

07/10/22

1-7752/22



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AG 781767

12/07/2022  
 2001992836/2022  
 5-45 P.M.

~~XXXXXXXXXXXXXXXXXXXX~~  
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~~XXXXXXXXXXXXXXXXXXXX~~

District Sub-Registrar-IV  
 Registrar U/S 7 (2) of  
 Registration Act, 1908  
 Alipora, South 24 Parganas  
 13 JUL 2022  
 12/7/22  
 13/7/22



**DEVELOPMENT AGREEMENT WITH  
 DEVELOPMENT POWER OF ATTORNEY**

To develop the Premises No. 64/8/2/150, Raipur Road, postal address 2/96A, Sree Colony, P.S.-Netaji Nagar, P.O.-Regent Estate, Kolkata-700092, Assessee No. 21-099-04-1750-7 K.M.C. Ward No. 99.

These development agreement with development power of attorney made on this day, month and year written at last hereinafter.

BETWEEN

SRI ANKUR DASGUPTA, son of Anil Baran Dasgupta, having his PAN : AVIPD 9682 L, Aadhar : 3025 5834 9829 and Mobile : 9874845254, by faith-Hindu, by nationality - Indian,

v.c  
 19/10  
 5-45 P.M.  
 12/7/22

A r Ankur Dasgupta

9479

- 8 JUN 2022



No.....Rs. **100/-** Date.....  
 Name:..... P. Roychowdhury..... Advocate  
 Address:..... Alipur Judge's Court  
 Vendor:..... Kolkata - 27

Alipur Collectorate, 24 Pgs. (S)  
**SUBHANKAR DAS**  
**STAMP VENDOR**  
 Alipur Police Court, Kol-27.

① Ankur Dasgupta



4904

② Ankur Dasgupta



4905

③ Sudepa Ghatak



4906

④ Sraboni Ghosh

Full signature with complete information of Identifier

Full signature : Sraboni Ghosh

Miss Sraboni Ghosh  
Advocate

Enrollment No : F/1396/1073 of 2019  
 Alipore Judges' Court, Kolkata-700027  
 Office : 9/29 Netaji Nagar, Kolkata-700092  
 Aadhar : 6024 7113 3236  
 Mobile : 8697502211







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

GRN Details

GRN: 192022230070496221 Payment Mode: Online Payment  
GRN Date: 11/07/2022 15:07:03 Bank/Gateway: State Bank of India  
BRN : IK0BTUGQU2 BRN Date: 11/07/2022 15:07:48  
Payment Status: Successful Payment Ref. No: 2001992836/1/2022  
[Query No\*/Query Year]

Depositor Details

Depositor's Name: GORA CHAND PAUL  
Address: 2/50, NETAJI NAGAR JADAVPUR KOLKATA 700092  
Mobile: 8697502211  
Depositor Status: Buyer/Claimants  
Query No: 2001992836  
Applicant's Name: Mrs SRABONI GHOSH  
Identification No: 2001992836/1/2022  
Remarks: Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001992836/1/2022	Property Registration- Stamp duty	0030-02-103-003-02	9971
2	2001992836/1/2022	Property Registration- Registration Fees	0030-03-104-001-16	30028
<b>Total</b>				<b>39999</b>

IN WORDS: THIRTY NINE THOUSAND NINE HUNDRED NINETY NINE ONLY.



by occupation - Business, residing at 11, Central Park, P.S.- Bansdroni, P.O.- Bansdroni, Kolkata-700070 and **SMT. SUDIPA GHATAK**, daughter of Late Anil Baran Dasgupta, having **PAN : AUOPG 2841 B**, **Aadhar : 4183 3858 4353** and **Mobile : 8981129499**, by faith-Hindu, by nationality - Indian, by occupation - Advocate, residing at 32, Central Park, P.S.-Bansdroni, P.O.-Bansdroni, Kolkata-700070, hereinafter jointly called as the **LAND OWNERS** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, administrators, legal representatives and assigns) **admitted and executed** by self individually **and** hereinafter referred to as the party of the **FIRST PART**.

**AND**

**TARA MAA CONSTRUCTION**, a proprietorship firm, having its **PAN : ARPPP 2861 A** and **Mobile : 9874844066**, its principal place of business at 2/50, Netaji Nagar, P.O. - Regent Estate, P.S. - Netaji Nagar, Kolkata-700092, represented by its proprietor namely **Sri Gora Chand Paul**, son of Late Mahendra Nath Paul, having **PAN : ARPPP 2861 A**, **Aadhar : 6895 0701 4546** and **Mobile : 9874844066**, by faith-Hindu, by nationality-Indian, by occupation - Business, residing at 2/50, Netaji Nagar, P.O. - Regent Estate, P.S. - Netaji Nagar, Kolkata-700092, hereinafter referred as the **DEVELOPER** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) **admitted and executed** by self **and** hereinafter referred to as the party of the **SECOND PART**.

**WHEREAS** the Governor of the State of West Bengal as 'Donor' by a deed of gift which was registered on 20th day of June 2002 at the

*← Anurag Dasgupta*

Additional District Sub-Registration Office, Alipore and has been recorded in its Book No. 1, Volume No. 3, Page from 133 to 136, being No. 184, for the year 2002, transferred, conveyed in favour of **Sri Anil Baran Dasgupta**, son of Late Hem Chandra Dasgupta **all that** piece or parcel of land measuring 2K.-4Ch. more or less of homestead land in E.P. No. 344, S.P. No. 384, in C.S. Plot No. 96(P) & 97(P) of Mouza-Raipur, J.L. No. 33, P.S.-Jadavpur, in the Dist. of 24 Parganas South, Sub-Registration Office at Alipore and the said Sri Anil Baran Dasgupta being 'Donee' accepted the said land by putting his signature on the said deed of gift and also confirm his own possession and thereafter constructed residential building on the above mentioned landed property hereinafter for the sake of brevity referred to as 'the **said property of Anil Baran Dasgupta**'.

**AND WHEREAS** the Governor of the State of West Bengal as 'Donor' by a deed of gift which was registered on 20th day of June 2002 at the Additional District Sub-Registration Office, Alipore and has been recorded in its Book No. 1, Volume No. 3, Page from 129 to 132, being No. 183, for the year 2002, transferred, conveyed in favour of **Sri Salil Dasgupta**, son of Late Hem Chandra Dasgupta **all that** piece or parcel of land measuring 3K.-12Ch.-37sq.ft. more or less of homestead land in E.P. No. 345, S.P. No. 384/1, in C.S. Plot No. 96(P) & 97(P) of Mouza-Raipur, J.L. No. 33, P.S.-Jadavpur, in the Dist. of 24 Parganas South, Sub-Registration Office at Alipore and the said Sri Salil Dasgupta being 'Donee' accepted the said land by putting his signature on the said deed of gift and also confirm his own possession and thereafter

*Anil Baran Dasgupta*



constructed residential building on the above mentioned landed property hereinafter for the sake of brevity referred to as 'the said property of Salil Dasgupta'.

AND WHEREAS thereafter Sri Salil Dasgupta gifted his aforesaid entire property of homestead land measuring about 3K.-12Ch.-37sq.ft. with R.T. shade structure measuring about 500 sq.ft. in favour of his beloved own brother Sri Anil Baran Dasgupta by registering the deed of gift on 7th July 2008, at the office of DSR-I, Alipore, South 24 Pgs. which has been recorded in its Book No. I, Volume No. 130, Page from 21 to 34, being No. 01988 for the year 2008. Thus by virtue of above mentioned deed of gift being No. 184, for the year 2002 and by virtue of above mentioned deed of gift being No.01988 for the year 2008, said Sri Anil Baran Dasgupta become the absolute owner of all that piece or parcel of homestead land measuring about 6K.-37sq.ft. (as per gift deed being No. 184, for the year 2002 — 2K.-4Ch. and as per gift deed being No. 01988 for the year 2008 — 3K.-12Ch.-37sq.ft.) with cement finished R.T. shade structure measuring about 1250sq.ft. (as per gift deed being No. 184, for the year 2002 — 750 sq.ft. and as per gift deed being No. 01988 for the year 2008 — 500sq.ft.) in E.P. No. 344 & 345, S.P. No. 384 & 384/1, C.S. Plot No. 96(P) & 97(P), Mouza-Raipur, J.L. No. 33 and after that said Sri Anil Baran Dasgupta made mutation in favour of him in respect of aforesaid entire property of land with structure and has been recorded as Premises No. 64/8/2/150, Raipur Road, postal address 2/96A, Sree Colony, P.S.-Netaji Nagar, P.O.-Regent Estate, Kolkata-700092, Assessee No. 21-099-04-1750-7 K.M.C. Ward No. 99,

*Anil Baran Dasgupta*

which is morefully explained in the **Schedule-'A'** hereunder written and hereinafter for the sake of brevity referred to as 'the **said land and premises**', free from all encumbrances, charges, liens, lispences, attachments, requisitions, acquisitions and trust of whatsoever nature.

