

DEVELOPMENT AGREEMENT

BETWEEN

OWNERS :- SRI RAM CHANDRA SHAW &
OTHERS

AND

DEVELOPER :- M/S. P. S. CONSTRUCTION

DRAFTED BY:-

ABHIJIT GANGOPADHYAY
ADVOCATE
SEALDAH COURT, KOLKATA-700 014
MOBILE NO. 9331059590

4500/2020

①

3853/20

भारतीय नैर न्यायिक INDIA NON JUDICIAL

रु.5000

पाँच हजार रुपये

Rs.5000

FIVE THOUSAND RUPEES

INDIA

पश्चिमबङ्ग पश्चिम बङ्गाल WEST BENGAL

F 508966

2-1358292/2020
20/10/2020
Additional Director of Assurances-II



Certified that the Document is genuine and
legitimate. The Signature is true and the
Document is valid. The Document is
valid for the purpose of the law.

20 OCT 2020

DEVELOPMENT AGREEMENT

This DEED OF DEVELOPMENT AGREEMENT is made on this 20th day of October,
Two Thousand and Twenty (2020).

BETWEEN

16 OCT 2020

PL. NO. 16527 DATE.....

NAME.....

NOO.....

AMT.....

Abhijit Gangopadhyay Advocate

Sealda Court

57552 (Five Thousand only) Kol-14

Mousumi Ghosh

MOUSUMI GHOSH
LICENSED STAMP VENDOR
KOLKATA REGISTRATION OFFICE

Identified by:

Abhijit Gangopadhyay.
Advocate

40, W.N.C. Ganguly

22, Bhattacharya Park Lane,

Kol-36, P.S. 2, P.O. - Baranagar

Dist. RA PPS(N).

ADDITIONAL REGISTRAR
OF INSURANCE-II, KOLKATA

20 OCT 2020



Govt. of West Bengal
Directorate of Registration & Stamp Revenue
e-Challan

GRN: 19-202021-011956058-8
GRN Date: 16/10/2020 18:06:40
BRN: 4414817739914
SBI ePay txn No.: CHE6897415

Payment Mode: Net Banking-SELF
Payment Gateway: SBI EPay-State Bank of India
BRN Date: 16/10/2020 18:08:14
SBI ePay txn Date: 16/10/2020 18:07:17

DEPOSITOR'S DETAILS

Name: AURA SERVICE XPRESS
Contact No.
E-mail:
Address: BEL KOL 83
User Type: Others

Id No.: 2001356292/3/2020

Mobile No. +91 8296777712

Query Year

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	2001356292/3/2020	Property Registration- Registration Fees	0030-03-104-001-16	5021
2	2001356292/3/2020	Property Registration- Stamp duty	0030-02-103-003-02	70021
Total Amount				75042

In Words: Rupees Seventy Five Thousand Forty Two Only.

1) SRI RAM CHANDRA SHAW (having PAN AXIPS 1808B), son of Late Nanda Dulal Shaw, by Occupation- Business, 2) SRI SANJOY SHAW (having PAN BCLPS 2438A), son of late Nanda Dulal Shaw, by Occupation- Business, 3) SMT. JAYSREE KUNDU (having PAN JYTPK 3212E), daughter of Late Nanda Dulal Shaw, wife of Sri Gopal Kundu, by Occupation- Housewife, 4) SMT. SANTI MAJUMDER (having PAN ETAPM 9879L), wife of Sri sakti Pada Majumder, daughter of Late Nanda Dulal Shaw, by Occupation- Housewife, residing at East Dhania, Police Station- Amdanga, Post Office- Masunda, Pin- 743711, District- 24Paragana(North), 5) SMT. PADMA SHAW (having PAN MLSPS 5699L), wife of Late Monilal Shaw, daughter-in-law of Late Nanda Dulal Shaw, by Occupation- Housewife, residing at 27C, Ramdhan Mitra Lane, Kolkata- 700004, Police Station- Shyampukur, Post Office- Shyambazar, 6) SRI SANTOSH KUMAR SHAW (having PAN BLJPS 0888M), son of Late Monilal Shaw, grand son of Late Nanda Dulal Shaw, by Occupation- Service, residing at 27C, Ramdhan Mitra Lane, Kolkata- 700004, Police Station- Shyampukur, Post Office- Shyambazar, 7) SMT. SONALI SHOW (having PAN CTSPS 7843C), daughter of Late Monilal Shaw, grand daughter of Late Nanda Dulal Shaw, by Occupation- Business, residing at 42/B, Raja Raj Ballav Street, Kolkata- 700003, Police Station- Shyampukur, Post Office- Shyambazar, 8) SRI SOMNATH GUPTA, (having PAN BDHPG 1985R), son of Late Manmohan Gupta, grand son of Late Nanda Dulal Shaw, by Occupation- Service, 9) SMT. RAMA SHAW (having PAN BNWPS 8808L), wife of Sk. Salim, daughter of Late Manmohan Shaw, grand daughter of Nanda Dulal Shaw, by Occupation- Service, 10) SMT. GAYATRI GUPTA (having PAN BJCPG 0230Q), daughter of Late Manmohan Gupta, grand daughter of Nanda Dulal Shaw, all are by Faith- Hindu, by Nationality- Indian, Owner no. 1,2,3,8,9 and 10 are residing at- 86, Gopal Lal Thakur Road, Kolkata- 700036, Police Station- Baranagar, Post office- Baranagar, District 24Paragana(North), hereinafter called and referred to as the "OWNERS" (which terms or expression shall unless excluded by or repugnant to the context or subject be deemed to mean and include their respective heirs, executors, successors, administrators, legal representatives and assigns) of the FIRST PART.

AND

M/S, P S CONSTRUCTION (having PAN AANFP 7789C), a partnership concern, having its registered office at 193, Kashinath Dutta Road, Kolkata- 700036, Police Station- Baranagar, Post office- Baranagar, represent by its partners 1) SRI PRASENJIT DE (having PAN ADTPD 1410F), son of Late Sudhin Kumar De, residing at- 10, Paramanick Ghat Lane, Kolkata 700036, Police Station- Cossipore, Post office- Baranagar, District 24 Paragana(North), 2) SRI SHIB SHANKAR GUHA (having PAN AICPG 8754H), son of Late Naresh Chandra Guha, residing at - 1/1H/5, Sristi Dhar Dey Lane, Kolkata 700036, Police Station- Cossipore, Post office- Baranagar, District 24 Paragana(North), and 3) SMT. NAMITA CHAKRABORTY (having PAN AFFPC

1311N), wife of Sri Swapan Chakraborty, residing at - 69/2, Kashi Nath Dutta Road, Kolkata 700036, Police Station- Baranagar, Post office- Baranagar, District 24 Paragana(North), as per Deed of Partnership the said Partners **SRI PRASENJIT DE**, son of Late Sudhin Kumar De, residing at - 10, Paramanick Ghat Lane, Kolkata 700036, Police Station- Cossipore, Post office- Baranagar, District 24 Paragana(North) and **SRI SHIB SANKAR GUHA**, son of Sri Naresh Chandra Guha, residing at - 1/1H/5, Sristi Dhar Dey Lane, Kolkata 700036, Police Station- Cossipore, Post office- Baranagar, District 24 Paragana(North), to do and execute and perform of the following acts, deeds, matters and things viz. hereinafter called and referred to as the "DEVELOPER/ CONFIRMING PARTY" (which terms or expression shall excluding by or repugnant to the context be deemed to mean and include successors-in-office, legal representatives and assigns) of the **SECOND PART**.

WHEREAS Sri Nanda Dulal Shaw is the recorded owner of the B.L.R.O. owned and acquired of the landed property measuring about 0.4188 Acre and/or 25(Twenty Five)cottah 5(Five)chittack 17.93(Seventeen Point Ninety Three)sq.ft. Bastu with Pond, which is lying and situated at Mouza- Baranagar, J.L. no. 5, Touzi no. 1068/2833, comprised in R.S. Dag no. 6015, 6016 and 6029, R.S. Khatian no. 3857, as per record of B.L.R.O. in R.S. Dag no. 6015, R.S.Khatian no. 3857 the landed area of 0.1738 Acre and/or 10(Ten)cottah 8(Eight) chittack 10.73(Ten Point Seventy Three)sq.ft. more or less recorded as Bastu, R.S. Dag no. 6016, R.S.Khatian no. 3857 the landed area of 0.2125 Acre and/or 12(Twelve)cottah 13(Thirteen)chittack 31.5(Thirty One Point Five)sq.ft. more or less recorded as Pond and R.S. Dag no. 6029, R.S.Khatian no. 3857 the landed area of 0.0325 Acre and/or 1(One)cottah 15(Fifteen)chittack 20.7(Twenty Point Seven)sq.ft. more or less recorded as Pond, under the jurisdiction of the Baranagar Police Station, under the local limits of the Baranagar Municipality, Ward no. 3, Holding no. 195, Premises no. 86, Gopal Lal Thakur Road, Kolkata- 700036, District 24 Paragana.

