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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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15/04/2024
 Q-2000878227/2024

Certified that the document is submitted the
 Registrars. The signature sheet and the
 endorsement sheets attached with the
 document are the part of this document.



District Sub-Registrar-IV
 Registrar U/S 7 (2) of
 Registration 1908
 Alipore, South 24 Parganas
 15 APR 2024

DEVELOPMENT AGREEMENT
WITH DEVELOPMENT POWER OF ATTORNEY

THIS DEVELOPMENT AGREEMENT WITH
DEVELOPMENT POWER OF ATTORNEY made this the
 15th day of April 2024 (Two thousand twenty-four)
BETWEEN

001364

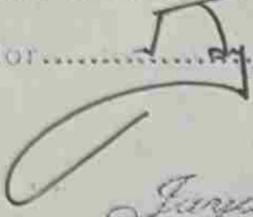
12 APR 2024

Sl. No.....Dt.....Rupees- 100/-

.....*Asst. Developer*.....

Address.....*43/2/A Subasini Ganguly Sarani*.....

P.O.....P.S.....*Bhowanipore, Kol-25*.....

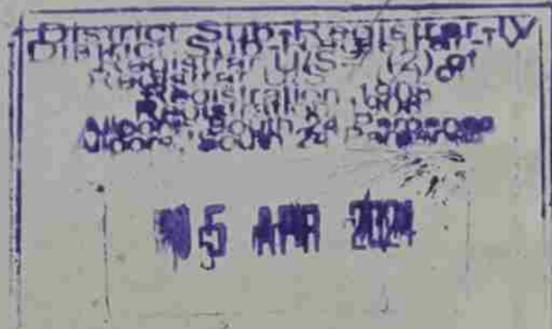
Vendor..........

Jayanta Dey
ALIPORE POLICE COURT
Kolkata-27

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*Subrata Das,
S/O Sumita Das
Occu. Business
22, Bejoy Bose Road
P.O- Bhowanipore
P.S- Kalisher
Kol-25*



1. **SMT. CHITRA BASU**, (PAN AKZPB3829R, Aadhaar No. 6129 8342 1428), wife of Late Asit Kumar Basu, by Nationality Indian, by religion Hindu, by occupation Housewife, residing at 61/C, Kalighat Road, Police Station and Post Office Kalighat, Kolkata-700 026, hereinafter referred to as the **OWNER NO.1/ FIRST PARTY** (which such expression shall unless inconsistent with or repugnant to the context be deemed to mean and include their heirs, legal representatives, executors, administrators, successors and/or assigns) of the **FIRST PART**, (2) **SMT. NEELANJANA BASU NEE SAHA**, (PAN BHJPB4167Q, Aadhaar No. 7047 1394 1974), daughter of Late Subrata Basu, wife of Romit Saha, by Nationality Indian, by religion Hindu, by occupation Service, residing at 61/C, Kalighat Road, Post Office and Police Station Kalighat, Kolkata 700 026, hereinafter referred to as the **OWNER NO. 2/ SECOND PARTY** (which such expression shall unless inconsistent with or repugnant to the context to be deemed to mean and include his heirs, legal representatives, executors, administrators, successors and/or assigns) of the **SECOND PART**. (3)(a) **SRI SWAPAN KUMAR BASU**, (PAN ALJPB0200D, Aadhaar 7086 3244 0577), son of Late Samiran Kumar Bose, by occupation Retired, by Nationality Indian, by religion Hindu, residing at 62, S. P. Mukherjee Road, Post Office Kalighat, Police Station Bhawanipore, Kolkata-700 026, (3)(b) **SMT. KABERI BASU NEE MUKHOPADHYAY**, (PAN AJMPPM3656K, Aadhaar No.

3047 9407 0724), wife of Swapan Kr. Mukhopadhyay, D/o. Late Samiran Bose, by nationality Indian, by religion Hindu, by occupation Housewife, residing at 61/C, Kalighat Road, P.O. Kalighat, P.S. Kalighat, Kolkata-700026, all hereinafter jointly referred to as the **(3) OWNERS/THIRD PARTY** (which such expression shall unless inconsistent with or repugnant to the context to be mean and include their respective heirs, legal representatives, executors, administrators, successors and/or assigns) of the **THIRD PART.**

AND

AASHI DEVELOPERS, (PAN No. ABSFA7633A), a partnership firm, having its principal place of business at 43/2A, Suhasini Ganguly Sarani, Bhawanipore, Kolkata-700025, represented by its partner **MR. DHIRENDRA SINGH**, (PAN No. BLZPS5854B, Aadhar No. 9992 7814 0013), son of Late Bharat Prasad Singh, by Nationality Indian, by religion Hindu, by occupation business, residing at 7/2, Madan Paul Lane, P.O. Bhawanipore & P.S. Kalighat Kolkata-700025, hereinafter referred to as the **DEVELOPERS** (which such expression shall unless inconsistent with or repugnant to the context be deemed to mean and include the said firm, its existing partners, their respective legal heirs, executors, administrators, representatives, administrators and/or assigns) of the **FOURTH PART.**

WHEREAS one Rabindra Nath Bose, since deceased, during his life time purchased one plot of land, being 61, Kalighat Road, presently known as 61/C, Kalighat Road, Police Station Bhawanipore, now Kalighat, Post Office Kalighat, Kolkata-700026, containing land measuring about 03 cottahs 03 chittacks and 21 square feet, be the same a little more or less, by a Deed of Conveyance, registered at the office of the Sub Registrar at Alipore, which is recorded in Book No. I, Volume No. 26, Pages from 127 to 131, **Being No. 988**, for the year 1926.

AND WHEREAS the said Rabindra Nath Bose, since deceased, during his lifetime purchased another plot of land, being 8C, Russa Road, presently known as 62, Shyama Prasad Mukherjee Road, Police Station Bhawanipore, Post Office Kalighat, Kolkata-700 026, containing land measuring about 04 cottahs 06 chittacks, be the same a little more or less, by a Deed of conveyance, registered at the office of the District Registrar at Alipore, which is recorded in Book No. I, Volume No.20, Pages from 262 to 215, **Being No. 3141**, for the year 1937.

AND WHEREAS by virtue of the aforesaid two deed of conveyances, the said Rabindra Nath Bose being the absolute owner in respect of the aforesaid two premises being Municipal Premises No. 61/C, Kalighat Road, Kolkata-700 026 and premises No. 62, Shyama Prasad

Mukherjee Road, Kolkata-700 026, mutated his name with the office of the Kolkata Municipal Corporation and paid taxes thereon.

AND WHEREAS subsequently for construction of a residential building on the said premises No. 61/C, Kalighat Road, duly applied for and obtained a building sanction plan, on 12th April, 1937 and constructed a dwelling structure on the said land and continued to use and enjoy the same in peaceful possession and occupation thereof.

AND WHEREAS in the year 1959, the Calcutta Municipal Corporation, for alignment of 30 feet wide projected public street, acquired certain land measuring about 02 chittacks 09 square feet land, being the portion of 61/C, Kalighat Road, Kolkata-700026 and 03 chittacks 15 square feet land as private passage in front of the Premises, totaling to an area of 05 chittacks 24 square feet of land, be the same a little more or less, out of Premises No. 61/C, Kalighat Road, Kolkata-700 026, vide KMC letter No. Ch V/5, 3194, dated 14.01.1959 and Ch V/5, 1320, dated 19.08.1959.

AND WHEREAS the said Rabindra Nath Bose died intestate on 22nd July, 1980 (his wife predeceased him), leaving behind him surviving his five sons and one married daughter, namely (1) Kalyan Kumar Bose (deceased), (2) Sri Kiran Kumar Bose, (3) Sri Samiran Kumar Bose, (4) Sisir

Kumar Bose, (5) Sri Ashoke Kumar Bose and (6) Smt. Sadhona Raha, wife of Prafulla Kumar Raha, as his legal heiresses and successors, in respect of 62, S. P. Mukherjee Road, Kolkata-700026, and the premises No. 61/C, Kalighat Road, Kolkata-700026.

AND WHEREAS the said Kalyan Kumar Bose died intestate leaving behind him surviving his widow Smt. Shantilata Bose and one son Asit Kumar Basu, as his legal heiresses and successors, in respect of the share of premises No. 62, S.P. Mukherjee Road, Kolkata-700 026 and Premises No. 61/C, Kalighat Road, Kolkata-700 026, left by him and subsequently all the legal heiresses got the physical possession of the said premises under the said Title Execution Case No. 11 of 1983.

AND WHEREAS in pursuance of the same, the said Premises No. 61/C, Kalighat Road and 62, Shyama Prosad Mukherjee Road, Kolkata-700 026, were mutated in the name of aforesaid owners, as per assessment order of Assistant Controller of Estate Duty, being order No. EDC/B-4117/C, dated 15th June, 1985, issued by the Assistant Controller of Estate Duty and continued to jointly use and enjoy the same, in peaceful possession and occupation thereof.

AND WHEREAS during such joint user and enjoyment of the same, the said **Smt. Shantilata Bose** and **Asit Kumar**

Basu as in the *First Part* and **Sri Kiran Kumar Bose** as the *Second Part* and **Sri Samiran Kumar Bose** as the *Third Part* and **Smt. Shadhona Raha, Sri Sisir Kumar Bose** and **Sri Ashoke Kumar Bose** as the *Fourth Part*, by a **Deed of Partition dated 23rd July, 1990**, registered at the office of the District Sub-Registrar at Alipore and recorded in Book No. I, Volume No. 267, Pages from 95 to 120, **Being No. 10874**, for the year 1990, **partitioned** the said premises No. 61/C, Kalighat Road, Kolkata-700 026 and 62, S. P. Mukherjee Road, Kolkata-700 026, by metes and bounds, as have been described and shown in the said Deed of Partition.