**AND WHEREAS** during enjoying the aforesaid property of Schedule-'A', aforesaid owner Sri Anil Baran Dasgupta died intestate on 15-09-2010 and thereafter his one son Sri Gautam Dasgupta as bachalor died intestate on 29-04-2014 and thereafter his wife Smt. Arati Dasgupta died intestate on 22-04-2017, a Hindu under Dayabagha School of the Hindu Law leaving behind him as legal heirs and successors, one son Sri Ankur Dasgupta and one daughter Smt. Sudipa Ghatak to inherit the said property of Schedule-'A' which was left by deceased Anil Baran Dasgupta. Thus by virtue of inheritance, the above two legal heirs, the party of the First Part herein, Sri Ankur Dasgupta and Smt. Sudipa Ghatak become the joint owners of **all that** piece or parcel of homestead land measuring about 6K.-37sq.ft. with cement finished R.T. shade structure measuring about 1250sq.ft. in E.P. No. 344 & 345, S.P. No. 384 & 384/1, C.S. Plot No. 96(P) & 97(P), Mouza-Raipur, J.L. No. 33, Premises No. 64/8/2/150, Raipur Road, postal address 2/96A, Sree Colony, P.S.-Netaji Nagar, P.O.-Regent Estate, Kolkata-700092. After that made mutation in favour of them and paying KMC property tax for the aforesaid property under Assessee No. 21-099-04-1750-7, K.M.C. Ward No. 99, which is morefully explained in the **Schedule-'A'** hereunder written and hereinafter for the sake of brevity referred to as 'the **said land and premises**', free from all encumbrances, charges, liens, lispences, attachments, requisitions, acquisitions and trust of whatsoever nature.

*Ankur Dasgupta*



**AND WHEREAS** the party hereto of the First Part herein have decided to develop their said land and premises of Schedule-'A' by raising a G+IV storied building as per sanctioned building plan of the Building Department of KMC Borough-X for their better accommodation. The party hereto of the First Part have got no such expertise for construction of building and for that they have decided to develop their said property through a competent developer who has enough credential in the arena of development.

**AND WHEREAS** the party of the Second Part herein after proper inspection of the said land and premises of Schedule-'A' being interested to develop by demolishing and erecting a new G+IV storied building thereon as per sanctioned building plan of the Building Department of KMC Borough-X and has approached to the First Part / the Land Owners herein. The First Part herein considering the proposal of **joint venture program** which have financially viable and agreed to do the same for the mutual benefits of both parties herein.

**AND WHEREAS** the Land Owners of First Part herein and the Developer of Second Part herein jointly have agreed to materialize the said proposal for promotion and development by constructing a new G+IV storied building at the said land and premises of Schedule-'A' hereunder as per sanctioned building plan of the Building Department of KMC Borough-X and discussed the matter at length, resulting which to avoid disputes and differences in future, they have agreed to record the terms & conditions hereinafter mentioned.

*Amarendra G M*



**ARTICLE - I**

Clarification and understading of this presents the following terms which have already being used for several times and will come number of times shall always mean and include :-

1. **Land Owners** : shall mean Sri Ankur Dasgupta and Smt. Sudipa Ghatak, the First Part hereinabove, who have got good and absolute marketable right, title and interest in the said premises of Schedule 'A' hereunder.

2. **Developer** : shall mean Tara Maa Construction of the Second Part hereinabove who undertakes to build a new G+IV storied building thereon as per sanctioned building plan of the Building Department of KMC Borough-X on the said premises of Schedule 'A' hereunder.

3. **Title Deed** : shall mean the deeds and documents referred to hereinabove in the title recital for the Premises No. 64/8/2/150, Raipur Road, postal address 2/96A, Sree Colony, P.S.-Netaji Nagar, P.O.-Regent Estate, Kolkata-700092, Assessee No. 21-099-04-1750-7 K.M.C. Ward No. 99.

4. **No Embargo** : shall mean the schedule mentioned property of land and premises hereinbelow is **not situated** within the Notified and Cantonment area and have **no embargo** and/or restriction imposed by the Local Authority / Competent Authority / Govt. Authority for transferring the land / flat in-question.

5. **Land and Premises** : shall mean the Premises No. 64/8/2/150, Raipur Road, postal address 2/96A, Sree Colony, P.S.-Netaji Nagar, P.O.-Regent Estate, Kolkata-700092, Assessee No. 21-099-04-1750-7 K.M.C. Ward No. 99 which is particularly described in the Schedule 'A'

*Ankur Dasgupta*

hereunder upon which the new G+IV storied building thereon as per sanctioned building plan of the Building Department of KMC Borough-X to be constructed by the Developer.

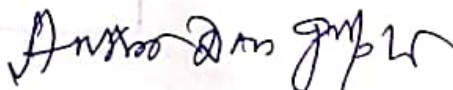
6. **Proposed Building** : shall mean new G+IV storied building thereon as per sanctioned building plan of the Building Department of KMC Borough-X to be constructed at the said premises of Schedule 'A' as per building rules of maximum height and maximum area as permissible.

7. **Building Plan** : shall mean such plan to be prepared by the reputed architect engineer for the construction of the new G+IV storied building thereon as per sanctioned building plan of the Building Department of KMC Borough-X and shall include all such modifications or alterations as may be made by the Developer from time to time as and when required.

8. **The Architect** : shall mean such person/s, firm/s or L.B.S. with requisite qualification who will be appointed by the Developer for designing and planning of the new building to be constructed upon the said property of Schedule-'A'.

9. **Saleable Space** : shall mean the space in the new G+IV storied building available for independent use and occupation by the Developer, hereinafter referred to as the Developer's allocation **and** for independent use and occupation by the Land Owners, hereinafter referred to as the Land Owners' allocation.

10. **Land Owners' Allocation** : shall mean the allocation of the Land Owners which is morefully and particularly described in the **Schedule 'B'** hereunder written.





11. **Developer's Allocation** : shall mean the remaining portion of the new G+IV storied building after providing for the Land Owners' allocation and after making due provision for common facilities and spaces required thereon. The entire allocation of the Developer which is morefully described in the **Schedule 'C'** hereunder written.

12. **Common Facilities and Amenities** : shall mean and include corridors, stair, lift, ways, passages etc. which will be provided by the developer in the new G+IV storied building for all flat owners of the proposed multistoried building shall have the right to enjoy the all common facilities and amenities which is morefully described in the **Schedule 'D'** hereunder written.

13. **Common Expenses** : shall mean and including all expenses on the common facilities and amenities of the building and/or premises to be incurred proportionately by the all flat/unit owners for the management and maintenance which is morefully described in the **Schedule 'E'** hereunder written.

14. **Common Restriction** : shall mean the general restrictions for mutual advantage inherent in the Ownership Flat/Unit Scheme. The Land Owners and Developer shall adopt the same restriction to their respective areas. The covenants and restrictions morefully mentioned in the **Schedule 'F'** hereunder.

15. **Specification** : shall mean and include the new building to be constructed and completed according specification of work schedule mentioned in **Schedule 'G'** hereunder written and will provided by the Developer in those flats under Land Owners' allocation.

16. **Transfer** : with its grammatical variation shall include possession under agreement or part performance of a contract and by any other means in accordance with the Transfer of Property Act.

*A. K. M. D. M. G. M. P. L.*

17. **Intending Buyers** : shall mean all the persons, firm/s, company, organization who is interested to purchase any flat/s and space/s of the said building from the Developer's allocation.

18. **Transferee** : shall mean a Person/s, Firm/s, Company, Association of persons to whom any space in the new building will be transferred from the Developer's allocation.

19. **Force Majeure/unavoidable circumstances** : shall mean floods, earth quake, riot, war, storm, tempest, civil commotion, strikes, lock-out and/or any other fact or commission beyond the control of the parties hereto by which the construction work of the proposed building can be disturbed, stopped or suspended for a considerable time. The parties hereto shall not be considered to be liable for any obligation hereunder to the extent that the performance of the relative obligation was prevented by any Force Majeure.

20. **Consideration** : shall mean and include Land Owners' allocation, shall be constructed as per specifications at the cost of Developer will be treated as consideration to be given to Land Owners against which the Land Owners will transfer the undivided proportionate share of land in the said premises attributable to the Developer's allocation to the Developer and /or its nominee/s.

21. **Additional Consideration** : shall mean and include Land Owners are entitled to receive additional consideration amount to the tune of Rs.30,00,000/- from the Developer other then consideration amount mentioned hereinabove which is clearly mentioned hereinafter in Article - II and Article-III respectively.

22. **Advocate for Developer's Allocation** : shall mean the Advocate appointed by the Developer who will prepare all legal work and documentation for the Developer's allocated area. The deed of

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conveyance shall prepare and to be registered only by the appointed advocate of the Developer **because** the entire building is under the Apartment Ownership Act i.e. drafting of the all units of the building shall be same and identical.

**23. Advocate for Land Owners' Allocation :** shall mean the Advocate appointed by the Land Owners who will observe / prepare all legal work and documentation for the Land Owners' allocated area **subject to considering** that all said documents shall adopt the same covenant of restrictions, common portions and common expenses which are clearly mentioned in Schedule-'D' , Schedule-'E' and Schedule - 'F' hereunder for common interest of all flat owners whether Land Owners' and Developer's allocation in accordance with the practices prevailing in respect of ownership flat/unit building.

**24. Development Power of Attorney :** shall mean the Land Owners shall execute the power of attorney in favour of Developer which is clearly mentioned in the **Article - IV** hereunder.

