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पश्चिम बंगाल WEST BENGAL

AF 161376

Certified that the document is  
in registration. The Signature Sheet and  
endowment Sheet Attached to the  
document are the part of the document.

Additional District Sub-Registrar  
Supt. Dist. Sub-Registrar

19 AUG 2021

### DEVELOPMENT AGREEMENT

THIS AGREEMENT made on this 16<sup>th</sup> day of August, Two Thousand and Twenty One (2021)

क्रमांक नं० 1090 तारीख 9/1/2021  
मूल्य :- 1m

कांटा :- AMRENDRA KUMAR

तिकागा :- City Civil Court  
Kolkata

फैदावा :- *Rassfite far*

कार्यालय नमबरे अ.वि.अ.आ.आ. आकन  
वि

संलग्नक नं० - तलिका पत्र

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✓ Suchan K. Pal

✓ Suchan K. Pal

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Suchan K. Pal

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addl. District Sub-Registrar  
Cossipore, Dum Dum

Swetika Datta

4623 20



16 AUG 2021

Swetika K. Pal

BETWEEN

(1) MR. SANTANU KUMAR PAL (Pan No. AADPP8712H & AADHAR NO.303967832927), (2) MR. SUDHANSU KUMAR PAL (Pan No. APRPP0334E & AADHAR NO.942447914857), (3) MR. DILIP KUMAR PAL (Pan No. AFDPP0930JE & AADHAR NO.492910736171), all are sons of Late Sachindra Chandra Pal and Late Maya Kajal Paul, all by Faith- Hindu, by Occupation- Retired, by Nationality- Indian, (4) SMT. SUREKHA DATTA (Pan No. ALOPD9356R & AADHAR NO.730611284821), wife of Mr. Kanti Bhushan Datta and (5) SMT. JAYASREE DATTA (Pan No. ATOPD4184H & AADHAR NO.800836169066), wife of Late P.P. Datta, all are daughters of Late Sachindra Chandra Pal and Late Maya Kajal Paul, all by Faith- Hindu, by Occupation- Housewife, by Nationality- Indian, owner no.(1) is residing at Gaurdhan-2, Abhaynagar, Sri Mayapur, P.O-Sree Mayapur, P.S-PS- Nabadwip, District- Nadia-741313, owner no.(2 & 3) is residing at 56, Laxmi Narayan Road, P.O. Rabindra Nagar, P.S. Dum Dum, Kolkata- 700 065, District – 24 Parganas (North), West Bengal, owner no. (4) is residing at Plot No. 148B, Hijli Co-operative Society, P.O. - Kharagpur, P.S. -Kharagpur Town, District – Paschim Medinipur-721306 and owner no. (5) is residing at HIG(L), 7/7, Birati Housing Estate, M.B.Road, P.O- Nimta, P.S-Nimta, Kolkata-700 049 District – 24 Parganas (North), West Bengal, hereinafter called and referred to as the "LAND OWNERS" (which expression shall unless excluded by or repugnant to the context be deemed to include their respective heirs, executors, administrators, legal representatives, successors-in-interest and assigns) of the FIRST PART.

AND

M/S GEMINI PROPERTIES, a Partnership Firm registered with Registrar of Firm, Societies & Non- Trading Corporation, West Bengal with Registration No. L68655 and Pan No. AAFFG7163B, having its regd./ head office at 23A/54, Jessore Road, Shree Durga Colony,



