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Certified that the Document is admitted to registration. The Signature Sheet and the endorsement sheets attached to this document are the part of this Document.

  
Additional Registrar of Assurances-III, Kolkata

Additional Registrar of Assurances III Kolkata  
30 AUG 2023

11-15 hrs

SP  
30/08/23

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## DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT made this the 30<sup>th</sup> day of

August, Two Thousand Twenty Three (2023).

BETWEEN

Serial No. .... 1957 ..... Date .. 15 MAY 2023

Name. .... M. Mitra .....

Address..... ADV ALIPORE  
..... JUDGES COURT, KOL-27 .....

Value Rs. .... 50/- ..... P.....

**BIDYUT KR. SAHA**

Licence Stamp Vendor  
Alipore Judges' Court 24 Pgs. (S)  
Kolkata-700 027

Stamp Vendor

Signature



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Additional Registration  
Assurance III Pgs.  
15 MAY 2023

(1) **SMT. ASHA SHAW**, (PAN No. **OBSPS6619N**), (AADHAR No. **3281 5658 7727**), (Mobile No. **90733 18795**), wife of Late Binod Shaw, by faith - Hindu, by nationality - Indian, by occupation - Housewife, residing at 32D/1A, Gora Chand Bose Road, Police Station - Burtalla, Post Office - Beadon Street, Kolkata - 700006, (2) **SRI ANIL KUMAR SHAW**, (PAN No. **BTUPS9218N**), (AADHAR No. **7116 7993 7717**), (Mobile No. **96819 75965**), son of Late Binod Shaw, by faith - Hindu, by nationality - Indian, by occupation - Business, residing at 32D/1A, Gora Chand Bose Road, Police Station - Burtalla, Post Office - Beadon Street, Kolkata - 700006, (3) **SRI ARBIND KUMAR SHAW**, <sup>Aliases Arbind Shaw</sup> (PAN No. **CXHPS1457H**), (AADHAR No. **8102 8974 4773**), (Mobile No. **98837 84515**), son of Late Binod Shaw, by faith - Hindu, by nationality - Indian, by occupation - Business, residing at 32D/1A, Gora Chand Bose Road, Police Station - Burtalla, Post Office - Beadon Street, Kolkata - 700 006, (4) **SMT. JYOTI JAISWAL**, (PAN No. **BKFPJ0940N**), (AADHAR No. **8442 5869 6103**), (Mobile No. **96819 22170**), wife of Sri Vimal Jaiswal and daughter of Late Binod Shaw, by faith - Hindu, by nationality - Indian, by occupation - Housewife, residing at 15B, Indian Mirron Street, Wellington, Police Station - Taltala, Post Office - Lenin Sarani, Kolkata - 700 013, hereinafter jointly called and referred to as the "**OWNERS**" (which term or expression shall unless by or repugnant to the context be deemed to mean and include their respective heirs, executors, administrators, representatives and assigns) of the **ONE PART**.

**AND**

Arbind Kumar Shaw

**SUMIT KUMAR SHAW, (PAN : BYDPS8716F), (AADHAR No. 7940 0909 4160), (Mob. : 83350 69893),** son of Sri Dilip Kumar Shaw, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at 19C, Mohan Chand Road, Post Office - Kidderpore, Police Station - Watgunge, Kolkata - 700 023, 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 his heirs, executors, administrators, legal representative and/or assigns) of the **OTHER PART.**

**WHEREAS** by an Indenture of Conveyance bearing date 20/08/1956 and registered in Book No. I, Volume No. 58, Pages 258 to 271, Being No. 3787 for the year 1956, in the office of the Registrar of Assurances Calcutta between Durga Prasad Chamria and others, therein mentioned as the Vendors of the First Part, Benarasi Lal Chamria and others, therein mentioned as the Receivers of the Second Part and Sri Radheshyam Shaw and Badri Prasad Shaw, therein mentioned as the Purchasers of the Third Part. The said Purchasers as aforesaid purchase in equal share for the consideration mentioned therein, the portion of Premises No. 32, Gorachand Bose Road, in the Town of Calcutta containing by estimation an area of 5 Cottahs 1 Chittack 42 Sq. ft. be the same little more or less together with structure thereon, morefully described as the Schedule thereunder written.

**AND WHEREAS** after the purchase as aforesaid, the said Radheshyam Shaw and Badri Prasad Shaw duly mutated their names in the records of the Calcutta Corporation and upon such

mutation followed by separation the premises was numbered as 32D, Gora Chand Bose Road.

