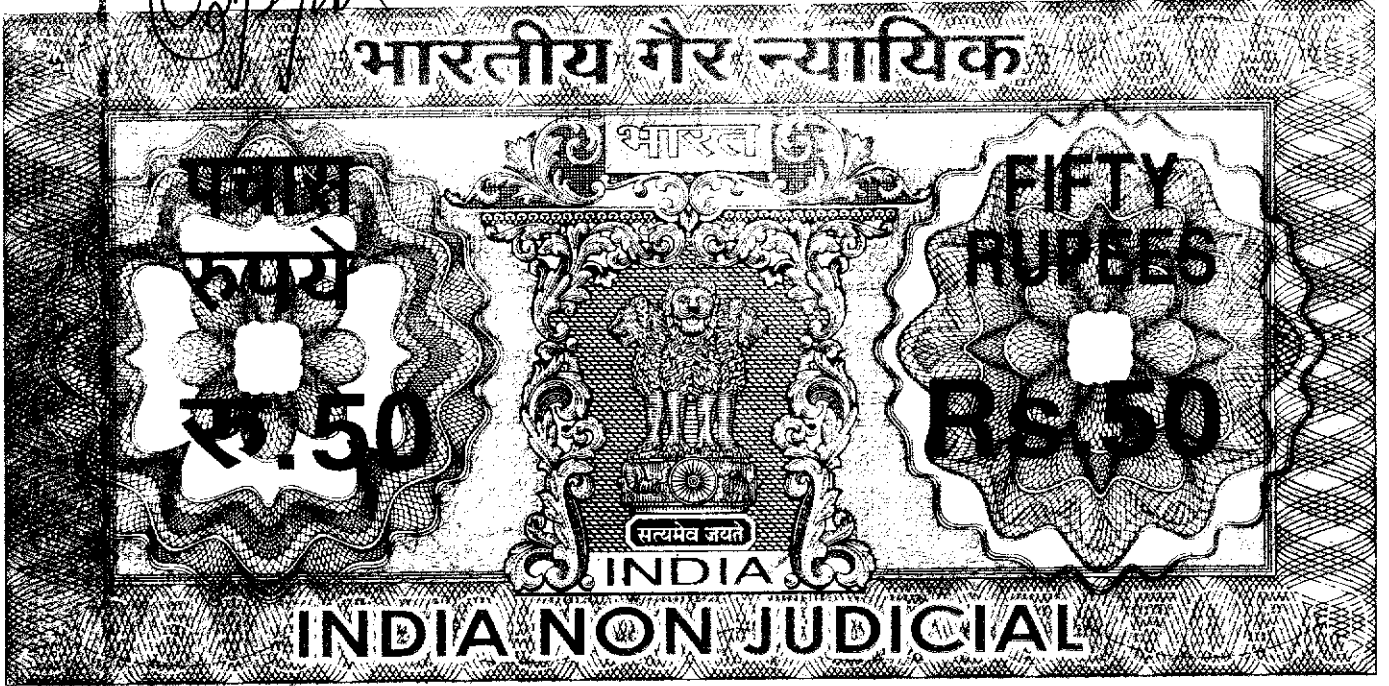


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Certified that the document is registered in
 the office of the Registrar, Alipore, South
 24 Parganas, West Bengal, India. The
 registration number is 2000607850/2023.

District Sub-Registrar-IV
 Registrar U/S (2) of
 Registration Act, 1908
 Alipore, South 24 Parganas
 27 MAR 2023

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made and executed at Kolkata on
 this 27th day of March, Two Thousand Twenty Three
 (2023).

BETWEEN

SRI BISWAJIT GHOSH, (AADHAR No. 7535 8618 1841), (PAN : AGWPG1833H), son of Late Binoy Kumar Ghosh, by occupation – Business, by faith – Hindu, by nationality – Indian, residing at 4/1K/23, Sarsuna Satellite Township, Police Station – Sarsuna (previously Thakurpukur), Post Office - Sarsuna, Kolkata – 700 061, District – South 24 Parganas, hereinafter called and referred to as the “OWNER” (which term or expression shall unless by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, representatives and assigns) of the ONE PART.

AND

(1) SUMIT KUMAR SHAW, (AADHAR : 7940 0909 4160) (PAN : BYDPS87156F), (MOBILE : 83350 69893) son of Sri Dilip Kumar Shaw, by faith – Hindu, by occupation – Business, by nationality – Indian, (2) UTSAV SHAW, (AADHAR : 7272 9420 7928) (PAN : DZHPS8183K), (MOBILE : 83350 69894) son of Sri Pradeep Kumar Shaw, by faith – Hindu, by occupation – Business, by nationality – Indian, (3) PRATIK GUPTA, (AADHAR : 2004 6797 6432) (PAN : BYDPG6161J), (MOBILE : 91637 38897) son of Sri Anup Kumar Gupta, by faith – Hindu, by occupation – Business, by nationality – Indian, (4) RISHAV SHAW, (AADHAR : 9825 4545 0901) (PAN : HRFPS2675C), (MOBILE : 83350 69897) son of Sri Dilip Kumar Shaw, by faith – Hindu, by occupation – Business, by nationality – Indian, (5) ASMIIT GUPTA, (AADHAR : 6861 0888 0136) (PAN : DYVPG6163A), (MOBILE : 70031 22828) son of Sri Manoj Kumar Gupta, by faith – Hindu, by occupation – Business, by nationality – Indian, all residing at 19C, Mohan Chand Road, Post

Office – Kidderpore, Police Station – Watgunge, Kolkata – 700023, hereinafter called referred to as the “**DEVELOPER**” (which term or expression shall unless excluded by or repugnant to the context or subject be deemed to mean and include their respective heirs, executors, administrators, legal representative and/or assigns) of the **OTHER PART.**

WHEREAS Smt. Abha Rani Paul, Smt. Maya Rani Ghosh, Smt. Sankari Ghosh, Smt. Bharati Majumder jointly seized and possessed or otherwise well and sufficiently entitled to **ALL THAT** piece and parcel of land measuring an area 3 Cottahs, 8 Chittaks together with two storied building standing thereon measuring a covered area 1200 Sq. ft. on the Ground Floor and 800 Sq. ft. on the First Floor lying and situate at being Premises No. 19M, Mohan Chand Road, Police Station – Watgunge, within the municipal limits of the Kolkata Municipal Corporation under Ward No. 76, Kolkata – 700 023, District – South 24 Parganas, each having undivided 1/4th share therein and paying municipal taxes regularly and enjoying the same free from all encumbrances.

AND WHEREAS while thus seized and possessed of the aforesaid property the said Smt. Abha Rani Paul transferred by executing a ‘Deed of Gift’ on 15th day of March, 2012 in favour of his sister - Smt. Maya Rani Ghosh **ALL THAT** piece and parcel of land measuring 630 Sq. ft. together with building thereon measuring an area 300 Sq. ft. on the Ground Floor and 200 Sq. ft. on the First Floor being the undivided 1/4th share of the total property lying and situate at being Premises No. 19M, Mohan Chand Road, Police Station – Watgunge,

within the municipal limits of the Kolkata Municipal Corporation under Ward No. 76, Kolkata - 700 023, District - South 24 Parganas, morefully described in the Second Schedule thereunder written which document was registered at the office of the A.D.S.R. - Alipore and recorded in Book No. I, CD Volume No. 12, Pages from 590 to 601, Being No. 02141 for the year 2012.