AND WHEREAS the said Sri Nanda Dulal Shaw owned and acquired of the aforesaid landed property and he mutated his name in the assessment record of the Baranagar Municipality and paying taxes in his name.

AND WHEREAS the said Owner seized and possessed of the aforesaid landed property without interruption from any corners and he died intestate on 18th January, 1993 and leaving behind his only wife, Four sons and three daughters namely Smt. Durga Shaw, Sri Monilal Shaw, Sri Ramchandra Shaw, Sri Dilip Shaw, Sri Sanjoy Shaw, Smt. Jayasree Kundu, Smt. Kamala Shaw, Smt. Santi Majumder as his legal heirs, heires and successors of all his moveable and immoveable properties by inheritance and/or under the Hindu Succession Act, 1956.

AND WHEREAS the said legal heirs, heires and successors namely Smt. Durga Shaw, Sri Monilal Shaw, Sri Ramchandra Shaw, Sri Dilip Shaw, Sri Sanjoy Shaw, Smt. Jaysree Kundu, Smt. Kamala Shaw, Smt. Santi Majumder are the co-owners of the aforesaid property and they are the undivided 1/8th share holder of the aforesaid property.

AND WHEREAS the said co-owners seized and possessed of the aforesaid landed property without interruption from any corners and the said co-owner Smt. Kamala Shaw died intestate on 28th March, 2003 and leaving behind her one son and two daughters namely Sri Somnath Gupta, Rama Shaw and Gayatri Gupta as her legal heir, heires and successors of all her moveable and immoveable properties by inheritance and/or under the Hindu Succession Act, 1956. At the time of her death she was divorcee.

AND WHEREAS the said co-owner Smt. Durga Shaw, Sri Dilip Shaw, Sri Monilal Shaw, Sri Ramchandra Shaw, Sri Sanjoy Shaw, Smt. Jaysree Kundu, Smt. Santi Majumder all are the undivided 7/8th share holder, Sri Somnath Gupta, Rama Shaw and Gayatri Gupta are the jointly undivided 1/8th share holder of the aforesaid landed property.

AND WHEREAS the said co-owners seized and possessed of the aforesaid landed property without interruption from any corners and the said co-owner Sri Monilal Shaw died intestate on 5th October, 2009 and leaving behind his only wife, one son and a daughter namely Smt. Padma Shaw, Sri Santosh Kumar shaw and Sonali Show as his legal heir, heires and successors of all his moveable and immoveable properties by inheritance and/or under the Hindu Succession Act, 1956.

AND WHEREAS the said co-owner Smt. Durga Shaw, Sri Dilip shaw, Sri Ramchandra Shaw, Sri Sanjoy Shaw, Smt. Jaysree Kundu, Smt. Santi Majumder all are the undivided 6/8th share holder, Sri Somnath Gupta, Rama Shaw and Gayatri Gupta are the jointly undivided 1/8th share holder, Smt. Padma Shaw, Sri Santosh Kumar shaw and Sonali Show are the jointly undivided 1/8th share holder of the aforesaid landed property.

AND WHEREAS the said co-owners seized and possessed of the aforesaid landed property without interruption from any corners and the said co-owner Sri Dilip Shaw died intestate on 17th February, 2012 and leaving behind his only mother Smt. Durga Shaw, at the time of his death he was unmarried.

AND WHEREAS the said co-owner Smt. Durga Shaw was the 2/8th share holder of the aforesaid property and Sri Ramchandra Shaw, Sri Sanjoy Shaw, Smt. Jaysree Kundu, Smt. Santi Majumder all are the undivided 4/8th share holder, Sri Somnath Gupta, Rama Shaw and Gayatri Gupta are the jointly undivided 1/8th share holder, Smt. Padma Shaw, Sri Santosh Kumar shaw and Sonali Show are the jointly undivided 1/8th share holder of the aforesaid landed property.

AND WHEREAS the said co-owners seized and possessed of the aforesaid landed property without interruption from any corners and the said co-owner Smt. Durga Shaw died intestate on 1st January, 2020 and leaving behind her two sons, two daughters, One pre-deceased daughter-in-law, two pre-deceased grand sons and three pre-deceased grand daughters namely Sri Ram Chandra Shaw, Sri Sanjoy Shaw, Smt. Jaysree Kundu, Smt. Santi Majumder, Smt. Padma Shaw, Sri Somnath Gupta, Sri Santosh Kumar shaw, Rama Shaw, Gayatri Gupta and Sonali Show as her legal heir, heires and successors of all his moveable and immoveable properties by inheritance and/or under the Hindu Succession Act, 1956.

AND WHEREAS the said co-owner namely Sri Ramchandra Shaw, Sri Sanjoy Shaw, Smt. Jaysree Kundu, Smt. Santi Majumder all are the undivided $4/6^{\text{th}}$ share holder, Sri Somnath Gupta, Rama Shaw and Gayatri Gupta are the jointly undivided $1/6^{\text{th}}$ share holder, Smt. Padma Shaw, Sri Santosh Kumar shaw and Sonali Show are the jointly undivided $1/6^{\text{th}}$ share holder of the aforesaid landed property.

AND WHEREAS the said co-owners are the aforesaid landed property and the co-owners enjoying the same free from all encumbrances together with absolute possession with out any interruption from any corner and/or whatsoever together with right to sell, convey and transfer the same to any intending Purchaser or Purchasers as they think fit and proper.

AND WHEREAS the Owners have declared that the said Schedule property is free from all encumbrances and the Developer has inspected all the title document pertaining to the said property and as such satisfied himself to the right, title and the interest of the Owners herein with regard to the said property along with his competency to enter into this instant agreement.

NOW THIS AGREEMENT WITNESSTH AND IT HAS BEEN MUTUALLY AGREED BY AND BETWEEN THE PARTIES HERETO ARE AS FOLLOWS THAT :-

1. That the Owners hereby delivered all the photocopies of the relevant documents i.e. Title Deeds, Tax Receipt, Death Certificates, update Tax receipt, legal heirs certificate and others to the Developer's company for their verification and the Developer's Company themselves hereby satisfied in regards to the same and Owners will also be bound that they will handedover the original aforesaid property papers to the Developer thereto in any manner whatsoever.
2. That the Owners authorized the Developer to develop the said property and to construct G+4 storied residential cum commercial building consisting of different self contained flats and/ or units as per sanctioned plan to be obtained from the Baranagar Municipality by the Developer herein and also developer hereby agree that it will be liable or responsible solely for the security, safety and stability of the newly constructed G+4 storied building and Owners will not be responsible in any matter whatsoever if any damage done regarding construction to the newly constructed G+4 storied building at the time of the construction.
3. That the existing structure presently standing on the said land will be demolished by the Developer herein by their men and agents and the Developer shall have every right to realize the consideration price of the building materials and in that case the Owners shall have no right to raise any objection thereto in any manner whatsoever. During the time of demolition of the said property, incase of any accident or loss of life or legal stay order or any other unfortunate incident occurs, the entire responsibility and

consequences and cost of expenses or necessary compensation shall be borne by the Developer exclusively.

4. That the Developer shall draw a Building Plan through a licensed Architect and the Owners shall review the Plan before signing the same in order to effectuate the said G+4 storied building project. The Developer will be liable to provide a drawing copy of the building plan to the Owners strictly before signing the Plan.

5. That the Developer shall inform to the Owners by the Developer's Company letter head immediately when the proposed building plan gets sanctioned from the Baranagar Municipality along with a photocopy of the Sanction letter and the Sanction Plan should be handedover to the Owners.

6. As per consideration of the said property the Owners herein shall be entitled to get the below mentioned proportion:-

As per consideration of the said property the Owners herein shall entitled to get the proposed G+4 storied building as per the construction area and/or developer shall provide covered area means including proportionate stair area, stair landing and lift of their respective share the proposed G+4 storied building to the Owners as Owners allocation in the following manner:-

- a) Entire Ground Floor except one stair only for the First Floor in front of the building, which will not to be used by the said owners and all flat owners and Tenents, they use only the common stair, lift and other common facilities.
- b) Entire Second Floor.
- c) On the Fourth Floor 50% covered area on the North- East-West side.
- d) The owner namely Sri Santosh Kumar Shaw shall be allocated with one Flat measuring about 500(Five Hundred) sq.ft. covered area on the First Floor, North-East side.

together with undivided proportionate share or interest of underneath land along with proportionate rights on all common areas and facilities with water and electric connection of the proposed G+4 storied building and Owners herein shall also be entitled to get an amounts of Rs. 10,00,000/- (Ten Lakh) only Refundable interested free Security money from the Developer which will be paid by the Developer to the Owners and the payment and allocation mention in the Second Schedule below.