**AND WHEREAS** by a Deed of Partition bearing date 16/09/1967 made between Sri Radheshyam Shaw, son of Moolchand Shaw, therein described as the First Part, Sri Badri Prasad Shaw, son of Moolchand Shaw, therein described as the Second Part. The said Sri Radheshyam Shaw, son of Moolchand Shaw and Sri Badri Prasad Shaw, son of Moolchand Shaw amicable partition of their aforesaid joint property by mets and bounds wherein the said Radheshyam Shaw obtained **ALL THAT** piece and parcel of land measuring an area 2 Cottahs 9 Chittack 37 Sq. ft. together with partly two storied and partly one storied building standing thereon lying and situate at Western portion of Premises No. 32D, Gora Chand Road in the North Division of the Town of Calcutta, morefully described in the Second Schedule thereunder written and delineated in the Map or Plan annexed thereto and marked as "Lot : A" and bordered with Red verge, which documents was registered at the office of the Registrar of Assurances Calcutta and recorded in Book No. I, Volume No. 158, Pages 100 - 111, Being No. 4927 for the year 1967.

**AND WHEREAS** after obtaining the said property the said Radheshyam Shaw duly mutated his name in the record of the then Calcutta Corporation and upon such mutation followed by separation the said Premises has been re-numbered as Premises No. 32D/1A, Gora Chand Bose Road, Police Station - Burtalla, Kolkata -

700 006 within the municipal limits of the Kolkata Municipal Corporation under Ward No. 16, vide Assessee No. 110161100626.

AND WHEREAS while thus seized and possessed of the aforesaid property the said Radheshyam Shaw died intestate on 22/06/1994 leaving behind him and surviving his only son - Binod Shaw as his legal heir and successors as his wife Saraswati Devi died on 26/05/1994 prior to his death.

AND WHEREAS after obtaining the said premises, the said Binod Shaw duly mutated his name in the record of Kolkata Municipal Corporation and enjoying the same without any interruption.

AND WHEREAS while thus seized and possessed of the aforesaid property the said Binod Shaw died intestate on 18/12/2014 leaving behind and surviving his wife - Smt. Asha Shaw and two sons namely - Sri Anil Kumar Shaw and Sri Arbind Kumar Shaw and only daughter - Smt. Jyoti Jaiswal as his legal heirs and successors.

AND WHEREAS by virtue of the aforesaid happenings, the party of the First are the joint Owners of **ALL THAT** piece and parcel of land measuring an area 2 Cottahs 9 Chittacks 37 Sq. ft. be the same little more or less together with partly two storied and partly one storied building standing thereon lying and situate at being Premises No. 32D/1A, Gora Chand Bose Road, Police Station - Burtalla, Kolkata - 700 006 within the municipal limits of the Kolkata Municipal Corporation under Ward No. 16, vide Assessee No.

110161100626, in the Town of Kolkata, morefully described in the First Schedule hereunder written.

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

**AND WHEREAS** the Owners have 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 lispens attachments whatsoever or howsoever AND that the Owners are 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 Owners 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.

**AND WHEREAS** the Developer has inspected all the papers and documents relating to the title of the Owners to the said property and has made himself satisfied regarding the title of the Owners 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 multi storied 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.

**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) **"OWNERS"** shall mean the (1) **SMT. ASHA SHAW**, (2) **SRI ANIL KUMAR SHAW**, (3) **SRI ARBIND KUMAR SHAW**, (4) **SMT. JYOTI JAISWAL**.
  
- (ii) **"DEVELOPER"** shall mean the **SUMIT KUMAR SHAW**, (PAN : BYDPS8716F), (AADHAR No. 7940 0909 4160), (Mob. : 83350 69893), son of Sri Dilip Kumar Shaw, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at 19C, Mohan Chand Road, Post Office - Kidderpore, Police Station - Watgunge, Kolkata - 700 023.
  
- (iii) **THE SAID PREMISES** shall mean and include **ALL THAT** piece and parcel of land measuring an area 2 Cottahs 9 Chittacks 37 Sq. ft. be the same little more or less together with partly two storied and partly one storied building standing thereon lying and situate at being Premises No. 32D/1A, Gora Chand Bose Road, Police Station - Burtalla, Kolkata - 700 006 within the municipal limits of the Kolkata Municipal Corporation

under Ward No. 16, vide Assessee No. 110161100626, in the Town of Kolkata, morefully described in the FIRST SCHEDULE hereunder written.

- (iv) **OWNERS' ALLOCATION** :- The Owners will be allocated 50% of the constructed area of the proposed multi-storied building together with proportionate share or interest in the land together with common facilities and amenities attached thereto at Premises No. 32D/1A, Gora Chand Bose Road, Police Station - Burtalla, Kolkata - 700 006 within the municipal limits of the Kolkata Municipal Corporation under Ward No. 16 and such area will be provided to the Owners in the entire SECOND FLOOR and remaining area shall be provided on the GROUND FLOOR.
- (v) **DEVELOPER'S ALLOCATION** : The Developer will be allocated remaining area of the proposed building to be sanctioned by the Kolkata Municipal Corporation at Premises No. 32D/1A, Gora Chand Bose Road, Police Station - Burtalla, Kolkata - 700 006 within the municipal limits of the Kolkata Municipal Corporation under Ward No. 16.
- (vi) **COMMON FACILITIES AND AMENITIES** shall include all common spaces which will be provided by the Developer commonly to the said Owners 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.