**25. Project :** shall mean the work of development undertaken to be done by the Developer in pursuance hereof till the development of premises of Schedule 'A' be completed and possession of the flats/units/ spaces are taken over by the individual flat/unit owner both Land Owners' and Developer's allocated area.

**26. Flat/Unit :** the unit of a self contained accommodation of the said building for residential purpose having one or more rooms alongwith kitchen, exclusive user bath and privy as per plan in accordance with the specification of work, schedule to use and enjoy the same exclusively and without any interruption from others alongwith free access and right to

*Arundhan Gupta*

Ingress and egress to and from main entrance togetherwith right of user of common spaces/common portions with other common facilities.

27. **Flat/unit Owner** : shall mean any person who acquired, holds and/or owns any unit in the new building and shall include the Land Owners and Developer for the flats/units held by them.

28. **Alternative Accommodation** : shall mean no alternative accommodation to be provided by the Developer to the Land Owners during the period of construction of the new building at the premises of Schedule - 'A' hereunder till offer the possession of the Land Owners' allocation of Schedule-'B' hereunder.

29. **Development Agreement with Power** : shall mean the instant agreement with power made between the Land Owners and Developer.

30. **Commencement** : shall mean the instant agreement with power be deemed to have commenced with effect from the date of execution and registration before the DSR-IV, Alipore.

## ARTICLE - II

Title, indemnity, declarations, rights and obligations of the party of Land Owners

1. **That** the Land Owners herein declare that they have full right of ownership and are in the possession & enjoyment of the right, title and interest AND they have got good and absolute marketable title, right and interest in said Premises No. 64/8/2/150, Raipur Road, postal address 2/96A, Sree Colony, P.S.-Netaji Nagar, P.O.-Regent Estate, Kolkata-700092, Assessee No. 21-099-04-1750-7 K.M.C. Ward No. 99, which is morefully described in the Schedule 'A' hereunder written

*Amrinder Gumber*

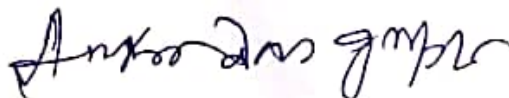


without any interference, disturbance and obstruction whatever from any person whomsoever. The Land Owners are legally entitled to enter into this development agreement with development power of attorney with the Developer herein and the Land Owners hereby undertake to indemnify and keep the Developer indemnify against any loss, damage, claim, action demand and risk whatsoever that may arise in respect of the title of the Land Owners relating to the said property or premises of Schedule 'A' hereunder.

2. **That** the right, title and interest of the Land Owners in the premises of Schedule 'A' is free from all sorts of encumbrances, charges, liens, lispendenses, demands, claims, hindrances, attachments, debts, dues, acquisitions and requisitions whatsoever or howsoever and the Land Owners have not received any notice/s to the effect that the said land and premises of Schedule - 'A' is affected by any scheme of the Govt. of West Bengal or of the C.I.T. or of K.M.D.A. or of K.M.C. and/or any other statutory body at the time of signing of this agreement. The entirety of the premises is in khas and possession of the Land Owners and the Land Owners have not created any lien, gift or trust and not entered into any agreement for sale, transfer, lease, development agreement or otherwise for any purpose regarding the said land and premises of Schedule 'A' or any part thereof. The Land Owners also assures and declare that there is no excess vacant land within the meaning of Urban Law (Ceiling and Regulation) Act 1976 in the Urban Agglomeration Area.

3. **That** the Land Owners hereby declare that there is no proceeding under the Public Demand Recovery Act and there is no suit against the property of Schedule - 'A'.

4. **That** the Land Owners hereby grant exclusive and sole right to the Developer to build new G+IV storied building as per building rules



of maximum height and maximum area as permissible on the said land and premises of Schedule 'A' in accordance with the sanctioned building plan at the cost of Developer and on the other hand the Land Owners shall not bear any such cost whatsoever in respect of the completion of the entire new proposed building.

5. **That** the Land Owners hereby agreed and declare that the Developer shall use the existing water connection line for the project purpose **and** thereafter the Developer shall arrange the water connection, if newly needed, for the new building from the competent authority of KMC Water Department at his own cost. **Be it mentioned here** that at present no electric connection is existing at the said premises of Schedule-'A' which to be newly connected and shall install main service electric meter at the cost of Developer which shall use for the project purpose **and** individual unit meter in the name of the Land Owners and/or their nominees at the proposed new building for the flats of the Land Owners allocation by the supervision of the Developer at the cost of Land Owners herein **and** individual unit meter for the Developer's allocated area in the name of the proposed flat buyers at the cost of said flat buyers of Developer's allocation at their own cost but by the supervision of the Developer.

6. **That** at the time of execution of this agreement, the Land Owners hereby agreed to handover **either** certified copy of all original deeds or notarised authentication copy of all original deeds and papers in connection with the title history of said property of Schedule 'A' clearly mentioned hereinabove to the Developer herein. **Be it mentioned here** that if any need to verify the original documents – at that event the Land

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Owners are duty bound to show the all said documents for verification. In no circumstances the original title documents shall mortgage to any financial authority / institution for sanction of the individual loan and / or mortgage for individual flat of the intending flat buyers of the Developer's allocation.

7. **That** the Land Owners are entitled to receive **additional consideration** amount Rs. 30,00,000/- from the Developer of Second Part herein, out of which (i) Rs.20,00,000/- shall receive on the day of registering the development agreement with development power of attorney and (ii) balance Rs.10,00,000/- shall receive within the maximum period of August 2022 subject to considering the point '18' of Article-II hereinafter clearly mentioned.

8. **That** the Land Owners shall handover peaceful vacant possession of the land and premises of Schedule-'A' in favour of Developer ~~either~~ on the day of registering the development agreement and development power of attorney **or** on the day of obtaining the sanctioned building plan from the competent authority of KMC Building Department of Borough X to construct the new G+IV storied building. After handover of vacant possession of land as above to the Developer, the Developer shall demolish the present existing structure standing upon the said premises of Schedule-'A' at their own cost and shall enjoy the debris out of its own accord.

9. **That** the Land Owners shall pay and bear all property taxes and other dues and outgoings in respect of the said land and premises of Schedule-'A' accruing due before date of handing over the same to the Developer. After completion of the new G+IV storied building the Land

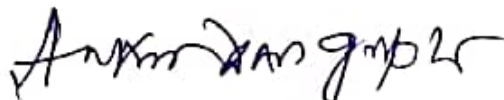
*Amarendra Singh*

Owners are liable to pay municipal taxes after getting possession of respective Land Owners allocation in respect of their share.

10. That the Land Owners hereby agrees and covenant with the Developer not to cause any interference or hindrance in the construction of the new building whereby the Developer shall be prevented from construction and completion of the said new building. The Land Owners shall not do any act or deed or thing hereby the Developer may be prevented from selling, assigning and/or disposing of any portion of the Developer's allocation in the new building. Be it mentioned here that the Land Owners shall have right to visit and see the construction of the building whether the Developer is constructing the building as per sanctioned building plan and as per specification of work schedule mentioned hereunder.

11. That the Land Owners hereby agrees and covenants with the Developer not to let out, grant, lease, mortgage and/or charges the allocated portion of the Developer which clearly mentioned in Schedule-'C' hereunder but shall have all right to let out grant, sale, lease, mortgage and/or charges their allocated portion which clearly mentioned in Schedule-'B' to any person/s, company/ies, firm/s i.e. save and except the Developer's allocation mentioned in Schedule-'C' hereunder.

12. That the Land Owners shall be entitled absolutely to those areas which is clearly mentioned in the Land Owners' allocation of Schedule-'B' hereunder and shall have liberty to deal therewith in any manner whatsoever deem fit and proper. The Land Owners shall have the right & liberty to sell and transfer the respective areas of Schedule-'B' hereunder to any intending buyers in such a price and in such terms & conditions SAVE THAT the Land Owners shall adopt the same covenant





of restrictions, common portions and common expenses which are clearly mentioned in Schedule-'D' , Schedule-'E' and Schedule - 'F' hereunder for common interest of all flat owners whether Land Owners' and Developer's allocation in accordance with the practices prevailing in respect of ownership flat/unit building.

13. **That** in the event, if a co-operative society and/or association be formed, the Land Owners shall become the member of the said society and/or association as the case may be and shall be liable to pay and bear proportionate maintenance charges as well as service charges for maintenance of the common areas and facilities etc. including municipal property taxes in respect of respective Land Owners' allocation and / or Land Owners' portions.

14. **That** the Land Owners shall help the Developer to construct the boundary wall for demarcation of land of Schedule-'A' hereunder at the time of preparation of land plan for registering the 'Boundary Declaration' at the cost and expenses of Developer.

15. **That** for smooth functioning of the development work and for the purpose of construction of the proposed new building, the Land Owners are duty bound to make the **development power of attorney** in favour of the Developer empowering its administrator-in-office to do all acts and deeds required for the construction of the proposed new building and to sale, transfer any flats & car parking spaces of the building to any intending buyers only relating to Developer's allocation and further to execute and register the deed of conveyances in favour of intending buyers which are relating to Developer's allocation. The Development Power of Attorney is clearly mentioned in the **Article-IV** hereunder.



