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11 AUG 2023

District Sub-Register-III
Alipore, South-24-parganas

DEVELOPMENT AGREEMENT

THIS DEED OF AGREEMENT FOR DEVELOPMENT is made on this the 11th..... day of August, Two Thousand Twenty Three (2023) BETWEEN

DISTRICT SUB REGISTER-III
SOUTH 24 PGS ALIPORE
11 AUG 2023

Sudhish Ghosh
Rupa Mitra

ANJANEYA BUILDERS & PROMOTERS PVT-LTD

Kaishik and Arun

Director

03351

17 FEB 2023

J. No.
Sold to.....
of.....
Rupees.....

S. CHANDRAN RAY
Advocate, Alipore Judge's Court
Kolkata - 27

Amiran Das
Stamp Vendor
Alipore Police Court
South 24 Pgs., Kol-27



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS. ALIPORE
11 AUG 2023

স্বাক্ষরিত
সিদ্ধান্তে
স্বাক্ষরিত
স্বাক্ষরিত

1. SMT. RUPA MITRA (Pan No. ARZPM4386R) Aadhaar no. 908136292874, wife Late Saroj Mitra, by faith Hindu, by occupation - House wife, by Nationality- Indian, residing at P-39, Vivekananda Nagar, P.O.+ P.S.- Liluah, Howrah, Pin- 711204, **2. SUBHASISH GHOSH** (Pan No. ALFPG8457P) Aadhaar no. 749883424760, s/o Samaresh Ghosh, by faith Hindu, by occupation Service/ Business, by Nationality - Indian, hereinafter residing at 63K, Selimpore Lane, Singhi Math, Dhakuria, P.O. - Dhakuria, P.S.- Kasba now Garfa, Kolkata - 700031, District - South 24 Paraganas, called and referred to as "**OWNERS/FIRST PARTY**" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, executors, administrators, legal representatives and assigns) of the **ONE PART**.

AND

ANJANEYA BUILDERS AND PROMOTERS PRIVATE LIMITED PAN NO. AAECA5645E, a company registered under the Companies Act 1956, having it's registered office at 53, Garfa Main Road, P.O.- Santoshpur, P.S.- Purba Jadavpur, Kolkata- 700075, represented by one of it's directors **Mr. Kailash Chand Agarwal**, s/o Late Sukh Ram Agarwal, PAN NO. ACLPA2104N, AADHAAR NO. 385398680029, by faith -Hindu, by Nationality - Indian, by occupation - Business, residing at 3 no. Vidyasagar Sarani, Santoshpur, P.O.- Santoshpur, P.S. - Garfa, Kolkata - 700075, District: 24 Parganas (South), hereinafter called and referred to as the "**DEVELOPER/SECOND PARTY**" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include the said company and it's executors, representatives, administrators and assigns) of the **OTHER PART** and herein after to as the "**DEVELOPER**".

WHEREAS one Suhasini Sinha was the owner of the premises No. 63, Selimpore Lane along with other properties who published a WILL and TESTAMENT dated 24th day of August 1957 and she appointed her son Santosh Kumar Sinha as the sole Executor of the said WILL.

AND WHEREAS the said Executor Santosh Kumar Sinha obtained the Probate of the

Subhasish Ghosh
Rupa Mitra

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Kailash Chand Agarwal

Director



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said WILL of Suhasini Sinha on 26th day of August, 1963. As per terms of the said Will Santosh Kumar Sinha, Paritosh Kumar Sinha, Anil Kumar Sinha, Sunil Kumar Sinha and Sachi Prasad Sinha became the owners of the premises No. 63, Selimpore Lane with other premises in equal shares.

AND WHEREAS by an Indenture dated 4th day of May 1968 made between Santosh Kumar Sinha therein mentioned as the First Party and Paritosh Kumar Sinha therein mentioned as the Second Party and Anil Kumar Sinha therein mentioned as the Third Party and Sunil Kumar Sinha therein mentioned Fourth Party and Sachi Prasad Sinha therein mentioned the Fifth Party, the said Santosh Kumar Sinha was allotted ALL THAT piece or parcel of land measuring more or lezz 6 (six) cottahs 8 (eight) chittacks 4 (four) sq. ft. being the portion of premises No. 63, Selimpore Lane under J.L. No. 18, Touzi No. 230 and 233, Revenue Survey no. 5, under Mouza Dhakuria, C.S. Khatian No. 553 of C.S. Dag no. 1105/1254 under P.S. Jadavpur within the District 24 parganas more fully and particularly mentioned in the Schedule "E" therein. The said Indenture was registered with the sub—Registrar at Alipore and entered in Book No. I, Volume No. 29 Pages 220 to 230 Being No. 2843 for the year 1968.

AND WHEREAS the said Santosh Kumar Sinha mutated his name in the Assessment Book of the Calcutta Municipal Corporation and the said plot of land was re-assessed as the Premises No. 63K, Selimpore Road, under Ward No. 92, Kolkata 700 031.

AND WHEREAS by an Indenture dated 5th October 1972 made between Santosh Kumar Sinha therein mentioned as the Vendor of The One Part and State Bank of India Supervising Staff Co- operative Housing Society Limited therein mentioned as the Purchaser of the Other Part, the said Santosh Kumar Sinha sold transferred conveyed granted assigned and assured unto and in favour of State Bank of India supervising Staff Co- operative Housing Society Limited ALL THAT piece or parcel of land measuring more or less 6 (six) cottahs 8 (eight) chittacks 4 (four) sq.ft. being the portion or premises no. 63K, Selimpore Lane under J.L. No. 18, Touzi No. 230 and Revenue Survey No. 5 under Mouza Dhakuria, C.S. Khatian No. 553 of C.S. Dag No.1105/1254 under P.S. - Jadavpur, the District 24 Parganas within the Calcutta Municipal Corporation more fully mentioned in the Schedule therein. The said Indenture was registered with Registrar of Assurances, Calcutta under Deed No. 5132 for the year 1972.

