty Six) months from the date of sanction of the new proposed multi storied building. AND the developer will take every responsibility and effort to sanction the building plan within 6 months on and from the date of signing this agreement for development between the parties. PROVIDED that this time shall be extended of 6<sup>th</sup> months, if the developer is prevented by causes beyond its control or not due to any willful latches or neglect on its part.

6.2. At its own costs and expenses to obtain all necessary permission and / or approval and consent.

6.3. To incur and pay all costs, charges and expenses for obtaining the permission from the authority / authorities concerned.

6.4. To bear all costs charges and expenses for construction of the building at the said premises.

6.5. To complete the construction of the flats of both owners' allocation and developer's allocation in the same time and in a same manner.

6.6. To allocate the schedule mentioned portion of the entire multistoried building to the owner first party herein and the same will be allotted as mentioned above **SECOND SCHEDULE**.

6.7. The developer will be bound to deliver the Completion Certificate after completion of the entire project to the owners and other flat owners and the developer shall not change the nature and character of the said water body without first obtaining legal sanction or permission from the relevant authorities.

6.8. The developer will bear the extra construction cost and penalty if any

demand by the Local Kamarhati Municipality for every deviation, addition, alteration of the new proposed building.

6.9. If the said project will not completed within 36 months and also extended of 6<sup>th</sup> months, the developer will pay compensation of Rs.2000/- per month, to the each land owner till completion of the said project.

#### ARTICLE: VII

#### CONSIDERATION

7. The Cost of construction of the different units of the owner's allocation shall be deemed, to be the consideration of the sale of the proportionate share of the land of the Developer's allocation and apart from this no party shall have any further claim or demand of any nature against the other.

#### ARTICLE VIII:

#### PROCEDURE

8.1 THAT the DEVELOPERS shall be entitled to and authorized by the Owners to invite application, booking and to receive advance money for Flats/ Shops / Garages etc. from intending Purchaser(s) for Developer's allocation, to receive installments and all moneys from them and issue valid receipts and discharges therefore to advertise, display hoardings in and over the Premises and do such other things as may be required for the purpose.

8.2 THAT The Developer may arrange for financing of the Project (Project Finance) by a Bank/Financial Institution/Lender (Financier). The Developer shall be entitled to deposit the Original Documents relating to the Land/Premises with the Financier as security for the purpose of



Project Finance. For the aforesaid purpose, the Owners hereby authorize the Developer to sign on their behalf necessary documents to create a mortgage/charge in favour of the Financier for availing such Project Finance. Provided That the Owners shall not have any liability whatsoever to repay the loans obtained by the Developer and/or any interest, penalty or other amounts relating to the same (collectively Project Finance Liability) and the Developer hereby indemnifies and agrees to keep indemnified the Owners against any claim, liability or loss whatsoever relating to Project Finance/Project Finance Liability. The Developer shall be solely liable for repaying the Project Finance / Project Finance Liability. Notwithstanding the aforesaid authorization, the Owners hereby undertake to also personally sign necessary documents as may be required by the Financier for enabling the Developer to avail Project Finance.

**8.3 THAT** Simultaneously with the execution of this Agreement, the Owners shall grant to the Developer and its authorized representatives, a Power of Attorney for the purpose of, inter alia, for doing various acts, deeds and things in connection with construction of New Building at the Premises and for the purpose of project finance booking and sale of the Units comprised in the Developer's Area/ Allocation in the New Buildings along with other properties, benefits, advantages and rights (including but not limited to parking spaces / rights, undivided, indivisible, impartible, proportionate share and/or interest in the land comprised in the Premises). Notwithstanding grant of the aforesaid Power of Attorney, the Owners shall execute all necessary papers, documents, plans, etc. for enabling the Developer to perform its obligations and exercise all its rights and entitlements under this Agreement.

**8.4 THAT** The Developer shall take steps for obtaining the registration

and/or approval of the Project from the concerned authority under the Real Estate (Regulation and Development) Act, 2016 and/or any other applicable real estate law (hereinafter referred to as "the New Real Estate Law") in accordance with law and all costs, charges, expenses, outgoings and fees for the same shall be borne and paid by the Developer. The Owners shall fully co-operate and assist the Developer regarding the above and shall sign and provide all necessary papers, documents and information. The Owners shall be responsible for timely compliance of all obligations and liabilities of the Owners under the New Real Estate Law and to answer and satisfy all queries, questions, requisitions, etc. raised by the concerned authority relating to the title of the Premises for grant of registration and/or approval and/or otherwise. In case any insurance regarding the title of the Premises is required to be obtained in accordance with law then the same shall be obtained and renewed from time to time by the Owners at their own costs, charges, expenses, etc.

8.5 THAT The Goods and Services Tax in respect of all Owners' Area and Developer's Area shall be deposited by the Developer.

**ARTICLE: IX**  
**BUILDING**

9.1. The developer shall at its own costs construct, erect and complete the building and the common facilities and also amenities at the said premises in accordance with the sanctioned building plan including the modified sanctioned plan with good and standard quality of materials and good workmanship.

9.2. The developer shall install and erect in the said building at its own cost as per the specifications and also as per drawings provided by the



architect, pump water storage tanks, overhead reservoirs, electrification, permanent electric connection from the C.E.S.C Limited and electrification in the building and also in the respective flats through concealed wiring and other facilities as are required to be provided in a residential multi storied building in ownership basis or otherwise, and the responsibility of obtaining the completion certificate shall be of the Developer

**9.3.** The developer shall bear the entire cost of construction including architect's fees and fees for building plan to be sanctioned from the Kamarhati Municipality without creating any financial or other liabilities on the owner regarding the construction.

**ARTICLE ; X**  
**DEMARCATION**

**10.** After obtaining the sanctioned plan of the units, covering the owners allocation, shall be specified and demarcated in an exact copy of such sanctioned plan, that shall be in the flats of the Block A, B and C. of the building and the open area shall be used by the both parties and shall enjoy equal facilities.

**ARTICLE: XI**  
**COMMON FACILITIES**

**11.** After the completion of the total construction, the Developer and the owners including their respective assigns will bear the proportionate cost of maintenance common facilities and maintenance charges if any, Darwans, pump motor and electric charges in the common areas in proportion of their respective possession including proportionate share of premium for the Insurance of the building, if any water, fire and scavenging charges etc, and the developer will cause the maintenance at

the first instance but shall cause a body or authority to be formed for future maintenance and the owners shall be bound to proportionately contribute towards costs of such formation and also shall be bound to be members of such body or association and shall be bound to abide by its rules and regulations.

**ARTICLE: XII**

**LEGALPROCEEDING**

12. It is hereby expressly agreed by and between the parties hereto that it shall be the responsibility of the developer to defend all actions, suits and proceedings, which may arise in respect of the development of the said premises and all costs, charges and expenses incurred for such purpose with the approval of the owners shall be borne and paid by the developer alone, but the owners shall be bound to sign and execute all pleadings papers, documents, pleadings and give evidence and do all acts for enabling the developer to effectively conduct such litigations.

**ARTICLE: XIII**

**INDEMNITY**

13. The Developer hereby undertakes to keep the owners indemnified against all acts, suits, costs, proceedings and claims that may arise out of the developer's actions with regard to the development of the said premises and / or in the manner of construction of the said building and/ or any defect therein, and the owner similarly indemnify the developer for any defect of the marketable title of the owners and/or encumbrance or clog on title or any act abstinence or default on the part of the owners which shall prevent the developer from exercising its rights or entitlements or hamper and/or prevent the smooth continuance and completion of this development project



**ARTICLE : XIII**  
**MISCELLANEOUS**

14.1. The owners and the developer have entered into this agreement purely on contractual basis and nothing contained herein shall be deemed to construed as Proprietorship between the developer and the owners in any manner shall the parties hereto constitutes as an association of persons, and this agreement is as a principle to principle contract.

14.2. The owners hereby undertake to do all such acts, deeds, matters and things that may be reasonably required to be done in the matter and the owners shall execute any such additional power of attorney and / or authorization in favour of the developer for the purpose and the owners also undertake to sign and execute all such additional applications and other documents as the case may be.