As a result of the aforesaid deed of partition - (1) Smt. Shantilata Bose & Asit kumar Bose (1st part)(2) Kiran kumar Bose(2nd part)and(3)Sri Samiran kumar Bose(3rd part) became the joint owners, of a dwelling house at premises no 61/C Kalighat Road, PS & PO Kalighat, Kolkata 700026, having equal share of each . Similarly Smt. Sadhona Raha, Sri Sisir kumar Bose and Sri Asoke kumar. Bose(4th part) became the joint owners, having equal share of each of a piece and parcel of land measuring 4 cottahs 6 chittaks being premises no 62 S P Mukherjee Road, PS Bhownipur, PO Kalighat, Kolkata 700026.

It will not be out of place to mention that, presently (1)Smt. CHITRA BASU is the legitimate owners & 'successors/heiresses of the aforesaid 1st part,(after the

demise of Smt. Shantilata Bose & Asit kumar Basu) related to 61/C Kalighat Road, Kolkata 700026. Similarly (2) Smt. NEELANJANA BASU nee SAHA is the legal owner & successor/heiress of the aforesaid 2nd part, (after the demise of the said Kiran kumar Bose , his only son, Sri Subrata Basu & daughter in law, Smt. Manjula Bose) related to 61/C Kalighat Road, Kolkata 700026, 3(a) SRI SWAPAN KUMAR BASU & 3(b) Smt. KABERI BASU nee MUKHOPADHYAY are the legal owners & successors/heiresses of the aforesaid 3rd part, (after the demise of Sri Samiran kumar Bose & his wife Smt. Rama Bose) of 61/C Kalighat Road, Kolkata 700026. Only and their share will be jointly devolved upon the said Sri Swapan kumar Basu and Smt. Kaberi Basu nee Mukhopadhyay .

AND WHEREAS the aforesaid 1st,2nd &3rd sets of owners while in such user and enjoyment, decided to develop the Premises No. 61/C, Kalighat Road, Police Station Kalighat, Post Office Kalighat, Kolkata -700 026 and in the mean time the said owners due to lack of fund and expertise for completion of construction of a multistoried building on the said land, started searching a technically expert and financially sound Developer, so that the proposed Multistoried building can be constructed on the said land, as per building sanction plan, without any hazards and/or delay.

AND WHEREAS in course of the same, the developer herein being learnt about such desire of the said owners, approached the said owners for development of the said land and premises, by constructing a multi-storied building on the said land and upon discussion the said owners being satisfied with the proposal of the developer and the said owners considering the developer as perfect and efficient for this purpose, agreed to handover the peaceful vacant possession of the said schedule property free from all encumbrances, for construction of a multi-storied building on the said land and also agreed to entrust the developer for development of the said land and premises, on the following terms and conditions:

AND WHEREAS the Second Party agreed to work for the owners to make and clear marketable title of the schedule property, deal with the office of the KMC and KIT and related government authority, obtain sanction building plan from the KMC authority and to make and complete a new building on the said land as per the sanction plan and the specifications, as may be sanctioned, at its own cost and expenses.

NOW THIS AGREEMENT WITNESSETH and it is hereby agreed by and between the Parties as follows: -

ARTICLE-I

1. **THE PREMISES** : shall mean All That Premises No. 61/C, Kalighat Road, Post Office and Police Station Kalighat, under ward No. 73, within the limits of Kolkata Municipal Corporation Kolkata - 700 026, morefully described in the **Schedule 'A'** hereunder written.
2. **OWNERS** : shall mean the said 1) **SMT. CHITRA BASU**, wife of Late Asit Kumar Basu, 2) **SMT. NEELANJANA BASU NEE SAHA**, daughter of Late Subrata Basu, wife of Romit Saha AND 3(a) **SRI SWAPAN KUMAR BASU**, son of Samiran Kumar Bose, 3(b) **SMT. KABERI BASU NEE MUKHOPADHYAY**, wife of Swapan Kr. Mukhapadhyay, D/o. Late Samiran Bose, including their heirs, executors, administrators, representatives and/or assigns.
3. **DEVELOPER** : shall mean **AASHI DEVELOPERS**, having PAN ABSFA7633A, a partnership firm, having its principal place of business at 43/2A, Suhasisni Ganguly Sarani, Bhawanipore, Kolkata-700025, represented by its partner Mr. Dharendra Singh, son of Late Bharat Prasad Singh, by religion - Hindu, by Nationality Indian, by occupation business, residing at 7/2, Madan Paul Lane, Bhawanipore, Kolkata-700025.

4. **BUILDING** : shall mean the building to be constructed in the said SCHEDULE 'A' property being 61/C, Kalighat Road, Kolkata - 700 026, as per the approved and sanctioned plan to be issued by the Kolkata Municipal Corporation or the appropriate authority and/or authorities thereof.
5. **COMMON PURPOSE** : shall mean and include the purpose of managing, maintaining, protecting and up keeping the housing complex and in particular and common areas, installations and facilities rendering common services in common to Flat Owners, Holders, collections and disbursement of the common expenses and dealing with the matters of common interest of the flat Owners/ occupiers.
6. **FLAT/UNIT** : shall mean the constructed area and/or spaces in the building capable of being occupied and enjoyed by independent flat Owners.
7. **ARCHITECT** : shall mean and include such competent person or persons or firm whom the Developer may appoint from time to time as the Architect of the building.
8. **FLAT HOLDERS** : according to its context shall mean and include would be purchasers, transferees, occupiers and others as may be decided by the parties hereto.

9. COMMON AREAS & FACILITIES : shall mean and include the entrances, passages, driveways, stair ways, landings and common installations, and top roof right comprised in the said building provided by the Developer and expressed and intended by the Owners for the common use and enjoyment of the Flat holders.

10. **SUPER BUILT UP AREA:** according to the context shall mean (i) the built up area of any flat/unit which shall include, inter-alia, the area of the covered balconies if any attached thereto and also the thickness of the exterior and the interior walls thereof and columns and pillars therein provided and/or when any wall or pillar common between two units/flats then one-half of the area under such wall pillar and column shall be included in each such unit/flat and (ii) undivided proportionate share of common areas and facilities both determined by the Owners and certified by the Architect of the building.

11. **OWNERS' ALLOCATION:** shall mean

A The **Owner No. 1** shall get a total constructed area of 800 square feet, out of which an area of 600 square feet on the First floor and 200 square feet on the ground floor back side, as fully completed condition in all respect, as per specifications, together with undivided proportionate share and interest in the land and building **TOGETHER WITH** all other

benefits, amenities and facilities, as available in the said building.

B) The set of **Owner No. 2** shall get a total constructed area of 800 square feet, out of which an area of 600 square feet on the First floor and 200 square feet on the ground floor back side, as fully completed condition in all respect, as per specifications, together with undivided proportionate share and interest in the land and building **TOGETHER WITH** all other benefits, amenities and facilities, as available in the said building.

C) The set of **Owner No. 3** (a) and (b) jointly shall get a total constructed area of 800 square feet, out of which an area of 600 square feet on the Second floor and 200 square feet on the ground floor Back side, in fully completed condition in all respect, as per sanction Building Plan, in fully completed and constructed condition as per specifications, together with undivided proportionate share and interest in the land and building **TOGETHER WITH** all other benefits, amenities and facilities, as available in the said building.

D) The Developer shall pay a sum of Rs. 20,000/- (Rupees Twenty Thousand) only each to the 3 set of owners, in each and every month and month by month, totaling to a sum of Rs. 60,000/- only, on account of alternative rented accommodation

separately to the said three set of Owners, from the month of handing over peaceful vacant possession of land and premises by the Owners, till the date of delivery of Owner's allocation to the owners, by the Developers.

E) If any share holder in the owner allocation wants to sell the part of his allocation after plan sanction the developer will provide full cooperation without any additional charge and if need arrange the buy back of the propose allocation of the particular share.

F) Owner has the full right to visit the site of construction time to time for inspection of the ongoing project for verification that he pace of workmanship and quality of construction.

12. **DEVELOPER'S ALLOCATION** : shall mean the rest portion of the said constructed area and other spaces, after handing over the Owner's allocation, upon the entire **SCHEDULE 'A'** property including undivided proportionate share of land, the right to use the common facilities and amenities on the said plot of land and upon the construction to be made thereto **TOGETHER WITH** the common passage, right, user and enjoyment of the said building to be constructed on the entire **SCHEDULE 'A'** property subject to the permission and accord of sanction by the competent authority after handing over the Owners' allocation, as mentioned earlier. At the time of delivery of

the owners allocation the developer have provide proper electric connection, sewage system, water connection, provide mutation of the specific flats in owner name without nominal charges.

13. TRANSFER : with its grammatical variation shall include transfer by possession and by any other means adopted for effecting what is understood as a transfer of space in the multi-storied building to the purchaser thereof.

14. TRANSFEEE: means the person, firm limited company, association of persons to whom any space in the building shall have transferred.