Suhasini Ghosh
Rupa Mitra

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Kunal Chandra Aggarwal
Director



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AND WHEREAS by another Indenture dated 15th December 1990 made between State Bank of India Supervising Staff Co-operative Housing Society Limited therein mentioned as the Vendor of the One Part and Santosh Kumar Sinha therein mentioned as the Purchaser of the Other Part, the said State Bank of India Supervising Staff Co-operative Housing Society Limited sold transferred conveyed granted assigned and assured unto and in favour of Santosh Kumar Sinha ALL THAT piece or parcel of land measuring more or less 6 (six) cottahs 8 (eight) chittacks 4 (four) sq.ft. being the portion of premises No. 63K, Selimpore Lane under J.L. No. 18, Touzi No. 230, and 233, Revenue Survey No. 5, under Mouza - Dhakuria, C.S. Khatian no. 553, of C. S. Dag No.1105/1254 under P.S. Jadavpur, the District 24 Parganas within the Calcutta Municipal Corporation more fully mentioned in the Schedule therein. The said Indenture was registered with the District Registrar at Alipore and recorded in Book no. - I, Volume no. 430, pages 86 to 94 Being no. 17308 for the year 1990.

AND WHEREAS said Santosh Kumar Sinha constructed one storied building on the said Premises No. 63K, Selimpore Lane, Kolkata 700031 and till his death he paid the taxes.

AND WHEREAS the said Santosh Kumar Sinha died intestate on 08.03.1992 leaving behind his two daughters namely Sandhya Ghosh and Rupa Mitra as his heirs and legal representatives who thereafter mutated their names in the Assessment Book of the Kolkata Municipal Corporation.

AND WHEREAS while enjoying the ALL THAT piece and parcel of land with two storied building standing thereon containing an area of 6 (Six) Cottahs 8 (Eight) Chittacks (Four) sq.ft. situated at and being the Premises No. 63K, Selimpore Lane and comprising in Mouza - Dhakuria, C.S. Khatian No. 553 of C.S. Dag No. 1105/1254, J. L. No. 18, Touzi Nos. 230 and 233 under P.S. Garfa, Kolkata- 700031, Additional District Sub-Registrar at Sealdah, District South 24 Parganas within the limits of the Kolkata Municipal Corporation under Ward No. 092 said Sandhya Ghosh died intestate on 02.03.2009 leaving behind her only son, Subhasish Ghosh as her heir and legal representatives as her husband namely Samaresh Ghosh predeceased her.

Subhasish Ghosh
Rupa Mitra

ANJANEYA BUILDERS & PROMOTERS PVT LTD
Keeled and Anand
Director



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AND WHEREAS in the manner sated above, the owners are jointly seized and possessed of ALL THAT piece and parcel of land with two storied building standing thereon containing an area of 6 (Six) Cottahs 8 (Eight) Chittacks 4 (Four) sq. ft. situated at and being the Premises No. 63K, Selimpore Lane and comprising in Mouza - Dhakuria, C.S. Khatian No. 553 of C.S. Dag No. 1105/1254 J.L. No. 18, Touzi Nos. 230 and 233 under P.S. - Garfa, Kolkata- 700031, Additional District Sub-Registrar at Sealdah, District South 24 Parganas within the limits of the Kolkata Municipal Corporation under Ward No. 092.

AND WHEREAS Rupa Mitra and Subhasish Ghosh being the joint owners herein during their stay over ALL THAT piece or parcel of land with two storied building standing thereon containing an area of 6 (Six) Cottahs 8 (Eight) Chittacks 4 (Four) sq. ft. situated at and being the Premises No. 63K, Selimpore Lane and comprising in Mouza - Dhakuria, C.S. Khatian No. 553 of C.S. Dag No. 1105/1254 J.L. No. 18, Touzi Nos. 230 and 233 under P.S. - Garfa, Kolkata- 700031, Additional District Sub-Registrar at Sealdah, District South 24 Parganas within the limits of the Kolkata Municipal Corporation under Ward No. 092, decided to erect a multi storied structure over the said land by virtue of building sanction plan but due to paucity of money and their inexperience they were in search of a Developer, for the sake of brevity the land with structure is to be herein after referred to and called as "THE SAID PROPERTY" morefully described and written in the FIRST SCHEDULE hereunder.

AND WHEREAS knowing the said intention of the owners herein and their inability to construct a building, the Developer herein approached the owners herein to develop the said property after offering the terms and conditions mentioned hereto, being satisfied regarding the free and marketable title of the said property belonging to the Owners herein relying upon all the documents, deeds, affidavits etc. supplied by the Owners herein as per requisition of the Developer herein in respect of the said property.

AND WHEREAS being satisfied with the reputation and credentiality of the Developer herein by Owners herein, they decided and nominated the Developer herein to develop the said property on the terms and conditions hereunder written.

Subhasish Ghosh
Rupa Mitra

ANJANEYA BUILDERS & PROMOTERS PVT LTD
Kailesh and Anil
Director



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NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO as follows :-

ARTICLE - I, DEFINITION

1. **OWNERS** - shall mean

1. SMT. RUPA MITRA (Pan No. ARZPM4386R) Aadhaar no. 908136292874, wife Late Saroj Mitra, by faith Hindu, by occupation - House wife, by Nationality- Indian, residing at P-39, Vivekananda Nagar, P.O.+ P.S.- Liluah, Howrah, Pin- 711204, **2. SUBHASISH GHOSH** (Pan No. ALFPG8457P) Aadhaar no. 749883424760, s/o Samaresh Ghosh, by faith Hindu, by occupation Service/ Business, by Nationality - Indian, hereinafter residing at 63K, Selimpore Lane, Singhi Math, Dhakuria, P.O. - Dhakuria, P.S.- Kasba now Garfa, Kolkata - 700031, District - South 24 Paraganas, and her respective heirs, executors, administrators, legal representatives and assigns.

2. **DEVELOPER** - shall mean **ANJANEYA BUILDERS AND PROMOTERS PRIVATE LIMITED** PAN NO. AAECA5645E, a company registered under the Companies Act, 1956 having its registered office at 53, Garfa Main Road, P.O.- Santoshpur, P.S.- Purba Jadavpur, Kolkata- 700075, represented by one of its directors Mr. Kailash Chand Agarwal, residing at 3 no. Vidyasagar Sarani, Santoshpur, Kolkata - 700075 PAN NO. AAGPI6934F, AADHAAR NO. 66612445, 97/1D, Topsia Road, P.O.- Santoshpur, P.S. - Garfa, Kolkata- 700056, District: 24 Parganas (South), (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include the said company and its executors, representatives, administrators and assigns).