AND WHEREAS while thus seized and possessed of the aforesaid property the said Smt. Bharati Majumder transferred by executing a Deed of Gift on 10th day of February, 2012 in favour of his sister - Smt. Maya Rani Ghosh **ALL THAT** piece and parcel of land measuring 630 Sq. ft. together with building thereon measuring an area 300 Sq. ft. on the Ground Floor and 200 Sq. ft. on the First Floor being the undivided 1/4th share of the total property lying and situate at being Premises No. 19M, Mohan Chand Road, Police Station - Watgunge, within the municipal limits of the Kolkata Municipal Corporation under Ward No. 76, Kolkata - 700 023, District - South 24 Parganas, morefully described in the Second Schedule thereunder written which document was registered at the office of the A.D.S.R. - Alipore and recorded in Book No. I, CD Volume No. 5, Pages from 1194 to 1212, Being No. 01032 for the year 2012.

AND WHEREAS while thus seized and possessed of the aforesaid property the said Smt. Sankari Ghosh transferred by executing a Deed of Gift on 10th day of February, 2012 in favour of his sister - Smt. Maya Rani Ghosh **ALL THAT** piece and parcel of land measuring 630 Sq. ft. together with building thereon measuring an area 300 Sq. ft. on the Ground Floor and 200 Sq. ft. on the First Floor being the

undivided 1/4th share of the total property lying and situate at being Premises No. 19M, Mohan Chand Road, Police Station – Watgunge, within the municipal limits of the Kolkata Municipal Corporation under Ward No. 76, Kolkata – 700 023, District – South 24 Parganas, morefully described in the Second Schedule thereunder written which document was registered at the office of the A.D.S.R. – Alipore and recorded in Book No. I, CD Volume No. 5, Pages from 1175 to 1193, Being No. 01033 for the year 2012.

AND WHEREAS by virtue of aforesaid events, the said Smt. Maya Rani Ghosh became the absolute Owner of **ALL THAT** piece and parcel of land measuring an area 3 Cottahs, 8 Chittaks together with two storied building standing thereon measuring a covered area 1200 Sq. ft. on the Ground Floor and 800 Sq. ft. on the First Floor lying and situate at being Premises No. 19M, Mohan Chand Road, Police Station – Watgunge, within the municipal limits of the Kolkata Municipal Corporation under Ward No. 76, Kolkata – 700 023, District – South 24 Parganas and duly mutated her name in the office of the Kolkata Municipal Corporation and paying taxes thereon.

AND WHEREAS by a Deed of Gift dated 10th day of February, 2012 made between Smt. Maya Rani Ghosh, wife of Late Binoy Kumar Ghosh, therein described as the Donor of the One Part and Sri Biswajit Ghosh, son of Late Binoy Kumar Ghosh, therein described as the Donee of the Other Part, the said Smt. Maya Rani Ghosh, for natural love and affection towards her son – Sri Biswajit Ghosh granted, transferred by way of Deed of Gift **ALL THAT** piece and parcel of land measuring 945 Sq. ft. together with building thereon

measuring an area 450 Sq. ft. on the Ground Floor and 300 Sq. ft. on the First Floor being the undivided 3/8th share of the total property lying and situate at being Premises No. 19M, Mohan Chand Road, Police Station – Watgunge, within the municipal limits of the Kolkata Municipal Corporation under Ward No. 76, Kolkata – 700 023, District – South 24 Parganas, morefully described in the Second Schedule thereunder written which document was registered at the office of the A.D.S.R. – Alipore and recorded in Book No. 1, CD Volume No. 5, Pages from 1267 to 1286, Being No. 01034 for the year 2012.

AND WHEREAS by a Deed of Gift dated 10th day of February, 2012 made between Smt. Maya Rani Ghosh, wife of Late Binoy Kumar Ghosh, therein described as the Donor of the One Part and Sri Biswajit Ghosh, son of Late Binoy Kumar Ghosh, therein described as the Donee of the Other Part, the said Smt. Maya Rani Ghosh, for natural love and affection towards her son – Sri Biswajit Ghosh granted, transferred by way of Deed of Gift **ALL THAT** piece and parcel of land measuring 945 Sq. ft. together with building thereon measuring an area 450 Sq. ft. on the Ground Floor and 300 Sq. ft. on the First Floor being the undivided 3/8th share of the total property lying and situate at being Premises No. 19M, Mohan Chand Road, Police Station – Watgunge, within the municipal limits of the Kolkata Municipal Corporation under Ward No. 76, Kolkata – 700 023, District – South 24 Parganas, morefully described in the Second Schedule thereunder written which document was registered at the office of the A.D.S.R. – Alipore, and recorded in Book No. 1, CD Volume No. 5, Pages from 1246 to 1266, Being No. 01035 for the year 2012.

AND WHEREAS by a Deed of Gift dated 15th day of March, 2012 made between Smt. Maya Rani Ghosh, wife of Late Binoy Kumar Ghosh, therein described as the Donor of the One Part and Sri Biswajit Ghosh, son of Late Binoy Kumar Ghosh, therein described as the Donee of the Other Part, the said Smt. Maya Rani Ghosh, for natural love and affection towards her son - Sri Biswajit Ghosh granted, transferred by way of Deed of Gift **ALL THAT** piece and parcel of land measuring 630 Sq. ft. together with building thereon measuring an area 300 Sq. ft. on the Ground Floor and 200 Sq. ft. on the First Floor being the undivided 1/4th share of the total property lying and situate at being Premises No. 19M, Mohan Chand Road, Police Station - Watgunge, within the municipal limits of the Kolkata Municipal Corporation under Ward No. 76, Kolkata - 700 023, District - South 24 Parganas, morefully described in the Second Schedule thereunder written which document was registered at the office of the A.D.S.R. - Alipore and recorded in Book No. I, CD Volume No. 12, Pages from 602 to 623, Being No. 02142 for the year 2012.

AND WHEREAS by virtue of aforesaid happening, the said Sri Biswajit Ghosh became the absolute Owner of **ALL THAT** piece and parcel of land measuring an area 3 Cottahs, 8 Chittaks together with two storied building standing thereon measuring a covered area 1200 Sq. ft. on the Ground Floor and 800 Sq. ft. on the First Floor partially occupied by three existing tenants, lying and situated at Premises No. 19M, Mohan Chand Road, Police Station - Watgunge, within the limits of the Kolkata Municipal Corporation under Ward No. 76, Kolkata - 700 023, District - South 24 Parganas and duly mutated his name in

the office of the Kolkata Municipal Corporation and paying taxes thereon and enjoying the same free from all encumbrances.

AND WHEREAS the Owner is desirous of developing the said property by constructing a multi-storied building after demolishing the existing building thereon.

AND WHEREAS the Owner has marketable title to the said property more fully and particularly mentioned and described in the FIRST SCHEDULE hereunder written hereinafter referred to as "*the said Property*" AND that the said property is free from all encumbrances charges liens lispendens attachments whatsoever or howsoever AND that the Owner is now seized and possessed of or otherwise well and sufficiently entitled to the entirety of the said property.

AND WHEREAS after being fully satisfied regarding the aforesaid representations made by the Owner discussed with the Developer concerning the viability of the development of the said property and the terms and conditions on which the development of the said property can be undertaken and after such discussion the Developer has agreed to develop the said property in accordance with the building plan to be sanctioned by the Kolkata Municipal Corporation for construction of a multi-storied building at the said property comprising flats, commercial spaces and car parking space(s), on Ownership basis in accordance with the law, at the Developers' own cost and expenses subject to the terms and condition as mentioned herein below.

AND WHEREAS the Developer has inspected all the papers and documents relating to the title of the Owner to the said property and has made itself satisfied regarding the title of the Owner to the said property and has agreed not to put forward any requisition or requisitions or title and have further agreed to develop the said property by constructing a multistoried building at the said property in accordance with building plan to be sanctioned by the Kolkata Municipal Corporation on the terms and conditions hereinafter appearing.