16. **That** the Land Owners hereby agrees and covenants with the Developer, the Land Owners shall have no right and/or liberty to interfere in those transactions made between the Developer and intending buyers for Developer's allocation in manner whatsoever and further the Land Owners shall not be entitled to claim the profit and / or any liabilities of the said venture on Developer's allocation of Schedule-'C' hereunder.

17. **That** the Land Owners shall lend their names and signatures in all papers, plans, documents and deeds those may come on the way of the Developer for successful implementation of the project since the project will be developed in the name of Land Owners.

18. **That** if the project fails without creating any damages of the properties through for no fault of the Developer, the Land Owners are legally duty bound to pay back the additional consideration amount Rs.30,00,000/- with all other amounts if any paid to the Developer of Second Part herein within three months from the day of submitting the letter from the Developer to the Land Owners. After refunding as above, the present development agreement with development power of attorenty shall be cancelled by registering before the DSR-IV, otherwise the Developer herein shall have right to entitle to hold and remain in possession of the premises of Schedule-'A' i.e. it shall always be deemed that the Developer is in possession of the entirety of premises in part of performance of this agreement during the subsistence hereof and the Land Owners shall not be entitled to disturb the possession of the Developer in any manner whatsoever untill refunding the entire amount as aforesaid by the Land Owners to the Developer.

*Amrinder Singh*



19. That the Land Owners herein declare and assures that in the demise of any one or both of the Land Owners during the subsistence of this, heir/s of the said demise Land Owner/s shall sign and execute all papers and/or documents AND shall register a development agreement with development power of attorney in favour of the Developer herein under same terms and conditions of the present registered document to overcome the legal problem to construct the rest work of the G+IV storied building and to complete of the new building, otherwise the Developer have right to take legal action with all costs against the legal heir/s of deceased Land Owner/s.

### ARTICLE - III

Indemnity, declarations, rights and obligations of the party of Developer mentioned hereunder :-

1. That the Developer undertakes to build a new G+IV storied building over the said land and premises of Schedule 'A' in accordance with the sanctioned building plan and in conformity with the specification herewith at their own costs and expenses without claiming any part of investment from the Land Owners in connection with the cost of the proposed building / project including preparation of building plan and all other incidental cost & expenses to be incurred for the said building /project. Be it mentioned here that the Developer shall have to appoint - a professional Civil Engineer or L.B.S. or Firm as Architect to supervise the construction work of the new G+IV storied building.

2. That from the day of handover, the Developer shall be entitled to hold and remain in possession of the premises of Schedule-'A' and

*Arjun Dan Gupta*

It shall always be deemed that the Developer is in possession of the entirety of premises in part of performance of this agreement during the subsistence hereof and the Land Owners shall not be entitled to disturb the possession of the Developer in any manner whatsoever. The Developer shall be entitled to use the premises for setting up a temporary site office and / or quarters for its watch ward and other staff. The Developer shall demolish the present existing structure standing upon the said premises of Schedule-'A' at its own cost & expenses and shall enjoy the debris and salvages out of its own accord.

3. That the Developer is obligated to pay **additional consideration** amount Rs. 30,00,000/- to the Land Owners of First Part herein as per guide line in point '7' of Article-II hereinbefore subject to considering the Point No. '18' of Article - II hereinbefore clearly mentioned.

4. ~~That~~ in connection with the alternative accommodation, Developer is not obligated to provide any alternative accommodation in favour of the Land Owners for their residential purpose with their family members **till the Developer offers possession** of the Land Owners' allocation of Schedule-'B' hereunder i.e. the Land Owners shall reside at their present residential address at Central Park, Bansdroni. **Be it metioned here** that the Developer is obligated only to one existing shop owner to provide **either** alternative place of business **or** time to time adjusted at the premises of Schedule-'A' during construction period for his day to day business purpose till re-shifting to allotted shop area.

5. **That** the Developer shall pay and bear all property taxes and outgoing in respect of the said property of land and premises of Schedule-'A' accruing due as and from the date of handing over vacant





possession of the said property of Schedule-'A' by the Land Owners to the Developer. After completion of the new building, the Developer shall liable to pay the property taxes in respect of Developer's allocation of Schedule-'C' hereunder.

6. **That** the Developer shall complete the construction of the new G+IV storied building as per sanctioned building plan within 24 months from the day of obtaining the sanctioned building plan from the competent authority of Building Department, KMC Borough-X. **Be it mentioned here** that the Developer is committed to apply for the sanctioned building plan within the maximum period of one month from the day of registering the development agreement with development power of attorney **and** shall consider the time limit to obtain sanctioned building plan from the aforesaid competent authority within the maximum period of ten months from the day of submission the proposed building plan. If fails, maximum one month shall be extended to obtain the sanctioned building plan, otherwise the Developer is obligated to the Land Owners to start the construction work without sanctioned building plan subject to considering without life within 24 months from the day of starting the construction work. If sanctioned, the Developer shall handover one copy of the sanctioned building plan to the Land Owners herein for their records. In case the Developer fails to deliver the possession of the entirety of the Land Owners' allocation within the period stipulated hereinabove, then and in such event the Developer shall be granted an extension of a maximum period of 6(six) months and the Developer shall have to complete the project. **Be it mentioned here** that the entire building whether the Land Owners' allocation and / or the

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Developer's allocation shall be completed at the same time in habitable condition to reside the all flat owners at a time. But due to any unavoidable circumstances which are beyond the control of the Developer i.e. Force Majure mentioned in Article - I hereinabove, in that event the time shall be extended after discussion between the parties herein. If the Developer deliverately fails to handover the possession of Land Owners' allocation within the specified extended time subject to considering force majure, in that event the Developer is duty bound to pay an amount of Rs.10,000/- only p.m. to each one of the Land Owners as compensation till the date of handover the peaceful vacant possession of the Land Owners' allocation of Schedule-'B' in habitable condition.

7. That the Developer shall on completion of the new G+IV storied building put the Land Owners in undisputed possession of the Land Owners' allocation. As soon as the new building is completed, the Land Owners shall inspect the Land Owners' allocation of Schedule-'B' hereunder and shall take possession. After taking possession of entirety Land Owners' allocation of Schedule-'B', the Land Owners and/or their nominee/s shall exclusively responsible to make payment of all municipal property taxes, rates, duties and other outgoing and imposition whatsoever payable in respect of the Land Owners' allocation togetherwith liability to pay common expenses for the common areas & utilities. At the time of offering the possession in favour of Land Owners, the Devèloper shall issue and give a 'Letter of Possession' to the Land Owners. The Developer shall be the confirming party in sale deed and sale agrèement in respect of the Land Owners' allocation if the same becomes necessary at the instance of the Land Owners.

*Amrinder Singh*



8. **That** the Developer shall install electric main service metre for the new building at its own cost. Unit meter for the flats of Land Owners allocated area shall install at the cost of Land Owners but under the supervision of the Developer herein.

9. **That** the Developer shall be entitled absolutely to those areas which is clearly mentioned in the Developer's allocation of Schedule-'C' hereunder and shall have liberty to deal therewith in any manner whatsoever deem fit and proper. The Developer shall have the right and liberty to sell and transfer the respective areas of Schedule-'C' hereunder to any intending buyers in such a price and in such terms & conditions as determined by the Developer SAVE THAT the Developer shall adopt the same covenant of restrictions, common portions and common expenses which are clearly mentioned in Schedule-'D', Schedule-'E' and Schedule-'F' hereinbelow for common interest of all flat owners whether Land Owners' and Developer's allocation in accordance with the practices prevailing in respect of ownership flat/unit building.

10. **That** the Developer is entitle to receive the entire consideration amount from the intending buyers against issuing proper receipt thereof from the Developer's allocation without affecting the Land Owners' allocation or Land Owners' interest. Be it mentioned here that the Land Owners are not liable and / or obligated to the aforesaid intending buyers of the Developer's allocation to make refund any amount which the Developer shall receive for the all said intending buyers.

11. **That** the Developer shall have every right to disclaim and/or relinquish any claim from the intending buyer/s and/or shall be entitled to settle any matter with any intending buyer in respect of payment of

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consideration amount or in any issue in any term as the Developer may thing fit and proper.

12. **That** the Developer shall be entitle to deliver the peaceful vacant physical possession of the flats and all other properties to the intending buyers pertaining to the Developer's allocation free from all encumbrances whatsoever from the Land Owners without any obstruction from any quarter. **Be it mentioned here** that the handover of the Developer's allocation in favour of the intending buyers **either** with the same time of handover the Land Owners' allocation in favour of the Land Owners or after the handover the Land Owners' allocation in favour of the Land Owners.

13. **That** for smooth functioning of the development work and for the purpose of construction of the proposed new building, the Developer have right to take the **development power of attorney** from the Land Owners in favour of the Developer empowering its administrator-in-office to do all acts and deeds required for the construction of the proposed new building and to sale, transfer any flats & car parking spaces of the building to any intending buyers only relating to Developer's allocation and further to execute and register the deed of conveyances in favour of intending buyers which are relating to Developer's allocation. The Development Power of Attorney is clearly mentioned in the **Article-IV** hereunder.

