

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

₹.5000

Rs.5000

पाँच हजार रुपये

FIVE THOUSAND RUPEES

INDIA

पश्चिमबङ्गा पश्चिम बङ्गाल WEST BENGAL

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14/10/24

ADDITIONAL REGISTRAR OF ASSURANCES

Certified that the Document is admitted to Registration. The State Government and the Government of West Bengal have consented to the part of the document.

*[Signature]*  
Additional Registrar of Assurances

A.R.A II

04 OCT 2024

**DEVELOPMENT AGREEMENT**

THIS DEVELOPMENT AGREEMENT made on this 4<sup>th</sup> day of October 2024;

**BETWEEN**

- (1) **SMT MEERA BASU (PAN – AVKPB5366K/ AADHAAR No. 6653 6079 0447)**, D/o Late Brojo Behari Ghosh and wife of Manas Mohan Basu, by faith – Hindu, by occupation – Housewife, by Nationality - Indian, residing at 22/A, A.L. Banerjee Street, Konnagar. P.O. Konnagar, P.S. Uttarpara, Hooghly. PIN: 712235; (2) **SMT MADHUMOTI GHOSH (PAN – DEXPG1058C / AADHAAR No. 8323 6837 4194)**, Daughter of Late Ashok Kumar Ghosh, by faith – Hindu, by occupation– Homemaker, by nationality – Indian, residing at 16, Parshi Bagan Lane, P.O.& P.S. Amherst Street,Kolkata –700009, (3) **SMT SUMITRA CHANDA (PAN- AXJPC3796P / Aadhaar No. 5318 1911 8094)**, daughter of Late Brojo Behari Ghosh and wife of Sugata Chanda, by faith –Hindu, by occupation – Housewife, by Nationality – Indian, residing at 12A,Park Terrace,Santoshpur, P.O. Santoshpur, P.S. formerly Purba Jadabpur now Survey Park, Kolkata –700075, (4) **SMT DIPALI GHOSE (PAN – AUAPG9884A/ Aadhaar No. 4192 7799 9080)**, widow of Late Kanak Ghose, by faith – Hindu, by occupation – housewife, by Nationality - Indian, residing at no. 16, Parshi Bagan Lane, P.O. & P.S. Amherst Street, Kolkata – 700009, (5) **SRI PARTHA SARATHI GHOSH (PAN: AOMPG3244C / AADHAR No. 8539 8742 1965)**,son of Late Kanak Ghose, by faith – Hindu, by occupation – service, by Nationality – Indian, residing at 16,Parshi Bagan Lane, P.O. & P.S. Amherst Street, Kolkata – 700009, (6) **SMT ARUNA BASU, (PAN – AYNPB9363J / AADHAAR No. 2232 9905 9107)**, daughter of Late Benode Behari Ghosh and widow of Late Debiprasanna Basu, by faith – Hindu, by occupation – housewife, by nationality Indian, residing at no. 32/2/1, Sahitya Parishad Street, P.O. Beadon Street, P.S. Burtolla, Kolkata–700006; (7) **SRI PRANAB GHOSH (PAN- AZOPG2779H / Aadhaar No. 3235 0105 3023)**, son of Late Benode Behari Ghosh, by faith– Hindu, by occupation – business, by nationality – Indian, residing at no. 16, Parshi Bagan Lane, P.O. & P.S.Amherst Street,Kolkata–700009;(8) **SMT CHHABI GHOSE(PAN – ADVPG2482L, Aadhaar No. 5192 3606 0765)**, widow of Late Sukumar Ghose, by faith – Hindu, by occupation – housewife, by nationality –Indian, residing at no. 16, Parshi Bagan Lane, P.O. & P.S. Amherst Street,Kolkata – 700009; (9) **SRI PRASANTA KUMAR GHOSH (PAN – AHLPG9586B /Aadhaar No. 5547 0271 2797)**, son of Late Sukumar Ghose, by faith – Hindu, by occupation business, by nationality Indian, residing at no. 16, Parshi Bagan Lane, P.O. & P.S. Amherst Street, Kolkata–700009; (10)**SRI SUSHANTA GHOSH (PAN – ADVPG2487R/ Aadhaar no. 5793 0192 4933)**, son of Late Sukumar Ghose, by faith – Hindu, by Occupation retired service holder, by nationality – Indian, residing at no. 16, Parshi Bagan

Lane, P.O. & P.S. Amherst Street, Kolkata -700009 hereinafter jointly and collectively referred to as "**OWNERS**"(which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and include their and each of their respective heirs, executors, administrators, successor or successors, legal representatives and/or assigns) of the **ONE PART**.

**AND**

**GAUTAM HEIGHTS**, a sole proprietorship concern having its office at 35A, Creek Row, P.S - Muchipara, P.O - Entally, Kolkata-700 014 herein after called the **DEVELOPER** (Which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include the heirs, successors, executors, administrators, representatives and assigns of its sole proprietor) of the **OTHER PART**.

The firm is represented by its sole proprietor **SRI SOURPYA DASGUPTA** ( PAN BXKPD7626M/ AADHAAR 2964 6086 5425 ) son of Sri Gautam Dasgupta, by faith Hindu, by Nationality- Indian, by occupation Business, residing at 30/1/1, Doctor Lane, P.S. Taltala, P.O. Entally, Kolkata-700014.

**WHEREAS** one Rash Behari Ghose, Lal Behari Ghose and Brojo Behari Ghose jointly purchased all that piece and parcel of land admeasuring an area of 6 cottahs 14 chittacks and 09 sq. ft. be the same a little more or less situate and lying at and being premises no. 16 Parsee Bagan Lane (presently known as 16, Parshi Bagan Lane), in the town of Calcutta included in Holding No.387 (formerly Part of Holding No.190, Block no, XIII in the North Division of the town of Calcutta) from Manindra Nath Roy, Satyendra Nath Roy and Kiron Bala Devi vide registered Deed of Indenture registered in the office of the Registrar of Assurances, Calcutta on 6<sup>th</sup> February, 1942 for the consideration as mentioned therein which was recorded in Book No.1 Volume No.32, Pages 82 to 92, Being No. 329 for the year 1942.

**AND WHEREAS** the aforesaid Rash Behari Ghose Alias Ghosh, Lal Behari Ghose Alias Ghosh and Brojo Behari Ghose Alias Ghosh got their names mutated in the records of Kolkata Municipal Corporation under Assessee No. 110382200160.