7. That the said Owners after getting the said Owners Allocation they will be executed a Registered Partition Deed for their allocation. The Owners allocation will be effected after registration of a Partition Deed amongs the Owners.

8. That when the entire allocation of Owners will be completely ready and the Developer issues letter for taking of possession by the Owners then the Owners before taking over possession they will return the entire interest free security money within one month.
9. That in lieu of cost and expenses all other flats or units save except Owners Allocation mentioned herein shall be exclusively treated as Developer's Allocation and the Developer solely entitled to appropriate the sale proceeds in respect of the Developer's Allocation of the said proposed G+4 storied building to be constructed as they deem fit and proper and the Owners shall not have no right to claim any financial benefit and/or other benefits to the effect whatsoever.
10. That the Owners shall render all co-operation in favour of the Developer in order to effectuate the construction work of the said proposed G+4 storied building and the Owners should not create any bar or impediment for the same. However, the Owners or any of their representatives shall have every right to visit the site during the time of construction to make rounds or to talk with any workman or architect or engineer or Developer regarding the progress or the quality of work any time. The Developer or their agents will not at all have the power to stop or to make bar on the same.
11. That the Developer shall construct the G+4 storied building at their own costs and expenses and the Owners shall have no liabilities and/or responsibilities in this respect whatsoever.
12. That the Owners shall have to execute a **registered General Development Power of Attorney** in favour of the Developer's Firm to represent their before the concerned Baranagar Municipality and the other Govt. and Semi Govt. offices and local bodies and also to negotiate for sale, entered into agreement for sale and all type of transfer deeds in favour of the intending purchaser or purchasers and to received advances and total money from them in respect of the Developer's Allocation.
13. That the Developer shall submit the proposed building plan before the Baranagar Municipality within 8(Eight) months from the date of execution of this agreement.
14. That the Developer shall handed over the complete habitable peaceful vacant possession of the Owners Allocation within **24 (Twenty Four) months** from the date of vacate possession of the said property. For certain and exceptional cases, the Developer can ask for an extension of the development agreement for maximum period of another **6 (Six) months** from the Owners. The Owners shall not to do anything whereby the construction of the Developer is or shall be hampered or impeded with. In case, any sort of inconveniences or disturbance will occur except any natural calamities or act of god

which is or are beyond the control of the Developer at the time of developing the said building, the Developer may discuss with the Owners to resolve the matter. The time is the essence of this contract.

15. That if the Developer fails to proceed or complete the said building project for their own disturbance, the said Owners will do the said building project with the help of another Developer after expiry of the stipulated period.

16. That the Owners shall be liable of Tenants allocation, Developer extend their hand for negotiation with the Tenants and Developer shall be liable to bear the cost for alternative accommodation to the Owners and also the existing tenants only, whose are residing at the said Premises, this alternative accommodation will be time bound when the Owners will be leaving their property for constructional work to be started from the Developer to hand over the Owners Allocation to the for habitable condition with electric and water connection and the Developer will be serve the 10(Ten) days notice to the Owners for possession their allocation and/or after this time the Developer shall have no liability for their payment of alternative accommodation the Owners shall have full responsibility for their alternative accommodation and the Developer shall take every step immediately after execution of this agreement to negotiate with the Tenants of the said premises for their shifting to any alternative place.

17. That it is also agreed by the parties that the Developer shall construct and complete the said allocation as well as the building as per standard specification annexed herewith and if the Owners shall do any extra works (Extra work means out of the Schedule Work), they will be entitled to do the same through the Developer and the cost and expenses for such extra works, they will be entitled to do the same through the Developer and the costs and expenses for such extra work shall be exclusively belong with the Owners as an advance basis.

18. That it is agreed by the parties that the Developer shall take all necessary steps for obtaining the permanent electricity connection in favour of the Owners but the cost and expances will be bourn by the Owners only.

19. That the Developer shall construct the said proposed G+4 storied building in most workmen like manner by using standard quality materials.

20. That the Developer shall discuss with the Owners and complete the Owners Allocation according to the Owners choice as per specification annexed herewith.

21. That the Owners shall not be responsible for any consequences resulting from bad workmanship or deviation of sanction plan from the actual etc. relates with the said

construction work of the proposed G+4 storied building for which the Developer is or shall be solely responsible.

22. That the Developer shall not pay any pending Municipal tax or tax of Treasury or any sort of pending tax relates of the proposed property whenever required and submit the receipt copy to the Owners. Until and unless the Owners will get their possession in the proposed G+4 storied building, the Developer will bear the cost of expenses of all kind of concurred Taxes of the proposed property.

23. That the Owners from the very date of getting possession of the Owners Allocation shall have to bear the proportionate costs of the consolidated corporation taxes and the revenues and also proportionate costs of the maintenance of the common areas of the proposed building to be constructed.

24. That the Owners shall always remain liable to execute and/or register appropriate Deed of Conveyance to sale, transfer and/or convey in favour of the intending purchaser and/or purchasers along with proportionate undivided share of interest in the land underneath on which the proposed G+4 storied building to be constructed.

25. That the Developer will be liable to take responsibility to provided the Owners Allocation as first priority in the proposed new G+4 storied building.

26. That the Developer shall execute a discussion with the Owners and obtain written permission from the Owners to very and/ or modify the plan or construction subject to sanction of such modified plan from Baranagar Municipality. In that case the Owners may not demand of consideration price and/ or allocation in land or both, whichever suits to the Owners.

27. That save and except the area allotted to the Owners, the Developer shall have exclusive rights to deal with the remaining constructed area or portion of the proposed G+4 storied building to be constructed including it rights to all common areas and/or amenities or facilities provided in the said proposed G+4 storied building and shall have the right to enter into any agreement for sale with prospective buyers or occupiers of the flats as may be chosen and/or selected by the Developer for transfer, sell, grant, lease, of the portion of the building for or at such consideration of construction of such terms and conditions as may be agreed upon by and between the Developer and intending purchaser and/or purchasers and/or occupiers.

28. That though the Developer will have exclusive rights to transfer, sell, grant, lease of the portion of the building of their Allocation, yet they will not have the power by the terms of the Development Agreement to donate, transfer, sell, grant, lease, rent any

portion of the proposed building area to any Meat shop, or Lottery shop or Political office or club or Association under any circumstances.

29. That the Developer shall carry total construction work of the building at their own costs and shall take sale proceeds from the Developer's Allocation of the proposed G+4 storied building to be constructed exclusively and the Owners shall have no objection and as well as no demand in this respect whatsoever.

30. That at the time of booking from the intending purchaser or purchasers for selling out the Developer's Allocation of the proposed G+4 storied building shall be constructed the Developer shall have the liberty to sign the said agreement on behalf of the Owners as the constituted attorney of the Owners by deemed of registered Development Power of Attorney holder.

31. That the selling price or rate of the Developer's Allocation will be fixed by the Developer without any prior permission or consultation with the Owners. The profit and losses which will be earned from the project will be entirely receive or taken away by the Developer and no amount will be adjusted from the Owners Allocation on the account or losses or vice-a-versa on the amount of profit or loss from the Developer's Allocation.

32. That the Developer will be empowered by the Owners to collect earnest and/or advance money or full consideration money from the Developer's Allocation only of the proposed building to be constructed from the intending buyer or buyers and issue money receipt in their company name and in this connection the Owner shall have no objection whatsoever.

33. That in so far as necessary all dealing made by the Developer in respect of the G+4 storied building including agreement for sale or any kind or transfer after receipt of money in respect of Developer's Allocation of the proposed building to be constructed shall be in the name of the Owners for which purpose the Owners undertake to accept the Developer as their agent by executing a Registered General Development Power of Attorney in a form and manner required by the Developer but in this connection it is being well understood, that such dealings shall not in any manner fasten or create any financial liability and/or any kind of responsibility upon the Owners.

34. That the ultimate roof of the said proposed G+4 storied building to be constructed shall always be treated as common with all the flat owners only. It is understood by this development agreement that either both parties will not have the power to situate any type of Mobile Tower or Hoarding or any other commercial instrument at the roof top or any other space of the entire building of the proposed G+4 storied building without taking written permission from the Second Party.

35. That the Developer can amalgamate the said property with other adjacent property or properties at their own cost only after a detail negotiation in price and written consent from the Owners.

36. That if any of the contractual parties contravenes the provision as laid down in this Development Agreement then in that case both the parties shall jointly solve their problems if failed, then aggrieved parties shall have the liberty to sue or seek redress the competent Court of Law of the land realms.

37. That the Developer hereby agree that it shall keep the owners indemnified and harmless against all third party claims or actions arising out of any act or omission or the part of the Developer, its agents, men or labours during the construction after completion and even after handed over the possession to the third party of the proposed building.