14. **That** the Developer shall be entitled to take financial assistance at its own risk and responsibility from any private bank, nationalised bank and/or financial institution for the purpose of the completion of the construction of new building by virtue of the

*Amrinder Singh*



**Developer's allocation** as envisaged in this agreement in Schedule-'C' hereinbelow without infringing the Land Owners' right and interest of the Land Owners' allocation of Schedule-'B' hereunder in any manner whatsoever i.e. only the Developer's allocation shall be mortgaged and never the Land Owners' allocation shall be mortgaged and charged. The Land Owners shall not raise any objection in this respect because Land Owners' allocation is free from all encumbrances whatsoever nature. It is however clarified that in this respect the Land Owners' allocation of Schedule-'B' hereunder as envisaged in this agreement shall not be utilised or be hold liable for such loan amount and the liabilities in regard to the said loan in no way creating responsibilities upon the Land Owners and their family members i.e. the liabilities in regard to the said loan shall create responsibilities only upon the Developer's allocation. **Be it mentioned here** that the above subject matter whether maintaining or not, the Land Owners have right to see the all original title documents time to time at the office of the Developer.

15. **That** the Developer shall act as an independant contractor in constructing the building and hereby undertakes to keep the Land Owners indemnified against all third party claims including any govt., quasi govt., local authorities, electric supply, telephone etc **and** actions arising out of any sort of act of commission of the Developer or in relation to the construction of the said new building.

16. **That** the Developer hereby undertakes to keep the Land Owners indemnified against all action, suits, costs, proceedings and

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claims that may arise out of the Developer's allocation with regard to the development of the said premises of Schedule 'A' and/or in the matter of construction of the building and/or any defect therein.

17. **That** the Developer shall be liable for any income tax, capital gain tax, wealth tax, goods & GST or any other taxes for transferring the Developer's allocation and the Developer shall have to keep the Land Owners indemnified and re-imberseed against all actions, suits, proceedings and expenses in respect thereof.

18. **That** the Developer shall abide by all the safety norms during construction of the new building and follow all statutory and legal norms and keep the Land Owners indemnified until handing over the Developer's allocation to the intending flat buyers.

19. **That** the Developer shall indemnify and keep the Land Owners indemnified in respect of all costs, expenses, liabilities, claims and / or proceedings arising out of any acts done in pursuance of the registered power of attorney as aforesaid.

20. **That** the Developer shall indemnify the Land Owners against all cliams and demands of the suppliers, contractors, workmen and agents of the Developer on the account whatsoever include any accident or other loss. The Developer shall indemnify the Land Owners from any local problems at the time of construction of the building.

21. **That** the Developer shall indemnify the Land Owners against any demand and/or claim made by any unit holder in respect of the Developer's allocation.

*Ankur Dm Gupta*



#### ARTICLE - IV

##### Power of Attorney executed by the Land Owners In favour of Developer :-

That Tara Maa Construction, hereinafter referred to as the **lawful attorney**, to do the following acts, deeds and things on and from the day of commencement of the development agreement till the completion of the venture and shall remain in force till the completion of the venture, that is to say :-

(a) **that** to raise, erect, built the new residential building on the said land and premises of Schedule-'A' as per building plan and as per terms & conditions of the development agreement.

(b) **that** to obtain clearances from government departments and authorities including Fire Brigade, the Kolkata Municipal Corporation, Police and/or any other competent authorities as may be necessary.

(c) **that** to appoint engineers, surveyors, architects and other experts for smooth construction of the new residential building.

(d) **that** to appoint and engage or suspend any worker for the construction work as per development agreement.

(e) **that** to settle any dispute arising in respect of the said premises.

(f) **that** to represent before any court of law whether civil, criminal, taxation and/or tribunal whenever required. To sign and verify plaints and written statements, petitions, objections, memo of appeals, affidavits and applications of all kind and file those in any court of law. To engage and appoint any advocate or counsel wherever required.

(g) **that** to settle, compromise of suits of disputes arising out of and/or in connection with aforesaid land & premises on such terms and

*Ankur Das Gupta*

conditions as the constituted attorney which think fit and proper and to execute such compromise petition for and on our behalf.

(h) **that** to appear and represent before the competent authority of Kolkata Municipal Corporation or any other authority concerned on our behalf as and when our said attorney shall deem fit & proper and also to apply for & to effect mutation of the said land & premises in the record of the Kolkata Municipal Corporation and/or Land Revenue department in favour of our names and to sign all application thereof.

(i) **that** to take all necessary steps for preparing plan/s and sign all the said plan/s including revised plan, modified plan **and** if necessity arises to get the same sanctioned from competent authority of KMC and to complete all relating works according to said plan and sign any type of declaration and / or affidavit on my behalf in connection with the same and registered any kinds of declaration thereto i.e. attorney has empower to sign & register the boundary declaration and all other declarations for sanction of building plan and the attorney has also empower to sign on the proposed building plan on behalf of us which to be sanctioned, if necessity by the competent authority of building department of KMC.

(j) **that** to sign and apply for sanction of drainage/sewerage connection, to obtain electricity, gas, water, telephone or any other nature in the said land and premises of schedule and/or to make alteration therein and to choose down and/or have disconnected the same and for that to sign, execute and submit all papers, applications, documents and plans and to do all other act, deeds, and things as may be deem fit proper.

*Ankur Kumar*



(k) **that** to negotiate on terms for and to agree to and enter into and conclude any agreement for sale for the **Developer's allocation** and sell the same alongwith undivided proportionate share of land attributable thereto in the said premises and/or part thereof to any purchaser or purchasers at such price under absolute discretion of said attorney which the attorney think proper and/or to cancel and/or repudiate the same.

(l) **that** to receive from the intending purchaser or purchasers any earnest money and/or advance or advances and also the balance of purchase money against the said sell of **Developer's allocation** alongwith undivided proportionate share of land attributable thereto in the said premises and/or part thereof and to give good, valid receipt and discharge for the same which will protect the purchaser or purchasers. Upon such receipt as aforesaid, to sign, execute and deliver any conveyance or conveyances of the said property and/or part thereof in favour of the said purchaser or nominee or assignee.

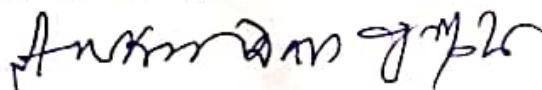
(m) **that** to sign and execute all other deeds, instruments and assurances which our attorney shall consider necessary and to enter into and/or agree to such covenants and conditions as may be required for fully and effectually conveying the said **allocation of Developer** alongwith undivided proportionate share of land attributable thereto in the said premises and/or part thereof. To present any such conveyance or conveyances in respect of said allocation of Developer alongwith undivided proportionate share of land attributable thereto in the said premises and/or part thereof for registration and to admit execution before the competent registration authority for and to have the said conveyance registered and to all acts, deeds and things which said attorney shall consider necessary for sale of the said property and/or part thereof to the purchasers as fully and effectually in all respects.

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(n) **that** the Developer herein is hereby empowered to obtain financial assistance at its own risk and responsibility from any private bank, nationalised bank and/or financial institution for the purpose of the completion of the said construction of the new building by virtue of strength of the **Developer's allocation** as envisaged in the registered development agreement and the Land Owners shall not raise any objection in this respect. It is however clarified that in this respect the Land Owners' allocation as envisaged above shall not be utilised or be hold liable for such loan amount and the liabilities in regard to the said loan in no way shall create any liability or responsibility upon the Land Owners and their family members in any manner whatsoever. It is also assured by the Developer that the original title deed and other original documents in respect of the property of schedule hereunder written shall not be handed over to anybody or any bank or any financial institution but if necessity arises, the Developer shall take prior permission from the Land Owners on written assurance that the Land Owners' allocation shall not be utilised for such hypothecation at the financial institution.

**AND** we the Land Owners hereby agreed that all acts, deeds and things lawfully done by said attorney by virtue of registered general power of attorney shall be deemed as acts, deeds and things done by Land Owners personally and the Land Owners undertake to ratify and confirm all those acts, deeds and things.

**AND** we the Land Owners hereby confirm that this power is irrevocable and shall remain in force till the completion of the venture mentioned without violation of the terms of the said development agreement. **Be it mentioned here that this power does not create, constitute or assume any right & interest on Ownership to the Developer on the schedule of land and premises morefully describe hereinbelow.**





**AND** specifically stated that the schedule mentioned property of land and premises hereinbelow **is not situated** within the Notified and Cantonment area. The schedule mentioned property have **no embargo** and/or restriction imposed by the Local Authority/Competent Authority / Govt. Authority for transferring the land/flat in-question and if restriction prevails, in that event Land Owners will be held responsible for that but the aforesaid problem shall be solved by the decision of the both parties.

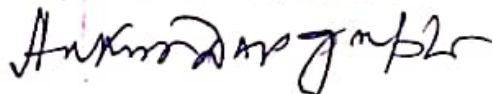
**AND** after completion of the venture mentioned in the said registered development agreement i.e. after registering and handover of Developer's allocation in favour of intending buyers, these power of attorney **shall be considered as revoked.**

**AND** we the Land Owners hereby ratify and confirm all and whatsoever other act or acts our said attorney shall lawfully do, execute or perform or cause to be done, executed or performed in connection with the transfer of Developer's allocated area under and by virtue of this power of attorney.