AND WHEREAS at or before execution of this agreement the said owner has represented and assured the Developer as follows :-

- (i) That the said owner has a full and absolute authority and there is no legal bar or otherwise to enter upon this agreement.
- (ii) Except of the above named owner no one else has any right title, interest, claim or demand in any nature whatsoever and/or howsoever over the said premises or any part thereof.
- (iii) That the owner hereby declare that Ashim Roy and Ajit Roy (Since deceased) & his family occupied two rooms with common bath in ground floor and Uma Ghosh occupied two rooms on the First Floor
- (iv) There is no notice of acquisition and/or requisition or any case or proceeding either Civil or Criminal nature is/are not pending in the respective learned Court in the District Kolkata or elsewhere upon the said premises or any part thereof.

- (v) The said owner has not entered into any Agreement for sale, transfer, lease, Development Agreement or otherwise for any purpose regarding the said premises or any part thereof.
- (vi) The said property is not affected by provisions of the Urban Land (Ceiling & Regulations) Act, 1976.
- (vii) The said premises is free from all encumbrances, charges, liens, lispendences, attachments, whatsoever and/or howsoever.

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES AS FOLLOWS :-

Unless in these presents there is nothing in the subject or context in consistent therewith:-

- (i) "OWNER" shall mean the **SRI BISWAJIT GHOSH, (AADHAR No. 7535 8618 1841), (PAN : AGWPG1833H)**, son of Late Binoy Kumar Ghosh, by occupation - Business, by faith - Hindu, by nationality - Indian, residing at 4/1K/23, Sarsuna Satellite Township, Police Station - Sarsuna (previously Thakurpukur), Post Office - Sarsuna, Kolkata - 700 061, District - South 24 Parganas.
- (ii) "DEVELOPER" shall mean the - (1) **SUMIT KUMAR SHAW, (AADHAR : 7940 0909 4160) (PAN : BYDPS87156F), (MOBILE : 83350 69893)** son of Sri Dilip Kumar Shaw, by faith - Hindu, by occupation - Business, by nationality - Indian, (2) **UTSAV SHAW, (AADHAR : 7272 9420 7928) (PAN : DZHPS8183K), (MOBILE : 83350 69894)** son of Sri Pradeep Kumar Shaw, by faith - Hindu, by occupation - Business, by nationality - Indian, (3)

PRATIK GUPTA, (AADHAR : 2004 6797 6432) (PAN : BYDPG6161J), (MOBILE : 91637 38897) son of Sri Anup Kumar Gupta, by faith – Hindu, by occupation – Business, by nationality – Indian, (4) **RISHAV SHAW, (AADHAR : 9825 4545 0901) (PAN : HRFPS2675C), (MOBILE : 83350 69897)** son of Sri Dilip Kumar Shaw, by faith – Hindu, by occupation – Business, by nationality – Indian, (5) **ASMIIT GUPTA, (AADHAR : 6861 0888 0136) (PAN : DYVPG6163A), (MOBILE : 70031 22828)** son of Sri Manoj Kumar Gupta, by faith – Hindu, by occupation – Business, by nationality – Indian, all residing at 19C, Mohan Chand Road, Post Office – Kidderpore, Police Station – Watgunge, Kolkata – 700023.

- (iii) **THE SAID PLOT / PROPERTY** shall mean and include **ALL THAT** piece and parcel of land measuring an area 3 Cottahs, 8 Chittaks together with two storied building standing thereon measuring a covered area 1200 Sq. ft. on the Ground Floor and 800 Sq. ft. on the First Floor partially occupied by three tenants namely, Asim Ray, Ajit ray(Since deceased) and Uma Ghosh, lying and situate at being Premises No. 19M, Mohan Chand Road, Police Station – Watgunge, within the municipal limits of the Kolkata Municipal Corporation under Ward No. 76, Kolkata – 700 023, District – South 24 Parganas, more fully described in the **FIRST SCHEDULE** hereunder written.
- (iv) **OWNER'S ALLOCATION:-** The Owner's allocation shall mean Owner will be allocated two numbers of self contained Flat each measuring a built up area **600 Sq. ft.** more or less on the First Floor / Second Floor respectively, each consisting of Two Bed

Rooms, One Drawing cum Dining, One Kitchen, One Toilet, One W.C. **AND** one self contained Flat measuring a super built up area **500 Sq. ft.** more or less for rehabilitating the Tenant / Occupier for Smt. Uma Ghosh on the **Western side** of the **First Floor** (place where she is previously occupying) together with common facilities and amenities attached thereto on the multi-storied building to be sanctioned by the Kolkata Municipal Corporation at Premises No. 19M, Mohan Chand Road, Police Station - Watgunge, within the municipal limits of the Kolkata Municipal Corporation under Ward No. 76, Kolkata - 700 023, District - 24 Paganas (South) and such flats will be provided by the Developer to the Owner on mutual understanding with fully habitable condition as per specifications mentioned in Schedule.

- (v) **OWNER'S CONSIDERATION** : Shall mean Owner shall get non-refundable or non-adjustable consideration of Rs. 40,00,000/- (Rupees Forty Lakhs) only in addition of Owners allocation mentioned above from the Developers and Such amount will be paid by the Developers to the owner in the following manner : -
- (a) At the time of Execution of this Agreement, sum of Rs.30,00,000/- (Rupees Thirty Lacs Only),
 - (b) Remaining Amount of Rs. 10,00,000/- (Rupees Ten Lacs Only) to be paid within 30-45 Days from the date of Execution this agreement.
- Receipt, whereof the Owner herein doth hereby as also the receipts and Memo of Consideration hereunder written admit and acknowledge.

- (vi) **DEVELOPER'S ALLOCATION** : Shall mean remaining constructed areas after allotting Owner's allocated portion as mentioned in Para 4 of Article : I including occupiers' allocation - One Self Contained Flat on the ground floor measuring about 400 Sq. Ft Built Up Area for rehabilitating the Tennant/ Occupier - Ashim Roy and Legal Heirs of Ajit Roy, at Premises No.19M, Mohan Chand Road, Police Station - Watgunge, within the municipal limits of the Kolkata Municipal Corporation under Ward No. 76, Kolkata - 700 023, District - 24 Paganas (South) particular of such premises morefully described in the FIRST SCHEDULE hereunder written and common facilities areas, utilities and civic amenities as to be provided in the newly constructed multi storied building at the said premises to be constructed as per specification given in the SCOND SCHEDULE herein below written.
- (vii) **COMMON FACILITIES AND AMENITIES** : shall include all common spaces which will be provided by the Developer commonly to the said Owner and Purchaser, particulars of which have been set out in the FOURTH SCHEDULE hereunder written and required for establishment location enjoyment provision, maintenance and/or management of the Building.
- (viii) **SALEABLE SPACE** : shall mean the space in the new Building available for independent use and occupation including due provisions for common facilities and the spaces required thereof.

- (ix) **NEW BUILDING** : shall mean the multi-storied Building to be constructed by the Developer on the said Property as per the plan to be sanctioned by the Kolkata Municipal Corporation.
- (x) **SERVICE ORGANISATION** : shall mean a Society, Body or Association to be formed by the Developer and the Owner in consultation with the other Flat-Owner to take over the management/administration of the common facilities in the said Building and to be registered under West Bengal Society Act 1961.
- (xi) **COST OF COMMON FACILITIES** : shall mean and include the costs of operating and maintaining as and when required, the common facilities after completion of the Building and shall include taxes, charges, salaries, premium and other expenses payable in respect thereof or incidental thereto to be shared proportionately by the Owner / Flat-Owner / Occupants of the said Building as per their respective Allocated Area, particulars of which have been set out in the Fifth Schedule hereunder written.
- (xii) **ARCHITECT** : shall mean a qualified person or persons having experience in Civil Constructions and duly registered with the Kolkata Municipal Corporation and all other statutory Authorities required under the prevailing laws.
- (xiii) **ADVOCATE** : shall mean the lawyer who may be appointed by the One Part in consultation with the Other Part.