AND WHEREAS the said Rash Behari Ghosh being the undivided  $1/3^{\text{rd}}$  owners of 16, Parshi Bagan Lane, (hereinafter, referred to as the said premises) died intestate on or about 5<sup>th</sup> December, 1959, leaving behind Uma Sashi Ghosh, his widow, Chameli Sarkar, Deepali Roy and Gita Bose, his daughters, and Sukumar Ghosh being his only son.

AND WHEREAS each of them by virtue of the laws of succession became entitled to respective undivided shares in the said premises being no. 16 Parshi Bagan Lane.

AND WHEREAS, the said Uma Sashi Ghosh died intestate on or about 28<sup>th</sup> January, 1967 and as such the said Sukumar Ghosh, Chameli Sarkar, Deepali Roy and Gita Bose jointly became entitled to the share of Rash Behari Ghosh and Uma Sashi Ghosh in the said premises.

AND WHEREAS the said Chameli Sarkar, Deepali Roy and Gita Bose gifted their respective shares in the said premises to their brother Sukumar Ghosh. The said Deed of Gift was registered with the office of Sub Registrar of Assurances at Calcutta recorded therein Book No. - 1, Volume No. 55, pages from 235 to 238 Being No. 2865 for the year 1960.

AND WHEREAS in the aforesaid premises, the said Sukumar Ghosh became entitled to  $1/3^{\text{rd}}$  share in the said premises.

AND WHEREAS the said Sukumar Ghosh died intestate on or about 27<sup>th</sup> May, 1976 leaving behind Chhabi Ghose, his wife, Prasanta Kumar Ghosh and Sushanta Ghosh, being his two sons as his legal heirs and representatives each of whom by the laws of succession jointly became entitled to undivided  $1/3^{\text{rd}}$  share of the said premises.

AND WHEREAS the said Lal Behari ghosh sold, transferred and conveyed his undivided  $1/3^{\text{rd}}$  share of the said premises to Benode Behari Ghosh vide Indenture of Sale which was registered in the Office of the Registrar of Assurances, Calcutta on 28<sup>th</sup> March, 1987 and recorded in Book No. I, Volume No. 98, Pages 106 to 126, Being No.3228, for the year 1987.

**AND WHEREAS** the said Benode Behari Ghosh died intestate on or about 14<sup>th</sup> September, 1990 leaving behind his widow Renuka Ghosh, Aruna Basu, being his daughter and Pranab Ghosh being his son, who were the sole legal heirs and representatives.

**AND WHEREAS**, the said Renuka Ghosh being the widow of Benode Behari Ghosh died intestate on 20<sup>th</sup> November, 1993 leaving behind Aruna Basu her daughter and Pranab Ghosh her son each of whom by the laws of succession jointly became entitled to undivided 1/3<sup>rd</sup> share of the said premises.

**AND WHEREAS** Brojo Behari Ghosh died intestate on or about 18<sup>th</sup> November, 1991 leaving behind Ashok Kumar Ghosh, his elder son, Kanak Ghose being his younger son, Meera Basu being his elder daughter and Sumitra Chanda being his younger daughter as his only heirs and legal representatives. The wife of the said Brojo Behari Ghosh predeceased him.

**AND WHEREAS** the said Kanak Ghose died intestate on or about 17<sup>th</sup> September, 2018 leaving behind Dipali Ghose, his wife and Partha Sarathi Ghosh being his son as his only heirs and legal representatives.

**AND WHEREAS** by virtue of the laws of succession, the said Meera Basu, Ashok Kumar Ghosh, Sumitra Chanda, Dipali Ghose and Partha Sarathi Ghosh, as per their respective shares, jointly became entitled to undivided 1/3<sup>rd</sup> share of the said premises.

**AND WHEREAS** The aforesaid Ashok Kumar Ghosh died intestate on 10/09/2024 leaving behind his daughter Madhumoti Ghosh as his sole legal heir and successor. Be it noted that the wife of Ashok Kumar Ghosh namely Sanghamitra Ghosh had predeceased him on 02/01/2022.

**AND WHEREAS** presently the parties of the first to tenth parts are the absolute Joint owners of the said premises in the following ratio:-

- |                    |   |                          |
|--------------------|---|--------------------------|
| 1) Meera Basu      | - | 1/12 <sup>th</sup> share |
| 2) Madhumoti Ghosh | - | 1/12 <sup>th</sup> share |
| 3) Sumitra Chanda  | - | 1/12 <sup>th</sup> share |

- |                         |   |                          |
|-------------------------|---|--------------------------|
| 4) Dipali Ghose         | - | 1/24 <sup>th</sup> share |
| 5) Partha Sarathi Ghosh | - | 1/24 <sup>th</sup> share |
| 6) Aruna Basu           | - | 1/6 <sup>th</sup> share  |
| 7) Pranab Kumar Ghosh   | - | 1/6 <sup>th</sup> share  |
| 8) Chhabi Ghose         | - | 1/9 <sup>th</sup> share  |
| 9) Prasanta Kumar Ghosh | - | 1/9 <sup>th</sup> share  |
| 10) Sushanta Ghosh      | - | 1/9 <sup>th</sup> share. |

**AND WHEREAS** the party of the First part herein while are in exclusive possession of the aforesaid property as detailed in Schedule-A herein below intended to develop the land of the said premises by construction of masonry building on the land of the said premises upon obtaining sanction of building plan from Kolkata Municipal Corporation but the party of the First part since have no knowledge as to construction of masonry building and also on diverse reasons intended to develop the land of the said premises by construction of masonry building through a recognized developer who has earned reputation in the field of construction of masonry building in and around the city of Kolkata.

**AND WHEREAS** the party of the Second part herein having come to know of such desire of the First part, approached the party of the First part herein to develop the land of the said premises by construction of masonry building upon obtaining sanction of building plan from K.M.C. in respect of the land of the said premises by demolishing the existing structure as remain erected thereon at the own cost and expenses of the party of the Second part herein and thereby the parties hereto for avoiding all sorts of future complications and litigations have entered into this agreement on the following terms and conditions: -

**NOW THIS AGREEMENT WITNESSETH AS FOLLOWS :-**

1. The owners/First part have engaged the party of the Second part as Builders/Developers for construction of a proposed building on the land of the said premises and the party of the Second part has accepted the said engagement as "Constructor" who will construct a masonry building (G+4 storied) on the land of the said premises in accordance with the sanctioned

building plan to be sanctioned by the Kolkata Municipal Corporation with erection and structure in the said building in the manner on the terms and conditions stipulated hereinafter appearing.