#### **ARTICLE - V**

##### **Miscellaneous :-**

1. That if the Developer shall require these development agreement to be registered then and in that event upon seven days notice being given to that effect the Land Owners shall remain present at the appropriate registration office to admit & execution of these development agreement and the Developer shall provide proper stamp duty and will make payment all incidental expenses and in no event the Land Owners shall be liable and/or responsible for the same.



2. That the Land Owners and the Developer have entered into the agreement purely as a contract and nothing contained herein shall be deemed to construct as partnership between the parties. The parties can proceed with this development agreement to complete the entire project successfully.

3. That in case any of the parties hereto commit any default in fulfilment of his obligations contained herein and all disputes and differences between the parties hereto regarding the construction or interpretation of any of the terms and conditions herein contained or touching these presents or determination of any liability shall be entitled to specific performance and/or damages before the competent authority of local jurisdiction of court.

4. That both the parties do hereby undertake to co-operate with each other in all respect to materialize the development project within the stipulated time as per terms and conditions mentioned hereinabove and both the parties agreed to discuss between them in respect of any disputes and differences between the parties hereto before any suit at the proper authority of local jurisdiction of court.

5. That this agreement contains the entire agreement of the parties and no oral representation or statement shall be considered valid or binding upon either of the parties nor shall any provision of this agreement be terminated or waived except by written consent of both the parties. Both the parties acknowledge upon signing this agreement, that there are no other conditions, stipulations, representations, guarantees or warranties that have been made by the parties.

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**SCHEDULE 'A' ABOVE REFERRED TO**

**(the said land and premises)**

**ALL THAT** piece or parcel of homestead land measuring little more or less **6K.-37sq.ft.** with right to enjoy, as owners, the common passage attached thereto which was owned by gift deed being No. 01988 for the year 2008 togetherwith cement finished R.T. shade structure measuring little more or less **1250 sq.ft.** in E.P. No. 344 & 345, S.P. No. 384 & 384/1, C.S. Plot No. 96(P) & 97(P), Mouza-Raipur, J.L.No. 33, at the **Premises No. 64/8/2/150, Raipur Road**, postal address **2/96A, Sree Colony**, Kolkata-700092, **P.S.-Netaji Nagar, P.O.-Regent Estate, KMC Ward No. 99, Assessee No. 21-099-04-1750-7, District - South 24 Parganas, S.R. & D.R. Office at Alipore** and the property butted and bounded in the manner following : -

- On the North - 25' wide KMC road
- On the South - E.P. No. 339 & 347
- On the East - E.P. No. 346A & 346B
- On the West - E.P. No. 343 and S.P. No. 386/1

**SCHEDULE 'B' ABOVE REFERRED TO**

**(Land Owners' allocation)**

Save and except the Developer's allocation as described in the Schedule - 'C' hereunder, the Land Owners herein **Sri Ankur Dasgupta** and **Smt. Sudipa Ghatak** are jointly entitled to hold and enjoy 50% of the total constructed area at the new G+IV storied residential building, out of which (i) entire 1st floor of the building consisting three flats, being

*Sri Ankur Dasgupta*

flat No.'1A' for 3BHK, being flat No.'1B' for 2BHK and being flat No.'1C' for 2BHK, (ii) one flat from 3rd floor being flat No.'3A' for 3BHK from entire north side / front road facing, (iii) one flat from 4th floor being flat No.'4B' for 2BHK from south - west side, (iv) one flat from 4th floor being flat No.'4C' for 2BHK from south - east side, (v) shops area on ground floor — 50% of the shops constructed area as per mutual understanding between the parties herein and (vi) car parking area on ground floor — 50% of the car parking constructed areas as per mutual understanding between the parties herein **togetherwith** undivided proportionate share in the land of Schedule-'A' hereinabove **togetherwith** rights on common portions as per Schedule-'D' hereinbelow **togetherwith** liabilities to pay the proportionate cost on common portions of the new building as per Schedule - 'E' hereinbelow **togetherwith** common restrictions as per Schedule - 'F' hereunder written.

**SCHEDULE 'C' ABOVE REFERRED TO**

**(Developer's allocation)**

Save and except the Land Owners' allocation as described in the Schedule - 'B' hereinabove, the Developer is entitled to hold and enjoy 50% of the constructed area at the new G+IV storied residential building. Out of which, (i) entire 2nd floor of the building consisting three flats, being flat No.'2A' for 3BHK, being flat No.'2B' for 2BHK and being flat No.'2C' for 2BHK, (ii) one flat from 3rd floor being flat No.'3B' for 2BHK from south-west side, (iii) one flat from 3rd floor being flat No.'3C' for 2BHK from south-east side, (iv) one flat from 4th floor being flat No.'4A' for 3BHK from entire north side / front road facing, (v) shops area on ground

*Ankita Das Gupta*



floor — 50% of the shops constructed area as per mutual understanding between the parties herein and (vi) car parking area on ground floor — 50% of the car parking constructed areas as per mutual understanding between the parties herein **togetherwith** undivided proportionate share in the land of Schedule-'A' hereinabove **togetherwith** rights on common portions as per Schedule-'D' hereinbelow **togetherwith** liabilities to pay the proportionate cost on common portions of the new building as per Schedule - 'E' hereinbelow **togetherwith** common restrictions as per Schedule - 'F' hereunder written.

**SCHEDULE 'D' ABOVE REFERRED TO**

**(common rights on the common portion for all unit owners)**

- (i) ultimate roof, staircases, lift and lift well.
- (ii) staircase landings on all floors from the ground to the ultimate roof.,
- (iii) common passage,
- (iv) water pump, water tank, reservoir, water pipes, septic tank, all rain water pipes and all other common plumbing installations and sanitary installations.
- (v) common electrical wiring, fittings and fixtures.
- (vi) drainage and sewers.
- (vii) boundary walls and main gates.
- (viii) such other common parts, areas, equipments, fittings, installations, fixtures and spaces in or about the said building as necessary for passage to or user and occupancy of the said units in common and as may be specified and/or terrace and areas including side spaces and back spaces to be left open according to building plan.

*Arundhan*

**SCHEDULE 'E' ABOVE REFERRED TO**

The expenses proportionately shall inter-alia include all expenses for maintaining, operating, repairing, renovating, painting, rebuilding, reconstructing, decorating, replacing, amending, renewing, insurance, litigation, rates & taxes and outgoings and staff expenses for the said building. Any other expenses that may be incurred for rendering maintenance and operation of all the common parts, utilities, facilities, amenities and any other amenities not specifically mentioned.

**SCHEDULE- "F" ABOVE REFERRED TO**

**(Covenants, terms, conditions and obligations to be observed and performed by the all occupiers of the building)**

1. That the common areas and facilities shall remain undivided and no owner of any flat or portion of the said building shall be entitled to make partition or division and/or cause to obstruct and do any act or things whereby the use and enjoyment of the common parts of the said building and/ or said premises be in any way prejudicially effected or vitiated thereof.

2. That the all flat owners will enjoy the ultimate roof for their day to day purposes and the said roof will be maintained by all the flat owners of the said building. Without permission of the flat owners association, all other purpose on the ultimate roof shall be restricted.

3. That none owners or occupiers of the flat in the said building shall at any time demolish or remove or damage or cause to be damaged the flats and/ or any parts thereof for any addition & alteration except for repair and/or

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replace any fixture and fittings and/or reconstruction in case its becoming heavily damaged in the elevation or outside colour scheme of the flat.

4. That none flat owners/occupiers shall throw or accumulate or cause to be thrown or accumulated any dirt, rubbish or other refuses within the compound of the premises or any portion of the said building.

5. That none flat owners shall keep and store in their flat any goods or hazardous or inflammable or combustible nature for which are so heavy as to adversely affect the construction of the structure of the said building excepting the cooking gas or kerosene for cooking purpose.

6. That not to use the flat or any part thereof for any purpose as to cause nuisance, annoyance to the owners and occupiers of the other flats nor shall use or allow the flat to be used for any illegal or immoral purpose.

7. That not to make any noise by use or play on any musical instrument, radio, television or amplifiers beyond permissible limits as per law or do any work to act conduct himself/herself/themselves in such a way that may reasonably cause irritation, annoyance or disturbances to any other resident or neighbour.

8. That none flat owner/s shall have no right to park any two wheeler at the entrance gate of the building and also shall not use the said space to keep his/their cycle.

**SCHEDULE – 'G' ABOVE REFERRED TO**

**(Specification of work schedule)**

Plinth height from the road level shall be 2' approx.

**(1) Foundation :** The foundation of the building shall R.C.C. structure with standard materials

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(2) **Structure** : The main structure of the building shall be of R.C.C. frame structure comprising of R.C.C. column, beam, slab etc.

(3) **Elevation** : Attractive designed from elevation with exclusive finished.

(4) **Walls** : The external walls of the building will be 200/125 mm thick brick & partition walls and inside the flat shall be of 75 mm & 125 mm thick both to be bounded with cement mortar.

(5) **Plastering** : All internal walls shall be plastered with cement and finished with putty. All external walls shall be plastered with cement and sand and painted with snow-cem paints of reputed branded company available in market.