15. PERIOD OF COMPLETION OF CONSTRUCTION: The period of completion of construction of the new building is hereby agreed and fixed for a period of **24 months** from the date of obtaining sanction building Plan, in respect of the premises and undertook to complete the said entire construction within the said period at the **SCHEDULE 'A'** property.

ARTICLE-II

(Owners' representation & declaration)

The Owners are seized and possessed of or otherwise well and sufficiently entitled to ALL THAT the said SCHEDULE 'A' PROPERTY free from all encumbrances, charges, liens, lispendens, trust attachments and/or acquisition/ requisition whatsoever.

The plot of land under SCHEDULE 'A' property is not vested under the Urban Land (Ceiling and Regulation) Act, 1976.

ARTICLE-III

(Developer's right and liabilities)

The Owners hereby grant subject to what has been hereinafter provided the exclusive right to the Developer to build, construct, erect and complete the said building comprising of the various sized flats and other units, garages, including the Owners' Allocation and Developer's Allocation, in accordance with the said Building Sanction Plan.

On obtaining the sanction of Building Plan, from the KMC authority, the Developer shall handover a copy of the same to the Owner, for their perusal and record.

The Developer shall be entitled to the share of the said constructed area of the proposed new building, according to and in terms of the Developer's allocation recorded as aforesaid.

The Developer shall be entitled to prepare, modify or alter the said Building Plan and to submit the same before the appropriate authorities, in the name of the Owners for the time being and the Developer shall pay and bear all the COSTS AND EXPENSES of the deeds/plans including the

Architect's Fees, charges and expenses required to be paid or deposited for the sanction of the Plan including the water and drainage from the Calcutta Municipal Corporation or any appropriate authority/authorities PROVIDED HOWEVER THAT the Developer shall be exclusively entitled to all the refunds or all payments and/or deposits made by the Developer, if legally recoverable.

Nothing in the presents shall be construed as a demise or an assignment or transfer by the Owners of the said premises or any part thereof to the Developer or creating any right, title or interest in respect thereof, in favors of the Developer other than an exclusive license to the developer to construct a new building upon the said premises with his own accord and money and to deal with and sell, dispose of or transfer the new flats comprised in the Developer's Allocation under these presents in the manner and subjects to the terms hereinafter stated.

During the course of construction and demolition of the said proposed building at the said premises any Labour or Worker or any common public/(s) meet with any accident, such compensation shall be paid exclusively by the Developer and Criminal proceeding's if any shall be Developer's responsibility and liability and all expenses legal or otherwise shall be borne by the Developer.

The Developer shall give declaration, if required for their investment for erection of the building thereon before the Concerned Authority.

The Developer shall demolish the existing structure standing in the said land at his own cost and charges and will remove the debris, rubbish and entitled to sold out in any manner as it like and the Owners will not claim any right over the same.

The Developer shall pay a sum of Rs. 20,000.00 (Rupees Twenty Thousand) only to each of the 3 sets of Owners, in each and every month and month by month, on account of alternative rented accommodation separately to the said three Set of Owners each, from the month of handing over peaceful vacant possession of schedule land and premises by the Owners, till the date of delivery of Owner's allocation to the owners, by the Developer.

ARTICLE-IV

(Apparent consideration)

In consideration of the Owners having agreed to permit the Developer to erect, construct and complete a proposed building at the said premises and the right authority privileges to sell the flats of the Developer's allocation, the Developer agrees hereunder mentioned as follows: -

- i) To obtain all necessary permission require for the construction of the proposed multi-storied building at the said premises at his own costs and expenses.
- ii) To pay all costs for supervision of the development and construction of the Owners' Allocation in the building of the said premises.
- iii) To bear all the costs, charges and expenses for construction of the building including finishing and internal finish of the Flats of the Owners' Allocation in the said premises.

ARTICLE-V

(OWNERS' OBLIGATION)

(a) The Owners shall Deliver and vacate the Developer in quite, vacant, peaceful khas possession of the land comprised in the said Premises at the time of execution of this presence for starting construction of the work as soon as execution of Registration of this Agreement and the General Power of Attorney shall take place, failing which the period of completion of the said building shall be extended for the period of such delay of handling over of peaceful possession of the said property by the Owners.

(b) The Owners shall be entitled to the allocation recorded under the aforesaid Owners' Allocation.

- (c) The Owners are hereby agreed to execute and register the necessary General Power of Attorney and Development Agreement with Development Power of Attorney, authorizing the Developer to all such acts and things that are necessary for the development of the said land, demolishing the existing structures and construction of the building or to obtain advance booking and for entering into any Agreement for Sale with any intending Purchaser/s for the apartments or flats to be constructed on the said premises, in respect of the Developer's allocation.
- (d) The Developer shall have no right, title, interest whatsoever in the Owners' Allocation.
- (e) The Developer shall have no right or claim for payment or reimbursement of all costs, expenses or charges incurred towards construction of Owners' Allocation and the undivided proportionate share in common facilities and amenities.
- (f) That the Owners shall render all co-operation to the Developer to facilitate the construction and shall not create any bar or impediment including delivery of the relevant original papers, in respect of the said property with proper acknowledgement.
- (g) That by virtue of the power and authority, granted by the Owners, the Developer shall have every right to make, execute the relevant Agreement for Sale and the Deed of Conveyance/s, together with undivided proportionate share

or interest in the land and premises, unto and in favour of the intending Purchaser/s and get the same registered with the office of the appropriate registering authority, in respect of the Developer's allocation and put into physical possession to the intending purchaser(s), in respect of Developer's allocation in the newly constructed building and to receive the consideration money from the indenting purchaser(s).

(h) That the Owners shall give license and permission to the Developer to enter upon the said property described in the Schedule hereunder or any part thereof as aforesaid with full right and authority to commence, carry on and complete development thereof.

(i) That the Developer shall be entitled to carry out at his own costs, charges and expenses in all respects all or any item or works for development of the said property including laying of drainage, cable, water pipes and other connections and lighting of roads and other items, as per terms and conditions imposed by the Municipal authority while sanctioning the layout scheme and the paid plan(s) and also other items of works as may be required to carry out for the purpose of making the said property fit for construction of buildings and structures therein. All finances for completion of the said items of work shall be provided and borne and paid by the Developer alone.

(j) That the Developer shall be entitled to put up and permit to be put up advertisement boards upon the said property, but without involving the name of the Owners in any manner and which the owner will be entitled to remove forthwith if the developer has committed any breach of this Agreement. The owners herein shall handover all original documents and the developer must return the same to the respective owners after completion of the new building.

(k) The Owners declare that no notice from the Government or any local body or authority including the KMC authority has been received by or served upon the owners or any person/s interested in the said property.

THE OWNERS AGREE & DECLARE:

- a) That the Owners are entitled to enter into this agreement with the developer and they have full right and absolute authority to sign and execute the same.
- b) That the Owners have not agreed, committed or contracted or entered into any agreement for sale or lease of the said property or any part thereof with any person or persons, other than the Developer and that they have not created any mortgage, charge or any other encumbrances on the said property as mentioned herein.

- c) That the Owners have undertaken to give all details about the encumbrances of the schedule property including relevant deeds, papers documents unto the Developer, having no other liabilities or any other encumbrances, made with any person or person/s or any other Bank or financial institution and further undertook that if at any time in future, any kind of encumbrances including defect in title is found, the owners shall remain liable and responsible to cure the said defect in title of the Owners, within a reasonable period from the date of knowledge and/or intimation by the Developer.
- d) That the Owners shall never do or have not done any act, deed, matter or thing whereby or by reason whereof, the development of the said property may be prevented or affected in any manner.
- e) That during subsistence of this agreement, the Owners shall not enter into any kind of agreement including Agreement for Development nor execute and register deed of conveyance and/or any kind of document with another person(s).
- f) The Developer shall be entitled to enter into separate contracts in their own name with building contractor, architects and others, for carrying out the said development at their own risk and costs with right to assign this agreement to any third party for the work of Construction of Building only at the said Premises.

- g) That the Owners shall execute and register Development Power of Attorney after registration of the Development Agreement, in favour of the Developer or its representative, authorizing to properly and smoothly make and complete the new construction on the Schedule property and also to represent before the Municipality, Government or Semi Government offices and to negotiate for sale and enter into agreement for sale, in respect of Developer's allocation and to receive advances and balance consideration money from the intending Purchaser(s) and to sell the Developer's allocation in the proposed building to any intending purchaser (s).
- h) The Owners shall execute and register relevant Deed of Conveyance, in favour of the intending Purchaser(s) of flat/flats and/or space and/or shop and/or garage and/or space whatever may be called upon to do so by the Developer, in respect of the space allocated to the Developer termed as "Developer's Allocation" in the proposed building, in respect of their share along with undivided proportionate share of land below.
- i) That the Developer shall complete the Owners' allocation within 24 months from the date of starting the construction of the proposed building as per sanction plan, issued by the KMC authority. The time shall be extended for force majeure, acts of God and other reasonable grounds beyond the control of the Developer.