14.3. The developer shall initially undertake to carry out the maintenance of the common areas and facilities and thus frame a scheme for the management and administration of the said building and / or common parts thereof. The owners hereby agree to abide by the rules and regulations of such management society, Association holding organization and hereby give its consent to abide by the same, and it is recorded that the original title deeds of the property shall remain in the custody of the owners and shall be handed over to the said association or body to be formed for the maintenance PROVIDED THAT the owners shall be bound to produce to the developer the original documents if and when essentially required by the developer.

14.4. The name of the building shall be decided later on by the parties on

mutual understanding.

14.5. As and from the date of completion of the building, the developer and / or its transferees and the owner and / or its transferees and its successors any interest shall each be liable to pay and bear proportionate charges on account of ground rent and all taxes payable in respect of their respective areas and / or share of the constructed area.

14.6. In case of death of any of the parties, the legal heirs, names are to be treated as owners and developer.

14.7. All arrears Municipal Tax and / or any other taxes will be paid by the developer at the first instance from the date of commencement and will be adjusted from the owners' allocation by diminishing a proportionate portion of the owners' allocation the value of which calculated at the prevailing market rate shall be the same as the amount of arrear municipal taxes paid by the Developer, but the entire municipal taxes from the date of commencement till the date of possession of the owners' allocation shall be paid by the Developer alone.

**ARTICLE : XV**  
**FORCE MAJEURE**

15.1. The Developer shall not be considered to be liable to any obligations hereunder to the extent that the performance of the relevant obligations are prevented by the existence of the Force Majeure and shall be suspended from the obligations during the duration of the Force Majeure.

15.2. Force Majeure shall mean flood, earthquake, riot, war, tempest, civil commotion, strike, political disturbance, order of court, pandemic



situation (like Covid 19) and / or any other act or commission beyond the reasonable control of the Developer.

**ARTICLE: XVI**

**JURISDICTION**

16.1. All Courts, within the limits of District Judge at Barasat and the High Court at Calcutta shall have the jurisdiction to entertain and determine all actions, suit and proceedings arising out these present between the parties hereto.

16.2. That all the papers, deeds ,documents etc relating to the said properties to be draft and finalized i.e. registered or unregistered agreement for sale deed and/or any type of documentation and deed of conveyance for intending purchaser/s shall be prepared and registered by the Ld. Advocate, Smt. Srabani De Ghoshal, High Court at Calcutta ,having her chamber at 39, S. B. Neogi Garden Lane, Gr. Floor, P-S Baranagar, Kolkata-700036.

**ARTICLE : XVI**

**ARBITRATION**

17. If at any time any dispute shall arise between the parties hereto regarding the construction of or interpretation of any of the terms and conditions herein contained or any other matter touching these presents or determination of an liability of any of the parties under this agreement, or whether any party has committed any default and the consequence of such default, then all of the same shall be referred to the Joint Arbitration one to be appointed by the owners and the other by the Developer, and the two Arbitrators shall appointas arbitrator and their joint arbitration shall be

deemed to be a reference within the meaning of the Arbitration & Conciliation Act, 1996 or any statutory enactment or modification thereof and the decision of such Arbitral Tribunal shall be final and binding upon the respective parties but no event &my of the parties shall be entitled to stop the progress of construction of development of the said premises until such time and the award if given by the Arbitrators, as the case may be.

**FIRST SCHEDULE ABOVE REFERRED TO**

**ALL THAT** piece and parcel of Total Bastu land measuring the same a little more or lesstogether with dilapidated old two storied Building standing thereon with cemented flooring comprised in R.S. Dag No.5713 about 1 (One) Bigha 2( Two) Cottahs6(six) Chittaks 42 sq.ftbe /5894, 5713/5897 and5713/5898and together with 11 (Eleveen) Cottahs 9(nine) Chittaks 7 sq.ftPond be the same a little more or lesscomprised in R.S. Dag No. 5712, lying and situated at Mouza- Ariadaha Kamarhati, R.S.Khatian No. 1002, P.S. Belghoria, J.L. No. 1, R. S. No. 12, Touzi No. 173, within the Jurisdiction of A.D.S.R.O. Cossipore Dum Dum within the local limit of Kamarhati Municipality being Holding No. 985 of Ward No. 10 commonly called and known being Premises No. 7/3, Nim Chand Karar Street, Ariadaha, Kolkata- 700 057, District North 24-Parganas, which is butted and bounded by as follows ;

**ON THE NORTH :** By drain and their after land of Sri Ajoy Ghosal.

**ON THE SOUTH :** By Partly the land of Nihar Bala Ganguly and partly

12' wide passage and House of Sishu Bala Ganguly.

**ON THE EAST :** By Municipal drain thereafter land of Ajoy Ghosal



and Sudhangshu Ghosal.

**ON THE WEST :** By Partly the House of UsharaniGanguly and Party

12' feet wide Common Passage.

**SECOND SCHEDULE ABOVE REFERRED TO**  
**[OWNERS ALLOCATION]**

**ALL THAT** total twenty four of self contained flats out of which each of eighteen flats to be measuring about 600 Sq. ft. covered area equivalent super built up area of 720 sq. ft. (more or less) shall be allocation of the party of the **FIRST PART**/the owners numbered 1 to 16 and 23 to 25. Owners numbered 10 & 16, will jointly entitled one flat measuring about 600 Sq. ft. covered area equivalent super built up area of 720 sq. ft. (more or less) out of aforesaid eighteen flats. Each said flat is comprising of two bed rooms, one drawing cum dining room, one kitchen, and one bath room cum privy and one attached toilet and remaining six flats, each measuring about 700 Sq. ft. covered area equivalent super built up area of 840 sq. ft. (more or less) to be the allocation of the party of the **FIRST PART**/the owners numbered 17 to 22, each said flat is comprising of two bed rooms, one drawing cum dining room, one kitchen, and one bath room cum privy and one attached toilet which will be allotted as under;

**Block "A":**

First floor-3(three) flats, measuring about 600 Sq. ft. covered area equivalent super built up area of 720 sq. ft. (more or less) on the North-East, North-West and Northern Portion.

Second floor- 1(one) flat, measuring about 600 Sq. ft. covered area

equivalent super built up area of 720 sq. ft. (more or less) on the Northern Portion & 2(two) flats, measuring about 700 Sq. ft. covered area equivalent super built up area of 840 sq. ft. (more or less) on the North-East and North-West Portion.

**Third floor-3(three)** flats, measuring about 600 Sq. ft. covered area equivalent super built up area of 720 sq. ft. (more or less) on the North-East, North-West and Northern Portion.

**Block "B":-**

**First floor-2(two)** flats, measuring about 600 Sq. ft. covered area equivalent super built up area of 720 sq. ft. (more or less) on the North-East and North-West Portion.

**Second floor-2(two)** flats, measuring about 700 Sq. ft. covered area equivalent super built up area of 840 sq. ft. (more or less) on the North-East and North-West Portion.

**Third floor-2(two)** flats, measuring about 600 Sq. ft. covered area equivalent super built up area of 720 sq. ft. (more or less) on the North-East and North-West Portion.

**Block "C":-**

**First floor-3(three)** flats, measuring about 600 Sq. ft. covered area equivalent super built up area of 720 sq. ft. (more or less) on the North-East, North-West and Northern Portion.

**Second floor-1(one)** flat, measuring about 600 Sq. ft. covered area equivalent super built up area of 720 sq. ft. (more or less) on the Northern Portion and 2(two) flats, measuring about 700 Sq. ft. covered area equivalent



super built up area of 840 sq. ft. (more or less) on the North-East, North-West and Northern Portion.

**Third floor-3(three)** flats, measuring about 600 Sq. ft. covered area equivalent super built up area of 720 sq. ft. (more or less) on the North-East, North-West and Northern Portion.

Apart from the above twenty four self contained flats, all the owners each (owners numbered 10 & 16, who shall be received jointly ) will get non-refundable security deposit of Rs. 1,00,000/- ( Rupees One Lakh) only from the Developer, within one month after execution of this agreement.