2. That for the purpose of construction of the said proposed building in The said property detailed in Schedule "A" hereunder written , the Developer shall adopt all procedures and shall obtain sanction of building plan from K.M.C. at its own cost and expenses of the Developer.
3. That all the cost of construction of the said proposed building will be incurred and borne by the Developer from his own fund.
4. That the structure as is in existence at the said premises in dilapidated condition and it has been agreed upon that the Developer shall demolish the existing structure of the said premises and shall dispose off all the building materials and debris as would come out upon demolition of the said structure of the said premises for realization of cost of demolition.
5. That the owners shall put their signatures if required on the building plan for submitting the same at the office of the K.M.C. for obtaining sanction of the same from the concerned department of K.M.C. The owners shall put their signatures if required on the additional/revised plan and/or other applications and documents as would require to be submitted at the office of the K.M.C. for the purpose of obtaining sanction of building plan from the office of the K.M.C.
6. That the proposed building shall be constructed and completed within a period of 24 months from the date of obtaining sanction of building plan from the office of the K.M.C. or the actual date of handing over of vacant possession whichever is later and the said time for completion of the construction may be extended on mutual written consent of the parties for another six months Possession of the allocated portion to the owners shall be handed over by the developer within 24 months or within the extended period as mentioned above. If the developer fails to deliver the possession of owners' allocation to the owners within the aforesaid period, the developer shall be liable to pay damage @Rs. 8000/- per month to each of the owners as stated above. It is further agreed upon that if the developer is prevented by unavoidable circumstances like riot, flood, war, tempest, any pandemic situation and all other natural calamities or any prohibitory order from any court/courts, local bodies like K.M.C etc which is beyond the control

of the developer and for any defects in the title of the owners in the said property, any other substantive cause or if any legal hazards arisen and thereby for solution of such disputes time is consumed and for such condition the stipulated period of 24 months and the extended period of 6 months thereafter is elapsed in such an event there shall not remain any liability to the developer for paying of any amount of compensation as aforesaid.

7. That the owners shall be allotted 50% of floor area only in complete state Together with 50% share of the roof and parking space in the proposed building detailed and specified in Schedule "B" hereunder written and the rest portion of the constructed area i.e. 50% of the said proposed building shall be regarded to be the allotted portion of the developer. The developer shall be entitled to dispose of its allotted portion to any intending buyer/buyers at their own sweet will and discretion by accepting the amount of consideration and for the said purpose the developer shall be entitled to enter into agreement for sale upon accepting the amount of earnest money and upon receipt of full amount of consideration. The developer shall be entitled to execute and register a deed of sale in favour of such intending buyer/buyers under and by virtue of a registered power of attorney, which the owners undertake to execute and register in favour of the developer simultaneously with the execution of this agreement at the cost and expenses of the developer.

8. That the party of the First part herein declare, assure and undertake that they are the absolute owners of the land and structure of the said premises detailed in schedule "A" below and they have good and marketable title in the said premises and the premises is not under any litigation nor over the said property there is any order of attachment, liens etc. If any legal dispute arises regarding the title of the property, the same shall be resolved by the owners at their own cost and expenses and the Developer shall bear no liability for the same.

9. That the party of the First part herein further assure that excepting them there is no other co-owners in respect of the said premises and the party of the First part herein are legally entitled to enter into this agreement with the party of the Second part herein and they further assure that no Deed of Transfer or any other development agreement or any other agreement have been executed by them in favour of any person or parties.

10. That the developer shall raise construction on the said proposed building strictly in accordance with the sanctioned building plan and the developer shall not make any deviation to the sanctioned building plan and in case the Developer makes any deviation on the advice of the Engineer or the appropriate authority it shall be liability of the Developer to regularize the same. The developer shall complete the proposed construction within 24 months or within the extended period from the date of obtaining sanction of building plan from the office of the K.M.C or from the date of receipt of vacant possession of land whichever is later.
11. That the developer shall be entitled to get in its allocation the entire constructed area of the said proposed building i.e. to say 50% of the constructed area except the allotted portion of the owners.
12. That the developer is hereby authorized and empowered in relation to said construction, so far as may be necessary to apply and obtain quotas, entitlement and other allocation of or for cement, steel, bricks and other materials allocable to the owners for the construction of the said proposed building and similarly to apply for and obtain temporary and/or permanent connection of water, electricity, power, gas and other input and facilities required for the construction of enjoyment of the building plan for which the owners shall execute a general power of attorney in favour of the Developer and/or his nominee or nominees and all such power of attorney and other authorities shall be executed as shall be required by the Developer for the purpose of construction and allied jobs and the owners shall also sign all such applications and other documents as shall be required for the purpose or otherwise for in construction of proposed building from time to time and owners shall sign on the building plan before submitting the same to the Municipal authority.
13. That the owners will execute and register a Power of Attorney in favour of the developer simultaneously with the execution of this agreement to enable the developer to take all necessary action for and on behalf of the owners for commencing the work, construction and completion of the said proposed Housing Project and entering into agreement for sale of the flats or Apartment and floor spaces of the developer's allocation as per Schedule-'C' in the said building but all

such power of attorney shall be executed and registered by the owners at the cost and expenses of the developer.

14. That the owners shall not interfere with or obstruct in any manner in the execution and completion work of development and construction job on the land of the said premises unless it is not according to the law or sanctioned building plan and as per specification of construction.

15. That the owners shall pay all arrear municipal taxes due and payable in respect of the said property. After the completion of the proposed building and handing over possession of the owners' allocation to the owners' liabilities in this behalf shall be the joint liability of the owners and developer in proportion to their allocation of the proposed building.

16. That the owners shall not do any act, deed or thing whereby enjoyment of any common facilities among the several flats owners in the building may be obstructed.

17. That by virtue of this agreement, the owners herein shall be provided with the following:-

- a. One self-contained flat measuring 800 sq. ft. of covered area more or less on the South-East portion of the First Floor of the proposed building shall be jointly allotted to **MEERA BASU** and **SUMITRA CHANDA**.
- b. One self-contained flat measuring 800 sq. ft. of covered area more or less on the Northern portion of the First Floor of the proposed building shall be allotted to **ARUNA BASU**.
- c. One self-contained flat measuring 800 sq. ft. of covered area more or less on the South-East portion of the Second Floor of the proposed building shall be jointly allotted to **CHHABI GHOSE** and **PRASANTA KUMAR GHOSH**.
- d. One self-contained flat measuring 800 sq. ft. of covered area more or less on the South-West portion of the Second Floor of the proposed building shall be allotted to **PRANAB GHOSH**.
- e. One self-contained flat measuring 800 sq. ft. of covered area more or less on the Northern portion of the Second Floor of the proposed building shall be jointly allotted to **CHHABI GHOSE** and **SUSHANTA GHOSH**.

f. One self-contained flat measuring 400 sq. ft. of covered area more or less to be jointly allotted to **DIPALI GHOSE** and **PARTHA SARATHI GHOSH** on the South-East portion of the Third Floor of the proposed building .

g. One self-contained flat measuring 400 sq. ft. of covered area more or less to be allotted to **MADHUMOTI GHOSH** on the Northern portion of the Third floor of the proposed building.

h. The owners herein shall also be jointly entitled to get 50% of <sup>total</sup> constructed area of the ground floor of the said proposed building.

i. The Owners herein shall also be jointly provided with 50% constructed area of the roof of the proposed building.