- (vii) **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.
- (viii) **BUILDING** shall mean the proposed 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.
- (ix) **SUPER BUILT UP AREA** : The term of super built up area shall mean and include covered area, verandah and balcony inclusive of the area under periphery walls, area under the columns and walls, area utilized for services viz. area under staircase, circulation area, wall, lift, shafts, passages, corridors, lobbies, portion of the terrace and refuge area.
- (x) **AMALGAMATION OF PREMISES** : Simultaneously after execution of this Agreement, the Developer at his own cost and expenses shall take necessary steps to amalgamate the First Schedule premises with its adjoining premises and in such case the First Part herein shall sign and execute and register all such Deeds and documents require for amalgamation of the said premises.

- (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 Owners / Flat-Owners / 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 Owners have 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, Shops, Office, Car Parking space, 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 :-**

Simultaneously with the execution of this Agreement, the Developer / Other Part herein shall get the possession of the entirety of the said property within the three months from the date of obtaining sanction plan to be sanctioned by the Kolkata Municipal Corporation and thereafter the Owner and the Developer shall deal and negotiate the tenant to vacate the tenant's portion or rehabilitating the tenant in the new building from Owner's allocation.

- (a) After successfully obtaining vacant and peaceful possession of "the said property" the Developer / Other Part on its own cost will demolish the existing old messuages, tenements and all structures 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.
- (b) The Developer / Other Part shall after the demolition of the existing structure of the said property, construct a multi storied building at his own cost and expenses in accordance with the sanction plan to be sanctioned by the Kolkata Municipal Corporation. The Owners 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.

- (c) The Developer / Other Part shall construct and complete at his 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 **36 months** from the date of execution of this Agreement or sanctioned plan whichever is later. Further the Developer / Other Part will be given another **Six months** grace period in case the Developer / Other Part fails to complete the construction of the new building within a stipulated period as stated herein above.

3. **OWNERS' OBLIGATIONS :-**

- (i) Simultaneously with the execution of this Agreement the Owners hereby delivered the Cost of Partition Deed along with other required relevant papers / documents to the Developer.
- (ii) To sign and execute the Plans, Drawings, Elevations, Sections, Forms, Applications, and all other papers and instructions, verify and affirm Affidavits and Declarations or otherwise as may be required from time to time for permission, approvals, sanction, 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.

- (iii) To sign and execute papers in favour of the Developer / 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 Developer'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. **OWNERS RIGHTS AND REPRESENTATIONS :-**

- i) The Owners are 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 Owners 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 Owners 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 and possessed of the said property as exclusive Developer and the Developer has got authority to construct a multi storied Building on the said property as per sanctioned plan and shall have right to amalgamate the property with the Owners of adjacent premises.
- (ii) Nothing in these presents shall be construed as a demise or assignment or conveyance in Law by the Owners 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 multi storied 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 his own costs and expenses construct, erect and complete a multi storied 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 Owners contribution would be in the form of land being the said property.
- (ii) The Developer shall install and erect in the said multi storied Building at his 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 and other units.
- (iii) The Developer shall arrange for common meter at his 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 Owners 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 Owners 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 his own costs and expenses and without creating any financial or other liability on the Owners 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 Owners 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 Owners requesting the Owners 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 Owners 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-Owners' proportionately as per-their respective Flat Area.
- (iv) As and from the date of service of Notice of possession Owners 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 Owners 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. **OWNERS FURTHER OBLIGATIONS :-**

- (i) The Owners hereby agree 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 Owners have full liberty to inspect the progress of work personally or by their authorised representative as and when require.
- (ii) The Owners hereby agree 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 Owners hereby agree 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 Owners to complete the construction of the Building within the stipulated time as stated hereinabove only on reasonable ground and on request of the Developer, the Owners may

consider and extend the completion period of the said construction on the said property absolutely at their discretion.

- (ii) The Developer hereby agrees and covenants with the Owners not to transfer and assign benefits of this Agreement or any part thereof without written consent of the Owners.
- (iii) The Developer hereby agrees and covenant with the Owners not to do any act, deed or thing whereby the Owners is 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 sanctioned plan and other relevant papers shall be delivered to the Owners at the time of handing over possession of the Owner's allocation.
- (v) 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 Owners shall not be liable and/or responsible and no claim will be entertained in connection with any liability.

- (vi) The Developer shall liable to provide suitable accommodation to the Owners 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 till handing over possession of the building with Completion Certificate.