**THIRD SCHEDULE ABOVE REFERRED TO**  
**(DEVELOPERS ALLOCATION)**

Rest of the constructed area except owners' allocation as described in the second schedule herein under on the said Construction.

**FOURTH SCHEDULE ABOVE REFERRED TO**  
**(SPECIFICATION SCHEDULE)**

STRUCTURE	R.C.C. framed as per sanctioned Plan
WALLS	Outside brick work 8", Flat Partition brick work 5", room Partition  Brick work 3", and all walls with cement Plaster as per drawing

DOORS	Frames- Sal wood, Pallas- main door- M.D.F. Block Board & With necessary fittings, partition palla- Flush doors with necessary fittings, kitchen & toilet- CintexP.V. C. doors
WINDOWS	Aluminum shutter MS window frames with glass fittings covered by iron grill
FLOORS	Any of the item ( Marble or vitrified tiles) in the selfsame price
KITCHEN	Cooking platform with black stone top, tiles up to 3 ft. from top of cooking plat form, one sink, two tap points.
TOILET/ BATH & PRIVY	Wall white tiles up to 5.6 feet, latrine- 1 Commode, 1 shower, one tap point and mixture tap. All toilet materials will be ISI trade mark.
PAINTS	Inside wall Plaster of Paris, outside wall Weather coat. Door and it*s frame with white primer & grill will be painted.
DINING	One white wash basin.
ELECTRICAL	All concealed wiring, one suitable electrical connection and meter for the center building & separate meter for individual flat against adequate charges with good



	quality wiring and good quality electrical apparatus.
a) main door	One Calling bell point, one light point.
b) bed room	One tube point, one bulb point, one night bulb point, one fan point, one plug point and one AC point.
c) kitchen	One light point, one exhaust point, one plug point and one chimney point.
d) dining hall	Five points including 15 Amp plug point,
e) toilet	One light point and one exhaust point, one Gizer point.
	Installation of electric meter is extra cost of Rs. 10,000/-, Extra charges for each point is Rs.400/- and for each point of Rs.7,000/- for AC point.
Water	Deep tube well, concealed plumbing for kitchen and toilet
Extra Work	Extra work other than the standard specified items shall be entertained and charged as per market rate.

**FIFTH SCHEDULE ABOVE REFERRED TO**  
**(COMMON AREAS AND COMMON FACILITIES)**

1. Water supply arrangement including common water reservoir both underground and overhead with sufficient capacity.
2. Lift & Lift Room.

**COMMON PARTS**

1. Open land on side space, back space on Ground floor under the said building described in the First Schedule.
2. Water pump, water reservoir, overhead water tanks and separate distribution pipes to different units directly from overhead water tank.
3. Water and sewerage evacuation pipes from the units to drain in sewerage common to the said building,

**EASEMENT RIGHTS**

The purchaser, along with other co-owners, occupiers, shall allow each other the following easement and quasi-easement rights and privileges.

1. Right of common passage in all the common portions in each and every parts of the said building except top roof of the building, including the said unit including connection for T.V, and computer disc. Dish Antenna to the extent necessary.



Right of protection of each portion of each other.

3. Absolute unfettered and unencumbered right over the common parts and common portions except top roof of the building.
4. Such right of support or easement of appurtenance usually held used occupied or enjoyed as part and parcel of the said unit. Right to install Television Antenna, Computer disc 8s Dish Antenna on the roof of the said building to any manner without disturbing any co-purchaser entitled to the same and without encroaching upon the terrace.
5. Right with or without workmen and necessary materials to enter upon the said building including the said unit and any other unit for the purpose of repairing any of the common parts common portions or any appurtenance to any unit and/ or anything comprised in any unit in all such cases giving previous notice in Writing to the co-purchaser affected hereby.

**SIXTH SCHEDULE ABOVE REFERRED TO**  
**(COMMON EXPENSES)**

1. Proportionate share of passage lights of Every Parts and back portion of the building.
2. Proportionate share of stair light of the Building
3. Proportionate share of Pump Motor Electricity Bill.
4. Proportionate share of Guard/Gateman's salary.
5. Proportionate share of cost of cleaning and maintenance of the building.

NESS WHEREOF the parties hereto doth set and subscribe their  
ative hands on the day month and year first above written.

UNED. SEALED AND DELIVERED by the

Vendors at Kolkata in the presence of:

1. Subrata Das  
31/3 Rajla Satin Road  
Kolkata - 700 036
1. Biswanath Paul .
2. Pranab Krishna Paul
3. Pradeep Kumar Pal
4. Aihit Paul
5. Sukumar Paul
6. 
7. Santhya Paul
8. Manju Tapadar
9. Ullam Kumar Paul .
10. 
11. Ashok Kumar Paul
12. Madam Sopal Paul
13. Swapna Paul

Swapna Paul for self and also as Constituted  
Attorneythe one of the owner Parijat Paul.



2. Rabir Ghoshal  
39, S.B.N.G. Lane  
Kat - 36.



14. Shibani Kundu
15. Pinki Pal
16. Subir Kumar Paul.
17. Poddar Kumar Paul.
18. Ranjana Paul .
19. Anjana Poddar
20. Indira Pall.
21. Manoj Das.
22. Amit Pal.
23. Pratik Paul.
24. Hemeta Chowdhury.

SIGNATURE OF THE OWNERS  
GOURI CONSTRUCTIONS

DRAFTED BY :

Srabani De Ghoshal

SRABANI DE GHOSHAL

Advocate  
High Court, Calcutta  
ENROL NO. WB/1838/95  
Mb. 9830170789

**GOURI CONSTRUCTIONS**  
Birat Chandra Anand Ghoshal  
SIGNATURE OF THE DEVELOPER  
Partners

**SPECIMEN FORM FOR TEN FINGERPRINTS**



Left Hand

Name Biswanath Paul  
Signature \_\_\_\_\_

Right Hand

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



Left Hand

Name Pranab Krishna Paul  
Signature \_\_\_\_\_

Right Hand

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



Left Hand

Name Pradeep Kumar  
Signature Paul

Right Hand

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



Left Hand

Name Dilip Paul  
Signature \_\_\_\_\_

Right Hand

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



**SPECIMEN FORM FOR TEN FINGERPRINTS**



Left Hand

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

Right Hand

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

Name Sukumar  
Signature Paul



Left Hand

Little Finger	Ring Finger	Middle Finger Left Hand	Fore Finger	Thumb

Right Hand

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

Name [Signature]  
Signature \_\_\_\_\_



Left Hand

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

Right Hand

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

Name \_\_\_\_\_  
Signature Sankhya Paul



Left Hand

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

Right Hand

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

Name Manju Tapadar  
Signature \_\_\_\_\_



**SPECIMEN FORM FOR TEN FINGERPRINTS**



Left Hand

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

Right Hand

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

U Han Kumar  
Name  
Signature



Left Hand

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

Right Hand

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

S. S. Srinivas  
Name  
Signature



Left Hand

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

Right Hand

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

A. S. Srinivas  
Name  
Signature



Left Hand

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

Right Hand

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

Madan Gopal Boral  
Name  
Signature



# SPECIMEN FORM FOR TEN FINGERPRINTS



Left Hand

Name Siva Prasa Paul  
Signature \_\_\_\_\_

Right Hand

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



Left Hand

Name Shibani Kundu  
Signature \_\_\_\_\_

Right Hand

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



Left Hand

Name Pinki Pal  
Signature \_\_\_\_\_

Right Hand

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



Left Hand

Name Subir Kumar Paul  
Signature \_\_\_\_\_

Right Hand

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



# SPECIMEN FORM FOR TEN FINGERPRINTS



Left Hand

Name Pradeep Kumar Paul  
Signature \_\_\_\_\_

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

Right Hand

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Left Hand

Name Ranjana Paul  
Signature \_\_\_\_\_

Right Hand

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

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Left Hand

Name Anjana Prabhakar  
Signature \_\_\_\_\_

Right Hand

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

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Left Hand

Name Indira Paul  
Signature \_\_\_\_\_

Right Hand

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

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# SPECIMEN FORM FOR TEN FINGERPRINTS