(xiv) **SINGULAR NUMBER** : shall mean include plural number and vice-versa.

NOW THIS AGREEMENT FURTHER WITNESSETH AS FOLLOWS: -

- 1) The Owner has simultaneously with the execution of this Agreement appointed the **DEVELOPER** i.e. the **OTHER PART** herein as the Developer to develop the said premises morefully described in the **FIRST SCHEDULE** hereunder written by constructing Multi storied building comprising Flats, common areas and the Developer / Other Part has accepted such appointment on the terms and conditions contained in this Agreement.

- 2) **DEVELOPMENT OF THE PREMISES TO BE DONE IN THE FOLLOWING MANNER: -**
 - (a) Simultaneously with the execution of this Agreement, the Developer / Other Part herein shall get the symbolic possession of the entirety of the said property within the **three months** from the date of signing of this agreement. May it be mention here that one of three tenants namely Uma Ghosh will be rehabilitated in the proposed new building at the said premises by providing the reasonable habitable space from the owner's allocation mentioned herein after. And the remaining two tenants namely Ashim Roy and family of Ajit Roy (since deceased) shall provide the reasonable habitable space in the new projects from the part of developer's allocation or pay

compensation to them at the cost of the Developer. AND the parties herein mutually accepting the same. Be it specifically stated that during the period of the construction the Developers shall provide a suitable accommodation in the same locality to the occupier namely Ashim Roy, family of Late Ajit Roy and Uma Ghosh and the Developers shall pay the monthly rent and shifting expenses for that.

- (b) After successfully obtaining vacant and peaceful possession of "the said property" the Developers / Other Part at its own cost and risk will demolish the existing old messuages, tenements and all buildings and walls and remove all debris and old building materials etc. save and except any valuables found, if any, shall be appropriated by the Developer / Other Part.
- (c) The Developers / Other Part shall after the demolition of the existing building of the said property, construct a multi-storied building at its own cost and expenses in accordance with the sanction plan to be sanctioned by the Kolkata Municipal Corporation. The Owner hereby confirm of all possible assistance in relation to such development. Till the completion of the said construction work all responsibilities will be borne by the Developer.
- (d) The Developers / Other Part shall construct and complete at its own cost and expenses the multi storied building

(hereinafter referred to as the new building) on the said property as per sanctioned building plan to be sanctioned by the Kolkata Municipal Corporation within a period of **18 months** from the date of sanctioned building plan or obtaining vacant possession from the Owner and occupier whichever is later.

However, the time limit to obtain the necessary sanctioned plan would be restricted to a period of six months from the date of execution of this present agreement. Failing which the owner is hereby entitled to claim Rs.10,000/- (Rupees Ten Thousand) only per month of penal charges from the Developers.

Further the Developers / Other Part will be given another **Six months** grace period in case the Developers / Other Part fails to complete the construction of the new building and obtaining the Completion Certificate from the concerned statutory authority. If, however the Developers / Other Part fails to complete the construction and handover the possession of the Owner' allocation with Architect's Certificate obtained from the Kolkata Municipal Corporation to the One Part after the expiry of Six months grace period as enumerated above, the Developers / Other Part in such event will be liable to pay a penalty of Rs.10,000/- (Rupees TenThousand) only per month to the Owner.

3. **OWNER'S OBLIGATIONS:-**

- (i) That with the execution of this agreement the Owner hereby delivered all the original deeds along with other relevant papers to the developers against accountable receipt and the same shall be returned to the owner at the time of handover of owner's allocation along with sanctioned building plan.
- (ii) The developers shall provide the owner all the legal deeds of the said premises as and when he requires, provided he returns the same to the developers for the development process of the building.
- (iii) To sign and execute the Plans, Drawings, Elevations, Sections, Forms, Applications, and other papers and instructions, verify and affirm Affidavits and Declarations or otherwise as may be required from time to time for permission, approvals, sanctions, consent, quota, license or otherwise relating to or arising out of construction, erection and completion of the said residential building at the said property or as may be required reasonably from time to time by the Developer/Other Part, Without any delay, refusal, claim or demand.
- (iv) To sign and execute papers in favour of the Development / Builder / Contractor as may be required in connection with construction, erection and completion of the building for the purpose of obtaining all necessary permission and

sanction from different authorities in connection with the construction of the building as well as for representing it before all concerned authorities including execution of all relevant papers, documents, instruments, deeds, writing in accordance with law and to sell the Developers's allocation to the intending Purchaser/s and to execute and Deed of Conveyance in favour of them as per the terms and agreement of these present.

4. OWNER RIGHTS :-

- i)** The Owner absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the said property more fully and particularly described in the FIRST SCHEDULE hereunder written.
- ii)** None other than the said Owner and/or his legal heirs have any claim right, title and/or demand over and in respect of the said Property and/or any portion thereof.
- iii)** The said property is free from all encumbrances, charges, liens, lispendences, trusts, attachments, acquisitions / requisitions whatsoever and however.
- iv)** The said property is not affected by provisions of the Urban Land (Ceiling & Regulations) Act, 1976.
- v)** There is no bar legal or otherwise for the Owner to obtain the Certificate under Section 230A (I) of the Income Tax

Act, 1961 or any modification thereof and other consents and permission that may be required for the purpose.

5. **DEVELOPER RIGHTS :-**

- (i) The Developer will hold possession of the said property as exclusive Developer and the Developer has got authority to construct a multistoried Building on the said property as per sanctioned plan.
- (ii) Nothing in these presents shall be construed as a demise or assignment or conveyance in Law by the Owner of the said property or any part thereof to the Developer or is creating any right, title or interest in respect thereof of the Developer other than an exclusive license to the Developer to commercially exploit the same in terms hereof by constructing a multistoried Building on the said property and to deal with the Developer's Allocation in the Building in the manner hereafter stated.

6. **BUILDING :-**

- (i) The Developer shall at their own costs and expenses construct, erect and complete a multistoried Building on the said property within the time specified above in accordance with the Building Plan with good and standard materials as may be specified by the Architect from time to time and the Owner contribution would be in the form of land being the said property.

- (ii) The Developer shall install and erect in the said multistoried Building at their own costs and expenses together with all the facilities as are required to be provided in the proposed Building having self-contained Apartment and constructed for sale of Flats.
- (iii) The Developer shall arrange for common meter at their own cost and expenses and also for arrange the individual meters in respect of all the Flats at the cost of the respective occupiers.
- (iv) The Developer shall be authorized in the name of the Owner in so far as it necessary to apply for and obtain quotas entitlements and other allocation for cement, steel, bricks and other Building materials allocable to the Owner for the construction of the Building and to similarly apply for and obtain temporary and permanent connections of water, electricity, drainage, sewerage whatsoever to the said Building and other inputs and facilities required for the construction or enjoyment of the Building.
- (v) The Developer shall at their own costs and expenses and without creating any financial or other liability on the Owner construct and complete the said Building including the Owner's Allocation in accordance with the Building Plan.

- (vi) All costs, charges and expenses including Municipal fees and Architect fees shall be discharged by the Developer during the period from the execution of this Agreement till the completion of the construction of the said Building and the Owner shall bear no responsibility in this context for the above-mentioned period.