3. **THE SAID PROPERTY** - Shall mean ALL THAT piece and parcel of land with two storied building standing thereon containing an area of 6 (Six) Cottahs 8 (Eight) Chittacks 4(Four) sq. ft. situated at and being the Premises No. 63K, Selimpore Lane and comprising in Mouza Dhakuria, C.S. Khatian No. 553 of C.S. Dag No. 1105/1254, J.L. No. 18, Touzi Nos. 230 and 233 under P.S. Garfa, Kolkata- 700031, Additional District Sub-Registrar at Sealdah, District South 24 Parganas within the limits of the Kolkata Municipal Corporation under Ward No. 092.

Subhasish Ghosh
Rupa Mitra

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Kailash Chand Agarwal
Director



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4. **OWNER'S ALLOCATION** - The Developer shall allot the Owner's 44% of the total constructed area in the new building and out of this 44% of the total constructed area Rupa Mitra will get 25% of the total constructed area and Subhasish Ghosh will get 19 % of the total constructed area distributed equally in each floor.

A non-refundable amount of Rs. 1,00,000/- (one lakh) will be paid to the owner namely Rupa Mitra and a non-refundable amount of Rs. 50,000/- (Fifty thousand) will be paid to the owner namely Subhasish Ghosh when the owners will hand over peaceful, vacant, free from all encumbrances possession of the property to the Developer.

5. **DEVELOPER'S ALLOCATION** : Shall mean that the Developer will take the rest 56% of the total constructed area in the new building after allotting 25% of the total constructed area to Rupa Mitra and 19% of the total constructed area to Subhasish Ghosh.

6. **ENGINEER/ARCHITECT** : Shall mean such person or persons who shall be appointed by the Developer for supervising the construction of the building.

7. **BUILDING PLAN** - Building plan drawn by the Architect.

8. **COMMON EXPENSES** - shall mean and include proportionate share of the cost, fees, charges and other outgoings charges and expenses for working, maintenance upkeep, repair and replacement of the common parts, common amenities in the new building from the date of possession thereof.

9. **SALEABLE SPACE** : shall mean the space developers allocation of the sanctioned area including stairs, lift, and passage in the new Building available for independent use and occupation by the Developer after making due provisions for common facilities and space required thereof and after providing the Owner's allocation in a habitable manner.

10. **COMMON AREAS AND COMMON FACILITIES** - Shall include stairways, passageways, on the Ground Floor, roof, water pump and motor and other facilities which may be mutually agreed upon between the parties hereto and required for the establishment, location, enjoyment provision, maintenance and/or management of the new building which shall always remain as joint property of the Owners and/or their

Subhasish Ghosh
Rupa Mitra

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Kaibish and *Ashim*
Director



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nominee or nominees or legal heirs and the Developer and/or its respective nominee or nominees.

11. **OLD BUILDING** : shall mean the said old structure standing at the said property.

12. **NEW BUILDING** : shall mean the proposed **multistoried building** consisting of several flats/spaces and other structures which the parties hereto propose to erect in or upon the said property.

13. **TIME** : Shall mean the completion of the construction work i.e. **24 months** from the date of obtaining sanction plan and the same may be extended for more 6 months as per consent of both the parties.

14. **ROOF** : shall mean and include the entire open space of the ultimate roof and/or top of the new building, excluding the space required for installation of the overhead tank, T.V. Antenna/satellite disk, stair-case cover and other facilities.

15. **TRANSFEREE** : shall mean the person or persons to whom any space in the building has been agreed to be transferred.

16. **ENCUMBRANCES** : shall mean charges, liens, lispence, claims, liabilities trusts, demands, acquisitions and requisitions of Government and public authorities.

17. **FORCE MAJURE** : shall mean flood, earthquake, riot, war storm, tempest, civil commotion, strike lock out etc.

18. **SUPER BUILT UP AREA** : shall mean and include total constructed flat area along with proportionate common passage, stair cases and landings etc.

19. **SINGULAR NUMBER** : shall include the plural and vice-versa.

ARTICLE - II, COMMENCEMENT

This agreement shall be effective from the date hereof.

Subhoshik Ghosh
Rupa Mitra

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Keelehl and Appal
Director



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ARTICLE - III, OWNER'S RIGHTS AND REPRESENTATION

1. The Owners are solely and absolutely seized and possessed of or otherwise well and sufficiently entitled to **ALL THAT** the said premises and have agreed to make over and deliver to the Developer the possession of the said premises for the purpose of the development (including Preliminary work) on the terms and conditions hereinafter stated.
2. The Owners have a good, clear absolute marketable title to enter into this Agreement with the Developer.
3. None else other than the owners have any claim, right, title and/or demand over and in respect of the said premises and/or any portion thereof.
4. No notice of acquisition or requisition have been received or has been served upon the Owners nor the Owners is aware of any such notice or order of acquisition or requisition in respect of the said premises or property or any part thereof.
5. That there is no suit or proceedings pending regarding the title in respect of the said property or any part thereof before any Court within the jurisdiction or any court within the territory of India.
6. That the Owners are solely responsible for handing over the vacant possession of the said Premises to the Developer for construction purpose i.e. construction of the Building on the said premises.
7. That the Owners shall have every right to inspect the progress of construction work time to time without disturbing the construction work in any manner whatsoever.

ARTICLE - IV, DEVELOPER'S RIGHTS

1. The Owners hereby grant subject to what has been hereunder provided exclusive right to the Developer to construct the New Building thereon in accordance with the building plan with or without any amendment and/or modification thereto made or caused to be made by the parties hereto.
2. Nothing in these presents shall be construed as a demise or assignment or conveyance in law by the Owner of the said premises or any part thereof to the Developer or creating any right title or interest in respect thereof to the Developer other than an exclusive license for the purpose of development of the said premises in terms hereof and to deal with it's allocation after providing the Owner's allocation as per the

Subhasish Ghosh
Rupa Mitra

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Keehl and A...
Director



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terms of these presents.

ARTICLE - V, POSSESSION

1. Possession of the said premises will be handed over by the Owners on the date of signing this Development Agreement to the Developer for construction purpose on the said plot of land as per the terms of this Development Agreement.
2. The Developer after obtaining the possession of the said premises from the Owners shall issue a letter for possession of the said premises to the Owners.