4624 16<sup>08</sup> 2024

✓ Dilip Kumar Pal



4625 20

✓ Sugi Kr Chowdhury



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✓ Rakhi Sinha



4627 20

✓ Suman Kumar Chandra.  
2, Greetanjali, Virchandrab Rd. Kol- 65  
R.S. Dum Dum



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Cossipore, Dum Dum

16 AUG 2024

Kolkata-700 028 through its Partners MR. SAROJ KUMAR CHOWDHURY (having Pan No.AEGPC4116D & Aadhar No. 449558270541), son of Late Jagodish Chowdhury, by faith-Hindu, by occupation-Civil Engineer, by Nationality - Indian, residing at 1<sup>st</sup> Floor, Flat No. 3C, Treenyan Apartment, 251, R.B.C Road, P.O. & P.S. -Dum Dum, Kolkata-700 028, District North 24-Parganas, and/or MRS. RASHMI SINHA (having Pan No.ANCPK3693C & Aadhar No. 823403400458), wife of Sri Amrendra Kumar by faith-Hindu, by occupation-Business, by Nationality Indian, residing at 23A/54, Jessore Road, P.O. & P.S-Dum Dum, Kolkata-700 028, District North 24-Parganas, hereinafter called and referred to as the "DEVELOPER" (which expression shall unless excluded by or repugnant to the context be deemed to include its successor-in-office and assigns) of the OTHER PART.

WHERE AS (1) MR. SANTANU KUMAR PAL, (2) MR. SUDHANSU KUMAR PAL, (3) MR. DILIP KUMAR PAL, all are sons of Late Sachindra Chandra Pal and Late Maya Kajal Pal, (4) SMT. SUREKHA DATTA, wife of Mr. Kanti Bhushan Datta and (5) SMT. JAYASREE DATTA, wife of Late P.P. Datta all are daughters of Late Sachindra Chandra Pal and Late Maya Kajal Pal, are the absolute owners of ALL THAT piece and parcel of land measuring about an area of 16(Sixteen) Decimal (Satak) more or less, comprised in C.S. & R.S. Dag No. 54, 50, 51, under R.S. Khatian No. 816, 817, 818, 729, corresponding to L.R. Dag Nos. 54, 50/3090, 51 under L.R. Khatian Nos. 2284, 2502, 916, 2596, 777 & 2256, AND ALL THAT piece and parcel of land measuring an area of 9 (Nine) Decimal (Satak), comprised in C.S. & R.S. Dag No. 50, under C.S. Khatian No. 816, 817, 818, corresponding to L.R. Dag No. 50, under L.R. Khatian No. 916, 2256, 2503, 2256 lying and situated at Mouza - Digla, J.L. No. 18, R.S. No. 161, Touzi No.181, under Ward No. 2, within the limit of the South Dum Dum Municipality and ADSR Cossipore Dum Dum, at Municipal Holding No. 246 Known as 56, Laxmi Narayan Road, P.S. Dum Dum, P.O- Rabindra Nagar, Kolkata - 700065, District - North 24 Parganas, more fully and particularly described in the SCHEDULE "A"Part-1 and Part-2



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Coimbatore, Tamil Nadu

16 AUG 2021

**AND WHEREAS**, One Sheikh Hosseini Mistry, Son of Late Rahim Buksh Mistry was the actual owner of the land measuring 30 (Thirty) Decimals equivalent to 18 Cottahs, 2 Chittacks, 18 Sq. ft be the same a little more or less, lying and situated at Mouza- Digla, J.L. No. 18, R.S. No. 161, Touzi No. 181, comprised in C.S. Dag No. 54 corresponding to C.S. Khatian No. 629 Kha & 650 Kha, under police Station Dum Dum, at municipal premises no. 58, Sheikh Parah Road, within the limit of the South Dum Dum Municipality, in the District of 24 Parganas now known as 24 Parganas (North).

**AND WHERE AS** the said Sheikh Hosseini Mistry sold, transferred and conveyed the aforesaid piece and parcel of land measuring 30 (Thirty) Decimals equivalent to 18 Cottahs, 2 Chittacks, 18 Sq. ft be the same a little more or less, lying and situate at Mouza- Digla, J.L. No. 18, R.S. No. 161, Touzi No. 181, comprised in C.S. Dag No. 54 corresponding to C.S. Khatian No. 629 Kha & 650 Kha, under police Station Dum Dum, at municipal premises no. 58, Sheikh Parah Road, within the limit of the South Dum Dum Municipality, in the District of 24 Parganas now known as 24 Parganas (North) unto and in favour of William Ernest D'Cruz, son of late Frederick Willian D'Cruz of Suite No. 5 at No. 12, Mango Lane in the town of Calcutta, by a registered Indenture dated 31.05.1940 which was duly registered with the office of the Sub Registrar at Cossipore, Dum Dum, 24 Parganas and recorded in Book No. 1, Volume No. 29, Pages from 168 to 173, Being No. 1467 for the year 1940.