17a. Be it noted that The Developer shall make plan of the proposed building in such a manner that it ensures hassle free entry and exit and parking of cars, and All kinds of workshop or machine room shall be shifted to some other place during the period of construction which shall be reinstated in the front portion of the ground floor of the proposed building at earliest with same measurement as it is at present and will be reflected in the building plan. It is pertinent to mention that the shifting charges during this period shall be paid by the Developer.

17b. That the aforesaid owners' allocation is more fully and particularly stated and described in the schedule - B herein below. Be it specifically noted that upon obtaining vacant possession of the Owners' Allocation as stated herein , the Owners shall execute Deed of Partition/Deed of Gift amongst themselves at their own cost and expenses for the purpose of separate assessment against their allotted Flats/car parking in the records of Kolkata Municipal Corporation .

17c. Be it noted the covered area of the flats stated herein shall include area of the wall plus proportionate share in stair plus lift plus lobby plus landing.

18. That the remaining constructed area of the proposed multi-storied building (except the owners' allocation more fully and particularly stated and described in the Schedule B herein below) consisting of flats/shops/garages shall belong to the developer and the Developer shall have the right to retain the same or sell, mortgage, lease out, let-out or transfer the same in any manner permitted by law along with proportionate share in land attached to such flats/shops/garages and right to use common areas and facilities in the building without any claim, hindrances and objection from the owners hereto.

*Handwritten signature*

The allocation of the Owners and the Developer has been specifically mentioned in Schedule "B" and Schedule "C" respectively. The developer shall raise the construction of the proposed building in accordance with the specification of construction as has been mentioned in Schedule "D" and the same shall be regarded to be the part of this agreement. The developer along with this agreement shall furnish the sketch of the proposed plan to be submitted to K.M.C. for sanction in regard to this G+4 Building.

19. It has been specifically agreed upon by and between the parties hereto that within the stipulated period as has been agreed upon in this agreement, the owners shall be allotted their 50% allocation in the said proposed building particularly on the First floor, Second floor and on the 3<sup>rd</sup> floor and the other allocation as has been agreed to be allotted to the owners and which has been specifically mentioned in this agreement, the developer shall allot such allotted portion to the named owners within the stipulated period of this agreement.

20. The Developer shall be entitled to fix its sign board on the said property, for advertisement of sale of flat/flats and inserting in newspaper and other advertising media after sanction of the building plan without any objection from the land owners. The Land Owners has chosen the name of the new building and it shall be named as "ANUDIPTA".

21. The developer absolutely shall appoint any Architects for supervising the structural constructions of the foundation, basements, pillars, structures, slabs, concrete underground/overhead reservoirs, electrical and plumbing fixtures and materials for constructions sewers and sewerage system etc. and shall have the right to do so but exclusively at their (developers) costs and expenses. The landowners shall not be liable responsible in any manner whatsoever regarding for the construction materials used by the developer.

22. That the owners shall not interfere with or obstruct in any manner in the execution and completion work of development and construction job on the land of and as per specification of construction as has been enclosed herein in separate sheets. The developer shall utilize in the said proposed building first class building materials in accordance with the specification of construction.

Amended by Mr. [Signature]

23. That it is hereby agreed upon that if at any point of time at the time of demolition or during constructions of the proposed building, if any accident occurs at the aforesaid site causing bodily injury or death of any labour or masons engaged at the site, the responsibility thereof shall be borne by the developer without encumbering the owners ~~in~~ any manner whatsoever and the owners shall not have to face any legal and or financial consequences.

24. The developer shall have their full right to dispose of their allotted portion of the said building in favour of the intending buyers and the owners shall have no objection in respect of the same and the entire consideration money against the disposal of the Developer's allocation of the said building shall be taken away by the developer. The consideration money which ever shall be realized by the developer for the disposal of their allotted portion of the said Building shall be regarded the income of the developer and the owners shall not be accountable for such money received by the developer before any authority namely income tax and other statutory authorities.

25. That upon demise either of the parties to this agreement shall not be cancelled or terminated, the respective heirs of the deceased party will step in the shoes of the deceased party and the said heirs of the deceased party shall be bound to fulfill the terms of this agreement and shall also execute power of attorney in favour of the Developer and shall also sign and execute all such documents in connection thereto The owners undertake to effect delivery of possession of the said property in free condition and without any encumbrances so that the developer can undertake the development job of the said premises.

26. The developer and their men, agents, engineers, architects, masons, Labours, contractors will have free access at the said premises and will take all necessary steps/action necessary for implementation of the project by development of the land of the said premises, posting of banners and advertisement in the papers inviting buyers of the allotted portion of the developer.

27. That sale proceeds of the developer's allocation and proportionate land interest with regard to the developer's allocation will be considered as consideration of the flats/apartment

pertaining to Developer's Allocation and the developer shall have every right to take away the same .

28. The parties of the both part have entered into agreement purely on principle-to-principle basis and nothing stated herein shall be deemed or constructed as partnership or a joint ventures between the owners and developer. Each party shall keep other indemnified from and against the same.

29. After execution and registration of the document in respect of Developer's allocation and completion of scheme as are required by the law and owners shall have right, title and interest into the said immovable property in respect of the floors for enjoyment of their allotted portion along with other flat owners of the building. The developer shall be at liberty to allot and/or transfer the developer's allotted portions including proportionate land interest in favour of other person/persons without informing the owners.

30. The apartments in the said housing project excepting those are allotted to the owners shall be booked and sold by the developer to the intending purchasers. The developer is entitled to accept money from the intending purchasers by way of advance for the sale of flat or flats or proportionate land interest of the building from the intending purchasers. The owners shall not be entitled to interfere with and to raise and objection whatsoever thereto.