ARTICLE - VI, PROCEDURE

1. Development Power of Attorney : The Owners shall grant proper authority to the Developer by executing a Development Power of Attorney duly registered as may be required by the Developer for the purpose of the construction of the new building on the said premises and represent the Owners for all purpose in connection with the construction work of the said building before the appropriate authorities along with execution of and registration of Agreement for Sale and Deed of Conveyance of Flats and other spaces within the Developer's allocation of the said Building provided the same shall not create any financial liabilities upon the Owners for construction of the New building in any manner whatsoever.
2. Further Acts : Notwithstanding grant of the aforesaid Power of Attorney the Owners hereby undertakes that the Owners will sign all papers, documents, plans, modified plans, deeds etc. required for the construction of the New building at the Developer's cost as per requisitions of the Developer.

ARTICLE - VII, BUILDING

1. The Developer shall at its own cost and expenses construct erect and complete the building at the said premises, in accordance with the Building Plan, modified building plan and in conformity with such specifications, with the best basic materials with an intent that the said building will be a decent and strong residential building with fittings and fixtures as are mentioned in the THIRD SCHEDULE hereunder written.
2. Subject to the aforesaid the decision of the Architect engaged in the said project appointed by the Developer regarding the quality of the basic building materials shall be final and binding on the parties hereto.

Sudhanshu Ghosh
Rupa Mitra

SHREYA BUILDERS & PROMOTERS PVT LTD
Keilheri



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3. The Developer at its own cost and expenses shall be authorized in the name of the Owners to apply and obtain quotas, and other allocations for cement, steel, bricks and other building materials, allocable to the Owners for the construction of the building and similarly apply to obtain temporary and permanent connection of water, electricity, gas, power if necessary and permanent drainage and sewerage connection to newly built up building and other inputs and facilities required for the construction and enjoyment of the building.

4. The Developer at its own cost, fees, charges and expenses construct and complete the said new building and various units and/or apartments therein provided the Developer shall get the vacant possession of the said premises from the Owners.

ARTICLE – VIII, DEALING OF SPACE IN THE BUILDING

1. The Developer shall on completion of the new building put the Owners into undisputed possession of the Owners allocation **TOGETHER WITH** the rights in proportionate share of land, common areas, facilities and amenities. The Owners' Allocation shall be completed in all respects and shall be provided with the fixture & fittings and all amenities as set out in the ^{THIRD} **FIFTH SCHEDULE** hereinafter stated.

2. The Owners shall be entitled to transfer or otherwise deal with the Owners allocation in the new building to be constructed by the Developer after getting the Owners allocation from the Developer.

3. The Developer shall be exclusively entitled to the Developer's allocation in the building with exclusive right to alter, reshape, remodel, transfer or otherwise deal with or dispose of the same to a good person without any prior information to the Owners herein and the Owners shall not in any way interfere with or disturb the quiet and peaceful possession of the Developer's allocation.

4. After completion of the building in all respect and after handing over the Owner's allocation in the Building by the Developer the Owners or their Constituted Attorney shall execute the Deed of Conveyance or Conveyances as Vendor in favour of the Developer or its nominee or nominees in such part as shall be required for the Developer's allocation PROVIDED HOWEVER the cost of such conveyance or conveyances, including stamp duties and registration fees and expenses and all other legal expenses shall be borne and paid by the Developer or his nominee or nominees.

5. That the Developer shall deal with the local hazard, fire, any accidents, hospitalization and medical etc. and take appropriate insurance coverage as warranted

Subhasish Ghosh
Rupa Mitra

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Kaibhaskar Anand

Director



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or essential.

ARTICLE - IX, COMMON FACILITIES

1. After completion of the new building as per Building Plan and specification, the Developer shall handover the allocation to the Owners as mentioned in the Second Schedule hereto and the remaining portion of the Building shall be the exclusive right of the Developer. The Owners and the Developer shall punctually and regularly pay the rates and taxes for their respective portion to the appropriate authorities and both of them shall keep each other indemnified against all claim, action, demand, cost, charges, expenses whatsoever.
2. Any transfer of any part of the Owner's allocation in the new building shall be subject to the provisions hereof and the party of the Owners thereafter be responsible to pay the said rates and service charges for the common facilities in respect of the space transferred to him/them.

ARTICLE - X - COMMON RESTRICTION

1. The Owner's Allocation in the building shall be subject to the same restrictions and use as applicable to the Developer's allocation in the building intending for common benefits of all the occupiers of the building, which shall include the following.
2. Neither party shall use or permit to be used the respective allocation in the building or any portion thereof for carrying on any illegal and immoral trade or activity or not to use for any purposes which may cause any nuisance or hazard to the other occupiers of the building.
3. Neither party shall demolish or permit to be demolished any wall or any structure in their respective allocation or any portion thereof or make any structural alteration either major or minor therein which will affect the other owners/owner without the written consent of Owners/owner and others.
4. Neither party shall transfer or permit to be transferred of his/her/their respective allocation or any portion thereof unless.
 - a) Such party shall observe and perform all terms and conditions on their respective parts to be observed and/or performed.
 - b) The proposed transferee shall give a written undertaking to that effect that such transferee shall remain bound by the terms and conditions of these presents and further that such transferee shall pay all and whatsoever shall be payable in respect to area in his/her/their possession.

Subhosh Ghosh
Rupa Mitra

ANJANEYA BUILDERS & PROMOTERS PVT LTD
Kaibhesh Ashu
Director



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5. Both the parties shall abide by all laws, bye-laws, rules and regulations of the government, local bodies as the case may be and shall attend to answer and be responsible for any deviation/ violation and/or breach of any of the said laws, bye-laws, rules and regulations.
6. The respective allottee shall keep the interior walls, sewers, drains, pipes and other fittings and fixtures and appurtenances, floor and ceiling etc. of their respective allocations in the building in good working condition and repair and in particular not to cause any damage to the building or any other space or accommodation therein.
7. Neither party shall do or cause or permit to be done any act or thing which may render void and voidable any insurance of the building or any part thereof and shall keep the other occupiers of the said building harmless and indemnified from and against the consequences of any breach.
8. No goods or items shall be kept by any party for display or otherwise in the corridor or at any other place of common use and enjoyment in the building and no hindrance shall be caused in any manner in the free movement of the users in the corridors and other places of common use and enjoyment in the building.
9. Neither party shall throw or accumulate any dirt, rubbish or refuse or permit the same to be thrown or accumulate in or about in the Building or in the compound, corridors or any other portion of the building.