**AND WHERE AS** the said William Ernest D'Cruz sold, transferred and conveyed the aforesaid piece and parcel of land measuring 30 (Thirty) Decimals equivalent to 18 Cottahs, 2 Chittacks, 18 Sq. ft be the same a little more or less, lying and situated at Mouza- Digla, J.L. No. 18, R.S. No. 161, Touzi No. 181, comprised in C.S. Dag No. 54 corresponding to C.S. Khatian No. 629 Kha & 650 Kha, under police Station Dum Dum, at municipal premises no. 58, Sheikh Parah Road, within the limit of the South Dum Dum Municipality, in the District of 24 Parganas now known as 24 Parganas (North) unto and in favour of Santosh Chandra Pal, son of Rasik Lal Pal, Sachindra Chandra Pal, son of Manik Lal Pal, Ranajit Kumar Pal, son of

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addl. District Sub-Registrar  
Coimbatore, Dum Dum

16 AUG 2022

Mati Lal Pal of Village- Khilgaon, P.S. Sorajdigha, District Dacca, Eastern Pakistan, by a registered indenture dated 13<sup>th</sup> Day of May, 1948 which was duly registered with the office of the ADSR Cossipore Dum Dum and recorded in Book No. 1, Being No. 2202 for the year 1948.

**AND WHERE AS** the said Santosh Chandra Pal, Sachindra Chandra Pal and Ranajit Kumar Pal became the absolute joint owners of the said piece and parcel of land admeasuring 30 (Thirty) Decimals equivalent to 18 Cottahs, 2 Chittacks, 18 Sq. ft be the same a little more or less and they mutated their names in the Assessment Records of the South Dum Dum Municipality and the said property renumbered as 65, Laxmi Narayan Road, Kolkata- 700065 and was enjoying their right, title and interest over the said property by paying the municipal taxes, khajnas and other outgoings to the competent authority regularly time to time, free from all encumbrances.

**AND WHERE AS** by virtue of Deed Being No.5073 in the year 1963, executed and registered before the office of the Cossipore, Dum Dum and by and between Santosh Chandra Pal & Others, Sachindra Chandra Pal & Others and Ranajit Kumar Pal & Others, wherein the parties have demarcated the property in accordance with the said site plan duly attached with the said deed and the same is considered as a part of the said document duly registered.

**AND WHERE AS** by virtue of the abovementioned deed and the site plan attached therewith the area of Sachindra Chandra Pal, Sudhir Kumar Pal were exclusively demarcated which is the relevant portion which is LOT A being all that piece and parcel of land 9 Cottah, 13 Chittack, 18 Sq. ft., comprised in C.S. & R.S. Dag No. 2113, being Holding No. 62, Laxmi Narayan Road formerly known as Sekh Para Road allotted to Sachindra Chandra Pal, Sudhir Kumar Pal and all that piece and parcel of land admeasuring 6 Cottah, 13 Chittack, 40 Sq. ft.



✓  
Addl. District Sub-Registrar  
Cossipore, Dum Dum

16 AUG 2024

equivalent to 10 Decimal (Satak), comprised in C.S. & R.S. Dag No. 54, being Holding No. 65, Laxmi Narayan Road formerly known as Sekh Para Road allotted to Sachindra Chandra Pal, free from encumbrances, charges, liens, lispendens whatsoever in nature.