- j) The Owners shall sign all necessary papers, declaration and documents, as may be required for the construction of the said building and hand over all original documents and papers to the developer at the time of execution of this agreement and the Developer must return the same to the respective Owner's after completion of the new building without any delay.
- k) That, at any time in future, if any notice is required to be served to or by either of the parties, the same shall be served by registered post or Speed Post, upon the parties to their recorded address, as written in this agreement.
- l) That in case of death of any of the parties, the remaining parties of this agreement shall take initiative to include the name of the legal heirs of the said deceased person and to execute the Supplementary Agreement and fresh Power of Attorney and necessary papers and documents, in accordance with law. In any circumstances this agreement shall never be terminated on the ground of death of any of the parties or otherwise.
- m) That for smooth running and/or completion of construction of the proposed new building and subsequent transfer of the Developer's Allocation by the Developer to any intending purchaser, immediately upon the unfortunate death of any parties, the legal heirs/heiresses of the said deceased person shall make, grant and register

the relevant Power of Attorney, unto and in favour of the Developer or in the name of its nominee.

n) The proper court at Alipore, 24-Parganas (South), under the High Court at Calcutta, shall have the jurisdiction to entertain and try all suits and proceedings out of this Agreement.

ARTICLE -VI
(DEVELOPER'S OBLIGATIONS)

In consideration of the above the Developer shall be entitled to the Developer's allocation of the saleable space in the building to be constructed at the said premises TOGETHER WITH proportionate undivided share or part thereof in the said land and premises TOGETHER WITH proportionate undivided share in the common facilities and amenities including the right to use thereof and after providing the Owners' Allocation, the Developer shall be entitled to enter into any agreement for sale and/or transfer in the name of any transferees and/or prospective buyers and to receive appropriate sale proceeds in respect thereof, which shall absolutely belong to the Developer and it is hereby expressly agreed by and between the parties that for the purpose of entering into such agreement it shall not be obligatory on the part of the Developer to

obtain any further consent of the Owners and this agreement itself shall be treated as a consent on the part of the Owners STRICTLY PROVIDED HOWEVER THAT the Developer shall handover the possession and/or make any type of Deed of Conveyance with any of the said prospective buyers, after handing over the Owners' Allocation by the Developer to the Owners and comply with all other obligations on the part of the Developer under this agreement and the Developer shall not be entitled to enter into any agreement for Sale with any intending purchaser/s or person/s, in respect of the Owners allocation, before handing over the net area of Owners allocation, as detailed under Owners' Allocation above.

ARTICLE-VII

(CONSTRUCTION)

The Developer shall be solely and absolutely responsible for the construction of the said building within the period of 24 months from the date of Sanctioned Plan.

ARTICLE VIII

(SPACE ALLOCATION)

- i) After completion of the building the Owners shall be entitled to obtain physical possession of the said Owners' Allocation together with the undivided proportionate right, title and interest in the land and

common facilities and amenities in the common portion of the said building and the open space including F.A.R. shall exclusively belong to the said Owners and the Developer jointly in their respective proportions upon fulfillment of all other obligations of the Developer contained herein.

- ii) The Owners shall be entitled to transfer or otherwise deal with the Owners' Allocation in the building to any person/any intending buyer without any claim, demand and/or consent whatsoever of the Developer.
- iii) The Developer shall be exclusively entitled to the Developer's Allocation in the building with exclusive right to transfer or deal with or dispose of the same without any claim whatsoever by the Owners and the Owners shall not in any way disturb the quiet and peaceful possession of the Developer's allocation.

ARTICLE-IX

(BUILDING)

1. The Developer shall construct the said Building as per the sanction Plan with good, standard and quality materials as may be specified by the Architect of the Developer. Such construction including the finishing works of the building shall be completed by the Developer within 24 months from the date of handing over free vacant possession of the said premises, after

sanction of Building Plan. After completion of the proposed building the developer shall handover the respective portion of the Owner as per law and as per this agreement prior handover the possession of completion of the construction a supplementary agreement shall be execute . the developer and owners herein in respect of their possession and the individual deeds shall be executed in between favour of three part of owners by developer .

2. The Developer shall erect in the said building at his own cost as per the specification and Drawing provided by the Architect, pump, water storage, tanks, overhead reservoirs, electrifications, permanent electric connections and until permanent electric connections is obtained, temporary electric connection shall be provided and other facilities as are required to be provided for in the residential building having self content flats which are to be sold to the prospective buyers, including the Owners' Allocations.
3. The Developer shall be authorized either in it's name or in the name of the Owners in so far as necessary to apply and obtain quota, entitlements and other allotments of or for cements(Ultratech), steel(Durgapur/ISI), bricks and other building materials and to similarly apply for and to obtain temporary and permanent connections of water,

electricity, power, drainage, sewerage and/or gas to the building and other input facilities required for the construction of the building.

4. The Developer shall at his own cost and expenses and without creating any financial or other liability on the Owners complete the building as per the sanctioned plan and any amendment thereto or modification therefore made or caused to be made by the Developer with the consent of the Owners in writings.
5. All the costs for construction and completing the building in every respect inclusive the Owners' Allocated portion charges and expenses including Architect's fees shall be paid, discharged and borne by the Developer and the Owners shall have no liability in this context.
6. The Developer shall provide at his own cost electricity wiring (Mescab/Finolex), pipeline (Astral/Supreme), and water sewerage connection in portion of the Owners' Allocation, in a nutshell the owners' Allocation shall be made and completed in every respect, in habitable condition.
7. The Developer will provide separate electric meter in the name of each owner allocation, provided owner will bear cost for the same.

ARTICLE-X
(COMMON FACILITIES)

1. The Developer shall pay and bear the property Taxes and other dues and outgoings in respect of Owners' Allocation of the said building according to dues, as and from the date of handing over vacant possession by the Owners' and subsequently after handing over the complete Owners' Allocation to the Owners, the same shall be paid in pro-rata basis.
2. As soon as the Building is completed and the electricity wiring sewerage land and water pipe lines are ready and made fit for habitation, the Developer shall give written notices to the Owners requiring the Owners to take possession of the Owners allocation in the Building and there being no dispute regarding the completion of the Building in terms of the Agreement and in accordance with the specification thereof and Certificate of the Architect from KMC, herein produced and all times thereafter the Owners shall be responsible for the payment of all the Municipal and property taxes and dues, duties and other public outgoings of an imposition whatsoever (hereinafter for the sake of brevity referred to as the said rates) payable in respect of the Owners allocation, the said rates to be apportioned pro rata with reference to the saleable spaces in the building, if they are levied on the building as a whole.
3. The Owners and the Developer shall punctually and regularly pay for the respective allocation all

Municipal rates and taxes and outgoings to the concerned authorities and otherwise as may be mutually agreed upon between the Owners and Developer and all the parties shall keep each other indemnified against all claims, actions, demands, costs charges and expenses and proceedings whatsoever directly or indirectly against or suffered by or either of them as the case may be consequent to a default by the Owners or the Developer in this behalf.

4. As and from the date of effecting delivery of possession of the flats of the allocated portion of the Owners and the Developer respectively, the Owners and developer and for its nominee or nominees shall be responsible to pay and bear proportionate share of the service charges for the common facilities in the building payable in respect of Owners and the Developer allocation and the said charges to include proportionate share for premium for insurance of the building, water, fire, scavenging charges and taxes lights sanitation and lift maintenance operation repaired and renewal charges for bill collection and management of the common facilities, renovation, replacement, repair and maintenance charges and expenses for the building and for all common wiring, pipes electrical and mechanical equipment's, switch gear, transformers, generator, pumps, motor and

other electrical and mechanical installations application and equipment's, stairways, corridors, halls and passage lifts, shaft garden, parkways and other common facilities whatsoever as may be mutually agreed from time to time.

ARTICLE-XI

(LEGAL PROCEEDING)

It is hereby expressly agreed by and between the parties hereto that it shall be the responsibility of the Developer as Constituted Attorney of the Owners to defend all action, suits and proceedings, which may arise in respect of the Development of the said Plot of land and all the costs, charges and expenses incurred for the purpose with the approval of the Owners shall be done, borne and paid by the Developer specified as may be required to be done by the Developer and for which the developer may need the authority of the Owners application and other documents as may be required to be signed or made by the Owners relatives to which specific provisions may not have been mentioned herein. The Owners hereby undertake to do all such acts, deeds matters and things that may be reasonable required to be done in the matter and the Owners shall execute any such 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 additional writings and other documents

as the case may be provided all such acts, deeds and things do not in any way infringe the rights of the Owners and/or shall be against the spirit of the agreement.

1. Any notice required to be given by the Developer shall without prejudice to any other mode of service available demanded to have been served on all the Owners and delivered by hand and duly acknowledged shall likewise be deemed to have been served by the registered post/Speed Post to the registered/principal office of the developer, as recorded hereto.
2. The name of the Building shall be settled by the Developer.
3. Nothing in these presents shall be construed as a demise or assignment or conveyance in law by the Owners of the said plot or any part thereof to the Developer or as creating any right, title or interest, in respect thereof in favour of the Developer other than an exclusive licence to the Developer to commercially exploit the same in terms thereof, provided however the Developer shall be entitled to borrow money and/or take loan from any financial institute or Bank(s) without creating any financial liability of the Owners and effecting their Estate and interest in the said plot and it has been expressly agreed and understood that in no event the Owners or any of

their heirs shall be responsible and/or made liable for payment of any dues or liabilities to such banker, Banks or financial institution and for the purpose the Developer shall keep the Owners indemnified against suits, proceedings and costs, charges, expenses in respect thereof.