ARTICLE - XI - OWNER'S OBLIGATION

1. The Owners doth hereby agree and covenant with the Developer not to do any act deed or thing whereby the Developer may be prevented from making Agreement for Sale and /or disposing its part (Developer's allocation) of the building or at the said Premises.
2. The Owners doth agree and covenant with the Developer not to cause any interference or hindrance in the construction of the said building at the said premises to be constructed by the Developer subject to the condition that owners have every right to inspect the construction time to time progress of construction.
3. The Owners doth agree and covenant with the Developer not to let out, lease, mortgage and/or charge the said premises or any portion thereof without the consent in writing of the Developer during the period of construction and till the date of completion of the total transaction in pursuance of these presents.
4. The Owners and their property will not be liable for or responsible for any

Sukhasree Ghosh
Rupa Mitra

ANJANEYA BUILDERS & PROMOTERS PVT LTD
Krishna and Anil

Director



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financial obligation of the Developer towards any bank/financial institution or any individual in any manner whatsoever and similarly the Developer will not be liable for any financial obligation of the owners towards any bank/financial institution or any individual in any manner whatsoever.

ARTICLE - XII, DEVELOPER'S OBLIGATION

1. The Developer hereby agrees and covenants with the Owners to complete the construction work of the Building on the said premises within 24 months from the date of obtaining the sanctioned building plan. If the said project is not completed within the aforesaid stipulated time in that case the owners shall extend the said period for another 6 months after 24 months for completion of the total project and after the completion of the 30 months from the date of sanction of the plan if the construction is not completed by the Developer then the Developer will pay Rs. 10,000/- per month to the owners for each months delay.

2. The Developer shall not have any right, title and interest in the Owners allocation together, with the proportionate share of land, facilities and amenities which shall solely and exclusively belong and continue to belong to the Owners.

3. That firstly the Developer will have to deliver the entire completed possession of the Owner's allocation in the Building then the Developer will be entitled to deliver the possession of the Flats and other spaces within the Developer's allocation in the Building to third party but the Developer will be entitled to enter into any Agreement for Sale of Flats and other spaces within the Developer's allocation with any Intending Purchaser or Purchasers and to receive the advance / booking money and/or consideration money for the sale of the same within the Developer's allocation prior to handing over owners allocation.

The Developer shall not be entitled to deal with the Owner's allocation of the Building to be constructed on the said premises and it is within the discretion of the Owners.

4. The Developer shall assign the benefits of this agreement to any person/body/firm but the Developer shall execute the construction work of the new building to be constructed on the said premises by appointing Engineer, Architect, Supervisor and workmen for completion of all works of the building to be constructed on the said premises.

5. After completion of construction, in accordance with the building plan the

Subhanshu Ghosh
Rupa Mitra

ANJANEYA BUILDERS & PROMOTERS PVT LTD
Kaushal Ashu Aggarwal
Director



DISTRICT SUB REGISTRAR-III
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Developer is bound to deliver the owner's allocation first, then the Purchasers/Intending Buyers or other from the developer's Allocation.

ARTICLE - XIII, OWNER'S INDEMNITY

The Owners doth hereby undertake that the Developer shall be entitled to the said construction and shall enjoy its allocated space without any interference or disturbance from the Owners, provided the Developer shall perform and fulfill all the terms and conditions herein contained and/or their part to be observed and performed.

ARTICLE - XIV, DEVELOPER'S INDEMNITY

The Developer doth hereby undertake to keep the Owners and their legal heirs and nominees indemnified against all actions cost suits and proceedings and claim that may arise out of the Developer's acts, deeds, matters, things, affairs, commission or otherwise with regard to the development of the premises and/or in the matter of construction of the said building and/or defect therein.

ARTICLE - XV, MISCELLANEOUS

1. The Owners and the Developer have entered into this Development Agreement purely as Joint Venture basis.
2. It is understood from time to time to facilitate uninterrupted Construction of the building by the Developer various deeds, documents, matters and things not herein specified may be required to be done and various application and other documents may be required to be signed by the Owners relating to which specific provision may not have been mentioned herein the Owners hereby undertakes to do all such acts, deeds, matters and things and the Owners hereby undertake to sign and execute all such additional application and other documents as the case may be provided that all such acts, deeds and things do not in any way infringe on the rights of the Owners and/or against the spirits of these presents.
3. The Owners shall not be liable for any Income-tax, property Tax or any other taxes in respect of the Developer's allocation which is the sole responsibility of the Developer but the owners will be liable to pay the GST imposed upon their allocation and the Developer shall always keep the Owners indemnified against all actions/claims, suits proceedings, cost, charges and expenses in respect thereof.

Subhesh Ghosh
Rupa Mitra

ANJANEYA BUILDERS & PROMOTERS PVT LTD
Kaishik & Aswal
Director



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4. Any notice required to be given by the Developer to the Owners shall without prejudice to any other mode of service available be deemed to have served on the Owners if delivered by hand and duly acknowledged or sent by prepaid registered post with acknowledgement due to the last known address of the Owners and vice-versa.
5. From the date of handing over possession of the new building each party shall be liable to pay and bear proportionate share of rates and taxes in respect of each respective spaces.
6. As soon as the building is completed in accordance with the building plan within the time herein above mentioned the Developer shall give Possession Letter to the Owners regarding handing over of the Owner's allocation in the new building and simultaneously hand over the Owner's allocation in the new Building.
7. The building proposed to be constructed by the Developer shall be made at its own cost and expenses fully in accordance with the specification as mentioned and described in the Fifth Schedule hereunder written.
8. During the period of construction of the proposed multi storied Building, if any local disturbances arises, the Developer is responsible to clear up the litigation at their own cost and expense, the owners shall extend all possible co-operation for clearing up the litigation.
9. The Owners shall pay the rates and taxes in respect of the said property upto the date of execution of this Development Agreement and the Developer shall be liable and responsible to pay the rates and taxes in respect of the said property from the date of taking over the possession of the said premises from the Owners till the date of handover of Owner's allocation in the Building to the Owners and the Owners are liable to pay the rent and taxes in respect of the Owner's allocation of the Building from the date of taking over the said allocation. After allotment of Owner's allocation to the Owners, the Developer shall be responsible and liable for payment of rates and taxes in respect of the Developer's allocation in the Building.
10. The original title deeds, Tax Receipts of the K.M.C. including Mutation Certificate, receipt and other related deeds and documents in respect of the said property shall be delivered by the owners to the Developer at the time of execution of this Development Agreement and the Developer shall return the said original documents after completion of the said project.