**FURTHER OBLIGATIONS MUTUALLY AGREED BY THE OWNERS AND THE DEVELOPER :-**

- (i) The Owners 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 Owners.
- (ii) That the Owners 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 Owners 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 Owners have right to cancel the agreement and the Owners

have liberty to engage another Developer to proceed the construction work smoothly.

- (iii) The Owners shall negotiate with the tenant for vacating the tenanted portion upon payment of compensation to him and such compensation amounting to Rs.4,00,000/- (Rupees Four Lakhs) only will be paid by the Developer to the Owner for the purpose of vacating such tenanted portion. In that event as and when the Owners shall refund the said amount of Rs.4,00,000/- (Rupees Four Lakhs) only to the Developer then the area of the Owner's allocation will be 55% instead of 50% of the newly constructed multi storied building in consideration of their land only. Such additional portion of 5% will be provided in the Ground Floor in the newly constructed building in consideration of their land at Premises No. 32D/1A, Gora Chand Bose Road.

**OWNERS INDEMNITY :-**

The Owners 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 performs, observes and fulfills all the terms and conditions herein contained and/or on their part to be observed, performed and/or fulfilled.

**DEVELOPER'S INDEMNITY :-**

- (i) The Developer hereby undertakes to keep the Owners 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 Owners 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.

**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 disposed of the same and the Owners 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 Owners shall entitle to transfer and/or otherwise deal with the Owner's Allocation in the Building.
- (iii) In so for as necessary all dealings by the Developer in respect of the Building shall be in the name of Owners for which purpose the Owners have agreed to execute a registered Development Power of Attorney favouring the Developer by these presents with clear understanding that such dealings shall not in any way fasten or create any financial liabilities upon the Owners.

- (iv) If there is any construction beyond the sanctioned plan, then in that event entire responsibilities of such construction will come upon the Developer and the Developer shall be entitled to such constructed additional area and also shall have right to deal and disposed with the same in any manner whatsoever.
- (v) The Owners 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 Owners or as a joint venture between the parties hereto.
- (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 Owners and various applications and other documents may be required to be signed or made by the Owners relating to which specific provisions may not have been mentioned herein, the Owners hereby undertake to do all such acts, deeds, matters and things and the Owners shall execute a registered Development Power of Attorney and/or authorization as may be required by the Developer for the purpose and the Owners 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 Owners 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 Owners, 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 Owners with consultation with the other 'Flat-Owners' 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 Owners 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.

**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.

**JURISDICTION :**

The Courts of Kolkata alone shall have the jurisdiction to entertain and try all action suits and proceedings arising out this Agreement.

**THE FIRST SCHEDULE ABOVE REFERRED TO**

**ALL THAT** piece and parcel of land measuring an area 2 Cottahs 9 Chittacks 37 Sq. ft. be the same little more or less together with 54 years old partly two storied and partly one storied building standing thereon measuring a built up area 1700 Sq. ft. (1000 Sq. ft. on the Ground Floor and 700 Sq. ft. on the First Floor) by cemented flooring lying and situate at being Premises No. 32D/1A, Gora Chand Bose Road, Police Station - Burtalla, Kolkata - 700 006 within the municipal limits of the Kolkata Municipal Corporation under Ward No. 16, vide Assessee No. 110161100626, in the Town of Kolkata and butted and bounded as follows :-

- ON THE NORTH : By Premises No. 32M/1C, Gora Chand Bose Road ;
- ON THE EAST : By 32D/1B, Gora Chand Bose Road ;
- ON THE SOUTH : By 26 ft. wide Gora Chand Bose Road ;
- ON THE WEST : By Premises No. 32E/1A, Gora Chand Bose Road ;

**THE SECOND SCHEDULE ABOVE REFERRED TO**

**(Owner's Allocation)**

Owners will be allocated 50% of the constructed area of the proposed multi-storied building together with proportionate share or interest in the land together with common facilities and amenities attached thereto at Premises No. 32D/1A, Gora Chand Bose Road, Police Station - Burtalla, Kolkata - 700 006 within the municipal limits of the Kolkata Municipal Corporation under Ward No. 16 in consideration of their land only and such area will be provided to the Owners on mutual understanding. If the Land Owners shall vacate the tenanted portion at their own costs and expenses for such reason the Owners shall be allocated another 5% constructed area in consideration of their land only and such 5% area will be provided in the Ground Floor.

**THE THIRD SCHEDULE ABOVE REFERRED TO**

**(Developer's Allocation)**

The Developer will be allocated remaining area of the proposed building at Premises No. 32D/1A, Gora Chand Bose Road, Police Station - Burtalla, Kolkata - 700 006 within the municipal limits of the Kolkata Municipal Corporation under Ward No. 16.

**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. Ultimate roof of the building.
- h. Exterior walls, lateral and vertical support of the building.
- i. Lift and Lift Machine Room.