4. As and from the date of completion of the building the Developer and/or its transferees and the Owners and/or their transferees shall each be liable to pay and bear proportionate charges on account of other taxes payable in respect of their space.
5. There is no existing agreement regarding the development and sale of the said plot of land and all other agreement and Powers if any prior to this agreement as mentioned herein above have been cancelled and are being replaced by this agreement and the Owners agree to indemnify and keep indemnified the Developer against any or all thing claimed made by any third party in respect to the title of the said premises. The Owners further declare and undertake that if any defects shall hereinafter appear in the Owners' title to the said premises or any part thereof then in every such case it shall be lawfully for the Developer to claim, demand refund of the said security deposited and all money's that shall be incurred by the Developer to construct the said building proportionately to the work executed and

also claim damages as may be reasonable assessed by the Arbitrators in consultation with the Architect.

6. The Owners undertake and agree to execute and register all conveyances and transfer in favour of the intending purchaser/s, with whom the Developer shall enter into agreement or agreements as and when required by the Developer for the sale of the Developer's allocation only and the Owners upon being handed over the Owners' Allocation, shall execute and register the Power of Attorney in favour of the Developer with right to sale developer allocation. The stamp duty of registration fee and all other expenses towards registration will be borne by the Developer or its nominees and assigns with the approval of the advocate.

ARTICLE-XII

(LEGAL)

If at any time in future, any dispute arises between the parties hereto regarding the construction or interpretation of any of the terms and conditions herein contained or touching these presents or determination of any liability of the parties under the agreement. The parties shall endeavour their best efforts to settle the dispute initially on mutual discussion between the parties and the same being failed within a month thereafter, the parties shall have liberty to enforce their legal right before the competent court of law.

ARTICLE-XIII

(Force Majure)

1. The Developer shall not be considered to be liable to any obligations hereunder to the extent that the performance of the relevant obligations are prevented by the existence of the Force Majure and shall be suspended by the Force Majure and shall also be suspended from the obligation during the duration of the Force Majure.

2. Force Majure shall mean flood, earthquake, riot, war, storm, tempest, strike, Government Orders or Circulars, Pandemic, Civil commotion and/or any other or further commotion, which does not belong to the reasonable control of the developer.

THE OWNERS ARE APPOINTING THE DEVELOPER AS THEIR CONSTITUTED ATTORNEY WITH THIS AGREEMENT

NOW KNOW YE ALL AND THESE PRESENTS

WITNESSETH that we, **1. SMT. CHITRA BASU**, (PAN AKZPB3829R, Aadhaar No. 6129 8342 1428), wife of Late

Asit Kumar Bose, by Nationality Indian, by religion Hindu, by occupation Housewife, residing at 61/C, Kalighat Road, Police Station and Post Office Kalighat, Kolkata-700 026,

(2) SMT. NEELANJANA BASU NEE SAHA, (PAN BHJPB4167Q, Aadhaar No. 7047 1394 1974), daughter of Late Subrata Basu, wife of Romit Saha, by Nationality

Indian, by religion Hindu, by occupation Service, residing at 61/C, Kalighat Road, Post Office and Police Station Kalighat, Kolkata 700 026, (3)(a) **SRI SWAPAN KUMAR BASU**, (PAN ALJPB0200D, Aadhaar 7086 3244 0577), son of Late Samiran Kumar Bose, by occupation Retired, by Nationality Indian, by religion Hindu, residing at 62, S. P. Mukherjee Road, Post Office Kalighat, Police Station Bhawanipore, Kolkata-700 026, (3)(b) **SMT. KABERI BASU NEE MUKHOPADHYAY**, (PAN AJMPM3656K, Aadhaar No. 3047 9407 0724), wife of Swapan Kr. Mukhopadhyay, D/o. Late Samiran Bose, by nationality Indian, by religion Hindu, by occupation Housewife, residing at 61/C, Kalighat Road, P.O. Kalighat, P.S. Kalighat, Kolkata-700026, all hereinafter jointly referred to as the **OWNERS** (which such expression shall unless inconsistent with or repugnant to the context to be mean and include their respective heirs, legal representatives, executors, administrators, successors and/or assigns) of the **ONE PART.** are the absolute joint owners of the plot of land measuring about 2067 sq.ft. more or less equivalent to 2 cottahs 13 chittaks 42 sq.ft. more or less together with old two storied building area 800 sq.ft. more or less along with easement rights of common passage attached thereto for free ingress and egress of premises No.61/C, Kalighat Road, Kolkata-700026, within the limits of Kolkata Municipal Corporation, Ward No.73, Vide Assessee No. 11-0731300677, District South 24-Parganas, and do hereby

appoint, nominate and constitute **AASHI DEVELOPERS**, (PAN No.ABSFA7633A), a partnership firm, having its principal place of business at 43/2A, Suhasisni Ganguly Sarani, Bhawanipore, Kolkata-700025, represented by its partner **MR. DHIRENDRA SINGH**, (PAN No. BLZPSS5854B, Aadhar No. 9992 7814 0013), son of Bharat Singh, by Nationality Indian, by religion Hindu, by occupation business, residing at 7/2, Madan Paul Lane, P.O. & P.S. Bhawanipore, Kolkata-700025, as our **TRUE AND LAWFUL CONSTITUTED ATTORNEY** for and on our behalf, in our name and in our place and to do the following acts, deeds, and things in respect of the said property that is to say:

1. To look after, manage, supervise all the affairs in respect of our said property as well as the construction of the proposed Building over our schedule property, in our name and on our behalf.
2. To appear and represent us before the competent authority and to pay all the relevant fees, impositions, taxes and other outgoings to the respective concerned authority in respect of our schedule property as well as such construction works over the schedule property and to obtain proper receipt thereof on our behalf.
3. To receive any letter, notice, summon or any other papers, or documents from any person or persons,

authority, institutions, organization, department firm, company, concern, local municipality, Police Station, K.M.C., K.M.D.A., K.I.T., B.D.O. District Magistrate, or any other concerned authority and to take independent decision and send proper reply thereof whichever our said attorney shall deem fit and proper on our behalf.

4. To appear and represent us before the local police station and any other higher authority of the local administrative concern and to submit necessary letter of complaint and other documents with a view to safe guard of interest of construction works over the said property in our name and on our behalf.

5. To negotiate with any person, persons, firm, company, for the completion of such construction of proposed building or buildings in respect of the said schedule property on our behalf.

7. To engage any men, mason, carpenter, electrician, plumber, painter or any other person or persons for making necessary works of construction of proposed building over the schedule property on our behalf.

8. To appoint or engage any person or persons and to enter into any contract/agreement for such construction of the proposed building complex over the schedule property

in pursuance of the sanctioned building to be obtained from the K.M.C. or any other competent authority on our behalf.

9. To put its proper seal and signature over any agreement or any other contract papers or documents in our name and on our behalf.

10. To appoint and engage any Engineer, Architect/ L.B.S. and to conduct and supervise all the construction works of the proposed new building over the schedule property and to pay him or them necessary fees and remuneration as and when my said attorney shall deem fit and proper on our behalf.

11. To prepare or draw and make any building plan through any architect, engineer, L.B.S. and to submit the same before the competent authority of K.M.C. and other concern for getting sanction thereof for construction of proposed building in respect of the schedule property and to put its seal and signature on such plan in our name and on our behalf.

12. To deposit and pay all the sanction charges, fees and other costs thereof to the concerned authority and collect the sanction of such building plan on our behalf.

13. To decide and settle the name of the apartment/
building to be constructed over the schedule property at its
own choice and to make design, drawing of the building as
per choice & decision of said attorney on our behalf.
14. To construct the said proposed building by using
good quality of building materials and other things in the
said building and also shall engage all the required men,
mistries, electrician, carpenter, plumber and other men as
per his own responsibility and choice or desire and also
shall bear all the costs therefore.
15. To collect any consent or permission from any
concern for getting any permit of any materials on our
behalf.
16. To engage any person or person or any firm or
concern for demolishing old existing structure standing in
said schedule property and to pay proper remuneration or
wages, fees, charges to such person or persons on our
behalf.
17. To sell, convey or dispose of all the debris and broken
articles of such old demolished structure over the schedule
property to any person or persons and receive and collect
all the sale proceeds thereof as and when our said attorney
shall think fit and proper on our behalf.

18. To appear and represent us before the competent court of law either civil or criminal and to file and institute any case, complaint, petition, suit, injunction petition, writ application, show cause, objection, revisional application, appeal, motion, eviction suit, title suit, or any other petition and application against any person or persons, authority, organization, firm, company before any competent court of law on our behalf for safety and security of our interest in respect of our said premises as well as the construction of the proposed building over the said property on our behalf.

19. To appoint or engage any Advocate Lawyer Solicitor, pleader & to pay their remuneration and to discharge them as and when our said Attorney shall think fit and proper on our behalf & also proceed with any such case or cases or to defend any case, if institute by any person or firm before the competent legal forum on our behalf.

20. To put its proper seal and signature over all such petition, vakalatnama, injunction, suit, application, verification, declaration, Affidavit, undertaking & other relevant documents in respect of construction works over the said schedule property in our names and on our behalf.

21. To swear any Affidavit, Declaration, undertaking and to submit the same before any court or other concern authority, firm, organization on our behalf.
22. To collect, receive or withdraw any documents, order, decree, judgment relating to such construction of the proposed building over the said property from any competent court of law on our behalf.
23. To file any revisional application, motion, appeal before any higher court of law challenging any order, decree, judgment, if passed by any court of law, relating to such construction work on the said property on our behalf.
24. To settle the sale price in respect of flat/flats and other covered areas of the developer's allocated portion of the proposed building over the schedule property as per conditions of the said registered development agreement on our behalf.
25. To negotiate with the existing tenants, if any, and also with any intending purchaser/purchasers for such sale of its allocated portion i.e. developer's allocation over the said proposed building to be raised on our schedule property or portion thereof and to sell, convey and transfer and also execute and enter into any agreement for sale with any intending purchaser or purchasers and put its

proper signature over such agreement and other documents in our and on our behalf.