(6) **Flooring and Skirting** : All and other flooring and skirting inside the flat including the balcony shall be made with marble.

(7) **Door** : All doors frame will be made of sal wood and all other doors shall be commercial flushed door. Toilet will have PVC frame & doors. One musical calling bell. Main door of all flats shall be tick wood.

(8) **Window** : All windows shall be aluminum Channel with integrated grill and will be fitted with glass.

(9) **Toilet Fittings** : The toilet will have floor marble finish. Walls shall have 5ft 6 inches glazed marble tiles. All toilets will be provided with concealed plumbing for water each bathroom have only western commode with cistern each toilet will have concealed stop cock alongwith one shower point and two tap points, one gyser point and one basin point will be provide in dining space.

(10) **Kitchen Fittings / Fixtures** : The kitchen will have tiles finish and shall have cooking platform with black stone and granite top alongwith steel sink and 2.5 ceramic tiles on cooking slab. One exhaust fan point.

(11) **Stair** : All landing and steps of stair marble.

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**(12) Electricals :** All electrical lines to be concealed having phenolex copper wires of proper gauge, all priti switch boards to be sheet metals / plug / socket etc. are to be provided on all electrical points. Separate electric meter for each flat alongwith MCB for each flat with meter isolator.

**(13) Electrical Points :** (a) Bed Room – three light points, one fan point, one plug point and two A.C. point only any two bed room, (b) Living / Dining Room – two light points, one fan point, one 15 amp power point, two 5 amp plug point with 2 ceiling fan, (c) Toilet / Kitchen – one light point, one gyser point and one exhaust fan point, (d) Stair – one light point on each landing, (e) Roofs – adequate light point, (f) Ground – adequate light point, (g) Balcony – one 5 amp plug point, one light point, (h) one 15 amp point for washing machine.

**(14) Water Supply :** One under ground water reservoir for storing the Kolkata Municipal Corporation supplied water and two separate overhead water tank, out of which (i) one for Land Owners' allocated area and (ii) one for Developer's allocated area to be provided with adequate horse power capacity of autopump system with motor of a reputed branded company available in the market. Be it mentioned here that the water supply from the overhead water tank shall be scientific i.e. ring line is mandetory for healthy water distribution to each flat.

**Extra charges** for any extra work other than the specifications mentioned hereinabove shall be totally born by the land owners and shall be cleared the payment of the said extra work before taking possèssion of land owner's allocation.

*Handwritten signature*

IN WITNESS we, the said Land Owners and Developer have hereto put our signatures on this the 12<sup>th</sup> day of July 2022.

Signed, sealed and delivered in the presence of following witness.

Full signature with complete address of the following witness.

1. Pulok K. Ghatak  
32 Central Park  
Bansdroni - Kol-70

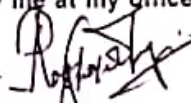
2. Ratam Das.  
A/59 Netaji Nagar  
Kol- 40-

1. Ankur Das Gupta  
2. Sudipa Ghatak

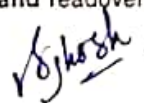
Signature of the Land Owners  
First Part herein  
Sri Ankur Dasgupta  
Smt. Sudipa Ghatak

Signature of the Developer  
Second Part herein  
Tara Maa Construction  
signed by its proprietor  
Sri Gora Chand Paul

As per available documents and informations supplied by parties herein  
Drafted by me at my office :

  
Mr. Punyabrata Roy Chowdhury  
Senior Advocate  
Enrollment No. WB/1422/1980  
Alipore Judges' Court  
Office : 8A, Pallisree, Kol-92,  
Mobile : 98303 29585

Compared the drafting by me with the relevant documents supplied by parties herein and readover before the parties.

  
Miss. Sraboni Ghosh  
Advocate  
Enrollment No : F/1396/1073 of 2019  
Alipore Judges' Court  
Office : 9/29 Netaji Nagar, Kol-92  
Mobile : 8697502211



**MEMO OF CONSIDERATION**

RECEIVED Rs. 20,00,000/- (Rupees twenty lakh) only from the Developer of Second Part herein as part of additional consideration amount out of total consideration amount Rs.30,00,000/-, in the manner as hereunder :

**MEMO**

1. By Cheque No. 000279, dt. 12-07-2022  
on Bank of Baroda.  
in favour of 'Ankur Dasgupta' Rs. 10,00,000.00
2. By Cheque No. 000280, dt. 12-07-2022  
on Bank of Baroda.  
in favour of 'Sudipa Ghatak' Rs. 10,00,000.00

Total : Rs. 20,00,000.00

**Full signature of Witness :-**

1. Alex K. Shetty
2. Ratan Das

1. Ankur Dasgupta
2. Sudipa Ghatak

**Signature of the Land Owners**  
Sri Ankur Dasgupta  
Smt. Sudipa Ghatak



State of Registration under section 60 and Rule 69.

Registered in Book - I

Serial number 1604-2022, Page from 245063 to 245116  
Serial No 160407752 for the year 2022.



Digitally signed by ANUPAM HALDER  
Date: 2022.07.20 10:54:45 +05:30  
Reason: Digital Signing of Deed.

*(Handwritten signature)*

(Anupam Halder) 2022/07/20 10:54:45 AM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS  
West Bengal.

(This document is digitally signed.)













Government of West Bengal



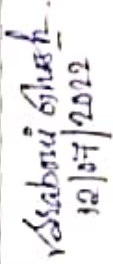
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue  
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16042001992836/2022

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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr ANKUR DASGUPTA 11, CENTRAL PARK, City:- , P.O:- BANSDRONI, P.S:- Bansdroni, District- South 24-Parganas, West Bengal, India, PIN:- 700070	Land Lord			Ankur Dasgupta 12.07.22.
2	Smt SUDIPTA GHATAK 32, CENTRAL PARK, City:- , P.O:- BANSDRONI, P.S:- Bansdroni, District- South 24-Parganas, West Bengal, India, PIN:- 700070	Land Lord			Sudipa Ghatak 12.7.22
3	Mr GORA CHAND PAUL 2/50, NETAJI NAGAR, City:- , P.O.- REGENT ESTATE, P.S.-Jadavpur, District-South 24- Parganas, West Bengal, India, PIN:- 700092	Represent ative of Developer (TARA MAA CONSTR UCTION )			Gora Chand Paul 12/07/22



Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Miss SRABONI GHOSH Daughter of Mr BASUDEB GHOSH 9/29, NETAJI NAGAR, City:- , P.O.- REGENT ESTATE, P.S -Jadavpur, District -South 24-Parganas, West Bengal, India, PIN- 700092	Mr ANKUR DASGUPTA, Smt SUDIPTA GHATAK, Mr GORA CHAND PAUL			 12/07/2022

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



Query No:-16042001992836/2022, 12/07/2022 01:11:18 PM SOUTH 24-PARGANAS (D.S.R. - IV)



ভারত সরকার  
Government of India



Ankur Dasgupta  
Father: ANIL KARAN DASGUPTA



3025 5834 9829

সাধার - সাধারণ মানুষের অধিকার

UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address: 11, CENTRAL  
Road, Kalyani, Burdwan,  
South 24 Parganas, West  
Bengal, 741001

3025 5834 9829



Ankur Dasgupta




आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

ANKUR DASGUPTA  
ANIL BANAN DASGUPTA  
22/08/1966

Parliament Account Number  
AVIPD0602L

*Ankur Dasgupta*  
Signature



*Ankur Dasgupta*



आयकर विभाग

INCOME TAX DEPARTMENT

GORA CHAND PAUL

MAHENDRA NATH PAL L

12/02/1977

Permanent Account Number

ARPPP2861A

*Gora Chand Paul*

Signature



भारत सरकार

GOVT. OF INDIA



*Gora Chand Paul*





ভারত সরকার

Government of India



গোরা চন্দ পাল  
Gora Chand Paul  
পিতা : মহেন্দ্র নাথ পাল  
Father : MAHENDRA NATH PAL

জন্ম তারিখ / DOB: 12/02/1977

বৃত্ত : Male

6895 0701 4546



আমার আধার, আমার পরিচয়



Unique Identification Authority of India

ঠিকানা: S/O মহেন্দ্র নাথ পাল, 2/50  
নেতাজী নগর কলোনি, এম.এস.বি. বোস  
রোড, জাদাবপুর, রেজেন্ট এস্টেট,  
কলকাতা, বিহারত ৭০০০৯২, পশ্চিম  
বঙ্গ, 700092

Address: S/O Mahendra Nath  
Paul, 2/50 NETAJI NAGAR  
COLONY, N. S. C BOSE ROAD,  
JADAVPUR, Regent Estate,  
Kolkata, Regent Estate, West  
Bengal, 700092

6895 0701 4546



1947



help@uidai.gov.in



www.uidai.gov.in

*Gora Chand Paul*







ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার  
Unique Identification Authority of India  
Government of India

উপস্থাপন আইডি / Enrollment No. : 1040/19958/15469

25/11/2012

To  
SRABONI GHOSH  
স্রাবনী ঘোষ  
9/29  
NETAJI NAGAR  
Regent Estate S.O  
Regent Estate, Kolkata  
West Bengal - 700092  
9163411025



KL183553991DF  
18355399



আপনার আধার সংখ্যা/ Your Aadhaar No. :