7. **COMMON FACILITIES :-**

- (i) The Developer shall pay and bear all property Taxes and other dues and outgoings in respect of the entire property accrued on and from the date of execution of this Agreement.
- (ii) As soon as the Building is completed, the Developer shall give written Notice to the Owner requesting the Owner to take possession of the Owner's Allocation in the Building and if there is no dispute regarding the construction of the Building in terms and conditions of this Agreement and if it is constructed according to the specifications thereof and Certificate of the Architect being produced to the effect then within **Fifteen (15) days** from the date of service of such Notice and at all times thereafter the Owner shall be exclusively responsible for payment of Municipal and Property Taxes, rates, dues, duties and other public outgoings and impositions including maintenance charges whatsoever (hereinafter for the sake

of brevity referred to as "The said Rates") payable in respect of the Owner's Allocation and the Developer and/or the 'Allottees/Purchasers' of the Flats of the Developer Share shall be responsible to pay the balance of the said rates.

- (iii) Notwithstanding anything contained herein before, it is agreed that until individual assessment of the respective Flat is being made by the authority concerned the said rates will be borne by the individual 'Flat-Owner' proportionately as per-their respective Flat Area.
- (iv) As and from the date of service of Notice of possession Owner shall be responsible to pay and bear and shall forthwith pay on demand to the Developer, the service charges for the common facilities in the Building in respect of the Owner's Allocation, full particulars of which have been set out in the FIFTH SCHEDULE hereunder written.
- (v) The Owner shall not do any act, deed or thing where by the Developer" shall be prevented from the construction and/or completion of the said Building.

8. OWNER FURTHER OBLIGATIONS :-

- (i) The Owner hereby agrees and covenant with Developer not to cause any interference or hindrance in the construction of the said Building on the said property by

the Developer, if anything is not going against the spirit of this Agreement. But Owner has full liberty to inspect the progress of work personally or by his authorized representative as and when require.

- (ii) The Owner hereby agrees and covenant with the Developer not to do any act, deed or thing whereby the Developer may be prevented from selling, assigning and/or disposing of any of Developer's Allocation.
- (iii) The Owner hereby agrees and covenant with the Developer not to let out, grant, lease, mortgage and/or charge the said property or any portion thereof for any reason whatsoever during the period of construction work.

9. **DEVELOPER FURTHER OBLIGATIONS :-**

- (i) The Developer hereby agrees and covenants with Owner to complete the construction of the Building within the stipulated time as stated hereinabove only.
- (ii) The Developer hereby agrees and covenants with the Owner not to transfer and assign benefits of this

Agreement or any part thereof without written consent of the Owner.

- (iii) The Developer hereby agrees and covenant with the Owner not to do any act, deed or thing whereby the Owners prevented from enjoying, selling, assigning and/or disposing of any of the Owner's Allocation on the Building.
- (iv) The Developer hereby agrees that the original sanctioned plan and other relevant papers shall be delivered to the Owner at the time of handing over possession of the Owner's allocation.
- (v) That the developer shall make necessary arrangements form his end so that the three occupiers vacate the present occupation and shift to a suitable temporary / alternative accommodation in the same locality for which the Developers shall pay house rent monthly thereof to the occupiers till completion of the said newly proposed building.
- (vi) That the Developers shall settle all matters with Occupiers namely Ashim Roy and family of Late Ajit Roy, in respect of their occupied portion either by area of their occupied portion from his allocated portion or compensated by money from his own fund and shall not adjusted from the Owner's allocation area or from consideration money and the owner shall not be

responsible to pay any money or in area otherwise in this respect under circumstances.

- (vii) The Developer is not authorized to enjoy any financial assistance against the mentioned property from any person/persons, organization. The Developer also not authorized to have any credit facilities from any supplier, if so, in case of any further disputes. The owner shall not be liable and/or responsible and no claim will be entertained in connection with any liability.
- (viii) The Developer shall liable to provide suitable accommodation to the Owner in the same locality during the period of construction work till the handover possession of the Owner's Allocation and the Developer shall bear all costs and expenses for such alternative accommodation.
- (ix) The Developers shall be duty bound to complete the Owner's allocated portion in all respect including permanent domestic water and sewerage connection, electricity connection with points etc. as well areas and facilities and make the same fully habitable for user as per law within the time mentioned hereinabove.
- (x) The owner, developers and the occupiers also agrees to pay/bear any Sales Tax, GST, Service Tax or any other tax or levy according to their respective allocation for the Development project as per prevailing law.

10. FURTHER OBLIGATIONS MUTUALLY AGREED BY THE OWNER AND THE DEVELOPER :-

- (i) The Owner agree and covenant with the Developer that as soon as the Owner's allocated areas will be completed as per specification and satisfactory condition, and/or request of the Developer to take possession mentioned in the Owner's Allocation, they will take possession within Fifteen days Notice and without any disturbances or creating any problems provided the allocated portion are upto the entire satisfaction of the Owner.
- (ii) That the Owner shall not obstruct and/or interfere with regard the construction work of the proposed Building. If the construction work is delayed due to obstruction by the Owner then in that event the Developer shall also cause delay in delivery of possession of the Owner's allocation but if the Developer neglect to complete the construction work then the Owner have right to cancel the agreement and the Owner have liberty to engage another Developer to proceed the construction work smoothly. And in that event the owner shall pay to the developer the cost of construction, non refundable amount and cost of building sanction plan along with other incidental expenses.

11. OWNER INDEMNITY :-

The Owner hereby undertake that the Developer shall be entitled to the construction and shall enjoy its allocation without any interference or disturbance provided the

Developer will perform, observe and fulfill all the terms and conditions herein contained and/or on their part to be observed, performed and/or fulfilled.

12. DEVELOPER'S INDEMNITY :-

- (i) The Developer hereby undertakes to keep the Owner indemnified from and against all Third Party's claims and actions arising out of any part of act or commission of the Developer in or relating to the construction of the said Building.

- (ii) The Developer hereby indemnifies and keep the Owner indemnified from and against all actions, suits, costs, proceedings and claims and demands that may arise out of the Developer's Allocation with regard to the development of the said property and/or in the matter of the construction of the Building and/or for any defect therein.

13. MISCELLANEOUS :-

- (i) The Developer shall be exclusively entitled to the Developer Allocation in the Building with the right to transfer or otherwise deal with or dispose of the same and the Owner shall not in any way interfere with or disturb quiet and peaceful possession of the Developer's Allocation provided that the Developer has complied with all the terms and conditions which are to be observed and performed by the Developer under these presents.

- (ii) The Owner shall entitle to transfer and/or otherwise deal with the Owner's Allocation in the Building.
- (iii) In so far as necessary all dealings by the Developer in respect of the Building shall be in the name of Owner for which purpose the Owner have agreed to execute a registered Development Power of Attorney favoring the Developer by these presents with clear understanding that such dealings shall not in any way fasten or create any financial liabilities upon the Owner.
- (iv) The ultimate roof of the proposed building shall remain common for all the Co-owners of the newly constructed building.
- (v) The Owner and the Developer have entered into this Agreement purely for construction and nothing contained herein shall be deemed to construct as partnership between the Developer and the Owner or as a joint venture between the parties hereto constitute as an Association of persons this arrangement is subject to production of the original Deed of Conveyance as aforesaid.
- (vi) It is understood that from time to time to facilitate the construction of the building by the Developer various deeds, matters and things not herein specified may be required to be done by the Developer and for which the Developer may need the authority of the Owner and

various applications and other documents may be required to be signed or made by the Owner relating to which specific provisions may not have been mentioned herein, the Owner hereby undertake to do all such acts, deeds, matters and things and the Owner shall execute a registered Development Power of Attorney and/or authorization as may be required by the Developer for the purpose and the Owner also undertake to sign and execute all such acts, deeds, matters and things if the same do not in any way infringe and/or effect the rights of the Owner in respect of the said Property and/or go against the spirit of this Agreement.