26. To receive and collect all advance amount, earnest money, or the total consideration price from such intending purchaser or purchasers in respect of the developer's allocated portion of the proposed building to be made and constructed over the schedule mentioned property and to issue proper receipt thereof and acknowledge the same on our behalf.

27. To appear and represent us before concerned Registration Office and register the necessary Sale Deed and other documents for transfer of respective flats and other areas of the developer's allocated portion in the proposed building, and put its seal and signature on such deed and other relevant documents in our name and on our behalf.

28. To issue any possession letter and hand over the possession of respective flats and other areas to the respective purchaser or purchasers of developer's allocated portion of the proposed building on our behalf.

AND GENERALLY to do all such acts, deeds, and things on our behalf as we could lawfully do as the owners of the said premises, if we personally present.

AND we do hereby ratify and confirm and agree to ratify and confirm all and whatsoever our said Attorney shall do or cause to be done in and about the premises aforesaid by virtue hereto.

SCHEDULE "A" ABOVE REFERRED TO

(The demised premises)

ALL THAT piece and parcel of land measuring about 2067 sq.ft. more or less equivalent to 2 cottahs 13 chittaks 42 sq.ft. more or less together with old two storied building area 1600 sq.ft., 800sq.ft on the ground floor and 800sq.ft on the first floor (Cemented floor without lift) more or less along with easement rights of common passage attached thereto for free ingress and egress of premises No.61/C, Kalighat Road, Kolkata-700026, within the limits of Kolkata • Municipal Corporation, Ward No.73, Vide Assessee No. 11-0731300677, District South 24-Parganas, which is butted and bounded by:

ON THE NORTH : Shanty no.49

ON THE SOUTH : Kalighat Road, 61/L Kalighat Road

ON THE EAST : 61/D Kalighat Road

ON THE WEST : 61/B, 61/R, 61/A, Kalighat Road

SCHEDULE "B" ABOVE REFERRED TO:

(OWNERS' ALLOCATION & SPECIFICATION OF THE SHARE THEREOF)

- A) The **Owner No. 1** shall get a total constructed area of 800 square feet, out of which an area of 600 square feet on the First floor and 200 square feet on the ground floor back side, as fully completed condition in all respect.
- B) The set of **Owner No. 2** shall get a total constructed area of 800 square feet, out of which an area of 600 square feet on the First floor and 200 square feet on the ground floor back side, as fully completed condition in all respect.
- C) The set of **Owner No. 3** shall get a total constructed area of 800 square feet, out of which an area of 600 square feet on the Second floor and 200 square feet on the ground floor back side, in fully completed condition in all respect, as per sanction Building Plan, in fully completed and constructed condition as per specifications, together with undivided impartible share and interest in the land and building **TOGETHER WITH** all other benefits, amenities and facilities, as available in the said building.
- D) The Developer shall pay a sum of Rs. 20,000.00 (Rs. Twenty Thousand) only to each of the 3 sets of Owners, in each and every month and month by month, on account of alternative rented accommodation separately to the said three Set of Owners, from the month of handing over peaceful vacant possession of land and premises by the

Owners, till the date of delivery of Owner's allocation to the owners, by the Developer.

SCHEDULE 'C' AS REFERRED TO HEREINABOVE
(Developer's Allocation)

1. **DEVELOPER'S ALLOCATION** : shall mean the rest portion of the said constructed area and other spaces, after handing over the Owner's allocation, upon the entire **SCHEDULE 'A'** property including undivided proportionate share of land, the right to use the common facilities and amenities on the said plot of land and upon the construction to be made thereto **TOGETHER WITH** the common passage, right, user and enjoyment of the said building to be constructed on the entire **SCHEDULE 'A'** property subject to the permission and accord of sanction by the competent authority after handing over the Owners' allocation, as mentioned earlier.

TRANSFER : with its grammatical variation shall include transfer by possession and by any other means adopted for effecting what is understood as a transfer of space in the multi-storied building to the purchaser/s thereof.

SCHEDULE 'D' AS REFERRED TO HEREINABOVE
(SPECIFICATIONS):

The building shall be R.C.C. Framed structure. All other details are as follows.

BRICK WORKS : Outside wall 8" (Eight Inches) and Inside Wall 5" (Three Inches).

FLOORING : Tiles(Kajaria) Floors, Stairs(Marble)

TOILET : Glazed Tiles walls, Commode (Parryware), P.V.C White Cistern, White Basin, C.P. Taps 2 nos. Shower (Cold water, all Jaguar fittings).

KITCHEN : Granite cooking platform with standard shelf below, Steel sink, 1 tap white glazed tile upto 4ft over cooking platform (5'X 4').

WINDOW : Aluminum sliding window. (Iron Grill to be treated as Additional work, the cost of which shall be borne by the purchaser.)

DOOR : All Doors will be flash doors with Sammica Pasting.

ELECTRICAL : All electrical lines shall be laid in concealed copper wire(Mescab/Finolex) and Modular standard quality of I.S.I. approved as per guidelines and the regulations as framed by the C.E.S.C. Ltd.

Sl. NO.	Description	Light Point	Fan Point	Plug Point
1.	Living / Dining	2	2	2
2.	Kitchen	1	1	2
3.	Bed	3 (including 1 A.C. Point)	1	2
4.	Toilet	1	1	1
5.	Balcony	1	0	1

FINISHING : In sides walls & Ceiling putty over Cement plaster. Outside walls will be painted with paint. Doors would be made of Samnica cover.

WATER : K. M. C. water supply through S.U.G reservoir with pumping facility to O.H. tank for distribution of water to individual flats through common surface pipelines (PVC).



IN WITNESS WHEREOF the parties hereto put their respective hands and seals this the day, month and year first hereinabove written.

WITNESSES:

1. Dubhato Das
22, Bijoy Bose Road
P.O. - Beharipur
P.S. - Kelshat
KOL-25

Chitra Basu
Neelanjana Das
Suapan Kumar Basu
Kabir Mukherjee
.....
(SIGNATURE OF FIRST PARTY)

2. Anurag Das
98/16 Dr. Suresh Chandra
Banerjee Road
KOL - 700010

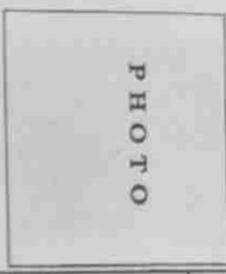
For AASHI DEVELOPER
Anindya Singh
Partner

.....
(SIGNATURE OF THE SECOND PARTY)

Drafted by
R. K. Gupta

RAJESH KUMAR GUPTA
ADVOCATE
ALHORE POLICE COURT
KOLKATA-700 027
ENROLLMENT NO-F/627/194/2018

SPECIMEN FORM FOR TEN FINGERPRINTS



Name _____



Name Chitra Basu



Name Neelanjana



Name SWAPAN KUMAR BASU

Swapan Kumar Basu

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

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

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

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

SPECIMEN FORM FOR TEN FINGERPRINTS



KABERI MUKHO PADHYAY
Name

Kaberi Mukhopadhyay

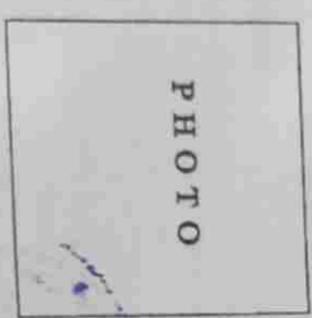
Left Hand	Thumb Finger	Fore Finger	Middle Finger	Ring Finger	Little Finger
	Thumb Finger	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand	Thumb Finger	Fore Finger	Middle Finger	Ring Finger	Little Finger
	Thumb Finger	Fore Finger	Middle Finger	Ring Finger	Little Finger



Name

Dhiraudha Singh

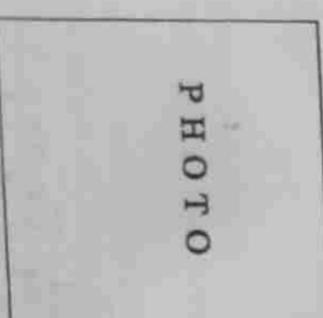
Left Hand	Thumb Finger	Fore Finger	Middle Finger	Ring Finger	Little Finger
	Thumb Finger	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand	Thumb Finger	Fore Finger	Middle Finger	Ring Finger	Little Finger
	Thumb Finger	Fore Finger	Middle Finger	Ring Finger	Little Finger



PHOTO

Name

Signature



PHOTO

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



Government of West Bengal
Directorate of Registration & Stamp Revenue
e-Assessment Slip

Query No / Year	2000878227/2024	Office where deed will be registered
Query Date	05/04/2024 11:38:29 AM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	MM NOORUZAMAN ALIPORE POLICE COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9903735373, Status : Deed Writer	
Transaction	[0110] Sale, Development Agreement or Construction agreement	Additional Transaction [4002] General Power of Attorney [Rs : 1/-], [4305] Declaration [No of Declaration : 2]
Set Forth value	Rs. 2/-	Market Value Rs. 1,27,06,877/-
Total Stamp Duty Payable(SD)	Rs. 20,070/- (Article:48(g))	Total Registration Fee Payable Rs. 28/- (Article:E, E, E)
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp Rs. 100/-
Remarks		