31. If any dispute arises between the land owners and the developer over the issue of failing or following to fulfill the terms and conditions mentioned in the development agreement, the owners shall have the right to take legal recourses against the developer to comply the said terms and conditions under the specific performance act before the competent court of jurisdiction and/or the owners shall have the right to take appropriate legal measures by filing case / complaint before the Consumer Disputes Redressal Forum against the developer.

32. That simultaneously with the execution of this agreement, the owners shall handover all the originals of the documents relating to the title of the owners in the said property and the owners further undertake to give to the developer other copies of documents relating to the said

property as maybe required. The owners further assures that the said property is free from all encumbrances. From the date of delivery of possession of the apartment, the developer, the owners of the respective flats shall pay the proportionate Municipal taxes and any other impositions, maintenance charges and other expenses relating to the said housing project proportionately as may be determined by all the flat owners or by the Association of the Apartment owners to be formed.

33. From the date of delivery of possession of the apartment, the developer/allottees of respective flats and the owners shall pay the proportionate share of the Municipal taxes and other impositions, maintenance charges relating to the said housing project. From the date of execution of this agreement till the date of completion of the said housing project all such liabilities are to be borne by the developer.

34. The developer shall construct the said building in accordance with the building rules of the office of the K.M.C. and the developer shall bear whole cost of construction of the said proposed building. The roof of the building shall remain in exclusive possession of the owners and developer in equal shares after construction of the building. That it is further agreed upon that if the party of the Second part/developer intends to raise any additional floor on the roof of the 4<sup>th</sup> floor of the proposed building upon obtaining sanction of building plan from the office of the K.M.C. at the cost of the developer, the developer shall allot to the owners 50% of such additional floor of the proposed building.

35. That it is pertinent to mention here that before starting of construction work, the 5 (five) sets of owner shall be shifted and such 5 (five) sets of owner namely Prasanta Ghosh , Sushanta Ghosh , Pranab Ghosh , Partha Sarathi Ghosh and Madhumoti Ghosh would be shifted in 5 (five) residential accommodations and the amount of rent of Rs.10000/- (Rupees Ten Thousand only) to be paid to all five sets of owners whose names have been specified in this agreement.

Be it noted THE OWNERS SHALL TAKE MAXIMUM OF TWO MONTHS FROM THE DATE OF PLAN SANCTION TO MAKE THEIR SHIFTING ARRANGEMNTS WHOSE EXPENDITURE SHALL BE BORNE BY THE DEVELOPER.

36. That the developer assures and undertakes to complete the said proposed building on the land of the said premises within 24 months from the date of sanction of building plan or from the date of receipt of vacant possession of land which ever is later. However the said period may be extended for 6(Six) months. Provided that only subject to unavoidable circumstances like riot, flood, war, tempest, any pandemic situation and all other natural calamities or any prohibitory order from any court/courts, local bodies like K.M.C etc which is beyond the control of the Developer , the Developer shall not be bound to construct the aforesaid period of 30 (Thirty )Months

37. That it is agreed upon in between the parties that the parties to this agreement and their respective transferees shall use for beneficial enjoyment of the said proposed building, the common passage, common entrance, stair- case, stair-case landing and open spaces surrounding the said proposed building and also the terrace of the said proposed building and those portions shall be regarded to be the common portions of the proposed building. It is pertinent to mention here that the owners will have 50% share of roof.

38. That it is further agreed upon that the developer at the time of effecting delivery of possession of the owners' allocation to the owners, shall issue Possession Certificate with copy of the sanctioned building plan for avoiding all sorts of future complications and litigations.

39. That it is further agreed upon in between the parties that the developer shall submit the building plan with their signatures in the building plan in respect of the land of the said premises to the Kolkata Municipal Corporation within 12 (TWELVE ) months from the date of execution of this agreement for obtaining sanction of such building plan from K.M.C. and upon sanction of such building plan, the developer shall be entitled to take delivery of the sanction plan from K.M.C.

40. Save and except for the Owners' allocation mention herein about the Owners shall have no other claim in any part of the building or from the sale proceeds of any other part of the building.

41. That the owners shall not create any obstruction and hindrances to the developer and their masons, labours and engineers in effecting construction job on the land of the said premises.

**SCHEDULE - "A" ABOVE REFERRED TO :**

(Description of the property offered for development)

**ALL THAT** piece or parcel of land measuring an area of 6 Cottahs 14 Chittaks 9 Sq.ft be the same a little more or less along with old dilapidated two storied building thereon admeasuring 8400 Sq.ft (4200 Sq.Ft on the Ground Floor and 4200 Sq.Ft on the First Floor ) be the same a little more or less , bearing Premises No. 16 Parshi Bagan Lane , Kolkata - 700009 presently under P.S- Amherst Street , under Ward No. 038 of the Kolkata Municipal Corporation, in the town of Kolkata and which is butted and bounded as under:

On the North : By 40/A, Badur Bagan Street;

On the South : By Parshi Bagan Lane.

On the East : By 14/1, Parshi Bagan Lane.

On the West : By 18, Parshi Bagan Lane.

The floor of the aforesaid building is made of cement .

The structure is more than 60 years old.

**SCHEDULE- "B" ABOVE REFERRED TO :**

(OWNERS' ALLOCATION )

IN LIEU OF LAND THE OWNERS SHALL GET 50% OF TOTAL CONSTRUCTED AREA IN THE PROPOSED NEW BUILDING IN THE MANNER STATED AS UNDER :

- a. One self-contained flat measuring 800 sq. ft. of covered area more or less on the South-East portion of the First Floor of the proposed building shall be jointly allotted to **MEERA BASU** and **SUMITRA CHANDA**.
- b. One self-contained flat measuring 800 sq. ft. of covered area more or less on the Northern portion of the First Floor of the proposed building shall be allotted to **ARUNA BASU**.
- c. One self-contained flat measuring 800 sq. ft. of covered area more or less on the South-East portion of the Second Floor of the proposed building shall be jointly allotted to **CHHABI GHOSE** and **PRASANTA KUMAR GHOSH**.
- d. One self-contained flat measuring 800 sq. ft. of covered area more or less on the South-West portion of the Second Floor of the proposed building shall be allotted to **PRANAB GHOSH**.