- (vii) Any Notice required to be given by the Developer shall be deemed to have been served on the Owner, if delivered by hand and duly acknowledged or send by registered post with acknowledgement due and shall likewise be deemed to have been served on the Developer, if delivered by hand or send by registered post with acknowledgement due to the Developer.
- (viii) The Developer and the Owner with consultation with the other 'Flat-Owner' shall mutually frame Scheme for the management and/or for the administrations of the said Building and/or common parts and facilities thereof.
- (ix) The Owner and the Developer hereby agree by all the rules and regulations of such Management / Society /

Association / Organisation and hereby give their consent to abide by the same.

14. FORCE MAJEURE :-

- (i) The parties hereto shall not be considered to be liable for any obligation hereunder to the extent that the performance of the relative obligations prevented by the existence of the force majeure and shall be suspended from the obligations during the duration of the force majeure.
- (ii) Force majeure shall mean flood, earthquake, riot, war, storm, tempest, civil commotion, strike, lock-out, order of injunction and/or any other order of a statutory authority and any other act or commission beyond the control of the parties hereto.

15. JURISDICTION :-

Only the Courts having territorial jurisdiction over the said premises and the Calcutta High Court shall have the jurisdiction in all matters relating to and/or emanating out of this agreement.

THE FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of land measuring an area 3 Cottahs, 8 Chittaks together with two storied building standing thereon measuring a covered area 1200 Sq. ft. on the Ground Floor and 800 Sq. ft. on the First Floor lying and situate at being Premises No. 19M, Mohan Chand Road, Police Station – Watgunge, within the municipal

limits of the Kolkata Municipal Corporation under Ward No. 76, Kolkata – 700 023, District – South 24 Parganas, butted and bounded as follows :-

- ON THE NORTH :: Premises No. 19G, Mohan Chand Road ;
ON THE SOUTH :: Premises No. 19S, Mohan Chand Road ;
ON THE EAST :: 10'-9" wide K.M.C. Road ;
ON THE WEST :: 12 ft. wide K.M.C. Road.

THE SECOND SCHEDULE ABOVE REFERRED TO
(Owner's Allocation)

The Owner's allocation shall mean Owner will be allocated two numbers of self contained Flat each measuring a built up area **600 Sq. ft.** more or less on the First Floor / Second Floor respectively, each consisting of Two Bed Rooms, One Drawing cum Dining, One Kitchen, One Toilet, One W.C. **AND** one self contained Flat measuring a super built up area **500 Sq. ft.** more or less for rehabilitating the Tenant / Occupier for Smt. Uma Ghosh on the **Western side** of the **First Floor** (where she is presently occupying) together with common facilities and amenities attached thereto on the multi-storied building to be sanctioned by the Kolkata Municipal Corporation at Premises No. 19M, Mohan Chand Road, Police Station – Watgunge, within the municipal limits of the Kolkata Municipal Corporation under Ward No. 76, Kolkata – 700 023, District – 24 Paganas (South) and such flats will be provided by the Developer to the Owner on mutual understanding with fully habitable condition as per specifications mentioned in Schedule.

- (xv) In addition of the allocation the Developers shall pay a sum of Rs.40,00,000/- (Forty lacs only) to the Owner towards non refundable or non-adjustable amount And Such Amount will be paid by the Developers to the owner in the following manner : -
- (a) At the time of Execution of this Agreement, sum of Rs.30,00,000/- (Rupees Thirty Lacs Only),
 - (b) Remaining Amount of Rs.10,00,000/- (Rupees Ten Lacs Only) to be paid within 30-45 Days from the date of Execution this agreement.

THE THIRD SCHEDULE ABOVE REFERRED TO

(Developer's Allocation)

Shall mean remaining constructed areas after allotting Owner's allocated portion as mentioned in Para 4 of Article : I including occupiers' allocation - Ashim Roy, Legal heirs of Late Ajit Roy, in respect of the Premises No.19M, Mohan Chand Road, Police Station - Watgunge, within the municipal limits of the Kolkata Municipal Corporation under Ward No. 76, Kolkata - 700 023, District - 24 Paganas (South) particular of such premises morefully described in the FIRST SCHEDULE hereunder written and common facilities areas, utilities and civic amenities as to be provided in the newly constructed multi storied building at the said premises to be constructed as per specification given in the SCOND SCHEDULE herein below written.

THE FOURTH SCHEDULE ABOVE REFERRED TO

(Common area and facilities)

- a. Land area.
- b. Water pump, water tank, water pipes and other common plumbing installations.
- c. Electrical wiring, meter, fittings, (including those as are installed for any particular unit), pump, pump rooms.
- d. Boundary walls and main gate.
- e. Drains and sewerage.
- f. Common passages, side passages, staircases, staircase landings.
- g. Lift.
- h. Ultimate roof of the building.
- i. Exterior walls, lateral and vertical support of the building.

THE FIFTH SCHEDULE ABOVE REFERRED TO

(Common Expenses to be borne by the Flat Owner)

1. Cost and expenses for maintaining, repairing, decorating etc. of the said four storied building and the said common areas and facilities to be enjoyed and used by the Flat Owner in common with other apartment Owner.
2. Cost of cleaning and lighting of passage, landing, staircase and other parts of the said four storied building to be enjoyed or used by the Flat Owner in common as aforesaid.

3. Electric Charges for the electric motor pump common lights and lift etc.
4. Cost of working and maintenance of common service such as line of filtered and unfiltered water (if any) sewerages or drains, rain water and water pipe etc.
5. Cost of consumption of water as may be charged by the Kolkata Municipal Corporation or any other authority.
6. Cost of decoration of the exterior wall of the said four storied building from time to time.
7. Salaries of Durwans, Electrician, Sweepers etc.
8. Taxes and other outgoings.
9. Such other expenses as are necessary or incidental for the maintenance and the service thereof.
10. Common expenses mean expenses for administration, maintenance, repair or replacement of the common areas and facilities and all other sums assessed against such apartment Owner by the Vendor or the said Association as the case may be.

SPECIFICATIONS

- Foundation Building** : Building designed on RCC frame building and foundation and masonry wall provided with Durgapur TMT (ISI) grand S.E. 450 to 500 steel and Ultratech / Ambuja cement.
- Walls** : 200 mm thick brick work for external wall and 125 / 75 mm thick brick work in wire for internal walls and P.O.P. over cement plastering and Acrylic / Texture paint ICI weather shield / Berger weather coat.
- Windows** : Glazed aluminum sliding windows with Anodized section with M.S. Box Grill of 12 mm Sq. Bar.
- Doors** : Wood frame and wooden flush door at entrance and all the internal will be flush doors and PVC door for bathroom.
- Flooring** : Tiles at Bed room, Drawing room.
- Kitchen** : Tiles floor, Marble Kitchen counter Top 2'-0" wide with stainless steel sink of reputed make.
- Sanitary Ware** : Standard fittings of white commode and basin of reputed make.

- Bathroom** : Flooring in Tiles, Walls with ceramic tiles up to the height of the door and ISI C.P. fitting of reputed make with hot / cold line, and every flat in respect of the Owner allocation will be consist of two numbers of bath cum privy.
- Electrical Installations:** Concealed copper wiring with wire and Modular switches of standard company and Air condition point in living room and all Bed rooms.
- Elevator** : Adequate capacity Adams.
- Water** : Round the Clock running supply.
- Lobby** : IPS Flooring / Creazy Floor.
- Lift** : Adams (four passengers)

Modern Architectural Elevation

ALL EXTRA WORK WILL BE DONE BY THE DEVELOPER AT THE COST OF THE RESPECTIVE OCCUPIERS/OWNER OF THE BUILDING.

IN WITNESS WHEREOF the PARTIES hereto set and subscribed their respective hands and seals in this on the day month year first above written.

SIGNED, SEALED & DELIVERED by the PARTIES within named at Kolkata in the presence of :

1. *Debasis Acharya*

10 B, Hari Sura Street, Midnapore
Kolkata-23 P.S. - Nalgunda.

Biswajit Ghosh
Signature of the OWNER

2. *Manoj Kumar*
19 C Nalla Chakraborty
Calcutta-700023.