Left Hand

Name Mandika Das.  
Signature \_\_\_\_\_

Right Hand

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



Left Hand

Name Amrita Pal.  
Signature \_\_\_\_\_

Right Hand

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



Left Hand

Name Pratik Das  
Signature \_\_\_\_\_

Right Hand

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



Left Hand

Name Pranita Chowdhury.  
Signature \_\_\_\_\_

Right Hand

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

# SPECIMEN FORM FOR TEN FINGERPRINTS



Left Hand

*Goufom S.A.B*

Name  
Signature



Right Hand

*Basel Chandra*  
Signature *Sphosh*

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

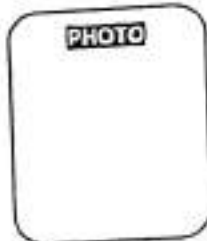


Left Hand

Name  
Signature

Right Hand

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



Left Hand

Name  
Signature

Right Hand

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



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

GRN Details

GRN: 192022230027267631  
GRN Date: 16/05/2022 06:06:10  
BRN: 323365766  
Payment Status: Successful  
Payment Mode: Online Payment  
Bank/Gateway: AXIS Bank  
BRN Date: 16/05/2022 06:10:54  
Payment Ref. No: 2001422169/2/2022  
(Query No./Query Year)

Depositor Details

Depositor's Name: Srabani De Ghoshal  
Address: High Court, Calcutta  
Mobile: 9830170789  
Depositor Status: Advocate  
Query No: 2001422169  
Applicant's Name: Mrs SRABANI DE GHOSHAL  
Identification No: 2001422169/2/2022  
Remarks: Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001422169/2/2022	Property Registration- Stamp duty	0030-02-103-003-02	35020
2	2001422169/2/2022	Property Registration- Registration Fees	0030-03-104-001-16	21
Total				35041

IN WORDS: THIRTY FIVE THOUSAND FORTY ONE ONLY.

## Major Information of the Deed

	I-1526-03123/2022	Date of Registration	27/05/2022
Year	1526-2001422169/2022	Office where deed is registered	
Date	14/05/2022 10:59:48 PM	A.D.S.R. Belghoria, District: North 24-Parganas	
Grant Name, Address or Details	SRABANI DE GHOSHAL High Court, Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9830170789, Status : Advocate		
Transaction	Additional Transaction		
110] Sale, Development Agreement or Construction Agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs 6.	Rs. 2,54,59,235/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 40,020/- (Article:48(g))	Rs. 21/- (Article:E, E)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

Dist: North 24-Parganas, P.S:- Belgharia, Municipality: ARIADaha KAMARHATI, Road: Nimchand karar Street, Mouza: Ariadaha, Premises No: 7/3, Ward No: 10, Holding No:985 JI No: 1, Pin Code : 700057



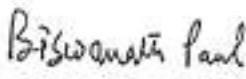


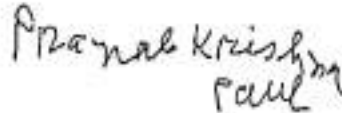


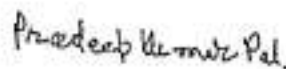
Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-5713/5894	RS-1002	Bastu Path	5384 Sq Ft	1/-	58,48,046/-	Width of Approach Road: 12 Ft.,
L2	RS-5713/5897	RS-1002	Bastu Path	5384 Sq Ft	1/-	58,48,046/-	Width of Approach Road: 12 Ft.,
L3	RS-5713/5898	RS-1002	Bastu Bastu	5384 Sq Ft	1/-	58,48,046/-	Width of Approach Road: 12 Ft.,
L4	RS-5712	RS-1002	Pukur Pukur	11 Katha 9 Chatak 7 Sq Ft	1/-	72,40,097/-	Width of Approach Road: 12 Ft.,
<b>TOTAL :</b>				56.1092Dec	4/-	247,84,235 /-	
<b>Grand Total :</b>				56.1092Dec	4/-	247,84,235 /-	

Structure Details :				Other Details	
Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Structure Type: Structure
S*	On Land L1, L2, L3	1000 Sq Ft	2/-	6,75,000/-	
Gr Floor, Area of floor : 500 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 500 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
<b>Total :</b>		1000 sq ft	2/-	6,75,000 /-	






Lord Details :

Name, Address, Photo, Finger print and Signature

Name	Photo	Finger Print	Signature
<p>1 <b>Mr BISWANATH PAUL</b> Son of Late Nikhil Krishna Paul Executed by: Self, Date of Execution: 17/05/2022 , Admitted by: Self, Date of Admission: 17/05/2022 ,Place : Office</p>	 17/05/2022	 LTI 17/05/2022	 17/05/2022
<p>7/3, Nim Chand Karar Street, City:- , P.O:- Ariadaha, P.S:-Belgharia, District:-North24-Parganas, West Bengal, India, PIN:- 700057 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: BWxxxxxx6A, Aadhaar No: 64xxxxxxxx8723, Status :Individual, Executed by: Self, Date of Execution: 17/05/2022 , Admitted by: Self, Date of Admission: 17/05/2022 ,Place : Office</p>			
Name	Photo	Finger Print	Signature
<p>2 <b>Mr PRANAB KRISHNA PAUL</b> Son of Late Nikhil Krishna Paul Executed by: Self, Date of Execution: 17/05/2022 , Admitted by: Self, Date of Admission: 17/05/2022 ,Place : Office</p>	 17/05/2022	 LTI 17/05/2022	 17/05/2022
<p>Charghat Gar Para, City:- , P.O:- Charghat, P.S:-Swarupnagar, District:-North24-Parganas, West Bengal, India, PIN:- 743247 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: BQxxxxxx2F, Aadhaar No: 52xxxxxxxx3241, Status :Individual, Executed by: Self, Date of Execution: 17/05/2022 , Admitted by: Self, Date of Admission: 17/05/2022 ,Place : Office</p>			
Name	Photo	Finger Print	Signature
<p>3 <b>Mr PRADEEP KUMAR PAL</b> Son of Late Nikhil Krishna Paul Executed by: Self, Date of Execution: 17/05/2022 , Admitted by: Self, Date of Admission: 17/05/2022 ,Place : Office</p>	 17/05/2022	 LTI 17/05/2022	 17/05/2022
<p>72, Patel Nagar, Pashchini - 2 (west) Vadar, City:- Not Specified, P.O:- Barhaj, P.S:-BARHAJ, District:-Deoria, Uttar Pradesh, India, PIN:- 274601 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ETxxxxxx1R, Aadhaar No: 60xxxxxxxx3166, Status :Individual, Executed by: Self, Date of Execution: 17/05/2022 , Admitted by: Self, Date of Admission: 17/05/2022 ,Place : Office</p>			



Name	Photo	Finger Print	Signature
<b>DILIP PAUL</b> Son of Late Nikhil Krishna Paul Executed by: Self, Date of Execution: 17/05/2022 , Admitted by: Self, Date of Admission: 17/05/2022 ,Place : Office	 17/05/2022	 L1 17/05/2022	 17/05/2022

7/3, Nim Chand Karar Street, City:- , P.O:- Ariadaha, P.S:-Belgharia, District:-North24-Parganas, West Bengal, India, PIN:- 700057 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: CQxxxxxx7R, Aadhaar No: 76xxxxxxxx5209, Status :Individual, Executed by: Self, Date of Execution: 17/05/2022 , Admitted by: Self, Date of Admission: 17/05/2022 ,Place : Office

Name	Photo	Finger Print	Signature
<b>Mr SUKUMAR PAUL</b> Son of Late Nikhil Krishna Paul Executed by: Self, Date of Execution: 17/05/2022 , Admitted by: Self, Date of Admission: 17/05/2022 ,Place : Office	 17/05/2022	 L1 17/05/2022	 17/05/2022