**THE FIFTH SCHEDULE ABOVE REFERRED TO**

(Common Expenses to be borne by the Flat Owners)

1. Cost and expenses for maintaining, repairing, decorating etc. of the said multi storied building and the said common areas and facilities to be enjoyed and used by the Flat Owners in common with other apartment Owners.
2. Cost of cleaning and lighting of passage, landing, staircase and other parts of the said multi storied building to be enjoyed or used by the Flat Owners in common as aforesaid.
3. Electric Charges for the electric motor pump common lights.
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 Owners by the Vendor or the said Association as the case may be.

### SPECIFICATIONS

- Foundation Structure** : Building designed on RCC frame structure 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** : Marble / Tiles at Bed room, Drawing room with 4" inch skirting.
- Kitchen** : Marble / Tiles floor, Marble / Tiles 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 Marble / 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 Owners 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.
- Water** : Round the Clock running supply.
- Lift** : For four passengers.

**Modern Architectural Elevation**

**ALL EXTRA WORK WILL BE DONE BY THE DEVELOPER AT THE COST OF THE RESPECTIVE OCCUPIERS/OWNERS 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. Jyoti Shaw  
32D/11A Gosta  
chand Bose  
Road Kol-6

2. Utsav Shaw  
19/c Mohan chand Road  
Kidder pore  
KOL - 23

1. Asha Shaw  
2. Anil K. Shaw  
3. Arbiad Kumar Shaw  
4. Jyoti Jaiswal

---

Signature of the OWNERS

Sumit Kumar Shaw  
Signature of the DEVELOPER

Drafted by me :

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

Computer print by : -

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

## RECEIPT

RECEIVED of and from the within named Developer the within mentioned sum of **Rs. 1,00,000/- (Rupees One Lakh) only** out of Rs.4,00,000/- (Rupees Four Lakhs) only as refundable amount in the following manner :-

By Cash

Rs. 1,00,000/-

Rs. 1,00,000/-

*Rupees One Lakh Only*

### WITNESSES:

1. Jyoti Shaw  
32 D/1A Gorachand  
Base Road Kol-6
2. Vikas Shaw  
19/C Mohan Chand Road  
Kidderpore Kol - 23

Asha Shaw  
Anil K. Shaw  
Arvind Kuman Shaw.  
Jyoti Jaiswal

Signature of the OWNERS

**SPECIMEN FORM FOR TEN FINGERPRINTS**



Asha Shaw

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
RIGHT HAND					

Asha Shaw

Signature \_\_\_\_\_



Anil Kr Shaw

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
RIGHT HAND					

Signature Anil Kr Shaw

Signature \_\_\_\_\_



Anubind Kumar Shaw

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
RIGHT HAND					

Signature Anubind Kumar Shaw

Signature \_\_\_\_\_

**SPECIMEN FORM FOR TEN FINGERPRINTS**



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

*Jyoti Jaiswal*

Signature *Jyoti Jaiswal*



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

*Sumit Kumar Shaw*

Signature *Sumit Kumar Shaw*



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Signature \_\_\_\_\_

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



192023240183856648

GRN Details

GRN: 192023240183856648  
GRN Date: 23/08/2023 14:21:05  
BRN: 6605888354035  
Gateway Ref ID: 5128718516  
GRIPS Payment ID: 230820232018385663  
Payment Status: Successful  
Payment Mode: SBI Epay  
Bank/Gateway: SBIEpay Payment Gateway  
BRN Date: 23/08/2023 14:26:24  
Method: Punjab National Bank - Retail and Corporate NB  
Payment Init. Date: 23/08/2023 14:21:05  
Payment Ref. No: 2002070621/2/2023  
[Query No\*/Query Year]

Depositor Details

Depositor's Name: Mr SUMIT KUMAR SHAW  
Address: 19C MOHAN CHAND ROAD KIDDERPORE KOLKATA -700023  
Mobile: 8335069893  
Period From (dd/mm/yyyy): 23/08/2023  
Period To (dd/mm/yyyy): 23/08/2023  
Payment Ref ID: 2002070621/2/2023  
Dept Ref ID/DRN: 2002070621/2/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002070621/2/2023	Property Registration- Stamp duty	0030-02-103-003-02	19971
2	2002070621/2/2023	Property Registration- Registration Fees	0030-03-104-001-16	1021
			<b>Total</b>	<b>20992</b>

IN WORDS: TWENTY THOUSAND NINE HUNDRED NINETY TWO ONLY.

Government of West Bengal  
GRIPS 2.0 Acknowledgement Receipt  
Payment Summary



230820232018385663

GRIPS Payment Detail

GRIPS Payment ID:	230820232018385663	Payment Init. Date:	23/08/2023 14:21:05
Total Amount:	20992	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	6605888354035	BRN Date:	23/08/2023 14:26:24
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

Depositor's Name: Mr SUMIT KUMAR SHAW  
Mobile: 8335069893

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192023240183856648	Directorate of Registration & Stamp Revenue	20992
Total			20992

IN WORDS: TWENTY THOUSAND NINE HUNDRED NINETY TWO ONLY.

DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.

भारतीय गैर न्यायिक

दस  
रुपये

रु. 10

भारत



INDIA

TEN  
RUPEES

Rs. 10

INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

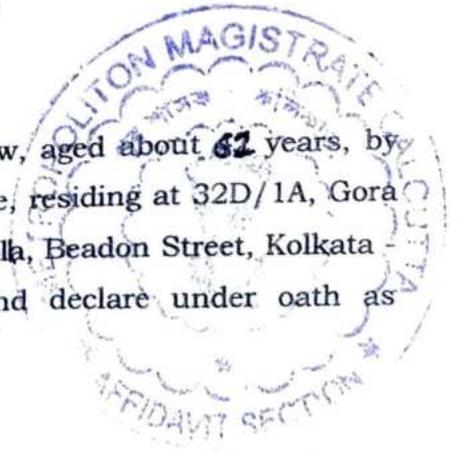


**BEFORE THE LEARNED METROPOLITAN MAGISTRATE**

**AT CALCUTTA**

**AFFIDAVIT**

I, **ASHA SHAW**, wife of Late Binod Shaw, aged about **62** years, by faith - Hindu, by occupation - Housewife, residing at 32D/1A, Gora Chand Bose Road, Police Station - Burtolla, Beadon Street, Kolkata - 700006, do hereby solemnly affirm and declare under oath as follows:



Asha Shaw

65/148

P. Datta Gh

NAME.....  
ADD.....  
Rs.....  
**14 JUN 2023**  
**SURANJAN MUKHERJEE**  
Licensed Stamp Vendor  
C. C. Court  
2 & 3, K. 9, Roy Road, KOL-1

12

14 JUN 2023  
14 JUN 2023



1. That I am a citizen of India by birth, presently residing at 32B/1A, Gora Chand Bose Road, Police Station - Burtola, Beadon Street, Kolkata - 700006.
2. That, my husband namely Binod Shaw, son of late Radhe Shyam Shaw, died intestate on 18.12.2014, leaving behind him the following family members as his only legal heirs and claimants mentioned below.

Sl. No.	Name	Relation with the deceased
(a)	Smt. Asha Shaw	Wife (declarant)
(b)	Sri Anil Kumar Shaw	Son
(c)	Sri Arbind Kumar Shaw	Son
(d)	Smt. Jyoti Jaiswal, wife of Sri Vimal Jaiswal	Married Daughter

3. That I affirm that the abovementioned legal heirs are the only Class I legal heirs and/or legal representatives and/or successors of said Binod Shaw (since deceased).
4. That save and except myself and my aforesaid family members, there are no other family members and well as legal heirs and claimants of the deceased Binod Shaw.
5. That after demise of my husband Binod Shaw, me and my aforesaid family members as his only Class I legal heirs and/or legal representative and/or successors as per Hindu Succession Act, 1956.
6. That the purpose of swearing this affidavit is to submit the same before all the competent authority where required to prove that I along with my aforesaid family members only legal heirs and claimants of deceased said Binod Shaw.
7. That the statements made above are all true to the best of my knowledge and belief.

Dated : 28.08.2023

Identified by me  
*Sasmita Saha*  
 Advocate

108/2004/2023

affirmed and declared  
 before me at Calcutta No. 268/23  
 This the 28th Day of August  
 2023

*AS*  
 Metropolitan Magistrate Calcutta  
 Incharge of Affidavit Section

*Asha Shaw*

DEPONENT

## Major Information of the Deed

Deed No :	I-1903-05995/2023	Date of Registration	30/08/2023
Deed No / Year	1903-2002070621/2023	Office where deed is registered	
Deed Date	13/08/2023 1:25:11 PM	A.R.A. - III KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	S Chakraborty 374/7, P. K. Guha Road, Thana : Dum Dum, District : North 24-Parganas, WEST BENGAL, PIN - 700028, Mobile No. : 9007480836, Status :Deed Writer		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 1,00,000/-]		
Set Forth value	Market Value		
	Rs. 1,12,60,803/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 20,021/- (Article:48(g))	Rs. 1,025/- (Article:E, E, B)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

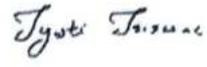
### Land Details :

District: Kolkata, P.S:- Burtola, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Gora Chand Bose Road, , Premises No: 32D/1A, , Ward No: 016 Pin Code : 700006

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :- )		Bastu	2 Katha 9 Chatak 37 Sq Ft		1,05,32,141/-	Width of Approach Road: 26 Ft., Adjacent to Metal Road,
<b>Grand Total :</b>				<b>4.3129Dec</b>	<b>0 /-</b>	<b>105,32,141 /-</b>	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1700 Sq Ft.	0/-	7,28,662/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 1000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 54 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 700 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 54 Years, Roof Type: Pucca, Extent of Completion: Complete</p>					
<b>Total :</b>		<b>1700 sq ft</b>	<b>0 /-</b>	<b>7,28,662 /-</b>	