(1) *Sunil Kumar Chaw*

(2) *Debasishan*

(3) *Pratik Gupta*

(4) *Rishav Chaw*

(5) *Asmit Gupta*

Signature of the DEVELOPER

Drafted by me as per instruction and documents supplied by the parties :-

Lalmohan Mitra

Lalmohan Mitra, Advocate
Enrolment No. F/44/44/88
Alipore Judges' Court, Kolkata - 700 027

Computer print by :-

Shib Sankar Dasgupta

DAS XEROX & COMPUTER
Alipore Judges' Court,
Kolkata- 700 027.

MEMO OF CONSIDERATION

RECEIVED of and from the within named Developer the within mentioned sum of Rs. 30,00,000/- (Rupees Thirty Lakh) only as part of the non-refundable and/or forfeited money in the following manner :-

- (1) By RTGS / CHEQUE - PNB KIDDERPORE : Rs. 8,00,000 /-
Dated 24/3/2023 CHEQUE NO - 898571 BRANCH
- (2) By RTGS : Rs. 8,00,000 /-
Dated 24/3/2023
- (3) By RTGS : Rs. 3,00,000 /-
Dated 24/3/2023
- (4) By RTGS : Rs. 8,00,000 /-
Dated 24/3/2023
- (5) By RTGS : Rs. 3,00,000 /-
Dated 24/03/2023

: Rs. 30,00,000/-

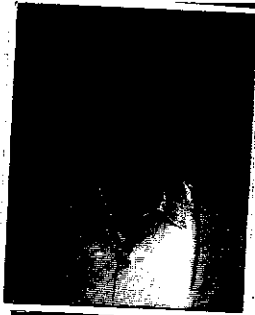










Rupees Thirty Lakh Only

WITNESSES:

1. Debasis Adhge.
10B, Hari Sma Street, Kidderpore
Kolkata - 23, P.S. - Matang.
2. Manoj Kumar
19C, Mahalaxmi
Kolkata - 700023.












Biswajit Ghosh

Signature of the OWNER

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
	left hand					
	right hand					

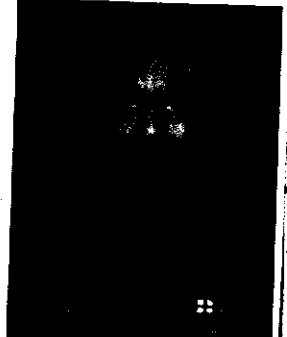










Name DIRDOLIT

Signature [Signature]

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
	left hand					
	right hand					












Name SUMITKUNAR SHAW

Signature [Signature]

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
	left hand					
	right hand					

Name UTSAY SHAW

Signature [Signature]

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
	left hand					
	right hand					

Name PRATEK GUPTA

Signature [Signature]



	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name RISHAV CHAW

Signature Rishav Chaw



	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name ASMIT GUPTA

Signature Asmit Gupta

	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand				
	right hand				

Name

Signature

	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand				
	right hand				

Name

Signature



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



192022230349115118

GRN Details

GRN: 192022230349115118 Payment Mode: SBI Epay
GRN Date: 25/03 2023 12:56:33 Bank/Gateway: SBIEpay Payment Gateway
BRN: 5807843499512 BRN Date: 25/03/2023 12:58:04
Gateway Ref ID: 202308485355389 Method: State Bank of India New PG DC
GRIPS Payment ID: 250320232034911510 Payment Init. Date: 25/03/2023 12:56:33
Payment Status: Successful Payment Ref. No: 2000607850/2/2023
[Query No.* Query Year]

Depositor Details

Depositor's Name: Mr UTSAV SHAW
Address: 19C MOHAN CHAND ROAD KIDDERPORE KOLKATA -700023
Mobile: 8335069894
Period From (dd/mm/yyyy): 25/03/2023
Period To (dd/mm/yyyy): 25/03/2023
Payment Ref ID: 2000607850/2/2023
Dept Ref ID/DRN: 2000607850/2/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000607850/2/2023	Property Registration- Stamp duty	0030-02-103-003-02	7021
2	2000607850/2/2023	Property Registration- Registration Fees	0030-03-104-001-16	30021
			Total	37042

IN WORDS: THIRTY SEVEN THOUSAND FORTY TWO ONLY.



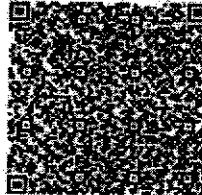
भारत सरकार
Unique Identification Authority of India
भारत सरकार

Enrolment No.: 1507/81014/00991

Download Date: 28/02/2017

To
 Manoj Kumar Gupta
 S/O Shyam Sunder Shew
 19C
 Michen Chand Road
 Khiddipora
 Khiddipora
 Kolkata West Bengal - 700023
 8830029855

Generation Date: 28/02/2017



आपका आधार क्रमांक / Your Aadhaar No. :

2379 6922 8022

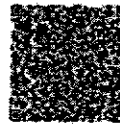
मेरा आधार, मेरी पहचान



भारत सरकार
 Government of India



Manoj Kumar Gupta
 Date of Birth/DOB: 07/01/1970
 Male/ MALE



2379 6922 8022

मेरा आधार, मेरी पहचान

Major Information of the Deed

Deed No.	I-1604-03704/2023	Date of Registration	27/06/2023
Deed No. / Year	1604-2000607850/2023	Deed No. / Year	
Query Date	06/03/2023 8:06:04 PM	D.S.R. - IV SOUTH 24-PARGANAS, District:	South 24-Parganas
Applicant Name, Address & Other Details	Bapan Das Alipore Police Court,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9734355240, Status :Solicitor firm		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 30,00,000/-]		
Site Particulars	Additional Particulars		
Rs. 3/-	Rs. 49,40,999/-		
Rs. 7,071/- (Article:48(g))	Rs. 30,053/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



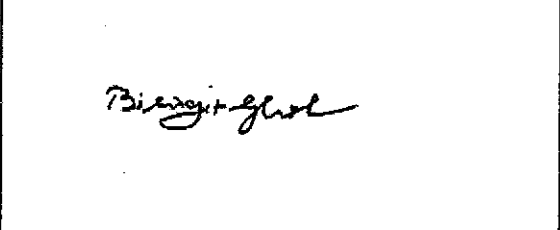
District: South 24-Parganas, P.S:- Wattgunge, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Mohan Chand Road, , Premises No: 19M, , Ward No: 076 Pin Code : 700023

Sch. No.	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	Site Particulars Value (in Rs.)	Market Value (in Rs.)	Other Details
L1	(RS :-)		Bastu		3 Katha 8 Chatak	1/-	35,90,999/-	Width of Approach Road: 12 Ft.,
Grand Total :						5.775Dec	1 /-	35,90,999 /-

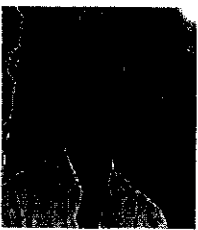
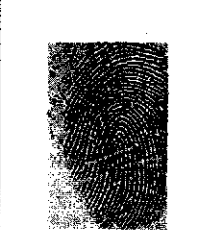
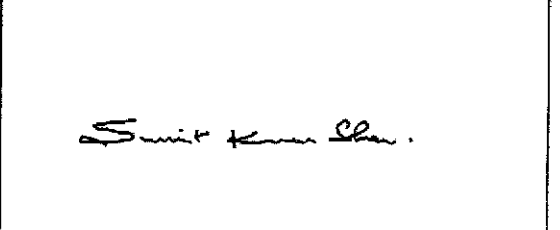