23/A/B, Joykrishna Ghosal Road, Kamarhati, City:- , P.O:- Ariadaha, P.S:-Belgharia, District:-North 24-Parganas, West Bengal, India, PIN:- 700057 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: CRxxxxxx6P, Aadhaar No: 22xxxxxxxx2235, Status :Individual, Executed by: Self, Date of Execution: 17/05/2022 , Admitted by: Self, Date of Admission: 17/05/2022 ,Place : Office

Name	Photo	Finger Print	Signature
<b>Mr RAJKUMAR PAUL</b> Son of Late Nikhil Krishna Paul Executed by: Self, Date of Execution: 17/05/2022 , Admitted by: Self, Date of Admission: 17/05/2022 ,Place : Office	 17/05/2022	 L1 17/05/2022	 17/05/2022

7/3, Nim Chand Karar Street, City:- , P.O:- Ariadaha, P.S:-Belgharia, District:-North24-Parganas, West Bengal, India, PIN:- 700057 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: DBxxxxxx2F, Aadhaar No: 48xxxxxxxx6006, Status :Individual, Executed by: Self, Date of Execution: 17/05/2022 , Admitted by: Self, Date of Admission: 17/05/2022 ,Place : Office

Name	Photo	Finger Print	Signature
<b>Mrs SANDHYA PAUL</b> Wife of Late Raghunath Paul Executed by: Self, Date of Execution: 17/05/2022 , Admitted by: Self, Date of Admission: 17/05/2022 ,Place : Office	 17/05/2022	 L1 17/05/2022	 17/05/2022



Name	Photo	Finger Print	Signature
<b>Mr ASHOK KUMAR PAUL</b> Son of Late Anil Krishna Paul Executed by: Self, Date of Execution: 17/05/2022 , Admitted by: Self, Date of Admission: 17/05/2022 ,Place : Office			
	17/05/2022	LTI 17/05/2022	17/05/2022

7/3, Nim Chand Karar Street, City:- , P.O:- Ariadaha, P.S:-Belgharia, District:-North24-Parganas, West Bengal, India, PIN:- 700057 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: CDxxxxxx1C, Aadhaar No: 32xxxxxxxx1230, Status :Individual, Executed by: Self, Date of Execution: 17/05/2022  
 , Admitted by: Self, Date of Admission: 17/05/2022 ,Place : Office

Name	Photo	Finger Print	Signature
<b>Mr MADAN GOPAL PAUL</b> Son of Late Anil Krishna Paul Executed by: Self, Date of Execution: 17/05/2022 , Admitted by: Self, Date of Admission: 17/05/2022 ,Place : Office			
	17/05/2022	LTI 17/05/2022	17/05/2022



7/3, Nim Chand Karar Street, City:- , P.O:- Ariadaha, P.S:-Belgharia, District:-North24-Parganas, West Bengal, India, PIN:- 700057 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: CKxxxxxx4E, Aadhaar No: 36xxxxxxxx3871, Status :Individual, Executed by: Self, Date of Execution: 17/05/2022  
 , Admitted by: Self, Date of Admission: 17/05/2022 ,Place : Office

Name	Photo	Finger Print	Signature
<b>Mrs PARIJAT PAUL</b> Wife of Mr Palash Kundu C-1702, Runwal Pride, L.B.S. Marg, City:- , P.O:- Mulund, P.S:-MULUND, District:-Mumbai, Maharashtra, India, PIN:- 400080 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: B1xxxxxx4Q, Aadhaar No: 68xxxxxxxx4615, Status :Individual, Executed by: Attorney. Executed by: Attorney			



Name	Photo	Finger Print	Signature
<b>Mrs SWAPNA PAUL</b> Daughter of Late Anil Krishna Paul Executed by: Self, Date of Execution: 17/05/2022 , Admitted by: Self, Date of Admission: 17/05/2022 ,Place : Office			
	17/05/2022	LTI 17/05/2022	17/05/2022

7/3, Nim Chand Karar Street, City:- , P.O:- Ariadaha, P.S:-Belgharia, District:-North24-Parganas, West Bengal, India, PIN:- 700057 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: B1xxxxxx6P, Aadhaar No: 90xxxxxxxx8739, Status :Individual, Executed by: Self, Date of Execution: 17/05/2022  
 , Admitted by: Self, Date of Admission: 17/05/2022 ,Place : Office



Name	Photo	Finger Print	Signature
<b>Mrs SHIBANI KUNDU</b> Wife of Mr Basudev Kundu Executed by: Self, Date of Execution: 17/05/2022 , Admitted by: Self, Date of Admission: 17/05/2022 ,Place : Office			Shibani Kundu
17/05/2022	LTI 17/05/2022	17/05/2022	

N.n. Roy Road, Nandan Colony, City:- , P.O:- Rajpur, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700149 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AVxxxxxx6F, Aadhaar No: 96xxxxxxxx1711, Status :Individual, Executed by: Self, Date of Execution: 17/05/2022 , Admitted by: Self, Date of Admission: 17/05/2022 ,Place : Office

16	Name	Photo	Finger Print	Signature
	<b>Mrs PINKI PAL</b> Daughter of Late Nanda Gopal Pal Executed by: Self, Date of Execution: 17/05/2022 , Admitted by: Self, Date of Admission: 17/05/2022 ,Place : Office			Pinki Pal
	17/05/2022	LTI 17/05/2022	17/05/2022	

7/3, Nim Chand Karar Street, City:- , P.O:- Arladaha, P.S:-Belgharia, District:-North 24-Parganas, West Bengal, India, PIN:- 700057 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: GFxxxxxx8K, Aadhaar No: 99xxxxxxxx2834, Status :Individual, Executed by: Self, Date of Execution: 17/05/2022 , Admitted by: Self, Date of Admission: 17/05/2022 ,Place : Office

17	Name	Photo	Finger Print	Signature
	<b>Mr SUBIR KUMAR PAUL</b> Son of Late Subodh Krishna Paul Executed by: Self, Date of Execution: 17/05/2022 , Admitted by: Self, Date of Admission: 17/05/2022 ,Place : Office			Subir Kumar Paul
	17/05/2022	LTI 17/05/2022	17/05/2022	

7/3, Nim Chand Karar Street, City:- , P.O:- Arladaha, P.S:-Belgharia, District:-North 24-Parganas, West Bengal, India, PIN:- 700057 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BUxxxxxx7F, Aadhaar No: 37xxxxxxxx6260, Status :Individual, Executed by: Self, Date of Execution: 17/05/2022 , Admitted by: Self, Date of Admission: 17/05/2022 ,Place : Office

18	Name	Photo	Finger Print	Signature
	<b>Mr PRABIR KUMAR PAUL</b> Son of Late Subodh Krishna Paul Executed by: Self, Date of Execution: 17/05/2022 , Admitted by: Self, Date of Admission: 17/05/2022 ,Place : Office			Prabir Kumar Paul
	17/05/2022	LTI 17/05/2022	17/05/2022	



Darikadas Bihani Sarani, City:- , P.O:- Malda, P.S:-English Bazar, District:-Malda, West Bengal, India, PIN:- 732101 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AFxxxxxx0H, Aadhaar No: 75xxxxxxxx7407, Status :Individual, Executed by: Self, Date of Execution: 17/05/2022  
 , Admitted by: Self, Date of Admission: 17/05/2022 ,Place : Office

19	Name	Photo	Finger Print	Signature
	<b>Mrs RANJANA PAUL</b> Daughter of Late Subodh Krishna Paul Executed by: Self, Date of Execution: 17/05/2022 , Admitted by: Self, Date of Admission: 17/05/2022 ,Place : Office			<i>Ranjana Paul</i>
		17/05/2022	LTI 17/05/2022	17/05/2022

Darikadas Bihani Sarani, North Baluchar, City:- , P.O:- Malda, P.S:-English Bazar, District:-Malda, West Bengal, India, PIN:- 732101 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BNxxxxxx7N, Aadhaar No: 78xxxxxxxx5067, Status :Individual, Executed by: Self, Date of Execution: 17/05/2022  
 , Admitted by: Self, Date of Admission: 17/05/2022 ,Place : Office