Subhoshish Ghosh
Rupa Mitra

ANJANEYA BUILDERS & PROMOTERS PVT LTD

Kaibesh Chandra Aggarwal
Director



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS ALIPORE
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ARTICLE XVI - ARBITRATION :

- I. Save and except what has been specifically stated hereunder all disputes and differences between the parties hereto arising out of this agreement shall be adjudicated by reference to arbitration appointed by appointing Arbitrator by both the sides herein and this clause shall be deemed to be a submission within the meaning of the Arbitration and conciliation act, 1996 and its statutory modification and/or reenactments thereof from time to time.
- II. Notwithstanding the arbitration clause as referred to hereinabove the right to use for specific performance of this contract by one party against the other shall remain unaltered.

ARTICLE - XVII, JURISDICTION

For adjudication of dispute and differences between the parties hereto in any manner relating to or arising out of these presents or in any way connected with the land and/or building the Ld. Court having jurisdiction over the said property will be the actual forum.

ARTICLE - XVIII, FORCE MAJEURE

1. The parties hereto shall not be considered to be liable for any obligations hereunder written to the extent in respect of existence of 'Force Majeure'.
2. Force Majeure shall mean flood, earthquake, Labour Strike, local problem, tempest and/or other act or commission beyond the control of the parties hereto.
3. In case of Force Majeure, the time for completion of the construction of the new building shall be extended mutually in writing.
4. Time is the essence of contract herein.

FIRST SCHEDULE ABOVE REFERED TO

(The said Land /Property)

ALL THAT parcel of land with two storied building standing thereon containing an area of 6 (Six) Cottahs 8 (Eight) Chittacks 4(Four) sq. ft. situated at and being the Premises No. 63K, Selimpore Lane and comprising in Mouza Dhakuria, C.S. Khatian No. 553 of C.S. Dag No. 1105/1254 J. L. No. 18, Touzi Nos. 230 and 233 under P.S.- Jadavpur now Garfa, Kolkata- 700031, Additional District Sub-Registrar at Sealdah, District

Subhasish Ghosh
Rupa Mitra

ANJANEYA BUILDERS & PROMOTERS PVT LTD
Kaibhaskar Aswal
Director



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South 24 Parganas, Assessee no. 210922301827 within the limits of the Kolkata Municipal Corporation under Ward No. 092 is owned by the Owners and the said property is butted and bounded by:-

ON THE NORTH BY : By premises no. 15, Ramkrishna Lane
 ON THE SOUTH BY : Partly by premises no. 20 Beni Banerjee Lane
 ON THE EAST BY : 16' 6" wide common passage
 ON THE WEST BY : Partly by premises no. 20 Beni Banerjee Lane
 & Partly by premises no. 20 Beni Banerjee Lane

SECOND SCHEDULE ABOVE REFERRED TO

PART :: I

OWNER'S ALLOCATION

OWNER'S ALLOCATION - The Developer shall allot the Owner's 44% of the total constructed area in the new building and out of this 44% of the total constructed area Rupa Mitra will get 25% of the total constructed area and Subhasish Ghosh will get 19 % of the total constructed area distributed equally in each floor.

A non-refundable amount Rs. 1,00,000/- (one lakh) will be paid to the owner namely Rupa Mitra and a non-refundable amount Rs. 50,000/- (Fifty thousand) will be paid to the owner namely Subhasish Ghosh when the owners will hand over peaceful, vacant, free from all encumbrances possession of the property to the Developer.

PART :: II

DEVELOPER'S ALLOCATION

Shall mean that the Developer will take the rest 56% of the total constructed area in the new building after allotting 25% of the total constructed area to Rupa Mitra and 19% of the total constructed area to Subhasish Ghosh.

THIRD SCHEDULE ABOVE REFERRED TO

A. CONCRETE WORK:

1. R.C.C. framed structure as per design.

Subhasish Ghosh
Rupa Mitra

ANJANEYA BUILDERS & PROMOTERS PVT LTD
Kaishik Ashrafi
 Director



DISTRICT SUB REGISTRAR-III
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B. BRICK WORK:

1. All external walls to be 200 mm thick with 1:6 cement sand ratio properly cured.
2. All internal walls 75 mm / 125 mm thick with 1:6 cement sand ratio properly cured.
3. Bricks should be supplied by Promoter standard quality.

C. PLASTERING AND FINISHING:

1. All external and internal walls to be provided plaster of Paris of properly cured.

D. DOORS:

1. All door frame to be 2.½" X 3" made of Sal wood properly seasoned.
2. All main entrance doors should be of flush door type.
3. All internal doors should be of flush door type, machine made phenol bonded formaldehyde treated of standard make.
4. Toilet door will be Flush Door.

E. WINDOWS:

1. Windows are of Aluminum made with glass panels (sliding).
2. M /S BOX grills of approved design by the architect for extra charges provided by the Purchaser.

F. FLOORING:-

1. 600 MM x 600 MM Vitrified Tiles/ Marble flooring to be laid on all rooms, kitchen toilets/bath rooms as per Developer' choice and to skirting 4" high.
2. Stair Case flooring will be finished by Marble or Vitrified Tiles or granite with skirting 4" high as per Developer' choice.

G. PAINTINGS AND DECORATION:-

1. Plaster of Paris finishes on all internal walls over plaster.
2. White washing to the interior surface of staircase, landing, garage etc.

H. SANITARY & PLUMBING:-

1. ISI pipe G.I. pipes I.S.I. approved and C.P. bib cocks and stop cocks local made

Subhasish Ghosh
Rupa Mitra

ANJANEYA BUILDERS & PROMOTERS PVT LTD

Keelesh Chandra Aggarwal

Director



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reputed Company .

2. Each toilet is to be provided with:-

(a) White porcelain wash basin with C.P. waster fittings P.V.C.

(b) C.P. Bib cock - 2 nos. and 25 dia P.V.C.

(c) One hot water line with all fitting excluding Geyser.