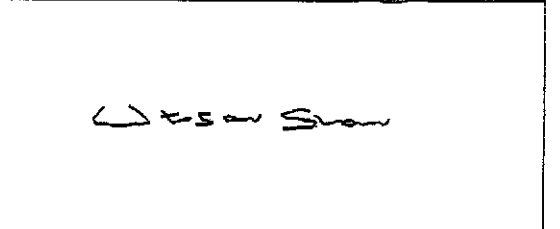
Structure Details :

Sch. No.	Structure Details	Area of Structure	Site Particulars Value (in Rs.)	Market Value (in Rs.)	Other Details
S1	On Land L1	2000 Sq Ft.	2/-	13,50,000/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 1200 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 800 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p>					
Total :		2000 sq ft	2 /-	13,50,000 /-	



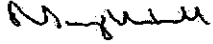
Land Lord Details :

Sl. No.	Name/Address/Photo/Thumb print and Signature	Name	Photo	Thumb Print	Signature
1	<p>Mr BISWAJIT GHOSH Son of Late BINOY KUMAR GHOSH Executed by: Self, Date of Execution: 27/03/2023 , Admitted by: Self, Date of Admission: 27/03/2023 ,Place : Office</p>				
		27/03/2023	LTI 27/03/2023	27/03/2023	
<p>4/1K/23,SARSUNA SATELLITE TOWNSHIP, City:- , P.O:- SARSUNA, P.S:-Thakurpukur, District:- South 24-Parganas, West Bengal, India, PIN:- 700061 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AGxxxxxx3H, Aadhaar No: 75xxxxxxxx1841, Status :Individual, Executed by: Self, Date of Execution: 27/03/2023 , Admitted by: Self, Date of Admission: 27/03/2023 ,Place : Office</p>					

Developer Details :

Sl. No.	Name/Address/Photo/Thumb print and Signature	Name	Photo	Thumb Print	Signature
1	<p>Mr SUMIT KUMAR SHAW Son of Mr DILIP KUMAR SHAW Executed by: Self, Date of Execution: 27/03/2023 , Admitted by: Self, Date of Admission: 27/03/2023 ,Place : Office</p>				
		27/03/2023	LTI 27/03/2023	27/03/2023	
<p>Son of Mr DILIP KUMAR SHAW 19C,MOHAN CHAND ROAD, City:- , P.O:- KIDDERPORE, P.S:-Wattgunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700023 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BYxxxxxx6F, Aadhaar No: 79xxxxxxxx4160, Status :Individual, Executed by: Self, Date of Execution: 27/03/2023 , Admitted by: Self, Date of Admission: 27/03/2023 ,Place : Office</p>					
2	<p>Mr UTSAV SHAW Son of Mr PRADEEP KUMAR SHAW Executed by: Self, Date of Execution: 27/03/2023 , Admitted by: Self, Date of Admission: 27/03/2023 ,Place : Office</p>				
		27/03/2023	LTI 27/03/2023	27/03/2023	
<p>Son of Mr PRADEEP KUMAR SHAW 19C,MOHAN CHAND ROAD, City:- , P.O:- KIDDERPORE, P.S:- Wattgunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700023 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: DZxxxxxx3K, Aadhaar No: 72xxxxxxxx7928, Status :Individual, Executed by: Self, Date of Execution: 27/03/2023 , Admitted by: Self, Date of Admission: 27/03/2023 ,Place : Office</p>					

Identifier Details :

Name	Photo	Thumb Print	Signature
Mr MANOJ KUMAR GUPTA Son of Late SHYAM SUNDAR GUPTA 19C MOHAN CHAND RD, City:- , P.O:- KIDDERPORE, P.S:-Wattgunge, District:- South 24-Parganas, West Bengal, India, PIN:- 700023			
	27/03/2023	27/03/2023	27/03/2023

Identifier Of Mr BISWAJIT GHOSH, Mr SUMIT KUMAR SHAW, Mr UTSAV SHAW, Mr PRATIK GUPTA, Mr RISHAV SHAW, Mr ASMIIT GUPTA

Transfer of property for J1

Sl.No	From	To. with area (Name-Area)
1	Mr BISWAJIT GHOSH	Mr SUMIT KUMAR SHAW-1.155 Dec,Mr UTSAV SHAW-1.155 Dec,Mr PRATIK GUPTA-1.155 Dec,Mr RISHAV SHAW-1.155 Dec,Mr ASMIIT GUPTA-1.155 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr BISWAJIT GHOSH	Mr SUMIT KUMAR SHAW-400.00000000 Sq Ft,Mr UTSAV SHAW-400.00000000 Sq Ft,Mr PRATIK GUPTA-400.00000000 Sq Ft,Mr RISHAV SHAW-400.00000000 Sq Ft,Mr ASMIIT GUPTA-400.00000000 Sq Ft

Endorsement For Deed Number : I - 160403704 / 2023

27/03/2023

Certificate of Admissibility (Rule 48 of West Bengal 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 57 of West Bengal Registration Rules 1962)

Presented for registration at 11:51 hrs on 27-03-2023, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Mr ASMIIT GUPTA , one of the Claimants.

Certificate of Market Value (WB R.V.V. Rules of 2014)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 49,40,999/-

Admission of Execution (Under Section 56 of West Bengal Registration Rules 1962)

Execution is admitted on 27/03/2023 by 1. Mr BISWAJIT GHOSH, Son of Late BINOY KUMAR GHOSH, 4/1K/23,SARSUNA SATELLITE TOWNSHIP, P.O: SARSUNA, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700061, by caste Hindu, by Profession Business, 2. Mr SUMIT KUMAR SHAW, Son of Mr DILIP KUMAR SHAW, 19C,MOHAN CHAND ROAD, P.O: KIDDERPORE, Thana: Wattgunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700023, by caste Hindu, by Profession Business, 3. Mr UTSAV SHAW, Son of Mr PRADEEP KUMAR SHAW, 19C,MOHAN CHAND ROAD, P.O: KIDDERPORE, Thana: Wattgunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700023, by caste Hindu, by Profession Business, 4. Mr PRATIK GUPTA, Son of Mr ANUP KUMAR GUPTA, 19C,MOHAN CHAND ROAD, P.O: KIDDERPORE, Thana: Wattgunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700023, by caste Hindu, by Profession Business, 5. Mr RISHAV SHAW, Son of Mr DILIP KUMAR SHAW, 19C,MOHAN CHAND ROAD, P.O: KIDDERPORE, Thana: Wattgunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700023, by caste Hindu, by Profession Business, 6. Mr ASMIIT GUPTA, Son of Mr MANOJ KUMAR GUPTA, 19C,MOHAN CHAND ROAD, P.O: KIDDERPORE, Thana: Wattgunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700023, by caste Hindu, by Profession Business

Indetified by Mr MANOJ KUMAR GUPTA, , , Son of Late SHYAM SUNDAR GUPTA, 19C MOHAN CHAND RD, P.O: KIDDERPORE, Thana: Wattgunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700023, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 30,053.00/- (B = Rs 30,000.00/- ,E = Rs 21.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 30,021/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 25/03/2023 12:58PM with Govt. Ref. No: 192022230349115118 on 25-03-2023, Amount Rs: 30,021/-, Bank: SBI EPay (SBlePay), Ref. No. 5807843499512 on 25-03-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,021/- and Stamp Duty paid by Stamp Rs 50.00/-, by online = Rs 7,021/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 1303, Amount: Rs.50.00/-, Date of Purchase: 20/03/2023, Vendor name: BIDYUT KUMAR SAHA

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 25/03/2023 12:58PM with Govt. Ref. No: 192022230349115118 on 25-03-2023, Amount Rs: 7,021/-, Bank: SBI EPay (SBlePay), Ref. No. 5807843499512 on 25-03-2023, Head of Account 0030-02-103-003-02

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