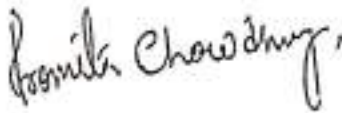
20	Name	Photo	Finger Print	Signature
	<b>Mrs ANJANA PODDAR</b> Wife of Late Pradip Poddar Executed by: Self, Date of Execution: 17/05/2022 , Admitted by: Self, Date of Admission: 17/05/2022 ,Place : Office			<i>Anjana Poddar</i>
		17/05/2022	LTI 17/05/2022	17/05/2022

Kuttitola Lane, City:- , P.O:- Malda, P.S:-English Bazar, District:-Malda, West Bengal, India, PIN:- 732101 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BSxxxxxx4L, Aadhaar No: 28xxxxxxxx2950, Status :Individual, Executed by: Self, Date of Execution: 17/05/2022  
 , Admitted by: Self, Date of Admission: 17/05/2022 ,Place : Office

21	Name	Photo	Finger Print	Signature
	<b>Mrs INDIRA PAUL</b> Daughter of Late Subodh Krishna Paul Executed by: Self, Date of Execution: 17/05/2022 , Admitted by: Self, Date of Admission: 17/05/2022 ,Place : Office			<i>Indira Paul</i>
		17/05/2022	LTI 17/05/2022	17/05/2022

Darikadas Bihani Sarani, Uttar Baluchar, City:- , P.O:- Malda, P.S:-English Bazar, District:-Malda, West Bengal, India, PIN:- 732101 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BNxxxxxx8D, Aadhaar No: 76xxxxxxxx5320, Status :Individual, Executed by: Self, Date of Execution: 17/05/2022  
 , Admitted by: Self, Date of Admission: 17/05/2022 ,Place : Office



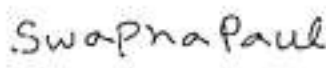


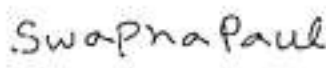


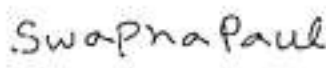


Name	Photo	Finger Print	Signature
<b>Mrs PROMITA CHOWDHURY</b> Wife of Lata Biswanath Chowdhury Executed by: Self, Date of Execution: 17/05/2022 , Admitted by: Self, Date of Admission: 17/05/2022 ,Place : Office			
	17/05/2022	LTI 17/05/2022	17/05/2022
AG 347, Hanapara, Blue Lotus Apartment, Milanbazar, City:- , P.O:- Krishnapur, P.S:-Bagulati, District:-North 24-Parganas, West Bengal, India, PIN:- 700102 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ALxxxxxx3P, Aadhaar No: 96xxxxxxxx1037, Status :Individual, Executed by: Self, Date of Execution: 17/05/2022 , Admitted by: Self, Date of Admission: 17/05/2022 ,Place : Office			

**Developer Details :**



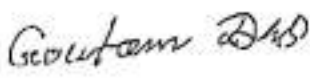


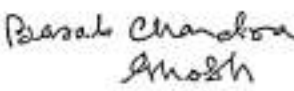
Sl No	Name,Address,Photo,Finger print and Signature
1	<b>GOURI CONSTRUCTIONS</b> 220, Notaji Colony, City:- , P.O:- Noapara, P.S:-Baranagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700090 , PAN No.:: AAxxxxxx9P,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Attorney Details :**



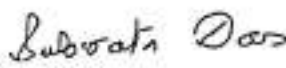
Sl No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Mrs SWAPNA PAUL</b>            Daughter of Lata Anil Krishna Paul            Date of Execution - 17/05/2022 , Admitted by: Self, Date of Admission: 17/05/2022, Place of Admission of Execution: Office         </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td></td> <td>May 17 2022 2:00PM</td> <td>LTI 17/05/2022</td> <td>17/05/2022</td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	<b>Mrs SWAPNA PAUL</b> Daughter of Lata Anil Krishna Paul Date of Execution - 17/05/2022 , Admitted by: Self, Date of Admission: 17/05/2022, Place of Admission of Execution: Office					May 17 2022 2:00PM	LTI 17/05/2022	17/05/2022
Name	Photo	Finger Print	Signature										
<b>Mrs SWAPNA PAUL</b> Daughter of Lata Anil Krishna Paul Date of Execution - 17/05/2022 , Admitted by: Self, Date of Admission: 17/05/2022, Place of Admission of Execution: Office													
	May 17 2022 2:00PM	LTI 17/05/2022	17/05/2022										
7/3, Nim Chand Karar Street, City:- , P.O:- Ariadaha, P.S:-Belgharia, District:-North 24-Parganas, West Bengal, India, PIN:- 700057, Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: Blxxxxxx6P, Aadhaar No: 90xxxxxxxx8739 Status : Attorney, Attorney of : Mrs PARIJAT PAUL													



**Representative Details :**

Name, Address, Photo, Finger print and Signature			
Name	Photo	Finger Print	Signature
<b>1</b> <b>Mr GOUTAM DAS</b> (Presentant) Son of Late Ramesh Chandra Das Date of Execution - 17/05/2022, , Admitted by: Self, Date of Admission: 17/05/2022, Place of Admission of Execution: Office			
May 17 2022 2:07PM LTI 17/05/2022 17/05/2022			
67, A.K. Mukherjee Road, City:- , P.O:- Noapara, P.S:-Baranagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700090, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADxxxxxx3B, Aadhaar No: 29xxxxxxxxx2742 Status : Representative, Representative of : GOURI CONSTRUCTIONS (as Partner)			
Name	Photo	Finger Print	Signature
<b>2</b> <b>Mr Basab Chandra Ghosh</b> Son of Late MrIshyunjoy Ghosh Date of Execution - 17/05/2022, , Admitted by: Self, Date of Admission: 17/05/2022, Place of Admission of Execution: Office			
May 17 2022 2:07PM LTI 17/05/2022 17/05/2022			
2 Jadav Chandra Ghosh Lane, City:- , P.O:- Baranagar, P.S:-Baranagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700036, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADxxxxxx8A, Aadhaar No: 52xxxxxxxxx2945 Status : Representative, Representative of : GOURI CONSTRUCTIONS (as partner)			

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Subrata Das</b> Son of Late Subadh Chandra Das 31/13, Beghajatn Road, City:- , P.O:- Baranagar, P.S:-Baranagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700036			
17/05/2022 17/05/2022 17/05/2022			
Identifier Of Mr BISWANATH PAUL, Mr PRANAB KRISHNA PAUL, Mr PRADEEP KUMAR PAL, Mr DILIP PAUL, Mr SUKUMAR PAUL, Mr RAJKUMAR PAUL, Mrs SANDHYA PAUL, Mrs MANJU TAPADAR, Mr UTTAM KUMAR PAUL, Mrs MANJU PAUL, Mr ASHOK KUMAR PAUL, Mr MADAN GOPAL PAUL, Mrs SWAPNA PAUL, Mrs SHIBANI KUNDU, Mrs PINKI PAL, Mr SUBIR KUMAR PAUL, Mr PRABIR KUMAR PAUL, Mrs RANJANA PAUL, Mrs ANJANA PODDAR, Mrs INDIRA PAUL, Mrs MANDIRA DAS, Mrs AMITA PAL, Mr PRATIM PAL, Mrs PROMITA CHOWDHURY, Mrs SWAPNA PAUL, Mr GOUTAM DAS, Mr Basab Chandra Ghosh			

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mr BISWANATH PAUL	GOURI CONSTRUCTIONS-0.493534 Dec
2	Mr PRANAB KRISHNA PAUL	GOURI CONSTRUCTIONS-0.493534 Dec