38. That if the Developer fails to construction the proposed building in accordance with the plan sanction from the Baranagar Municipality within the stipulated time as stated here in above and/or if there is any deviation from the said sanctioned plan the Developer will be total responsible and answerable to all authorities concerned for such failure and deviation and give compensation.

39. That this agreement shall commence from the date of execution of this agreement and in terms of this agreement the Developer shall be responsible for delivering a photo copy of the COMPLETION CERTIFICATE as regard completion of the proposed G+4 storied building.

40. That for the both parties, if any person died intested so his/her legal heir and heiress have the right to execute this Agreement and General Development Power of Attorney as per the same terms and condition by inheritance and/or by Hindu Succession Act 1956. The legal heir and heiress shall not raise any objection regarding this development agreement and general development power of attorney.

THE FIRST SCHEDULE OF THE ENTIRE PROPERTY ABOVE REFERRED TO

ALL THAT piece or parcel of landed property measuring about 0.4188 Acre and/or 25(Twenty Five)cottah 5(Five)chittack 17.93(Seventeen Point Ninety Three)sq.ft. more or less Bastu with Pond together with tiles shaded structure standing thereon measuring about 2500(Two Thousand Five Hundred) sq.ft. in which 1500 sq.ft. use in residential and 1000 sq.ft. use in commercial, which is lying and situated at Mouza-Baranagar, J.L. no. 5, Touzi no. 1068/2833, comprised in R.S. Dag no. 6015, 6016 and 6029 and L.R. Dag no. 8960, 8961 and 8962, R.S. Khatian no. 3857 and L.R. Khatian no. 11623, as per record of B.L.R.O. in R.S. Dag no. 6015 and L.R. Dag no. 8960, R.S.

Khatian no. 3857 and L.R. Khatian no. 11623 the landed area of 0.1738 Acre and/or 10(Ten)cottah 8(Eight) chittack 10.73(Ten Point Seventy Three)sq.ft. more or less recorded as Bastu, R.S. Dag no. 6016 and L.R. Dag no. 8961, R.S.Khatian no. 3857 and L.R. Khatian no. 11623 the landed area of 0.2125 Acre and/or 12(Twelve)cottah 13(Thirteen)chittack 31.5(Thirty One Point Five)sq.ft. more or less recorded as Pond and R.S. Dag no. 6029 and L.R. Dag no. 8962, R.S.Khatian no. 3857 and L.R. Khatian no. 11623 the landed area of 0.0325 Acre and/or 1(One)cottah 15(Fifteen)chittack 20.7(Twenty Point Seven)sq.ft. more or less recorded as Pond, under the jurisdiction of the Baranagar Police Station, under the local limits of the Baranagar Municipality, Ward no. 25, Holding no. 195, Premises no. 86, Gopal Lal Thakur Road, Kolkata- 700036, District 24 Paragana(North), which is butted and bounded as follows :-

<u>ON THE NORTH</u>	: by property of Chittaranjan Pal
<u>ON THE SOUTH</u>	: by Bengal Immunity Co.
<u>ON THE EAST</u>	: by Property Dharendra Nath Dasgupta
<u>ON THE WEST</u>	: by Gopal Lal Tagore Road

SECOND SCHEDULE (OWNERS ALLOCATION)

As per consideration of the said property the Owners herein shall entitled to get the proposed G+4 storied building as per the construction area and/or developer shall provide covered area means including proportionate stair area, stair landing and lift of their repective share the proposed G+4 storied building to the Owners as Owners allocation in the following manner:-

- a) Entire Ground Floor except one stair only for the First Floor infront of the building, which will not to be used by the said owners and all flat owners and Tenents, they use only the common stair, lift and other common facilities.
- b) Entire Second Floor.
- c) On the Fourth Floor 50% covered area on the North- East-West side.
- d) The owner namely Sri Santosh Kumar Shaw shall be allocated with one Flat measuring about 500(Five Hundred) sq.ft. covered area on the First Floor, North-East side.

together with undivided proportionate share or interest of underneath land along with proportionate rights on all common areas and facilities with water and electric conection of the proposed G+4 storied building and Owners herein shall also be entitled to get an

amounts of Rs. 10,00,000/- (Ten Lakh) only Refundable interested free Security money from the Developer which will be paid by the Developer to the Owners as follows:

a)	At the time of signing this Development Agreement	Rs. 5,00,000.00
b)	Rest amounts will be paid at the time of Sanction Plan	Rs. 5,00,000.00
		<u>Total Rs. 10,00,000.00</u>

DEVELOPER'S ALLOCATION

Save and except the aforesaid Owners Allocation all other constructed areas of the proposed G+4 storied building will be treated as Developer's Allocation in the following manner:-

- a) First Floor excepting 500(Five Hundred) sq.ft. on the North-East side the remaining portion of that floor shall be entitled to get the Developer's only.
- b) Entire Third Floor.
- c) On the Fourth Floor 50% covered area on the East-South-West side.

together with undivided proportionate share or interest of underneath land along with proportionate rights on all common areas and facilities of the proposed G+4 storied building.

THE THIRD SCHEDULE (SPECIFICATION)

FOUNDATION :

R.C.C. framed structure as per municipal approved design after base treatment and all exterior brick work 8" thick with approve quality brick, 5" between two Flats and 3" between two rooms in its Flat.

FLOOR :

All floors of bed rooms, dining and drawin-room, verandahs, kitchen and toilet will be finish with Marble.

KITCHEN :

On table installed with Black stone and 2ft. hight glaze tiles on the cooking platform (while tiles of above cooking platform to protect the oil spot).

TOILET :

On the main toilet, Indian type pan will be installed and W.C. toilet angel Indian type pan within installed and plumbing of hot and cold water.

WINDOW :

All windows will be made on M.S. grill with aluminium shutter (2/3 phase where ever will required) window with Black glass fittings.

DOOR :

All Door Frame will be standard quality wood and all doors will be flush door.

WATER SUPPLY :

Deep tube-well by overhead tank.

PLUMBING :

Inside of the all toilet pipe line will be cocelled.

ELECTRIC :

Electric will be conceal type with reputed cable safety and maintainance and bed room will be provided 3(Three) points for light, 1(One) fan point, 1(One) 5 Amp. plug point, 1(One) 15 Amp. plug point and 1(One) A.C. point, drawing/ dining will be provided 3(Thre) points for light, 1(One) fan point, 1(One) 5 Amp. plug point and 2(Two) 15 Amp. plug point, kitchen will be provided 1(One) point for light, 1(One) exhaust fan point, 1(One) Mixy point and 1(One) Micro oven point, toilet will be provided 1(One) point for light, 1(One) exhaust fan point and 1(One) Gizer point and 1(One) calling bell point.

WALL :

wall will be finished by Putty.

MAINTAINANCE :

For over all maintainance of the building the developer advice the owners of all flats to be a member of a committee will in advance against nominal subscription. The activity of the said committee will effect after taking possession of the flat and members will control it only.

It is agreed by both the parties that the pond shall not fill up ^{the pond} ~~with the~~ without ~~per~~ receiving permission from the proper authority.

Sanjoy Shaw
Sanjoy Shaw

Pranjit De
Pranjit De

TOILET :

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It is agreed by both the parties that the pond shall not fill-up ^{the pond} ~~with the~~ without ~~receiving~~ permission from the proper authority.

Sanjoy Shaw

Pranjit De

INWITNESS WHEREOF all the parties herein have hereunto set and subscribed in their respective hands and seals on the day, month and year first above written.

SIGNED, SEALED & DELIVERED

At Kolkata in presence of the

WITNESESS:-

1. *Apurva Ghanta*
42 M.N.K. (R.O. ABC)
KOL-36

2. *Anita Ghosh*
86/G.L.T. Rd.
KOL - 36

R.C. Shal

Samjoy Shaw

Joydree Kundu

Saori Majumder

Padmaj Shaw

Santosh Kumar Shaw

Somali SHAW

Sam Math Gault

Roma Shaw

SURY AT SLOTH

SIGNATURE OF THE OWNERS

P.S. CONSTRUCTION

Pranab De *Shri Shankar Gupta*
PARTNER PARTNER

SIGNATURE OF THE DEVELOPER

Drafted by :

Abhijit Gangopadhyay

Abhijit Gangopadhyay,
Advocate

Sealdah Court, Kol- 14.

Enrol. no. WB/3189/99.