Name	Photo	Finger Print	Signature
<b>Mrs JYOTI JAISWAL</b> Wife of Mr VIMAL JAISWAL Executed by: Self, Date of Execution: 30/08/2023 Admitted by: Self, Date of Admission: 30/08/2023 ,Place : Office			
30/08/2023	LTI 30/08/2023	30/08/2023	
WELLINGTON, 15B, Indian Mirror Street, City:- Not Specified, P.O:- LENIN SARANI, P.S:-Taltola, District:-Kolkata, West Bengal, India, PIN:- 700013 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: Bkxxxxxx0n, Aadhaar No: 84xxxxxxxxx6103, Status :Individual, Executed by: Self, Date of Execution: 30/08/2023 , Admitted by: Self, Date of Admission: 30/08/2023 ,Place : Office			

### Developer Details :

SI No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	<b>Mr SUMIT KUMAR SHAW (Presentant)</b> Son of Mr DILIP KUMAR SHAW Executed by: Self, Date of Execution: 30/08/2023 , Admitted by: Self, Date of Admission: 30/08/2023 ,Place : Office			
	30/08/2023	LTI 30/08/2023	30/08/2023	
Son of Mr DILIP KUMAR SHAW 19/C, Mohan Chand Road, City:- Not Specified, P.O:- KHIDDERPORE, 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: 79xxxxxxxxx4160, Status :Individual, Executed by: Self, Date of Execution: 30/08/2023 , Admitted by: Self, Date of Admission: 30/08/2023 ,Place : Office				

### Identifier Details :

Name	Photo	Finger Print	Signature
<b>Mr UTSAV SHAW</b> Son of Mr PRADEEP KUMAR SHAW 19/C, Mohan Chand Road, City:- Not Specified, P.O:- KHIDDIRPORE, P.S:- Wattgunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700023			
	30/08/2023	30/08/2023	30/08/2023
Identifier Of Mrs ASHA SHAW, Mr ANIL KUMAR SHAW, Mr ARBIND SHAW, Mrs JYOTI JAISWAL, Mr SUMIT KUMAR SHAW			

Transfer of property for L1

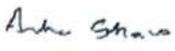
From	To. with area (Name-Area)
Mrs ASHA SHAW	Mr SUMIT KUMAR SHAW-1.07823 Dec
Mr ANIL KUMAR SHAW	Mr SUMIT KUMAR SHAW-1.07823 Dec
Mr ARBIND SHAW	Mr SUMIT KUMAR SHAW-1.07823 Dec
Mrs JYOTI JAISWAL	Mr SUMIT KUMAR SHAW-1.07823 Dec

Transfer of property for S1

No	From	To. with area (Name-Area)
	Mrs ASHA SHAW	Mr SUMIT KUMAR SHAW-425.00000000 Sq Ft
	Mr ANIL KUMAR SHAW	Mr SUMIT KUMAR SHAW-425.00000000 Sq Ft
	Mr ARBIND SHAW	Mr SUMIT KUMAR SHAW-425.00000000 Sq Ft
	Mrs JYOTI JAISWAL	Mr SUMIT KUMAR SHAW-425.00000000 Sq Ft

**Lord Details :**

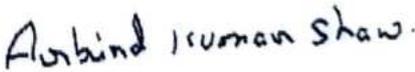
Name, Address, Photo, Finger print and Signature

Name	Photo	Finger Print	Signature
<b>Mrs ASHA SHAW</b> Wife of Late BINOD SHAW Executed by: Self, Date of Execution: 30/08/2023 , Admitted by: Self, Date of Admission: 30/08/2023 ,Place : Office			
30/08/2023	LTI 30/08/2023	30/08/2023	

32D/1A, Gora Chand Bose Road, City:- Not Specified, P.O:- BEADON STREET, P.S:-Burtola, District:-Kolkata, West Bengal, India, PIN:- 700006 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: Obxxxxxx9n, Aadhaar No: 32xxxxxxxx7727, Status :Individual, Executed by: Self, Date of Execution: 30/08/2023 , Admitted by: Self, Date of Admission: 30/08/2023 ,Place : Office

Name	Photo	Finger Print	Signature
<b>Mr ANIL KUMAR SHAW</b> Son of Late BINOD SHAW Executed by: Self, Date of Execution: 30/08/2023 , Admitted by: Self, Date of Admission: 30/08/2023 ,Place : Office			
30/08/2023	LTI 30/08/2023	30/08/2023	