3. E.T.W.C. white porcelain including approved seat cover ' and P.V.E. low down cistern with all fitting fixtures complete.

4. Stainless steel shower rose wall type with control valves.

5. All PVC pipe, Bip Cock and Metal G.I. to be of good Company.

I. KITCHEN:-

1. With C.P. waste fitting, P.V.C. waster pipe and C.P. Connector, C.P. stop and bib cock etc.

2. 100 dia floor trap 1 nos.

3. Kitchen counters will be provided with Black stone and back wall to be finished with wall tiles of 3'-0' high along with steel sink on the adjacent wall.

J. ELECTRICITY:

1. All electric wire and cable be of copper and all specification and workmanship as per I.S. rules.

2. Building is be provided with earthling.

3. Electric Switches fitting:

4. 1 Bedroom is to be provided two light points, one fan point, one plug point.

5. Drawing room is to be provided two light points, one fan point, one plug point, one Refrigeration point and one Cable T.V. point.

6. One light point, one exhaust fan point and one plug point will be provided Kitchen room.

7. One light point, one Geyser point, one exhaust fan point and one plug point is be provided in the Toilet.

8. Door entrance will be provided on the outside of the flat.

Subhasish Ghosh
Rupa Mitra

ANJANEYA BUILDERS & PROMOTERS PVT LTD

Keelesh Chandra Agarwal
Director



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FOURTH SCHEDULE ABOVE REFERRED TO**(DESCRIPTION OF THE COMMON PORTIONS AFTER CONSTRUCTION OF THE
NEW BUILDING ON THE FIRST SCHEDULE PROPERTY)****I) Areas :**

- a) Entrance and exits.
- b) Boundary Walls and Main Gate of the Premises.
- c) Staircase, stair case landing stair head room and lobbies on all the floors of the Building.
- d) Entrance lobby, electric/utility room, water pump room.

II) Water, Pumping and Drainage:

- a) Drainage and sewerage lines and other installations for the same (except only those as are installed within exclusive area of any Unit and/or exclusively for its use).
- b) Water supply system.
- c) Water pump, under ground and overhead water reservoir together with all common plumbing installations for carriage of any unit.

III) Electrical installations :

- a) Electric wiring and other fittings (excluding only those as are installed within the exclusive any Unit and/or exclusively for its use.
- b) Lighting of the common portions.
- c) Electrical installations relating to receiving of electricity from suppliers and meters for recording the supply.

- IV) Others : Such other common parts, areas, equipments, installations, fittings, fixtures and spaces in or about the Premises and the New Building as are necessary for passage to and/or user of the units in common by the co-Owners.

- V) Roof : The roof of the building should not be used for commercial purpose.

Sukhasish Ghosh
Rupa Mitra

ANJANEYA BUILDERS & PROMOTERS PVT LTD
Kaishik Arora
Director



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS ALIPORE
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IN WITNESS WHEREOF the PARTIES hereto have set and subscribed their respective hands and seals this the day, month and year first above written.

SIGNED, SEALED & DELIVERED

at Kolkata in presence of :

WITNESSES :

1. Partha Shaw
P.O. + vicinity South Garia
P.S. 5 Panipat
Dist. 24 P.S. (5)

Rupa Mitra

Subhasish Ghosh

SIGNATURE OF OWNERS

2. Anurag Chakrabarty
Flat 2A1 CC-208
P.S. Newtown
Kolkata - 700 156

ANJANEYA BUILDERS & PROMOTERS PVT LTD

Kaishal Ashrafi

Director

SIGNATURE OF DEVELOPER

Drafted by :

Surojit Sen Gupta
Advocate

Alipore Judges' Court,

Kolkata - 700027.

F-935/2000



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SOUTH 24 PGS ALIPORE

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MEMO OF CONSIDERATION

RECEIVED of and from the within named Developer the within mentioned sum of **Rs. 1,50,000/- (One Lakh Fifty Thousand)** only as forfeit money as follows :

1. By cheque vide no...026260
Dt. 11./08/23 drawn on SBI
Bank in favour of owner no. 1 **Rs. 1,00,000/-**
2. By cheque vide no...026259
Dt. 11./08/23 drawn on SBI
Bank in favour of owner no. 2 **Rs. 50,000/-**

Total **Rs. 1,50,000/-**

(Received **Rupees One Lakh Fifty Thousand** only).

SIGNED, SEALED AND DELIVERED

In presence of :-

WITNESSES:

- 1) Pantho shaw
P.O. Vally - South Africa
P.O. Ranuipur.
Disto 24/05 (5)
- 2) Anudeep Chakraborty
Flat 2A, CC-208
P.S. Newtown
No 1 Katar - 700156

Rupa Mitra








Subhasish Ghosh

SIGNATURE OF THE OWNERS














DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS ALIPORE

11 AUG 2023

		Thumb	1 st finger	middle finger	ring finger	small finger
	Left hand					
	Right hand					











Name KAILASH CHAND AGARWAL

Signature Kailash Chand Agarwal

		Thumb	1 st finger	middle finger	ring finger	small finger
	Left hand					
	Right hand					

Name RUPA MITRA

Signature Rupa Mitra

		Thumb	1 st finger	middle finger	ring finger	small finger
	Left hand					
	Right hand					

Name SUBHASISH GHOSH

Signature Subhasish Ghosh



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS. ALIPORE
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West Bengal
LAW CLERKS ASSOCIATION
Alipore Civil Court Unit



Name : DIBAKAR MONDAL
Father's Name: SHYAMAL MONDAL
Address : Purbatipur, South 24 Parganas
Mobile No : 8100703746
Licence No : T.M.NO-D-13/2019

Jiban Kumar Das.
Issuing Authority

Dibakar Mondal
Signature of The Applicant

Major Information of the Deed





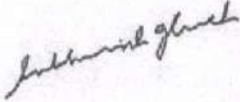
Deed No :	I-1603-12282/2023	Date of Registration	11/08/2023
Query No / Year	1603-2002000205/2023	Office where deed is registered	
Query Date	04/08/2023 8:35:10 PM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	SUROJIT SENGUPTA Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9231851468, Status :Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 1,50,000/-]		
Set Forth value	Market Value		
Rs. 70,00,000/-	Rs. 1,50,14,917/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 40,021/- (Article:48(g))	Rs. 1,553/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Kasba, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Selimpur Lane, Road Zone : (Other than on P.A.S Connector -- Other than on P.A.S Connector) , , Premises No: 63K, , Ward No: 092
Pin Code : 700031