MEMO OF THE CONSIDERATION

RECEIVED of and from the within named Developer a total sum of Rs. 5,00,000/- (Five Lakh) only in terms of this Development Agreement as per Memo below:

MEMO

<u>Cheque no.</u>	<u>Date</u>	<u>Bank</u>	<u>Amounts</u>
001599	20-10-2020	Bank of Baroda	83,333.00
001600	- do -	- do -	83,333.00
001601	- do -	- do -	83,333.00
001602	- do -	- do -	83,333.00
001603	- do -	- do -	27,777.00
001604	- do -	- do -	27,777.00
001605	- do -	- do -	27,777.00
001606	- do -	- do -	27,777.00
001607	- do -	- do -	27,777.00
001608	- do -	- do -	27,777.00
			<u>Rs. 5,00,000.00</u>

Total Rs. Five Lakh only.

R.C.Ghal

Joydeep Kundu

Padma Shaw

Somali Shaw

Rama Shaw

Samjoy Shaw

Sanki Majumder

Santosh Kumar Shaw

Somnath Ghosh

সম্পূর্ণ প্রাপ্ত

WITNESSES :-

1. Anon Majumder
424, L.K. Road,
KOL-36

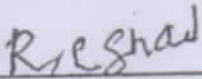
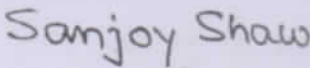
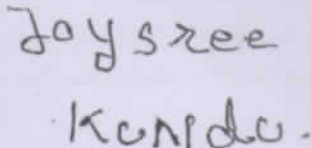
2. Anita Ghosh

86/G.H.T.Rd

KOL - 36

SIGNATURE OF THE OWNERS

PAGE NO. —
SPECIMEN FORM FOR TEN FINGERPRINTS

SL. No.	Signature of the Executants/ Presentants					
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		(Left Hand)				
						
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		(Right Hand)				
						
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
						
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
						

PAGE NO. —
SPECIMEN FORM FOR TEN FINGERPRINTS

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			(Left Hand)			
		Thumb	Fore	Middle	Ring	Little
			(Right Hand)			
	 <i>Samneth Gupta</i>	Little	Ring	Middle	Fore	Thumb
			(Left Hand)			
		Thumb	Fore	Middle	Ring	Little
			(Right Hand)			
	 <i>Rama Shaw</i>	Little	Ring	Middle	Fore	Thumb
			(Left Hand)			
		Thumb	Fore	Middle	Ring	Little
			(Right Hand)			

PAGE NO. —
SPECIMEN FORM FOR TEN FINGERPRINTS

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		(Left Hand)				
	 Sanku Majumder					
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
						
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
	Padma  Padma Shaw					
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
						
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
	Santosh  Santosh Kumar					
		Thumb	Fore	Middle	Ring	Little
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PAGE NO. —
SPECIMEN FORM FOR TEN FINGERPRINTS

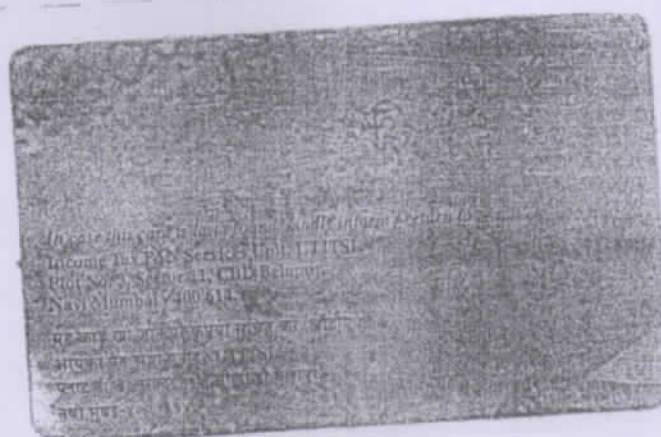
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		(Right Hand)				
						
	 <i>Pranjal De</i>	Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
						
	 <i>Shib Shankar Ghosh</i>	Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
						



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Income Tax PAN Services Unit, UTHSL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

यह कार्ड खो जाने पर कृपया सूचित करें/सीटाए :
आपका पेन सेवा यूनिट, UTHSL
प्लॉट नं: 3, सेक्टर 11, सी.बी.डी. बेलपुर,
नवी मुंबई-400 614.

R. Shaw



Sanjoy Shaw



JOYSREE KUNDU

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
MLSPS5699L

पदम / नाम
PADMA SHAW

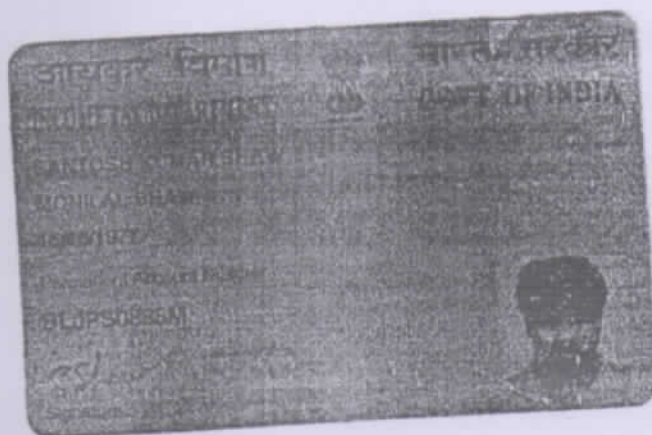
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LAKSHMAN SHAW

जन्म तिथि / Date of Birth
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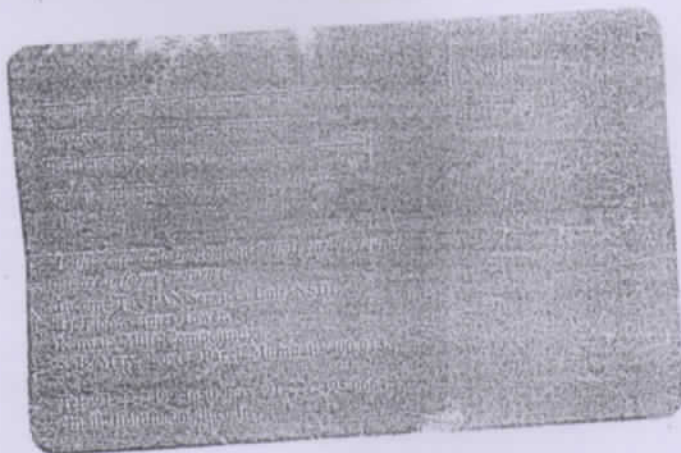
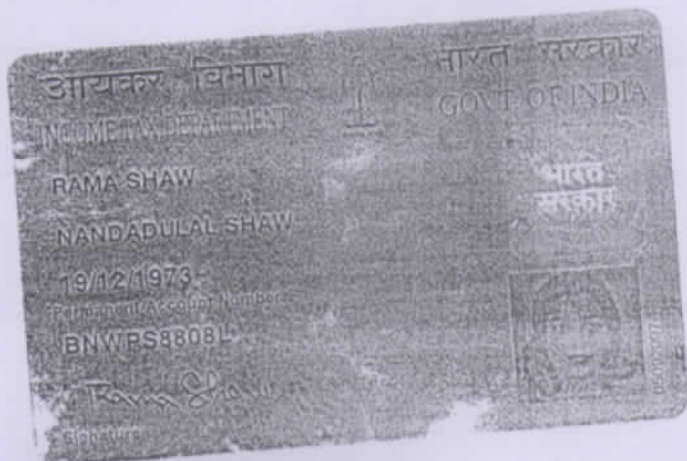
2012019

पदम शर्मा
20/06/1960

Padma Shaw



Santosh Kumar Sharma



Rama Shaw



Somali Shaw

आयकर विभाग
 INCOME TAX DEPARTMENT
 SOMNATH GUPTA
 MANMOHAN GUPTA
 18/04/1974
 Permanent Account Number
 BDHPG1985R
 Somnath Gupta
 Signature

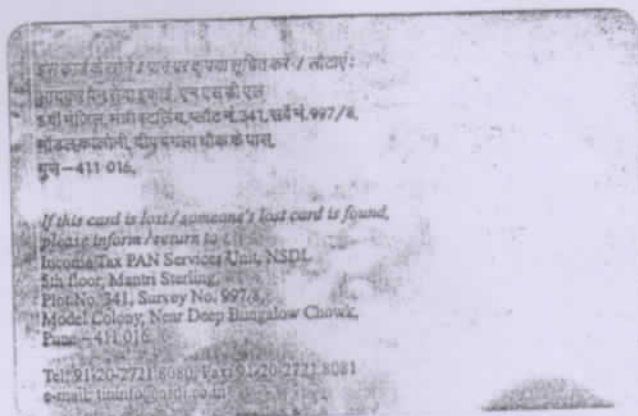
भारत सरकार
 GOVT. OF INDIA




आयकर विभाग / Income Tax Department / भारत सरकार / Govt. of India
 नेशनल डेटा सेंटर / National Data Centre
 भारतीय स्टाम्प प्रिंटिंग प्रेस / Indian Stamp Printing Press
 भारत सरकार - 411 005