**AND WHERE AS** one Abdul Razzak Kha sold, transferred and conveyed all that piece and parcel of land admeasuring .06 Decimal (satak) comprised in C.S. & R.S. Dag No. 51, under C.S. Khatian No. 729, lying and situated at Mouza- Digla, J.L. No. 18, R.S. No. 161, Touzi No. 181, P.S. Dum Dum, within the limit of the South Dum Dum Municipality, District 24 Parganas now known as 24 Parganas (North) unto and in favour of Sri Sachindra Chandra Pal, Sri Sudhir Kumar Pal, both are son of Sri Manik Lal Pal, of 56, Sekh Para Road now known as Laxmi Narayan Road by a registered Sale Deed (Saf Bikroy Kobala) dated 02.08.1955 which was duly registered with the office of the Sub Registrar at Cossipore, Dum Dum and recorded in Book No. 1, Being No. 6565 for the year 1955.

**AND WHERE AS** one Mosammat Fatema Bibi, wife of Late Abu Bakkar of Village- Digla, Khan Para, P.S. Dum Dum, District 24 Parganas sold, transferred and conveyed all that piece and parcel of land admeasuring .0350 Decimal (Satak) out of .0700 Decimal (Satak) out of total land .14 Decimal (Satak), comprised in C.S. & R.S. Dag No. 50, under Khatian No. 818, P.S. Dum Dum, lying and situated at Mouza- Digla, J.L. No. 18, R.S. No. 161, Touzi No. 181, P.S. Dum Dum, within the limit of the South Dum Dum Municipality, District 24 Parganas now known as 24 Parganas (North) unto and in favour of Sri Sachindra Chandra Pal, Sri Sudhir Kumar Pal, both are son of Sri Manik Lal Pal, of 56, Sekh Para Road now known as Laxmi Narayan Road by a registered Sale Deed (Sale Bikroy Kobala) dated 13.02.1952 which was duly registered with the office of the Sub Registrar at Cossipore, Dum Dum and recorded in Book No. 1, Volume No. 15, Pages from 158 to 160, Being No. 645 for the year 1952.



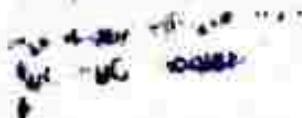
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Coimbatore, Dum Dum

16 AUG 2024

**AND WHERE AS** one Sekh Azizar Rahman, son of Late Ali Akbar of Village- Digla, Khan Para, P.S. Dum Dum sold, transferred and conveyed all that piece and parcel of land admeasuring .0350 Decimal ( Satak) out of .0700 Decimal (Satak) out of total land .14 Decimal (Satak), comprised in C.S. & R.S. Dag No. 50, under Khatian No. 816, P.S. Dum Dum, lying and situated at Mouza- Digla, J.L No. 18, R.S. No. 161, Touzi No. 181, P.S. Dum Dum, within the limit of the South Dum Dum Municipality, District 24 Parganas now known as 24 Parganas (North) unto and in favour of Sri Sachindra Chandra Pal, Sri Sudhir Kumar Pal, both are son of Sri Manik Lal Pal, of 56, Sekh Para Road now known as Laxmi Narayan Road by a registered Sale Deed (Saf Bikroy Kobala) dated 06.04.1957 which was duly registered with the office of the Sub Registrar at Cossipore, Dum Dum and recorded in Book No.1, Being No. 2745 for the year1957.

**AND WHERE AS** one Sekh Ali Zaman, son of Late Ali Akbar of Village- Digla, P.S. Dum Dum, District 24 Parganas sold, transferred and conveyed all that piece and parcel of land admeasuring .0350 Decimal ( Satak) out of .0700 Decimal (Satak) out of total land .14 Decimal (Satak), comprised in C.S. & R.S. Dag No. 50, under Khatian No. 816, P.S. Dum Dum, lying and situated at Mouza- Digla, J.L No. 18, R.S. No. 161, Touzi No. 181, P.S. Dum Dum, within the limit of the South Dum Dum Municipality, District 24 Parganas now known as 24 Parganas (North) unto and in favour of Sri Sachindra Chandra Pal, Sri Sudhir Kumar Pal, both are son of Sri Manik Lal Pal, of 56, Sekh Para Road now known as Laxmi Narayan Road by a registered Sale Deed (Saf Bikroy Kobala) dated 26.05.1964 which was duly registered with the office of the Sub Registrar at Cossipore, Dum Dum and recorded in Book No.1, Being No. 4018 for the year1964.