32D/1A, Gora Chand Bose Road, City:- Not Specified, P.O:- BEADON STREET, P.S:-Burtola, District:-Kolkata, West Bengal, India, PIN:- 700006 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: Btxxxxxx8n, Aadhaar No: 71xxxxxxxx7717, Status :Individual, Executed by: Self, Date of Execution: 30/08/2023 , Admitted by: Self, Date of Admission: 30/08/2023 ,Place : Office

Name	Photo	Finger Print	Signature
<b>Mr ARBIND SHAW, (Alias: Mr ARBIND KUMAR SHAW)</b> Son of Late BINOD SHAW Executed by: Self, Date of Execution: 30/08/2023 , Admitted by: Self, Date of Admission: 30/08/2023 ,Place : Office			
30/08/2023	LTI 30/08/2023	30/08/2023	

32D/1A, Gora Chand Bose Road, City:- Not Specified, P.O:- BEADON STREET, P.S:-Burtola, District:-Kolkata, West Bengal, India, PIN:- 700006 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: Cxxxxxxx7h, Aadhaar No: 81xxxxxxxx4773, Status :Individual, Executed by: Self, Date of Execution: 30/08/2023 , Admitted by: Self, Date of Admission: 30/08/2023 ,Place : Office

On 30-08-2023

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

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

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

Presented for registration at 11:15 hrs on 30-08-2023, at the Office of the A.R.A. - III KOLKATA by Mr SUMIT KUMAR SHAW ,Claimant.

**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 1,12,60,803/-

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

Execution is admitted on 30/08/2023 by 1. Mrs ASHA SHAW, Wife of Late BINOD SHAW, 32D/1A, Road: Gora Chand Bose Road, , P.O: BEADON STREET, Thana: Burtola, , Kolkata, WEST BENGAL, India, PIN - 700006, by caste Hindu, by Profession House wife, 2. Mr ANIL KUMAR SHAW, Son of Late BINOD SHAW, 32D/1A, Road: Gora Chand Bose Road, , P.O: BEADON STREET, Thana: Burtola, , Kolkata, WEST BENGAL, India, PIN - 700006, by caste Hindu, by Profession Business, 3. Mr ARBIND SHAW, Alias Mr ARBIND KUMAR SHAW, Son of Late BINOD SHAW, 32D/1A, Road: Gora Chand Bose Road, , P.O: BEADON STREET, Thana: Burtola, , Kolkata, WEST BENGAL, India, PIN - 700006, by caste Hindu, by Profession Business, 4. Mrs JYOTI JAISWAL, Wife of Mr VIMAL JAISWAL, WELLINGTON, 15B, Road: Indian Mirror Street, , P.O: LENIN SARANI, Thana: Taltola, , Kolkata, WEST BENGAL, India, PIN - 700013, by caste Hindu, by Profession House wife, 5. Mr SUMIT KUMAR SHAW, Son of Mr DILIP KUMAR SHAW, 19/C, Road: Mohan Chand Road, , P.O: KHIDDERPORE, Thana: Wattgunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700023, by caste Hindu, by Profession Business

Indetified by Mr UTSAV SHAW, , , Son of Mr PRADEEP KUMAR SHAW, 19/C, Road: Mohan Chand Road, , P.O: KHIDDIRPORE, Thana: Wattgunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700023, by caste Hindu, by profession Business

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 1,025.00/- ( B = Rs 1,000.00/- ,E = Rs 21.00/- ,M(b) = Rs 4.00/- ) and Registration Fees paid by Cash Rs 4.00/-, by online = Rs 1,021/-  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 23/08/2023 2:26PM with Govt. Ref. No: 192023240183856648 on 23-08-2023, Amount Rs: 1,021/-, Bank: SBI EPay ( SBlePay), Ref. No. 6605888354035 on 23-08-2023, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 20,021/- and Stamp Duty paid by Stamp Rs 50.00/-, by online = Rs 19,971/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 1951, Amount: Rs.50.00/-, Date of Purchase: 15/05/2023, Vendor name: Bidyut Kr Saha

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 23/08/2023 2:26PM with Govt. Ref. No: 192023240183856648 on 23-08-2023, Amount Rs: 19,971/-, Bank: SBI EPay ( SBlePay), Ref. No. 6605888354035 on 23-08-2023, Head of Account 0030-02-103-003-02



**Samar Kumar Pramanick**  
**ADDITIONAL REGISTRAR OF ASSURANCE**  
**OFFICE OF THE A.R.A. - III KOLKATA**  
**Kolkata, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1903-2023, Page from 227103 to 227147

being No 190305995 for the year 2023.



*Samar Kumar Pramanick*

Digitally signed by SAMAR KUMAR  
PRAMANICK  
Date: 2023.09.02 12:29:01 -04:00  
Reason: Digital Signing of Deed.

(Samar Kumar Pramanick) 2023/09/02 12:29:01 PM  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - III KOLKATA  
West Bengal.

(This document is digitally signed.)