- e. One self-contained flat measuring 800 sq. ft. of covered area more or less on the Northern portion of the Second Floor of the proposed building shall be jointly allotted to **CHHABI GHOSE** and **SUSHANTA GHOSH**.
- f. One self-contained flat measuring 400 sq. ft. of covered area more or less to be jointly allotted to **DIPALI GHOSE** and **PARTHA SARATHI GHOSH** on the South-East portion of the Third Floor of the proposed building.
- g. One self-contained flat measuring 400 sq. ft. of covered area more or less to be allotted to **MADHUMOTI GHOSH** on the Northern portion of the Third floor of the proposed building.
- h. The owners herein shall also be jointly entitled to get 50% of constructed area of the ground floor of the said proposed building.
- i. The Owners herein shall also be jointly provided with 50% constructed area of the roof of the proposed building.

**SCHEDULE-"C" ABOVE REFERRED TO :**

(DEVELOPER'S ALLOCATION )

ALL THAT remaining constructed area of the proposed multi-storied building (except the owners' allocation morefully and particularly stated and described in the Schedule B hereinabove written ) consisting of flats/shops/garages, shall belong to the developer and the Developer shall have the right to retain the same or sell, mortgage, lease out, let-out or transfer the same in any manner permitted by law along with proportionate share in land attached to such flats/shops/garages and right to use all common areas and facilities without any claim, hindrances and objection from the owners hereto.

**SCHEDULE-"D" ABOVE REFERRED TO :**

(Specification of the Building)

ALL THAT the details of fixtures, fittings, amenities, standing materials etc. to be provided in the owners' allocation at the new building.

- STRUCTURE: R.C.C. Frame Structure.
- ELEVATION: An unique blending of oriental and modern architecture.
- STAIRCASE: Spacious staircase with marble flooring.

EXTERNAL FINISH: Decorative cement yellow light paint finish and partly by Decorative tiles.

INTERNAL FINISH: Smooth finish with Putty on walls.

FLOORING: Entirely by vitrified tiles measuring not less than 2 ft. x 2 ft. slab throughout the flat/unit.

KITCHEN: Marble tiles dado above working platform table black stone sink

TOILETS: Ceramic or marble tiles – Dado upto 6 ft. height hot and cold water supply system with chromium plated taps European /Indian style WC with ceramic fittings.

DOORS: Wooden Panel Doors and in bedroom flush door with good quality.

WINDOWS: Aluminum framed window with glass panels and grills.

SANITARY FITTERS: CP/ GI/ PVC pipe fittings with concealed sanitary.

ELECTRICALS: Wiring in concealed conduits, switch with switch board, separate TV cable and Telephone points and 15 amps' line & earth line in all plug point in every room, AC line has to be drawn. Lighting arrester to be erected.

WATER: Provision for pumping water facility and provision for KMC Water facility.

LIFT: Provision for lift from conspicuous space, if any.

Minor modification allowable for owners' allocation only.

**SCHEDULE-"E" ABOVE REFERRED TO :**

(Common portions of the proposed building)

1. The foundations, columns, beams, supports, girders, entrance and exists, open to sky street, corridors, staircase of the building, boundary walls and main gate, lift , and stair case landing.
2. Common passage, common areas.
3. Water pump, overhead water tank and underground water reservoirs, water pumps and other common plumbing installation pump room, ventilation duct.
4. Electrical wiring, motors, fittings and fixtures for lighting the stair cases lobby and other common areas (excluding those as are installed for any particulars flat) installation fixtures, fittings etc. and roof.

5. Drains and sewerage line of the building.
6. Such other common parts, areas equipment, installation fixtures, fittings, covered and open space in or around the said building as are necessary for passage to or about the occupy of the flats and as are assessments of necessary of the building.

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

**SIGNED SEALED & DELIVERED**

At Kolkata in the presence of :

1. Tejinder  
3 Banu Shu Ar  
41-1
2. Selvyah Frisway  
Advocate  
1737, Purba Gurusai Road,  
Juni Dura, Kol - 70030.

- 1) Meera Banu
  - 2) Madhusnati Ghosh.
  - 3) Sumitra Ghanda
  - 4) Bipali Ghose
  - 5) Partha Samathi Ghosh
  - 6) Aruna Biju.
  - 7) Pranab Ghosh
  - 8) Shruti Ghosh
  - 9) Parvata Kumar Ghosh
- SIGNATURE OF THE OWNERS

FOR GAUTAM HEIGHTS

Safya D. Gh.  
Proprietor

SIGNATURE OF THE DEVELOPER

Drafted by :-  
Selvyah Frisway  
DEBJYOTI BISWAS  
Advocate  
City Civil Court  
Enrolment No. F/1886/2022

# SPECIMEN FORM FOR TEN FINGERPRINTS



Safar Jha

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



Mileera Basu

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



Madhusmita Ghosh

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



Sumitra Chaudhary

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

# SPECIMEN FORM FOR TEN FINGERPRINTS



*Dipali Ghose*

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



*Partha Sarathi Ghosh*

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



*Pranab Ghosh*

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



*Ashima Dasgupta*

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

# SPECIMEN FORM FOR TEN FINGERPRINTS



*Shobhi Ghose.*

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



*Pravin Kumar Ghosh*

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



*Juhanda Ghosh*

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



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



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



192024250231207862

GRN Details

GRN:	192024250231207862	Payment Mode:	Counter Payment
GRN Date:	28/09/2024 16:08:24	Bank/Gateway:	HDFC Bank
BRN :	01102024025	BRN Date:	01/10/2024 00:00:00
GRIPS Payment ID:	280920242023120785	Payment Init. Date:	28/09/2024 16:08:24
Payment Status:	Successful	Payment Ref. No:	2002574694/1/2024

[Query No\*\*/Query Year]

Depositor Details

Depositor's Name:	Mr GAUTAM HEIGHTS
Address:	CREEK ROW, KOL-700014
Mobile:	8981581772
Period From (dd/mm/yyyy):	28/09/2024
Period To (dd/mm/yyyy):	28/09/2024
Payment Ref ID:	2002574694/1/2024
Dept Ref ID/DRN:	2002574694/1/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002574694/1/2024	Property Registration- Stamp duty	0030-02-103-003-02	35020
2	2002574694/1/2024	Property Registration- Registration Fees	0030-03-104-001-16	21
<b>Total</b>				<b>35041</b>

IN WORDS: THIRTY FIVE THOUSAND FORTY ONE ONLY.