**AND WHERE AS** in the manner as stated aforesaid, by virtue of Sale Deed (Saf Bikroy Kobala), Being No. 645, 2745, 4018, the said Sachindra Chandra Pal, Sudhir Kumar Pal became the joint owners in respect of the said land measuring an area of 10.50 Decimal





Asst. District Sub-Registrar  
Coosipore, Dum Dum

16 AUG 2023

(Satak), comprised in C.S. & R.S. Dag No. 50, under C.S. Khatian No. 816, 817, lying and situated at Mouza – Digla, J.L. No. 18, R.S. No. 161, P.S. Dum Dum.

**AND WHERE AS** by virtue of Sale Deed (Saf Bikroy Kobala) dated 26.05.1964, Being No. 4067 for the year 1964, the said Sri Sudhansu Kumar Pal, Sri Dilip Kumar Pal become the absolute joint owners of piece and parcel of land admeasuring 3 Decimal (Satak) comprised in C.S. & R.S. Dag No. 50, under C.S. Khatian No. 818, R.S. Khatian No. 1642, and another piece and parcel of land admeasuring .0050 Decimal (Satak) comprised in C.S. & R.S. Dag No. 50, under C.S. Khatian No. 818, lying and situated at Mouza- Digla, J.L. No. 18, R.S. No. 161, Touzi No. 181, P.S. Dum Dum, within the limit of the South Dum Dum Municipality, District 24 Parganas now known as 24 Parganas (North) and subsequently they recorded their names in the B.L.&L.R.O. Sodepur and got L.R. Khatian Nos. 916, 2503 respectively under L.R. Dag No. 50 and is enjoying the same by paying the municipality taxes, khajnas and other outgoings to the competent authority time to time.

**AND WHERE AS** For better use and/or enjoyment over their purchased properties, the said Sachindra Chandra Pal and Sudhir Kumar Pal have decided to exchange their purchased properties and subsequently by mutual arrangement the said Sachindra Chandra Pal and Sudhir Chandra Pal executed a Deed of Exchange dated 30.10.1968 and by virtue of the same said Sachindra Chandra Pal relinquished all his right, title and interest over his property being ALL THAT piece and parcel of land measuring 4 Cottah, 14 Chittack, 31 sq. ft., comprised in C.S. & R.S. Dag No. 2113, under C.S. Khatian No. 629, lying and situated at Mouza- Digla, J.L. No. 18, R.S. No. 161, Touzi No. 181, P.S. Dum Dum, within the limit of the South Dum Dum Municipality, District 24 Parganas now known as 24 Parganas (North) unto and in favour of Sudhir Kumar Pal and in exchange the said Sudhir Kumar Pal transferred his right, title and interest over his property being ALL THAT piece and parcel of landed properties (1) an area of .0180 Decimal, comprised in C.S. & R.S. Dag No. 51, C.S. Khatian No.



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Addl. District Sub-Registrar  
Cossipore, Dum Dum

16 AUG 2024

729, (2) an area of .0525 Decimal, comprised in C.S. & R.S. Dag No. 50, C.S. Khatlan No. 816, 818, lying and situated at Mouza- Digla, J.L No. 18, R.S. No. 161, Touzi No. 181, P.S. Dum Dum, within the limit of the South Dum Dum Municipality, District 24 Parganas now known as 24 Parganas (North) and the same was duly registered with the office of the Additional District Sub Registrar at Cossipore, Dum Dum and recorded in Book No. 1, Volume No. 107, Pages from 264 to 269, Being No. 7847 for the year 1968.