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 Income Tax PAN Services Unit, NSDL
 3rd Floor, Sapphire Chambers,
 Near Bhatnagar Telephone Exchange
 Bhatnagar, Pune - 411 005
 Tel: 020-2271 2051 Fax: 020-2271 4081
 e-mail: info@nsdl.co.in

Somnath Gupta

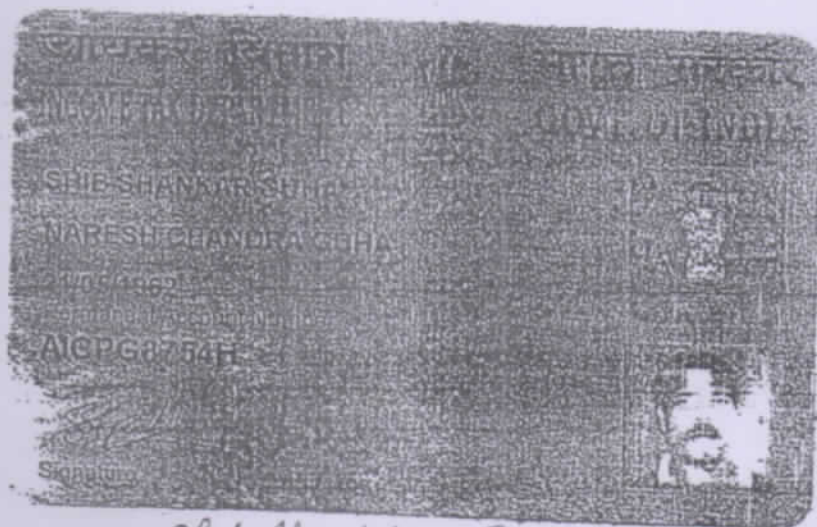


आय श्री गुप्ता.



P.S. CONSTRUCTION

Pranjal De *Shub Shankar Gubli*
PARTNER PARTNER



Shub Shankar Gada

स्थायी सेवा संख्या /PERMANENT ACCOUNT NUMBER
ADTPD1410F



नाम /NAME
PRASENJIT DE

पिता का नाम /FATHER'S NAME
SUDIN KUMAR DE

जन्म तिथि /DATE OF BIRTH
23-01-1972

हस्ताक्षर /SIGNATURE

Prasenjit De

Prasenjit De

आयकर अधीक्षक, प.प. ३१

COMMISSIONER OF INCOME-TAX, W.B. XI

Prasenjit De

X

Major Information of the Deed

No.:	I-1902-03853/2020	Date of Registration	20/10/2020
Query No / Year	1902-2001356292/2020	Office where deed is registered	
Query Date	14/10/2020 5:50:57 PM	1902-2001356292/2020	
Applicant Name, Address & Other Details	Abhijit Gangopadhyay 22, Bhattacharya Para Lane, Thana : Baranagar, District : North 24-Parganas, WEST BENGAL, PIN - 700036, Mobile No. : 9331059590, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 5,00,000/-]		
Set Forth value	Market Value		
Rs. 5/-	Rs. 4,53,59,633/-		
Stamp duty / Paid (SD)	Registration Fee Paid		
Rs. 75,021/- (Article:48(g))	Rs. 5,105/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

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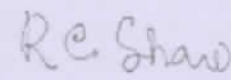
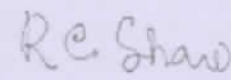
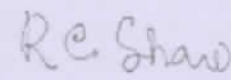
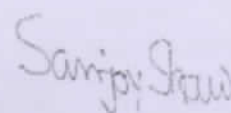
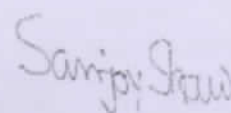
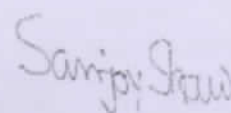
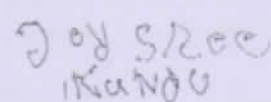
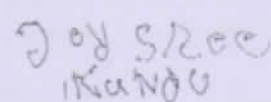
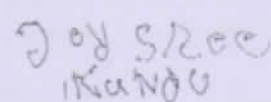
District: North 24-Parganas, P.S:- Baranagar, Municipality: BARANAGAR, Road: Gopal Lal Thakur Road, Mouza: Baranagar, Premises No: 86, JI No: 5, Pin Code : 700036

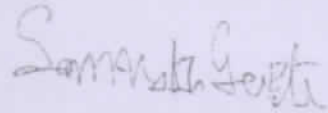
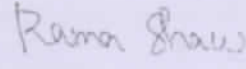
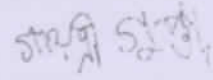
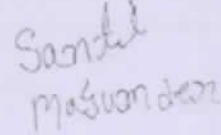
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L2	RS-8961	RS-11623	Pukur	Pukur	12 Katha 13 Chatak 31.5 Sq Ft	1/-	2,03,00,534/-	Property is on Road
L3	RS-8962	RS-11623	Pukur	Pukur	1 Katha 15 Chatak 20.7 Sq Ft	1/-	31,04,787/-	Property is on Road
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Grand Total :					41.8067Dec	3 /-	441,59,633 /-	

Structure Details :

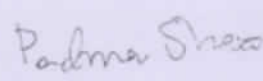
Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
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S2	On Land L1	1000 Sq Ft.	1/-	7,50,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1000 Sq Ft., Commercial Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
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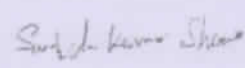
Sl. No	Name, Address, Photo, Finger print and Signature												
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Name	Photo	Finger Print	Signature										
Mr Ram Chandra Shaw Son of Late Nanda Dulal Shaw Executed by: Self, Date of Execution: 20/10/2020 , Admitted by: Self, Date of Admission: 20/10/2020 ,Place : Office													
20/10/2020		LTI 20/10/2020	20/10/2020										
2	<table border="1"> <thead> <tr> <th>Name</th><th>Photo</th><th>Finger Print</th><th>Signature</th></tr> </thead> <tbody> <tr> <td> Mr Sanjoy Shaw (Presentant) Son of Late Nanda Dulal Shaw Executed by: Self, Date of Execution: 20/10/2020 , Admitted by: Self, Date of Admission: 20/10/2020 ,Place : Office </td><td>  </td><td>  </td><td>  </td></tr> <tr> <td>20/10/2020</td><td></td><td>LTI 20/10/2020</td><td>20/10/2020</td></tr> </tbody> </table> 86, Gopal Lal Thakur Road, 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.:: BCxxxxxx8A,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 20/10/2020 , Admitted by: Self, Date of Admission: 20/10/2020 ,Place : Office	Name	Photo	Finger Print	Signature	Mr Sanjoy Shaw (Presentant) Son of Late Nanda Dulal Shaw Executed by: Self, Date of Execution: 20/10/2020 , Admitted by: Self, Date of Admission: 20/10/2020 ,Place : Office				20/10/2020		LTI 20/10/2020	20/10/2020
Name	Photo	Finger Print	Signature										
Mr Sanjoy Shaw (Presentant) Son of Late Nanda Dulal Shaw Executed by: Self, Date of Execution: 20/10/2020 , Admitted by: Self, Date of Admission: 20/10/2020 ,Place : Office													
20/10/2020		LTI 20/10/2020	20/10/2020										
3	<table border="1"> <thead> <tr> <th>Name</th><th>Photo</th><th>Finger Print</th><th>Signature</th></tr> </thead> <tbody> <tr> <td> Mrs Joysree Kundu Daughter of Late Nanda Dulal Shaw Executed by: Self, Date of Execution: 20/10/2020 , Admitted by: Self, Date of Admission: 20/10/2020 ,Place : Office </td><td>  </td><td>  </td><td>  </td></tr> <tr> <td>20/10/2020</td><td></td><td>LTI 20/10/2020</td><td>20/10/2020</td></tr> </tbody> </table> 86, Gopal Lal Thakur Road, P.O:- Baranagar, P.S:- Baranagar, District:-North 24-Parganas, West Bengal, India, PIN - 700036 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: JYxxxxxx2E,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 20/10/2020 , Admitted by: Self, Date of Admission: 20/10/2020 ,Place : Office	Name	Photo	Finger Print	Signature	Mrs Joysree Kundu Daughter of Late Nanda Dulal Shaw Executed by: Self, Date of Execution: 20/10/2020 , Admitted by: Self, Date of Admission: 20/10/2020 ,Place : Office				20/10/2020		LTI 20/10/2020	20/10/2020
Name	Photo	Finger Print	Signature										
Mrs Joysree Kundu Daughter of Late Nanda Dulal Shaw Executed by: Self, Date of Execution: 20/10/2020 , Admitted by: Self, Date of Admission: 20/10/2020 ,Place : Office													
20/10/2020		LTI 20/10/2020	20/10/2020										