Land Details :

District: South 24-Parganas, Thana: Kalighat, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Kalighat Road, Road Zone : (Harish Mukherjee Road -- Hazra Road (Premises No 50-115, 117, 119, 121, 123, 125)), Premises No: 61/C, Ward No: 073, Pin Code : 700026

Sch No	Plot Number	Khatian Number	Land User/ROR	Proposed	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Baslu		2 Katha 13 Chatak 42 Sq Ft	1/-	1,16,26,877/-	Property is on Road
Grand Total :						4.7369Dec	1/-	116,26,877/-

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1600 Sq Ft.	1/-	10,80,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 800 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 800 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		1600 sq ft	1/-	10,80,000/-	



Land Lord Details :

SI No	Name & address	Status	Execution Admission Details :
1	CHITRA BASU Wife of Late ASIT KUMAR BASU,61/C, KALIGHAT ROAD, City:- P.O.- KALIGHAT, P.S.-Kalighat, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, Date of Birth:XX-XX-1XX5, PAN No. AKxxxxxx9R, Aadhaar No.: 61xxxxxxxx1428, Status : Individual, Executed by: Self	Individual	Executed by: Self To be Admitted by: Self
2	NEELANJANA BASU (Alias: NEELANJANA SAHA) Daughter of Late SUBRATA BOSE,61/C, KALIGHAT ROAD, City:-, P.O.- KALIGHAT, P.S.-Kalighat, District:-South 24- Parganas, West Bengal, India, PIN:- 700026 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, Date of Birth:XX-XX-1XX3, PAN No. BHxxxxxx7Q, Aadhaar No.: 70xxxxxxxx1974, Status : Individual, Executed by: Self	Individual	Executed by: Self To be Admitted by: Self
3	SWAPAN KUMAR BASU Son of Late SAMIRAN KUMAR BOSE,62, S P MUKHERJEE ROAD, City:-, P.O.- KALIGHAT, P.S.-Bhawanipore, District:- South 24-Parganas, West Bengal, India, PIN:- 700026 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, Date of Birth:XX-XX-1XX1, PAN No. ALxxxxxx0D, Aadhaar No.: 70xxxxxxxx0577, Status : Individual, Executed by: Self	Individual	Executed by: Self To be Admitted by: Self
4	KABERI MUKHOPADHYAY (Alias: KABERI BASU) Wife of SWAPAN KR MUKHOPADHYAY,61/C, KALIGHAT ROAD, City:-, P.O.- KALIGHAT, P.S.-Kalighat, District:-South 24- Parganas, West Bengal, India, PIN:- 700026 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, Date of Birth:XX-XX-1XX3, PAN No. AJxxxxxx6K, Aadhaar No.: 30xxxxxxxx0724, Status : Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

Developer Details :

SI No	Name & address	Status	Execution Admission Details :
1	AASHI DEVELOPERS (Partnership Firm) ,43/2A, SUHASINI GANGULY SARANI, City:-, P.O:- BHOWANIPUR, P.S.-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700025 , Aadhaar No Not Provided by UIDAI, Status : Organization, Executed by: Representative	Organization	Executed by: Representative

Representative Details :

SI No	Name & Address	Representative of
1	DHIRENDRA SINGH Son of BHARAT SINGH7/2, MADAN PAUL LANE, City:-, P.O:- BHOWANIPUR, P.S.-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700025 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX1, PAN No. BLxxxxxx4B, Aadhaar No.: 99xxxxxxxx0013	AASHI DEVELOPERS (as PARTNER)

Identifier Details :

Name & address

SUBROTO DAS
 Son of SUNITA DAS
 22, BIJOY BOSE ROAD, City:-, P.O:- BHOWANIPUR, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal,
 India, PIN:- 700025, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, Identifier Of CHITRA BASU,
 DHIRENDRA SINGH, NEELANJANA BASU, SWAPAN KUMAR BASU, KABERI MUKHOPADHYAY

Transfer of property for L1		To. with area (Name-Area)	
Sl.No	From		
1	CHITRA BASU	AASHI DEVELOPERS-1,18422 Dec	
2	NEELANJANA BASU	AASHI DEVELOPERS-1,18422 Dec	
3	SWAPAN KUMAR BASU	AASHI DEVELOPERS-1,18422 Dec	
4	KABERI MUKHOPADHYAY	AASHI DEVELOPERS-1,18422 Dec	
Transfer of property for S1		To. with area (Name-Area)	
Sl.No	From		
1	CHITRA BASU	AASHI DEVELOPERS-400 Sq Ft	
2	NEELANJANA BASU	AASHI DEVELOPERS-400 Sq Ft	
3	SWAPAN KUMAR BASU	AASHI DEVELOPERS-400 Sq Ft	
4	KABERI MUKHOPADHYAY	AASHI DEVELOPERS-400 Sq Ft	

Owner and Land or Building Details as received from KMC :				
Sc. No.	Property Identification by KMC	Registered Deed Details	Owner Details of Property	Land or Building Details
L1	Assessment No. : 110731300677 Premises No. : 61C Ward No. : 073 Street Name : KALIGHAT ROAD	Reference Deed No. : Date of Registration. : Office Where Registered :	Owner Name : SUBRATA BASU, ASIT KUMAR BASU, SWAPAN KUMAR BASU, KABERI MUKHOPADHYAY, RAM A BOSE, SANTILATA BOSE. Owner Address : 61C, KALIGHAT ROAD, KOLKATA-26. Pin No. : 700026	Character of Premises: Total Area of Land:

Note:

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 05-05-2024) for e-Payment. Assessed market value & Query is valid for 30 days (i.e. upto 05-05-2024)
3. Standard User charge of Rs. 300/- (Rupees Three hundred) only includes all taxes per document upto 17 (seventeen) pages and Rs 9/- (Rupees Nine) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs. 10,000/- or Registration Fees payable more than 5,000/- or both w.e.f 2nd May 2017.





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



192024250013819201



GRN Details

GRN: 192024250013819201
GRN Date: 12/04/2024 18:31:00
BRN: 298768854
GRIPS Payment ID: 120420242001381919
Payment Status: Successful
Payment Mode: Online Payment
Bank/Gateway: HDFC Bank
BRN Date: 12/04/2024 18:32:24
Payment Init. Date: 12/04/2024 18:31:00
Payment Ref. No: 2000878227/3/2024
[Query No*/Query Year]

Depositor Details

Depositor's Name: PRAMOD YADAV
Address: 26A, PADDA PUKUR ROAD
Mobile: 9831015019
Depositor Status: Others
Query No: 2000878227
Applicant's Name: Mr MM NOORUZAMAN
Identification No: 2000878227/3/2024
Remarks: Sale, Development Agreement or Construction agreement
Period From (dd/mm/yyyy): 12/04/2024
Period To (dd/mm/yyyy): 12/04/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000878227/3/2024	Property Registration- Stamp duty	0030-02-103-003-02	19970
2	2000878227/3/2024	Property Registration- Registration Fees	0030-03-104-001-16	28
Total				19998

IN WORDS: NINETEEN THOUSAND NINE HUNDRED NINETY EIGHT ONLY.

भारत सरकार
Government of India

Issue Date: 25/03/2013



Subroto Das
पति: सुब्रतो
महोदय

भारत सरकार
AARDHAR

2773 7557 6972

भेरा आधार, भेरी पहचान

Print Date: 17/07/2021

Address: C/O: Surjit Das, 22, Biju Bose
Road, Brahmanpore, Kolkata, West Bengal,
700025

2773 7557 6972

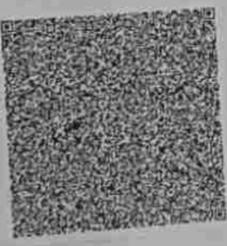
1947

help@uidai.gov.in

www.uidai.gov.in



भारतीय पहचान अधिकारिता
Unique Identification Authority of India



Subroto Das

Major Information of the Deed

Deed No :	I-1604-03992/2024	Date of Registration	15/04/2024
Query No / Year	1604-2000878227/2024	Office where deed is registered	
Query Date	05/04/2024 11:38:29 AM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	MM NOORUZAMAN ALIPORE POLICE COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9903735373, Status :Deed Writer		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4002] Power of Attorney, General Power of Attorney [Rs : 1/-], [4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 1,27,06,877/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 20,070/- (Article:48(g))	Rs. 60/- (Article:E, E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

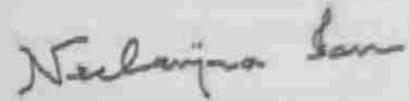
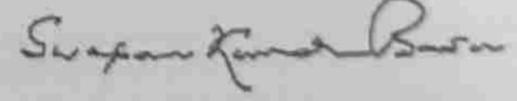
District: South 24-Parganas, P.S:- Kalighat, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Kalighat Road, Road Zone : (Harish Mukherjee Road -- Hazra Road (Premises No 50-115, 117, 119, 121, 123, 125)) . .
Premises No: 61/C, , Ward No: 073 Pin Code : 700026