1	Mr PRADEEP KUMAR PAL	GOURI CONSTRUCTIONS-0.493534 Dec
2	Mr DILIP PAUL	GOURI CONSTRUCTIONS-0.493534 Dec
3	Mr SUKUMAR PAUL	GOURI CONSTRUCTIONS-0.493534 Dec
4	Mr RAJKUMAR PAUL	GOURI CONSTRUCTIONS-0.493534 Dec
5	Mrs SANDHYA PAUL	GOURI CONSTRUCTIONS-0.493534 Dec
6	Mrs MANJU TAPADAR	GOURI CONSTRUCTIONS-0.493534 Dec
7	Mr UTTAM KUMAR PAUL	GOURI CONSTRUCTIONS-0.493534 Dec
8	Mrs MANJU PAUL	GOURI CONSTRUCTIONS-0.493534 Dec
9	Mr ASHOK KUMAR PAUL	GOURI CONSTRUCTIONS-0.493534 Dec
10	Mr MADAN GOPAL PAUL	GOURI CONSTRUCTIONS-0.493534 Dec
11	Mrs PARIJAT PAUL	GOURI CONSTRUCTIONS-0.493534 Dec
12	Mrs SWAPNA PAUL	GOURI CONSTRUCTIONS-0.493534 Dec
13	Mrs SHIBANI KUNDU	GOURI CONSTRUCTIONS-0.493534 Dec
14	Mrs PINKI PAL	GOURI CONSTRUCTIONS-0.493534 Dec
15	Mr SUBIR KUMAR PAUL	GOURI CONSTRUCTIONS-0.493534 Dec
16	Mr PRABIR KUMAR PAUL	GOURI CONSTRUCTIONS-0.493534 Dec
17	Mrs RANJANA PAUL	GOURI CONSTRUCTIONS-0.493534 Dec
18	Mrs ANJANA PODDAR	GOURI CONSTRUCTIONS-0.493534 Dec
19	Mrs INDIRA PAUL	GOURI CONSTRUCTIONS-0.493534 Dec
20	Mrs MANDIRA DAS	GOURI CONSTRUCTIONS-0.493534 Dec
21	Mrs AMITA PAL	GOURI CONSTRUCTIONS-0.493534 Dec
22	Mr PRATIM PAL	GOURI CONSTRUCTIONS-0.493534 Dec
23	Mrs PROMITA CHOWDHURY	GOURI CONSTRUCTIONS-0.493534 Dec

**Transfer of property for L2**

Sl.No	From	To, with area (Name-Area)
1	Mr BISWANATH PAUL	GOURI CONSTRUCTIONS-0.493534 Dec
2	Mr PRANAB KRISHNA PAUL	GOURI CONSTRUCTIONS-0.493534 Dec
3	Mr PRADEEP KUMAR PAL	GOURI CONSTRUCTIONS-0.493534 Dec
4	Mr DILIP PAUL	GOURI CONSTRUCTIONS-0.493534 Dec
5	Mr SUKUMAR PAUL	GOURI CONSTRUCTIONS-0.493534 Dec
6	Mr RAJKUMAR PAUL	GOURI CONSTRUCTIONS-0.493534 Dec
7	Mrs SANDHYA PAUL	GOURI CONSTRUCTIONS-0.493534 Dec
8	Mrs MANJU TAPADAR	GOURI CONSTRUCTIONS-0.493534 Dec
9	Mr UTTAM KUMAR PAUL	GOURI CONSTRUCTIONS-0.493534 Dec
10	Mrs MANJU PAUL	GOURI CONSTRUCTIONS-0.493534 Dec
11	Mr ASHOK KUMAR PAUL	GOURI CONSTRUCTIONS-0.493534 Dec
12	Mr MADAN GOPAL PAUL	GOURI CONSTRUCTIONS-0.493534 Dec
13	Mrs PARIJAT PAUL	GOURI CONSTRUCTIONS-0.493534 Dec
14	Mrs SWAPNA PAUL	GOURI CONSTRUCTIONS-0.493534 Dec
15	Mrs SHIBANI KUNDU	GOURI CONSTRUCTIONS-0.493534 Dec
16	Mrs PINKI PAL	GOURI CONSTRUCTIONS-0.493534 Dec



	Mr SUBIR KUMAR PAUL	GOURI CONSTRUCTIONS-0.493534 Dec
	Mr PRABIR KUMAR PAUL	GOURI CONSTRUCTIONS-0.493534 Dec
19	Mrs RANJANA PAUL	GOURI CONSTRUCTIONS-0.493534 Dec
20	Mrs ANJANA PODDAR	GOURI CONSTRUCTIONS-0.493534 Dec
21	Mrs INDIRA PAUL	GOURI CONSTRUCTIONS-0.493534 Dec
22	Mrs MANDIRA DAS	GOURI CONSTRUCTIONS-0.493534 Dec
23	Mrs AMITA PAL	GOURI CONSTRUCTIONS-0.493534 Dec
24	Mr PRATIM PAL	GOURI CONSTRUCTIONS-0.493534 Dec
25	Mrs PROMITA CHOWDHURY	GOURI CONSTRUCTIONS-0.493534 Dec

**Transfer of property for L3**

Sl.No	From	To. with area (Name-Area)
1	Mr BISWANATH PAUL	GOURI CONSTRUCTIONS-0.493534 Dec
2	Mr PRANAB KRISHNA PAUL	GOURI CONSTRUCTIONS-0.493534 Dec
3	Mr PRADEEP KUMAR PAL	GOURI CONSTRUCTIONS-0.493534 Dec
4	Mr DILIP PAUL	GOURI CONSTRUCTIONS-0.493534 Dec
5	Mr SUKUMAR PAUL	GOURI CONSTRUCTIONS-0.493534 Dec
6	Mr RAJKUMAR PAUL	GOURI CONSTRUCTIONS-0.493534 Dec
7	Mrs SANDHYA PAUL	GOURI CONSTRUCTIONS-0.493534 Dec
8	Mrs MANJU TAPADAR	GOURI CONSTRUCTIONS-0.493534 Dec
9	Mr UTTAM KUMAR PAUL	GOURI CONSTRUCTIONS-0.493534 Dec
10	Mrs MANJU PAUL	GOURI CONSTRUCTIONS-0.493534 Dec
11	Mr ASHOK KUMAR PAUL	GOURI CONSTRUCTIONS-0.493534 Dec
12	Mr MADAN GOPAL PAUL	GOURI CONSTRUCTIONS-0.493534 Dec
13	Mrs PARIJAT PAUL	GOURI CONSTRUCTIONS-0.493534 Dec
14	Mrs SWAPNA PAUL	GOURI CONSTRUCTIONS-0.493534 Dec
15	Mrs SHIBANI KUNDU	GOURI CONSTRUCTIONS-0.493534 Dec
16	Mrs PINKI PAL	GOURI CONSTRUCTIONS-0.493534 Dec
17	Mr SUBIR KUMAR PAUL	GOURI CONSTRUCTIONS-0.493534 Dec
18	Mr PRABIR KUMAR PAUL	GOURI CONSTRUCTIONS-0.493534 Dec
19	Mrs RANJANA PAUL	GOURI CONSTRUCTIONS-0.493534 Dec
20	Mrs ANJANA PODDAR	GOURI CONSTRUCTIONS-0.493534 Dec
21	Mrs INDIRA PAUL	GOURI CONSTRUCTIONS-0.493534 Dec
22	Mrs MANDIRA DAS	GOURI CONSTRUCTIONS-0.493534 Dec
23	Mrs AMITA PAL	GOURI CONSTRUCTIONS-0.493534 Dec
24	Mr PRATIM PAL	GOURI CONSTRUCTIONS-0.493534 Dec
25	Mrs PROMITA CHOWDHURY	GOURI CONSTRUCTIONS-0.493534 Dec

**Transfer of property for L4**

Sl.No	From	To. with area (Name-Area)
1	Mr BISWANATH PAUL	GOURI CONSTRUCTIONS-0.763767 Dec
2	Mr PRANAB KRISHNA PAUL	GOURI CONSTRUCTIONS-0.763767 Dec