Name	Photo	Finger Print	Signature
Mr Somnath Gupta Son of Late Manmohan Gupta Executed by: Self, Date of Execution: 20/10/2020 , Admitted by: Self, Date of Admission: 20/10/2020 ,Place : Office	 20/10/2020	 LTI 20/10/2020	 20/10/2020
86, Gopal Lal Thakur Road, P.O:- Baranagar, P.S:- Baranagar, District:-North 24-Parganas, West Bengal, India, PIN - 700036 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: BDxxxxxx5R,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 20/10/2020 , Admitted by: Self, Date of Admission: 20/10/2020 ,Place : Office			
5 Rama Shaw Wife of Sk. Salim Executed by: Self, Date of Execution: 20/10/2020 , Admitted by: Self, Date of Admission: 20/10/2020 ,Place : Office	 20/10/2020	 LTI 20/10/2020	 20/10/2020
86, Gopal Lal Thakur Road, P.O:- Baranagar, P.S:- Baranagar, District:-North 24-Parganas, West Bengal, India, PIN - 700036 Sex: Female, By Caste: Muslim, Occupation: Service, Citizen of: India, PAN No.: BNxxxxxx8L,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 20/10/2020 , Admitted by: Self, Date of Admission: 20/10/2020 ,Place : Office			
6 Mrs Gayatri Gupta Daughter of Late Manmohan Gupta Executed by: Self, Date of Execution: 20/10/2020 , Admitted by: Self, Date of Admission: 20/10/2020 ,Place : Office	 20/10/2020	 LTI 20/10/2020	 20/10/2020
86, Gopal Lal Thakur Road, P.O:- Baranagar, P.S:- Baranagar, District:-North 24-Parganas, West Bengal, India, PIN - 700036 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: BJxxxxxx0Q,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 20/10/2020 , Admitted by: Self, Date of Admission: 20/10/2020 ,Place : Office			
7 Mrs Santi Majumder Wife of Mr Sakti Pada Majumder Executed by: Self, Date of Execution: 20/10/2020 , Admitted by: Self, Date of Admission: 20/10/2020 ,Place : Office	 20/10/2020	 LTI 20/10/2020	 20/10/2020

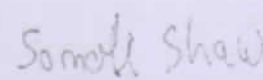
st Dhania, P.O:- Masunda, P.S:- Amdanga, District:-North 24-Parganas, West Bengal, India, PIN 743711 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: ETxxxxxx9L, Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 20/10/2020
 , Admitted by: Self, Date of Admission: 20/10/2020 ,Place : Office

8	Name	Photo	Finger Print	Signature
	Mrs Padma Shaw Wife of Late Monilal Shaw Executed by: Self, Date of Execution: 20/10/2020 Admitted by: Self, Date of Admission: 20/10/2020 ,Place : Office			
		20/10/2020	LTI 20/10/2020	20/10/2020

27C, Ramdhan Mitra Lane, P.O:- Shyambazar, P.S:- Shyampukur, District:-Kolkata, West Bengal, India, PIN - 700004 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: MLxxxxxx9L, Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 20/10/2020
 , Admitted by: Self, Date of Admission: 20/10/2020 ,Place : Office

9	Name	Photo	Finger Print	Signature
	Mr Santosh Kumar Shaw Son of Late Monilal Shaw Executed by: Self, Date of Execution: 20/10/2020 Admitted by: Self, Date of Admission: 20/10/2020 ,Place : Office			
		20/10/2020	LTI 20/10/2020	20/10/2020

27C, Ramdhan Mitra Lane, P.O:- Shyambazar, P.S:- Shyampukur, District:-Kolkata, West Bengal, India, PIN - 700004 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: BLxxxxxx8M, Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 20/10/2020
 , Admitted by: Self, Date of Admission: 20/10/2020 ,Place : Office

10	Name	Photo	Finger Print	Signature
	Mrs Sonali Show Daughter of Late Monilal Shaw Executed by: Self, Date of Execution: 20/10/2020 Admitted by: Self, Date of Admission: 20/10/2020 ,Place : Office			
		20/10/2020	LTI 20/10/2020	20/10/2020

42/B, Raja Raj Ballav Street, P.O:- Shyampukur, P.S:- Shyampukur, District:-Kolkata, West Bengal, India, PIN - 700003 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: CTxxxxxx3C, Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 20/10/2020
 , Admitted by: Self, Date of Admission: 20/10/2020 ,Place : Office

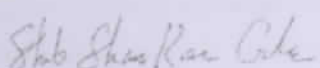
Per Details :

Name,Address,Photo,Finger print and Signature

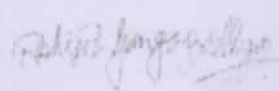
P S CONSTRUCTION

193, Kashinath Dutta Road, P.O:- Baranagar, P.S:- Baranagar, District:-North 24-Parganas, West Bengal, India, PIN - 700036 , PAN No.:: AAxxxxxx9C,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Prasenjit De Son of Late Sudhin Kumar De Date of Execution - 20/10/2020, , Admitted by: Self, Date of Admission: 20/10/2020, Place of Admission of Execution: Office	 Oct 20 2020 2:24PM	 LTI 20/10/2020	 20/10/2020
	10, Paramanick Ghat Lane, P.O:- Baranagar, P.S:- Cossipur, District:-North 24-Parganas, West Bengal, India, PIN - 700036, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADxxxxxx0F,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : P S CONSTRUCTION (as PARTNER)			
2	Name	Photo	Finger Print	Signature
	Mr Shib Shankar Guha Son of Late Naresh Chandra Guha Date of Execution - 20/10/2020, , Admitted by: Self, Date of Admission: 20/10/2020, Place of Admission of Execution: Office	 Oct 20 2020 2:25PM	 LTI 20/10/2020	 20/10/2020
	1/1H/5, Sristi Dhar Dey Lane, P.O:- Baranagar, P.S:- Cossipur, District:-North 24-Parganas, West Bengal, India, PIN - 700036, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: Alxxxxxx4H,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : P S CONSTRUCTION (as PARTNER)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Abhijit Gangopadhyay Son of Late N. C. Ganguly 22, Bhattacharya Para Lane, P.O:- Baranagar, P.S:- Baranagar, District:- North 24-Parganas, West Bengal, India, PIN - 700036	 20/10/2020	 20/10/2020	 20/10/2020
Identifier Of Mr Ram Chandra Shaw, Mr Sanjoy Shaw, Mrs Joysree Kundu, Mr Somnath Gupta, Rama Shaw, Mrs Gayatri Gupta, Mrs Santi Majumder, Mrs Padma Shaw, Mr Santosh Kumar Shaw, Mrs Sonali Show, Mr Prasenjit De, Mr Shib Shankar Guha			

Transfer of property for L1

	From	To. with area (Name-Area)
	Mr Ram Chandra Shaw	P S CONSTRUCTION-1.73496 Dec
	Mr Sanjoy Shaw	P S CONSTRUCTION-1.73496 Dec
3	Mrs Joysree Kundu	P S CONSTRUCTION-1.73496 Dec
4	Mr Somnath Gupta	P S CONSTRUCTION-1.73496 Dec
5	Rama Shaw	P S CONSTRUCTION-1.73496 Dec
6	Mrs Gayatri Gupta	P S CONSTRUCTION-1.73496 Dec
7	Mrs Santi Majumder	P S CONSTRUCTION-1.73496 Dec
8	Mrs Padma Shaw	P S CONSTRUCTION-1.73496 Dec
9	Mr Santosh Kumar Shaw	P S CONSTRUCTION-1.73496 Dec
10	Mrs Sonali Show	P S CONSTRUCTION-1.73496 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mr Ram Chandra Shaw	P S CONSTRUCTION-2.12128 Dec
2	Mr Sanjoy Shaw	P S CONSTRUCTION-2.12128 Dec
3	Mrs Joysree Kundu	P S CONSTRUCTION-2.12128 Dec
4	Mr Somnath Gupta	P S CONSTRUCTION-2.12128 Dec
5	Rama Shaw	P S CONSTRUCTION-2.12128 Dec
6	Mrs Gayatri Gupta	P S CONSTRUCTION-2.12128 Dec
7	Mrs Santi Majumder	P S CONSTRUCTION-2.12128 Dec
8	Mrs Padma Shaw	P S CONSTRUCTION-2.12128 Dec
9	Mr Santosh Kumar Shaw	P S CONSTRUCTION-2.12128 Dec
10	Mrs Sonali Show	P S CONSTRUCTION-2.12128 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Mr Ram Chandra Shaw	P S CONSTRUCTION-0.324431 Dec
2	Mr Sanjoy Shaw	P S CONSTRUCTION-0.324431 Dec
3	Mrs Joysree Kundu	P S CONSTRUCTION-0.324431 Dec
4	Mr Somnath Gupta	P S CONSTRUCTION-0.324431 Dec
5	Rama Shaw	P S CONSTRUCTION-0.324431 Dec
6	Mrs Gayatri Gupta	P S CONSTRUCTION-0.324431 Dec
7	Mrs Santi Majumder	P S CONSTRUCTION-0.324431 Dec
8	Mrs Padma Shaw	P S CONSTRUCTION-0.324431 Dec
9	Mr Santosh Kumar Shaw	P S CONSTRUCTION-0.324431 Dec
10	Mrs Sonali Show	P S CONSTRUCTION-0.324431 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr Ram Chandra Shaw	P S CONSTRUCTION-150.00000000 Sq Ft
2	Mr Sanjoy Shaw	P S CONSTRUCTION-150.00000000 Sq Ft
3	Mrs Joysree Kundu	P S CONSTRUCTION-150.00000000 Sq Ft
4	Mr Somnath Gupta	P S CONSTRUCTION-150.00000000 Sq Ft
5	Rama Shaw	P S CONSTRUCTION-150.00000000 Sq Ft
6	Mrs Gayatri Gupta	P S CONSTRUCTION-150.00000000 Sq Ft
7	Mrs Santi Majumder	P S CONSTRUCTION-150.00000000 Sq Ft
8	Mrs Padma Shaw	P S CONSTRUCTION-150.00000000 Sq Ft