**6024 7113 3236**

আধার - সাধারণ মানুষের অধিকার

*Sraboni Ghosh*



স্রাবনী ঘোষ  
SRABONI GHOSH  
পিতা : বাসুদেব ঘোষ  
Father : BASUDEB GHOSH  
জন্ম সাল/Year of Birth: 1994  
লিঙ্গ / Female  
**6024 7113 3236**



আধার - সাধারণ মানুষের অধিকার







ভারত সরকার  
 Unique Identification Authority of India  
 Government of India

অনুকরণ আইডি: Enrollment No. 1215/83064/01435

To  
 Sudipa Ghatak  
 সুদীপা গটাক  
 32  
 CENTRAL PARK  
 Kolkata  
 Bahadroni, South 24 Parganas  
 West Bengal - 700070  
 5981129499

KH549818451FT  
 54981845



আপনার আধার সংখ্যা / Your Aadhaar No. :  
**4183 3858 4353**

আধার - সাধারণ মানুষের অধিকার

ভারত সরকার  
 Government of India

সুদীপা গটাক  
 Sudipa Ghatak  
 পিতা: অনিবারন দাসগুপ্ত  
 Father: Anil Baran Dasgupta

জন্ম তারিখ / DOB: 04/02/1964  
 লিঙ্গ / Gender: Female

4183 3858 4353






আধার - সাধারণ মানুষের অধিকার

Self attested:-  
 Sudipa Ghatak

आयकर विभाग  
INCOME TAX DEPARTMENT  
SUDIPA GHATAK  
ANIL BARAN DASGUPTA  
04/02/1964  
Permanent Account Number  
AUOPG2841B  
Sudipa Ghatak  
Signature

भारत सरकार  
GOVT. OF INDIA



PH0550010

Self attested :-  
Sudipa Ghatak

## Major Information of the Deed

Deed No :	I-1604-07752/2022	Date of Registration	13/07/2022
Query No / Year	1604-2001992836/2022	Office where deed is registered	
Query Date	01/07/2022 3:45:08 AM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	SRABONI GHOSH ALIPORE JUDGES COURT, Thana : Alipore, District : South 24-Parganas. WEST BENGAL, PIN - 700027, Mobile No. : 8697502211, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4002] Power of Attorney, General Power of Attorney [Rs : 1/-]. [4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 30,00,000/-]		
Set Forth value	Market Value		
Rs. 4/-	Rs. 63,62,166/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,071/- (Article:48(g))	Rs. 30,060/- (Article:E, E, E.)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: South 24-Parganas, P.S:- Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Raipur Road (Sree Colony), , Premises No: 64/8/2/150, , Ward No: 099 Pin Code : 700092

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :- )		Bastu	6 Katha 37 Sq Ft	2/-	55,18,416/-	Width of Approach Road: 25 Ft.,
<b>Grand Total :</b>				9,9848Dec	2 /-	55,18,416 /-	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1250 Sq Ft.	2/-	8,43,750/-	Structure Type: Structure
Floor No: 1, Area of floor : 1250 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
<b>Total :</b>		1250 sq ft	2 /-	8,43,750 /-	



**Ad Lord Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<p><b>Mr ANKUR DASGUPTA (Presentant )</b>                      Son of Mr ANIL BARAN DASGUPTA 11, CENTRAL PARK, City:- , P.O:- BANSDRONI, P.S:-Bansdroni, District:- South 24-Parganas, West Bengal, India, PIN:- 700070 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AVxxxxxx2L, Aadhaar No: 30xxxxxxxx9829, Status :Individual, Executed by: Self, Date of Execution: 12/07/2022                      , Admitted by: Self, Date of Admission: 12/07/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 12/07/2022                      , Admitted by: Self, Date of Admission: 12/07/2022 ,Place : Pvt. Residence</p>
2	<p><b>Smt SUDIPTA GHATAK</b>                      Daughter of Late ANIL BARAN GHATAK 32, CENTRAL PARK, City:- , P.O:- BANSDRONI, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700070 Sex: Female, By Caste: Hindu, Occupation: Advocate, Citizen of: India, PAN No.: AUxxxxxx1B, Aadhaar No: 41xxxxxxxx4353, Status :Individual, Executed by: Self, Date of Execution: 12/07/2022                      , Admitted by: Self, Date of Admission: 12/07/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 12/07/2022                      , Admitted by: Self, Date of Admission: 12/07/2022 ,Place : Pvt. Residence</p>

**Developer Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<p><b>TARA MAA CONSTRUCTION</b>                      2/50, NETAJI NAGAR, City:- , P.O:- REGENT ESTATE, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700092 , PAN No.: ARxxxxxx1A,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative</p>

**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<p><b>Mr GORA CHAND PAUL</b>                      Son of Late MAHENDRA NATH PAUL 2/50, NETAJI NAGAR, City:- , P.O:- REGENT ESTATE, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700092, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: ARxxxxxx1A, Aadhaar No: 68xxxxxxxx4546 Status : Representative, Representative of : TARA MAA CONSTRUCTION (as SOLE PROPRIETOR)</p>

**Identifier Details :**

Name	Photo	Finger Print	Signature
<p><b>Miss SRABONI GHOSH</b>                      Daughter of Mr BASUDEB GHOSH                      9/29, NETAJI NAGAR, City:- , P.O:- REGENT ESTATE, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700092</p>			
Identifier Of Mr ANKUR DASGUPTA, Smt SUDIPTA GHATAK, Mr GORA CHAND PAUL			

**Transfer of property for L1**

No	From	To. with area (Name-Area)
	Mr ANKUR DASGUPTA	TARA MAA CONSTRUCTION-4.9924 Dec
	Smt SUDIPTA GHATAK	TARA MAA CONSTRUCTION-4.9924 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Mr ANKUR DASGUPTA	TARA MAA CONSTRUCTION-625.00000000 Sq Ft
2	Smt SUDIPTA GHATAK	TARA MAA CONSTRUCTION-625.00000000 Sq Ft



On 12-07-2022

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

Presented for registration at 17:45 hrs on 12-07-2022, at the Private residence by Mr ANKUR DASGUPTA , one of the Executants.

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

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 63,62,166/-

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

Execution is admitted on 12/07/2022 by 1. Mr ANKUR DASGUPTA, Son of Mr ANIL BARAN DASGUPTA, 11, CENTRAL PARK, P.O: BANSDRONI, Thana: Bansdroni, , South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu, by Profession Business, 2. Smt SUDIPTA GHATAK, Daughter of Late ANIL BARAN GHATAK, 32, CENTRAL PARK, P.O: BANSDRONI, Thana: Bansdroni, , South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu, by Profession Advocate

Identified by Miss SRABONI GHOSH, , , Daughter of Mr BASUDEB GHOSH, 9/29, NETAJI NAGAR, P.O: REGENT ESTATE, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700092, by caste Hindu, by profession Advocate

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

Execution is admitted on 12-07-2022 by Mr GORA CHAND PAUL, SOLE PROPRIETOR, TARA MAA CONSTRUCTION (Sole Proprietorship), 2/50, NETAJI NAGAR, City:- , P.O:- REGENT ESTATE, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700092

Identified by Miss SRABONI GHOSH, , , Daughter of Mr BASUDEB GHOSH, 9/29, NETAJI NAGAR, P.O: REGENT ESTATE, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700092, by caste Hindu, by profession Advocate

*(Attent)*

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

On 13-07-2022

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

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

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 30,060/- ( B = Rs 30,000/- ,E = Rs 28/- ,H = Rs 28/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 32/-, by online = Rs 30,028/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 11/07/2022 3:07PM with Govt. Ref. No: 192022230070496221 on 11-07-2022, Amount Rs: 30,028/-, Bank: State Bank of India ( SBIN0000001), Ref. No. IK0BTUGQU2 on 11-07-2022, Head of Account 0030-03-104-001-16












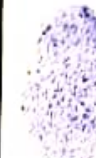

**Statement of Stamp Duty**

certified that required Stamp Duty payable for this document is Rs. 10,071/- and Stamp Duty paid by Stamp Rs 100/-  
online = Rs 9,971/-  
Description of Stamp  
Stamp: Type: Impressed, Serial no 9479, Amount: Rs. 100/-, Date of Purchase: 08/06/2022, Vendor name: S Das  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 11/07/2022 3:07PM with Govt. Ref. No: 192022230070496221 on 11-07-2022, Amount Rs: 9,971/-, Bank:  
State Bank of India ( SBIN0000001), Ref. No. IK0BTUGQU2 on 11-07-2022, Head of Account 0030-02-103-003-02



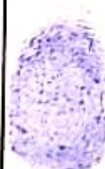




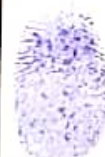
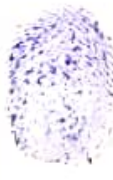


*(Signature)*

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









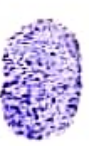




		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name... ANKUR DAS GUPTA.....  
 Signature... Ankur Das Gupta.....

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name... GORA CHAND PAUL.....  
 Signature... Gora Chand Paul.....

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name... SUDIPIA GHATAK.....  
 Signature... Sudipa Ghatak.....



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

12 JUL 2022