PAID

### Major Information of the Deed

Deed No :	I-1902-11908/2024	Date of Registration	04/10/2024
Query No / Year	1902-2002494457/2024	Office where deed is registered	
Query Date	20/09/2024 4:09:16 PM	A.R.A. - II KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	Sk Rustam Thana : Kharagpur Town, District : Paschim Midnapore, WEST BENGAL, PIN - 721301, Mobile No. : 8240480930, Status : Seller/Executant		
Transaction		Additional Transaction	
[1201] Transfer of lease, Transfer of Lease/Deed of Assignment		[4305] Other than Immovable Property, Declaration [No of Declaration : 2]	
Set Forth value		Market Value	
Rs. 4,11,00,000/-		Rs. 4,15,28,162/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 29,06,992/- (Article:63)		Rs. 4,15,380/- (Article:A(1), E)	
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Apartment Details :

District: North 24-Parganas, P. Si:- East Bidhannagar, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION,  
Road: Block - E M, Pin Code : 700091

Sch No.	Mouza/Road Zone	Plot	Khatian	Floor Area (in Sq.Ft.)	Set Forth Value (in Rs.)	Market value (in Rs.)	Other Details
A1	Mouza: Block-5 E M	RS - 4		Super Build Area: 7801, Carpet Area: 6120	3,75,00,000/-	3,76,15,050/-	Flat No: ECSL1402, Floor No: 14, Apartment Type: Flat/Apartment Office Use, Floor Type: Tiles, Age of Flat: 6 Year, Approach Road Width: 60 Ft, Other Amenities: Lift Facility, Resale, Status of Completion : Completed Last Reference Deed No :1904-I -20943-2022
A2	Mouza: Block-5 E M	RS - 4		Area of Covered Garage: 135	4,50,000/-	4,89,139/-	Covered Garage No: ECSLCCPO3033, Floor No: 3, Apartment Type: Covered Garage Office Use, Floor Type: Cemented, Age of Flat: 6 Year, Approach Road Width: 60 Ft, Other Amenities: Lift Facility, Resale, Status of Completion : Completed Last Reference Deed No :1904-I -20943-2022
A3	Mouza: Block-5 E M	RS - 4		Area of Covered Garage: 135	4,50,000/-	4,89,139/-	Covered Garage No: ECSLCCPO3034, Floor No: 3, Apartment Type: Covered Garage Office Use, Floor Type: Cemented, Age of Flat: 6 Year, Approach Road Width: 60 Ft, Other Amenities: Lift Facility, Resale, Status of Completion : Completed Last Reference Deed No :1901-I -20943-2022







A4	Mouza: RS - 4 Block-5 E M	Area of Covered Garage: 135	4,50,000/-	4,89,139/-	Covered Garage No: ECSLCCPO3035, Floor No: 3, Apartment Type: Covered Garage Office Use, Floor Type: Cemented, Age of Flat: 6 Year, Approach Road Width: 60 Ft., Other Amenities: Lift Facility, Resale, Status of Completion: Completed Last Reference Deed No :1904-I -20943-2022
A5	Mouza: RS - 4 Block-5 E M	Area of Covered Garage: 135	4,50,000/-	4,89,139/-	Covered Garage No: ECSLCCPO3036, Floor No: 3, Apartment Type: Covered Garage Office Use, Floor Type: Cemented, Age of Flat: 6 Year, Approach Road Width: 60 Ft., Other Amenities: Lift Facility, Resale, Status of Completion: Completed Last Reference Deed No :1904-I -20943-2022
A6	Mouza: RS - 4 Block-5 E M	Area of Covered Garage: 135	4,50,000/-	4,89,139/-	Covered Garage No: ECSLCCPO3037, Floor No: 3, Apartment Type: Covered Garage Office Use, Floor Type: Cemented, Age of Flat: 6 Year, Approach Road Width: 60 Ft., Other Amenities: Lift Facility, Resale, Status of Completion: Completed Last Reference Deed No :1904-I -20943-2022
A7	Mouza: RS - 4 Block-5 E M	Area of Covered Garage: 135	4,50,000/-	4,89,139/-	Covered Garage No: ECSLCCPO3038, Floor No: 3, Apartment Type: Covered Garage Office Use, Floor Type: Cemented, Age of Flat: 6 Year, Approach Road Width: 60 Ft., Other Amenities: Lift Facility, Resale, Status of Completion: Completed Last Reference Deed No :1904-I -20943-2022
A8	Mouza: RS - 4 Block-5 E M	Area of Covered Garage: 135	4,50,000/-	4,89,139/-	Covered Garage No: ECSLCCPO4037, Floor No: 4, Apartment Type: Covered Garage Office Use, Floor Type: Cemented, Age of Flat: 6 Year, Approach Road Width: 60 Ft., Other Amenities: Lift Facility, Resale, Status of Completion: Completed Last Reference Deed No :1904-I -20943-2022
A9	Mouza: RS - 4 Block-5 E M	Area of Covered Garage: 135	4,50,000/-	4,89,139/-	Covered Garage No: ECSLCCPO4038, Floor No: 4, Apartment Type: Covered Garage Office Use, Floor Type: Cemented, Age of Flat: 6 Year, Approach Road Width: 60 Ft., Other Amenities: Lift Facility, Resale, Status of Completion: Completed Last Reference Deed No :1904-I -20943-2022

**Transferor Details :**


Sl No	Name,Address,Photo,Finger print and Signature
1	<b>ICA EDU SKILLS PRIVATE LIMITED</b> 14TH FLOOR, ECOCENTRE BUSINESS PARK, EM BLOCK, Block/Sector: SECTOR V, SALT LAKE CITY, Flat No: ECSL1401, City:- Bidhannagar, P.O:- NABADIGANTA CP BLOCK, P.S:-Nabadiganta, District:-North 24-Parganas, West Bengal, India, PIN:- 700091 Date of Incorporation:XX-XX-1XX9, PAN No.: AAxxxxx7R,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

2 **THE GOVERNOR OF THE STATE OF WEST BENGAL**  
 SR. DEPUTY SECRETARY, DEPARTMENT OF URBAN DEVELOPMENT AND MUNICIPAL AFFAIRS,  
 Block/Sector: NAGARAYAN, DF 8, SECTOR I, SALT LAKE CITY, City:- Bidhannagar, P.O:- P AND T QUARTER,  
 P.S:-North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700064 , State Government  
 Office,Aadhaar No Not Provided by UIDAI, Status :Organization as Confirming Party, Executed by:  
 Representative, Executed by: Representative