	Mr Santosh Kumar Shaw	P S CONSTRUCTION-150.00000000 Sq Ft
	Mrs Sonali Show	P S CONSTRUCTION-150.00000000 Sq Ft
Transfer of property for S2		
No	From	To. with area (Name-Area)
1	Mr Ram Chandra Shaw	P S CONSTRUCTION-100.00000000 Sq Ft
2	Mr Sanjoy Shaw	P S CONSTRUCTION-100.00000000 Sq Ft
3	Mrs Joysree Kundu	P S CONSTRUCTION-100.00000000 Sq Ft
4	Mr Somnath Gupta	P S CONSTRUCTION-100.00000000 Sq Ft
5	Rama Shaw	P S CONSTRUCTION-100.00000000 Sq Ft
6	Mrs Gayatri Gupta	P S CONSTRUCTION-100.00000000 Sq Ft
7	Mrs Santi Majumder	P S CONSTRUCTION-100.00000000 Sq Ft
8	Mrs Padma Shaw	P S CONSTRUCTION-100.00000000 Sq Ft
9	Mr Santosh Kumar Shaw	P S CONSTRUCTION-100.00000000 Sq Ft
10	Mrs Sonali Show	P S CONSTRUCTION-100.00000000 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S:- Baranagar, Municipality: BARANAGAR, Road: Gopal Lal Thakur Road, Mouza: Baranagar, Premises No: 86, JI No: 5, Pin Code : 700036

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 8960, LR Khatian No:- 11623	Owner:মন্ড দুলাল মাই, Gurdian:মন্ডেশ্বর, Address:নিজ, Classification:বাড়ি, Area:0.17380000 Acre,	Seller is not the recorded Owner as per Applicant.
L2	RS Plot No:- 8961, RS Khatian No:- 11623		Seller is not the recorded Owner as per Applicant.
L3	RS Plot No:- 8962, RS Khatian No:- 11623		Seller is not the recorded Owner as per Applicant.

20-2020

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

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

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

Presented for registration at 14:01 hrs on 20-10-2020, at the Office of the A.R.A. - II KOLKATA by Mr Sanjoy Shaw , one of the Executants.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 4,53,59,633/-

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

Execution is admitted on 20/10/2020 by 1. Mr Ram Chandra Shaw, Son of Late Nanda Dulal Shaw, 86, Gopal Lal Thakur Road, P.O: Baranagar, Thana: Baranagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700036, by caste Hindu, by Profession Business, 2. Mr Sanjoy Shaw, Son of Late Nanda Dulal Shaw, 86, Gopal Lal Thakur Road, P.O: Baranagar, Thana: Baranagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700036, by caste Hindu, by Profession Business, 3. Mrs Joysree Kundu, Daughter of Late Nanda Dulal Shaw, 86, Gopal Lal Thakur Road, P.O: Baranagar, Thana: Baranagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700036, by caste Hindu, by Profession House wife, 4. Mr Somnath Gupta, Son of Late Manmohan Gupta, 86, Gopal Lal Thakur Road, P.O: Baranagar, Thana: Baranagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700036, by caste Hindu, by Profession Service, 5. Rama Shaw, Wife of Sk. Salim , 86, Gopal Lal Thakur Road, P.O: Baranagar, Thana: Baranagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700036, by caste Muslim, by Profession Service, 6. Mrs Gayatri Gupta, Daughter of Late Manmohan Gupta, 86, Gopal Lal Thakur Road, P.O: Baranagar, Thana: Baranagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700036, by caste Hindu, by Profession House wife, 7. Mrs Santi Majumder, Wife of Mr Sakti Pada Majumder, East Dhania, P.O: Masunda, Thana: Amdanga, , North 24-Parganas, WEST BENGAL, India, PIN - 743711, by caste Hindu, by Profession House wife, 8. Mrs Padma Shaw, Wife of Late Monilal Shaw, 27C, Ramdhan Mitra Lane, P.O: Shyambazar, Thana: Shyampukur, , Kolkata, WEST BENGAL, India, PIN - 700004, by caste Hindu, by Profession House wife, 9. Mr Santosh Kumar Shaw, Son of Late Monilal Shaw, 27C, Ramdhan Mitra Lane, P.O: Shyambazar, Thana: Shyampukur, , Kolkata, WEST BENGAL, India, PIN - 700004, by caste Hindu, by Profession Service, 10. Mrs Sonali Show, Daughter of Late Monilal Shaw, 42/B, Raja Raj Ballav Street, P.O: Shyampukur, Thana: Shyampukur, , Kolkata, WEST BENGAL, India, PIN - 700003, by caste Hindu, by Profession Business

Indetified by Mr Abhijit Gangopadhyay, , , Son of Late N. C. Ganguly, 22, Bhattacharya Para Lane, P.O: Baranagar, Thana: Baranagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700036, by caste Hindu, by profession Advocate

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

Execution is admitted on 20-10-2020 by Mr Prasenjit De, PARTNER, P S CONSTRUCTION (Partnership Firm), 193, Kashinath Dutta Road, P.O:- Baranagar, P.S:- Baranagar, District:-North 24-Parganas, West Bengal, India, PIN - 700036

Indetified by Mr Abhijit Gangopadhyay, , , Son of Late N. C. Ganguly, 22, Bhattacharya Para Lane, P.O: Baranagar, Thana: Baranagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700036, by caste Hindu, by profession Advocate

Execution is admitted on 20-10-2020 by Mr Shib Shankar Guha, PARTNER, P S CONSTRUCTION (Partnership Firm), 193, Kashinath Dutta Road, P.O:- Baranagar, P.S:- Baranagar, District:-North 24-Parganas, West Bengal, India, PIN - 700036

Indetified by Mr Abhijit Gangopadhyay, , , Son of Late N. C. Ganguly, 22, Bhattacharya Para Lane, P.O: Baranagar, Thana: Baranagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700036, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 5,105/- (B = Rs 5,000/- ,E = Rs 21/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 84/-, by online = Rs 5,021/- Description of Online Payment using Government Receipt Portal System (GRIPS). Finance Department, Govt. of WB Online on 16/10/2020 6:08PM with Govt. Ref. No: 192020210119560588 on 16-10-2020, Amount Rs: 5,021/-, Bank: SBI EPay (SBlePay), Ref. No. 4414817739914 on 16-10-2020, Head of Account 0030-03-104-001-16

of Stamp Duty
ed that required Stamp Duty payable for this document is Rs. 75,021/- and Stamp Duty paid by Stamp Rs 5,000/-.
Online = Rs 70,021/-
Description of Stamp
Stamp: Type: Impressed, Serial no 16527, Amount: Rs.5,000/-, Date of Purchase: 16/10/2020, Vendor name: M
GHOSH
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 16/10/2020 6:08PM with Govt. Ref. No: 192020210119560588 on 16-10-2020, Amount Rs: 70,021/-, Bank:
SBI EPay (SBlePay), Ref. No. 4414817739914 on 16-10-2020, Head of Account 0030-02-103-003-02


Abhijit Basu
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
Kolkata, West Bengal

ate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1902-2020, Page from 178426 to 178471
Selling No 190203853 for the year 2020.



Digitally signed by ABHIJIT BASU
Date: 2020.12.17 15:29:13 +05:30
Reason: Digital Signing of Deed.

(Abhijit Basu) 2020/12/17 03:29:13 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
West Bengal.

(This document is digitally signed.)