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		6 Katha 8 Chatak 4 Sq Ft	70,00,000/-	1,50,14,917/-	Width of Approach Road: 17 Ft.,
Grand Total :					10.7342Dec	70,00,000 /-	150,14,917 /-	




Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	<p>Name</p> <p>Mrs RUPA MITRA (Presentant) Wife of Late SAROJ MITRA Executed by: Self, Date of Execution: 11/08/2023 , Admitted by: Self, Date of Admission: 11/08/2023 ,Place : Office</p>	<p>Photo</p> 	<p>Finger Print</p> 	<p>Signature</p> 
	11/08/2023	LTI 11/08/2023	11/08/2023	
<p>City:- Not Specified, P.O:- LILUAH, P.S:-Liluah, District:-Howrah, West Bengal, India, PIN:- 711204 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ARxxxxxx6R, Aadhaar No: 90xxxxxxxx2874, Status :Individual, Executed by: Self, Date of Execution: 11/08/2023 , Admitted by: Self, Date of Admission: 11/08/2023 ,Place : Office</p>				
2	<p>Name</p> <p>Mr SUBHASISH GHOSH Son of Mr SAMARESH GHOSH Executed by: Self, Date of Execution: 11/08/2023 , Admitted by: Self, Date of Admission: 11/08/2023 ,Place : Office</p>	<p>Photo</p> 	<p>Finger Print</p> 	<p>Signature</p> 
	11/08/2023	LTI 11/08/2023	11/08/2023	
<p>Selimpur Lane, City:- Not Specified, P.O:- DHAKURIA, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700031 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: ALxxxxxx7P, Aadhaar No: 74xxxxxxxx4760, Status :Individual, Executed by: Self, Date of Execution: 11/08/2023 , Admitted by: Self, Date of Admission: 11/08/2023 ,Place : Office</p>				

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	<p>ANJANEYA BUILDERS AND PROMOTERS PRIVATE LIMITED GARFA MAIN ROAD(THKUR R.K.LANE), City:- Not Specified, P.O:- SANTOSH PUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 , PAN No.:: AAxxxxxx5E,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative</p>			

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Kailash Chand Agarwal Son of Late Sukh Ram Agarwal Date of Execution - 11/08/2023, , Admitted by: Self, Date of Admission: 11/08/2023, Place of Admission of Execution: Office	 Aug 11 2023 3:47PM	 LTI 11/08/2023	Signature  11/08/2023
3, Vidyasagar Sarani, City:- Not Specified, P.O:- SANTOSH PUR, P.S:-Kasba, District:-South 24- Parganas, West Bengal, India, PIN:- 700075, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxxx4N, Aadhaar No: 38xxxxxxxx0029 Status : Representative, Representative of : ANJANEYA BUILDERS AND PROMOTERS PRIVATE LIMITED (as DIRECTOR)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr DIBAKAR MONDAL Son of Mr SHYAMAL MONDAL VILLAGE - PARBATIPUR, City:- Not Specified, P.O:- MONDAL O GAZIPARA, P.S:-Bishnupur, District:-South 24- Parganas, West Bengal, India, PIN:- 743503	 11/08/2023	 11/08/2023	 11/08/2023
Identifier Of Mrs RUPA MITRA, Mr SUBHASISH GHOSH, Mr Kailash Chand Agarwal			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs RUPA MITRA	ANJANEYA BUILDERS AND PROMOTERS PRIVATE LIMITED-5.36708 Dec
2	Mr SUBHASISH GHOSH	ANJANEYA BUILDERS AND PROMOTERS PRIVATE LIMITED-5.36708 Dec

On 11-08-2023

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 15:37 hrs on 11-08-2023, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mrs RUPA MITRA , one of the Executants.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,50,14,917/-

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

Execution is admitted on 11/08/2023 by 1. Mrs RUPA MITRA, Wife of Late SAROJ MITRA, P.O: LILUAH, Thana: Liluah, , Howrah, WEST BENGAL, India, PIN - 711204, by caste Hindu, by Profession House wife, 2. Mr SUBHASISH GHOSH, Son of Mr SAMARESH GHOSH, Road: Selimpur Lane, , P.O: DHAKURIA, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700031, by caste Hindu, by Profession Service

Identified by Mr DIBAKAR MONDAL, , Son of Mr SHYAMAL MONDAL, VILLAGE - PARBATIPUR, P.O: MONDAL O GAZIPARA, Thana: Bishnupur, , South 24-Parganas, WEST BENGAL, India, PIN - 743503, -by caste Hindu, by profession Law Clerk

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

Execution is admitted on 11-08-2023 by Mr Kailash Chand Agarwal, DIRECTOR, ANJANEYA BUILDERS AND PROMOTERS PRIVATE LIMITED (Private Limited Company), GARFA MAIN ROAD(THKUR R.K.LANE), City:- Not Specified, P.O:- SANTOSH PUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075

Identified by Mr DIBAKAR MONDAL, , Son of Mr SHYAMAL MONDAL, VILLAGE - PARBATIPUR, P.O: MONDAL O GAZIPARA, Thana: Bishnupur, , South 24-Parganas, WEST BENGAL, India, PIN - 743503, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,553.00/- (B = Rs 1,500.00/- ,E = Rs 21.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 1,521/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 10/08/2023 3:39PM with Govt. Ref. No: 192023240165212768 on 10-08-2023, Amount Rs: 1,521/-, Bank: SBI EPay (SBlePay), Ref. No. 3163195109930 on 10-08-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,021/- and Stamp Duty paid by Stamp Rs 20.00/- by online = Rs 40,001/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 03351, Amount: Rs.20.00/-, Date of Purchase: 17/02/2023, Vendor name: SAMIRAN DAS

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 10/08/2023 3:39PM with Govt. Ref. No: 192023240165212768 on 10-08-2023, Amount Rs: 40,001/-, Bank: SBI EPay (SBlePay), Ref. No. 3163195109930 on 10-08-2023, Head of Account 0030-02-103-003-02

Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2023, Page from 337143 to 337173

being No 160312282 for the year 2023.



Dhar

Digitally signed by Debasish Dhar
Date: 2023.08.14 19:51:11 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 2023/08/14 07:51:11 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)