**Transferee Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Mrs ANUSHREE LOHIA</b> Wife of Mr PIUSH LOHIA Executed by: Self, Date of Execution: 28/08/2024 , Admitted by: Self, Date of Admission: 04/10/2024 ,Place : Office	<b>Photo</b>  <small>04/10/2024</small>	<b>Finger Print</b>  <small>LTI 04/10/2024</small>	<b>Signature</b>  <small>04/10/2024</small>
Wife of Mr PIUSH LOHIA 7, BRIGHT STREET, City:- Kolkata, P.O:- BALLYGUNGE, P.S:-Karaya, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX3 , PAN No.:: AAxxxxxx2H, Aadhaar No: 43xxxxxxxx3795, Status :Individual, Executed by: Self, Date of Execution: 28/08/2024 , Admitted by: Self, Date of Admission: 04/10/2024 ,Place : Office				
2	<b>Name</b> <b>Mr PIUSH LOHIA</b> (Presentant ) Son of Mr RAMAWTAR LOHIA Executed by: Self, Date of Execution: 28/08/2024 , Admitted by: Self, Date of Admission: 04/10/2024 ,Place : Office	<b>Photo</b>  <small>04/10/2024</small>	<b>Finger Print</b>  <small>LTI 04/10/2024</small>	<b>Signature</b>  <small>04/10/2024</small>
Son of Mr RAMAWTAR LOHIA 7, BRIGHT STREET, City:- Kolkata, P.O:- BALLYGUNGE, P.S:-Karaya, District:-South 24-Parganas, West Bengal, India, PiN:- 700019 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX0 , PAN No.:: AAxxxxxx7F, Aadhaar No: 86xxxxxxxx0877, Status :Individual, Executed by: Self, Date of Execution: 28/08/2024 , Admitted by: Self, Date of Admission: 04/10/2024 ,Place : Office				

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Mr NANDA GOPAL SAHA</b> Son of Mr DILIP SAHA Date of Execution - 28/08/2024, , Admitted by: Self, Date of Admission: 04/10/2024, Place of Admission of Execution: Office	<b>Photo</b>  <small>Oct 4 2024 1:56PM</small>	<b>Finger Print</b>  <small>LTI 04/10/2024</small>	<b>Signature</b>  <small>04/10/2024</small>

VILLAGE MAHISHA MACHHLANDAPUR, City:- Habra, P.O:- KASHIPUR, P.S:-Habra, District:-North 24 -Parganas, West Bengal, India, PIN:- 743271, Sex: Male, By Caste: Hindu, Occupation: Private Service, Citizen of: India, Date of Birth:XX-XX-1XX2 , PAN No.:: FLxxxxxx8P, Aadhaar No: 34xxxxxxxx0096 Status : Representative, Representative of : ICA EDU SKILLS PRIVATE LIMITED (as AUTHORISED SIGNATORY)

2 **Miss SUDESHNA MITRA**

Daughter of Mr NAGARAYAN, DF 8, SECTOR I, Block/Sector: SALT LAKE CITY, City:- Bidhannagar, P.O:- P AND T, P.S:-North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700064, Sex: Female, By Caste: Hindu, Occupation: Government Service, Citizen of: India, , State Government Office,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : THE GOVERNOR OF THE STATE OF WEST BENGAL

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr ATULESH SINGH</b> Son of Late RAM PRAVESH SINGH S, RAM NARAYAN BHATTACHARJEE LANE, City:- Kolkata, P.O:- BEADON STREET, P.S:-Burlola, District-Kolkata, West Bengal, India, PIN:- 700006		 Captured	
	04/10/2024	04/10/2024	04/10/2024
Identifier Of Mrs ANUSHREE LOHIA, Mr PIUSH LOHIA, Mr NANDA GOPAL SAHA, Miss SUDESHNA MITRA			

Endorsement For Deed Number : I - 190211908 / 2024

On 04-10-2024

**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 : 63 of Indian Stamp Act 1899

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

Presented for registration at 13:54 hrs on 04-10-2024, at the Office of the A.R.A. - II KOLKATA by Mr PIUSH LOHIA, one of the Claimants.

**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 4,15,28,162/-

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

Execution is admitted on 04/10/2024 by 1. Mrs ANUSHREE LOHIA, Wife of Mr PIUSH LOHIA, 7, BRIGHT STREET, P.O: BALLYGUNGE, Thana: Karaya, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Hindu, by Profession Business 2. Mr PIUSH LOHIA, Son of Mr RAMAWTAR LOHIA, 7, BRIGHT STREET, P.O: BALLYGUNGE, Thana: Karaya, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Hindu, by Profession Business

Identified by Mr ATULESH SINGH, , Son of Late RAM PRAVESH SINGH, 9, RAM NARAYAN BHATTACHARJEE LANE, P.O: BEADON STREET, Thana: Burtola, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700006, by caste Hindu, by profession Service

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

Execution is admitted on 04-10-2024 by Mr NANDA GOPAL SAHA, AUTHORISED SIGNATORY, ICA EDU SKILLS PRIVATE LIMITED (Private Limited Company), 14TH FLOOR, ECOCENTRE BUSINESS PARK, EM BLOCK, Block/Sector: SECTOR V, SALT LAKE CITY, Flat No: ECSL1401, City:- Bidhannagar, P.O:- NABADIGANTA CP BLOCK, P.S.-Nabadiganta, District:-North 24-Parganas, West Bengal, India, PIN:- 700091

Identified by Mr ATULESH SINGH, , Son of Late RAM PRAVESH SINGH, 9, RAM NARAYAN BHATTACHARJEE LANE, P.O: BEADON STREET, Thana: Burtola, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700006, by caste Hindu, by profession Service

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 4,15,380.00/- ( A(1) = Rs 4,15,282.00/- , E = Rs 14 00/- , J = Rs 55.00/- ,M(a) = Rs 25.00/- ,M(b) = Rs 4.00/- ) and Registration Fees paid by Cash Rs 84.00/-, by online = Rs 4,15,296/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 01/10/2024 5:36PM with Govt. Ref. No: 192024250235648572 on 01-10-2024, Amount Rs: 4,15,296/-, Bank: ICICI Bank ( ICIC0000006), Ref. No. 2029565067 on 01-10-2024, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 29,06,992/- and Stamp Duty paid by Stamp Rs 500.00/-, by online = Rs 29,06,492/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 135376, Amount: Rs.500.00/-, Date of Purchase: 29/07/2024, Vendor name: S Dey

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 01/10/2024 5:36PM with Govt. Ref. No: 192024250235648572 on 01-10-2024, Amount Rs: 29,06,492/-, Bank: ICICI Bank ( ICIC0000006), Ref. No. 2029565067 on 01-10-2024, Head of Account 0030-02-103-003-02

7/10/24  
Satyajit Biswas  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - II KOLKATA  
Kolkata, West Bengal