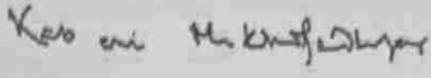
Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	2 Katha 13 Chatak 42 Sq Ft	1/-	1,16,26,877/-	Property is on Road
Grand Total :				4.7369Dec	1 /-	116,26,877 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1600 Sq Ft.	1/-	10,80,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 800 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete Floor No: 1, Area of floor : 800 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		1600 sq ft	1 /-	10,80,000 /-	

Land Lord Details :

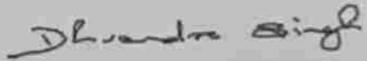
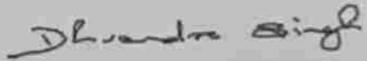
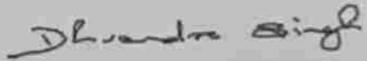
Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	CHITRA BASU Wife of Late ASIT KUMAR BASU Executed by: Self, Date of Execution: 15/04/2024 , Admitted by: Self, Date of Admission: 15/04/2024 ,Place : Office	 15/04/2024	 Captured LTI 15/04/2024	 15/04/2024
61/C, KALIGHAT ROAD, City:- , P.O:- KALIGHAT, P.S:-Kalighat, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX5 , PAN No.:: AKxxxxxx9R, Aadhaar No: 61xxxxxxxx1428, Status :Individual, Executed by: Self, Date of Execution: 15/04/2024 , Admitted by: Self, Date of Admission: 15/04/2024 ,Place : Office				
2	NEELANJANA BASU, (Alias: NEELANJANA SAHA) Daughter of Late SUBRATA BOSE Executed by: Self, Date of Execution: 15/04/2024 , Admitted by: Self, Date of Admission: 15/04/2024 ,Place : Office	 15/04/2024	 Captured LTI 15/04/2024	 15/04/2024
61/C, KALIGHAT ROAD, City:- , P.O:- KALIGHAT, P.S:-Kalighat, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: IndiaDate of Birth:XX-XX-1XX3 , PAN No.:: BHxxxxxx7Q, Aadhaar No: 70xxxxxxxx1974, Status :Individual, Executed by: Self, Date of Execution: 15/04/2024 , Admitted by: Self, Date of Admission: 15/04/2024 ,Place : Office				
3	SWAPAN KUMAR BASU Son of Late SAMIRAN KUMAR BOSE Executed by: Self, Date of Execution: 15/04/2024 , Admitted by: Self, Date of Admission: 15/04/2024 ,Place : Office	 15/04/2024	 Captured LTI 15/04/2024	 15/04/2024
62, S P MUKHERJEE ROAD, City:- , P.O:- KALIGHAT, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: IndiaDate of Birth:XX-XX-1XX1 , PAN No.:: ALxxxxxx0D, Aadhaar No: 70xxxxxxxx0577, Status :Individual, Executed by: Self, Date of Execution: 15/04/2024 , Admitted by: Self, Date of Admission: 15/04/2024 ,Place : Office				

4	Name	Photo	Finger Print	Signature
	KABERI MUKHOPADHYAY, (Alias: KABERI BASU) Wife of SWAPAN KR MUKHOPADHYAY Executed by: Self, Date of Execution: 15/04/2024 , Admitted by: Self, Date of Admission: 15/04/2024 ,Place : Office		 Captured LTI 15/04/2024	 15/04/2024
61/C, KALIGHAT ROAD, City:- , P.O:- KALIGHAT, P.S:-Kalighat, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India Date of Birth:XX-XX-1XX3 , PAN No.:: AJxxxxxx6K, Aadhaar No: 30xxxxxxxx0724, Status :Individual, Executed by: Self, Date of Execution: 15/04/2024 , Admitted by: Self, Date of Admission: 15/04/2024 ,Place : Office				

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	AASHI DEVLOPERS 43/2A, SUHASINI GANGULY SARANI, City:- , P.O:- BHOWANIPUR, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700025 , State Government Office,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature								
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> DHIRENDRA SINGH (Presentant) Son of BHARAT SINGH Date of Execution - 15/04/2024, , Admitted by: Self, Date of Admission: 15/04/2024, Place of Admission of Execution: Office </td> <td></td> <td>  Captured LTI 15/04/2024 Apr 15 2024 12:12PM </td> <td>  15/04/2024 </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	DHIRENDRA SINGH (Presentant) Son of BHARAT SINGH Date of Execution - 15/04/2024, , Admitted by: Self, Date of Admission: 15/04/2024, Place of Admission of Execution: Office		 Captured LTI 15/04/2024 Apr 15 2024 12:12PM	 15/04/2024
Name	Photo	Finger Print	Signature						
DHIRENDRA SINGH (Presentant) Son of BHARAT SINGH Date of Execution - 15/04/2024, , Admitted by: Self, Date of Admission: 15/04/2024, Place of Admission of Execution: Office		 Captured LTI 15/04/2024 Apr 15 2024 12:12PM	 15/04/2024						
7/2, MADAN PAUL LANE, City:- , P.O:- BHOWANIPUR, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700025, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX1 , PAN No.:: BLxxxxxx4B, Aadhaar No: 99xxxxxxxx0013 Status : Representative, Representative of : AASHI DEVLOPERS (as PARTNER)									

Identifier Details :

Name	Photo	Finger Print	Signature
SUBROTO DAS Son of SUNITA DAS 22, BIJOY BOSE ROAD, City:- , P.O:- BHOWANIPUR, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700025		 Captured	

	15/04/2024	15/04/2024	15/04/2024
Identifier Of CHITRA BASU, DHIRENDRA SINGH, NEELANJANA BASU, SWAPAN KUMAR BASU, KABERI MUKHOPADHYAY			

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	CHITRA BASU	AASHI DEVELOPERS-1.18422 Dec
2	NEELANJANA BASU	AASHI DEVELOPERS-1.18422 Dec
3	SWAPAN KUMAR BASU	AASHI DEVELOPERS-1.18422 Dec
4	KABERI MUKHOPADHYAY	AASHI DEVELOPERS-1.18422 Dec

Transfer of property for S1

SI.No	From	To. with area (Name-Area)
1	CHITRA BASU	AASHI DEVELOPERS-400.00000000 Sq Ft
2	NEELANJANA BASU	AASHI DEVELOPERS-400.00000000 Sq Ft
3	SWAPAN KUMAR BASU	AASHI DEVELOPERS-400.00000000 Sq Ft
4	KABERI MUKHOPADHYAY	AASHI DEVELOPERS-400.00000000 Sq Ft

Endorsement For Deed Number : I - 160403992 / 2024

On 15-04-2024

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 : 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 11:48 hrs on 15-04-2024, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by DHIRENDRA SINGH .

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 1,27,06,877/-

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

Execution is admitted on 15/04/2024 by 1. CHITRA BASU, Wife of Late ASIT KUMAR BASU, 61/C, KALIGHAT ROAD, P.O: KALIGHAT, Thana: Kalighat, , South 24-Parganas, WEST BENGAL, India, PIN - 700026, by caste Hindu, by Profession House wife, 2. NEELANJANA BASU, Alias NEELANJANA SAHA, Daughter of Late SUBRATA BOSE, 61/C, KALIGHAT ROAD, P.O: KALIGHAT, Thana: Kalighat, , South 24-Parganas, WEST BENGAL, India, PIN - 700026, by caste Hindu, by Profession Service, 3. SWAPAN KUMAR BASU, Son of Late SAMIRAN KUMAR BOSE, 62, S P MUKHERJEE ROAD, P.O: KALIGHAT, Thana: Bhawanipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700026, by caste Hindu, by Profession Retired Person, 4. KABERI MUKHOPADHYAY, Alias KABERI BASU, Wife of SWAPAN KR MUKHOPADHYAY, 61/C, KALIGHAT ROAD, P.O: KALIGHAT, Thana: Kalighat, , South 24-Parganas, WEST BENGAL, India, PIN - 700026, by caste Hindu, by Profession Service

Indetified by SUBROTO DAS, , , Son of SUNITA DAS, 22, BIJOY BOSE ROAD, P.O: BHOWANIPUR, Thana: Bhawanipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700025, by caste Hindu, by profession Others

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

Execution is admitted on 15-04-2024 by DHIRENDRA SINGH, PARTNER, AASHI DEVLOPERS (Partnership Firm), 43/2A, SUHASINI GANGULY SARANI, City:- , P.O:- BHOWANIPUR, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700025

Indetified by SUBROTO DAS, , , Son of SUNITA DAS, 22, BIJOY BOSE ROAD, P.O: BHOWANIPUR, Thana: Bhawanipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700025, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 60.00/- (E = Rs 28.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 28/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 12/04/2024 6:32PM with Govt. Ref. No: 192024250013819201 on 12-04-2024, Amount Rs: 28/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 298768854 on 12-04-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 20,070/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 19,970/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 001364, Amount: Rs.100.00/-, Date of Purchase: 12/04/2024, Vendor name: Jayanta Dey

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 12/04/2024 6:32PM with Govt. Ref. No: 192024250013819201 on 12-04-2024, Amount Rs: 19,970/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 298768854 on 12-04-2024, Head of Account 0030-02-103-003-02



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

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1604-2024, Page from 120430 to 120493
being No 160403992 for the year 2024.

5 Set
~~3 Set~~



(Handwritten signature)

Digitally signed by Anupam Halder
Date: 2024.04.15 15:16:25 +05:30
Reason: Digital Signing of Deed.

(Anupam Halder) 15/04/2024
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
West Bengal.