1	Mr PRADEEP KUMAR PAL	GOURI CONSTRUCTIONS-0.763767 Dec
2	Mr DILIP PAUL	GOURI CONSTRUCTIONS-0.763767 Dec
3	Mr SUKUMAR PAUL	GOURI CONSTRUCTIONS-0.763767 Dec
4	Mr RAJKUMAR PAUL	GOURI CONSTRUCTIONS-0.763767 Dec
5	Mrs SANDHYA PAUL	GOURI CONSTRUCTIONS-0.763767 Dec
6	Mrs MANJU TAPADAR	GOURI CONSTRUCTIONS-0.763767 Dec
7	Mr UTTAM KUMAR PAUL	GOURI CONSTRUCTIONS-0.763767 Dec
8	Mrs MANJU PAUL	GOURI CONSTRUCTIONS-0.763767 Dec
9	Mr ASHOK KUMAR PAUL	GOURI CONSTRUCTIONS-0.763767 Dec
10	Mrs MANJU PAUL	GOURI CONSTRUCTIONS-0.763767 Dec
11	Mr ASHOK KUMAR PAUL	GOURI CONSTRUCTIONS-0.763767 Dec
12	Mr MADAN GOPAL PAUL	GOURI CONSTRUCTIONS-0.763767 Dec
13	Mrs PARIJAT PAUL	GOURI CONSTRUCTIONS-0.763767 Dec
14	Mrs SWAPNA PAUL	GOURI CONSTRUCTIONS-0.763767 Dec
15	Mrs SHIBANI KUNDU	GOURI CONSTRUCTIONS-0.763767 Dec
16	Mrs PINKI PAL	GOURI CONSTRUCTIONS-0.763767 Dec
17	Mr SUBIR KUMAR PAUL	GOURI CONSTRUCTIONS-0.763767 Dec
18	Mr PRABIR KUMAR PAUL	GOURI CONSTRUCTIONS-0.763767 Dec
19	Mrs RANJANA PAUL	GOURI CONSTRUCTIONS-0.763767 Dec
20	Mrs ANJANA PODDAR	GOURI CONSTRUCTIONS-0.763767 Dec
21	Mrs INDIRA PAUL	GOURI CONSTRUCTIONS-0.763767 Dec
22	Mrs MANDIRA DAS	GOURI CONSTRUCTIONS-0.763767 Dec
23	Mrs AMITA PAL	GOURI CONSTRUCTIONS-0.763767 Dec
24	Mr PRATIM PAL	GOURI CONSTRUCTIONS-0.763767 Dec
25	Mrs PROMITA CHOWDHURY	GOURI CONSTRUCTIONS-0.763767 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Mr BISWANATH PAUL	GOURI CONSTRUCTIONS-40.00000000 Sq Ft
2	Mr PRANAB KRISHNA PAUL	GOURI CONSTRUCTIONS-40.00000000 Sq Ft
3	Mr PRADEEP KUMAR PAL	GOURI CONSTRUCTIONS-40.00000000 Sq Ft
4	Mr DILIP PAUL	GOURI CONSTRUCTIONS-40.00000000 Sq Ft
5	Mr SUKUMAR PAUL	GOURI CONSTRUCTIONS-40.00000000 Sq Ft
6	Mr RAJKUMAR PAUL	GOURI CONSTRUCTIONS-40.00000000 Sq Ft
7	Mrs SANDHYA PAUL	GOURI CONSTRUCTIONS-40.00000000 Sq Ft
8	Mrs MANJU TAPADAR	GOURI CONSTRUCTIONS-40.00000000 Sq Ft
9	Mr UTTAM KUMAR PAUL	GOURI CONSTRUCTIONS-40.00000000 Sq Ft
10	Mrs MANJU PAUL	GOURI CONSTRUCTIONS-40.00000000 Sq Ft
11	Mr ASHOK KUMAR PAUL	GOURI CONSTRUCTIONS-40.00000000 Sq Ft
12	Mr MADAN GOPAL PAUL	GOURI CONSTRUCTIONS-40.00000000 Sq Ft
13	Mrs PARIJAT PAUL	GOURI CONSTRUCTIONS-40.00000000 Sq Ft
14	Mrs SWAPNA PAUL	GOURI CONSTRUCTIONS-40.00000000 Sq Ft
15	Mrs SHIBANI KUNDU	GOURI CONSTRUCTIONS-40.00000000 Sq Ft
16	Mrs PINKI PAL	GOURI CONSTRUCTIONS-40.00000000 Sq Ft



18	Mr SUBIR KUMAR PAUL	GOURI CONSTRUCTIONS-40.00000000 Sq Ft
19	Mr PRABIR KUMAR PAUL	GOURI CONSTRUCTIONS-40.00000000 Sq Ft
20	Mrs RANJANA PAUL	GOURI CONSTRUCTIONS-40.00000000 Sq Ft
21	Mrs ANJANA PODDAR	GOURI CONSTRUCTIONS-40.00000000 Sq Ft
22	Mrs INDIRA PAUL	GOURI CONSTRUCTIONS-40.00000000 Sq Ft
23	Mrs MANDIRA DAS	GOURI CONSTRUCTIONS-40.00000000 Sq Ft
24	Mrs AMITA PAL	GOURI CONSTRUCTIONS-40.00000000 Sq Ft
25	Mr PRATIM PAL	GOURI CONSTRUCTIONS-40.00000000 Sq Ft
	Mrs PROMITA CHOWDHURY	GOURI CONSTRUCTIONS-40.00000000 Sq Ft

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

Execution is admitted on 17-05-2022 by Mr GOUTAM DAS, Partner, GOURI CONSTRUCTIONS (Partnership Firm), 220, Netaji Colony, City:-, P.O:- Noapara, P.S:-Baranagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700090

Indetified by Mr Subrata Das, , Son of Late Subodh Chandra Das, 31/13, Baghajatin Road, P.O: Baranagar, Thana: Baranagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700036, by caste Hindu, by profession Business

Execution is admitted on 17-05-2022 by Mr Basab Chandra Ghosh, partner, GOURI CONSTRUCTIONS (Partnership Firm), 220, Netaji Colony, City:-, P.O:- Noapara, P.S:-Baranagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700090

Indotified by Mr Subrata Das, , Son of Late Subodh Chandra Das, 31/13, Baghajatin Road, P.O: Baranagar, Thana: Baranagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700036, by caste Hindu, by profession Business

**Executed by Attorney**

Execution by Mrs SWAPNA PAUL, , Daughter of Late Anil Krishna Paul, 7/3, Nim Chand Karar Street, P.O: Ariadaha, Thana: Belgharia, , North 24-Parganas, WEST BENGAL, India, PIN - 700057, by caste Hindu, by profession House wife as the constituted attorney of Mrs PARIJAT PAUL C-1702, Runwal Pride, L.B.S. Marg, P.O: Mulund, Thana: MULUND, , Mumbai, MAHARASHTRA, India, PIN - 400080 is admitted by him

Indetified by Mr Subrata Das, , Son of Late Subodh Chandra Das, 31/13, Baghajatin Road, P.O: Baranagar, Thana: Baranagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700036, by caste Hindu, by profession Business

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 21/- ( E = Rs 21/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 16/05/2022 6:10AM with Govt. Ref. No: 192022230027267631 on 16-05-2022, Amount Rs: 21/-, Bank: AXIS Bank ( UTIB0000005), Ref. No. 323365766 on 16-05-2022, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 40,020/- and Stamp Duty paid by Stamp Rs 5,000/- by online = Rs 35,020/-

Description of Stamp  
1. Stamp: Type: Court Fees, Amount: Rs.10/-  
2. Stamp: Type: Impressed, Serial no 4834, Amount: Rs.5,000/-, Date of Purchase: 14/05/2022, Vendor name: MOUSUMI GHOSH  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 16/05/2022 6:10AM with Govt. Ref. No: 192022230027267631 on 16-05-2022, Amount Rs: 35,020/-, Bank: AXIS Bank ( UTIB0000005), Ref. No. 323365766 on 16-05-2022, Head of Account 0030-02-103-003-02

*[Signature]*

**Sougata Das**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. Belghoria**  
**North 24-Parganas, West Bengal**

On 27-05-2022

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

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

*[Signature]*

**Sougata Das**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. Belghoria**  
**North 24-Parganas, West Bengal**