**AND WHERE AS** by virtue of the said Deed of Exchange, Being No. 7847 of 1968 and Deed No.5073 in the year 1963 and Deed of Conveyance (Saf Bikroy Kobala), Being No. 6565 of 1955, the Sachindra Chandra Pal, since deceased became the absolute owner of piece and parcel of land admeasuring 6 Cottah, 13 Chittack, 40 Sq. ft. equivalent to 10 Decimal (Satak), comprised in C.S. & R.S. Dag No. 54, being Holding No. 65, Laxmi Narayan Road formerly known as Sekh Para Road and another piece and parcel of land admeasuring 4.8 Decimal (Satak) but as per physical measurement 5 Decimal equivalent to 3 Cottah, 0 Chittack, 20 Sq. ft. comprised in C.S. & R.S. Dag No. 51, C.S. Khatlan No. 729, lying and situated at Mouza- Digla, J.L No. 18, R.S. No. 161, Touzi No. 181, P.S. Dum Dum, within the limit of the South Dum Dum Municipality, District 24 Parganas now known as 24 Parganas (North) along with another landed properties and was enjoying the same by paying the municipality taxes, khajnas and other outgoings to the competent authority time to time.

**AND WHERE AS** by virtue of the said Deed of Exchange, Being No. 7847 of 1968 and Deed of Conveyance (Saf Bikroy Kobala), Being No. 645 of 1952, 2745 of 1957, 4018 of 1964, the Sachindra Chandra Pal, since deceased became the absolute owner of piece and parcel of land admeasuring 10.50 Decimal (Satak) comprised in C.S. & R.S. Dag No. 50, C.S. Khatlan No. 816, 817, lying and situated at Mouza- Digla, J.L No. 18, R.S. No. 161, Touzi No. 181, P.S. Dum Dum, within the limit of the South Dum Dum Municipality, District 24 Parganas now known as 24 Parganas (North) along with other landed properties and was enjoying the



addl. District Sub-Registrar  
Cossipore, Dum Dum

16 AUG 2021

same by paying the municipality taxes, khajnas and other outgoings to the competent authority time to time.

**AND WHERE AS** subsequently Sachindra Chandra Pal name was recorded in the R.O.R. in respect of 6 Decimal of land under R.S. Dag No. 50 corresponding to L.R. Dag No. 50, under L.R. Khatian No. 2256.

**AND WHERE AS** subsequently Sachindra Chandra Pal name was recorded in the R.O.R. in respect of 1 Decimal of land under R.S. Dag No. 50 corresponding to L.R. Dag No. 50/3090, under L.R. Khatian No. 2256.

**AND WHERE AS** while being seized and possessed otherwise well and sufficiently in respect of the aforesaid property, the said Sachindra Chandra Pal died intestate on 17.09.1997 and his wife namely Maya Kajal Pal also died intestate on 17.01.2012 leaving behind their three sons namely Santanu Kumar Pal, Sudhangshu Kumar Pal, Dilip Kumar Pal and two daughters namely Surekha Datta, Jayashree Datta as their legal heirs, heiresses and successors in accordance to Hindu Succession Act, 1956 and thus the legal heirs of said Late Sachindra Chandra Pal and Late Maya Kajal Pal become the sole and absolute joint owners in respect of the aforesaid property, each having  $1/5^{\text{th}}$  share.

**AND WHERE AS** in the manner as stated above by way of inheritance, the said Santanu Kumar Pal, Sudhangshu Kumar Pal, Dilip Kumar Pal, Surekha Datta and Jayasree Datta, the Land owners/Owners herein become the absolute joint owner of piece and parcel of land admeasuring 6 Cottah, 13 Chittack, 40 Sq. ft. equivalent to 10 Decimal (Satak), comprised in C.S. & R.S. Dag No. 54 and another piece and parcel of land admeasuring 1 Decimal equivalent to piece and parcel of land admeasuring 09 Chittack, 31 Sq. ft. little more or less comprised in C.S. & R.S. Dag No. 50, corresponding to L.R. Dag No. 50/3090 and another



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Addl. District Sub-Registrar,  
Cossipore, Dum Dum  
16 AUG 2024

piece and parcel of land admeasuring 4.8 Decimal (satak) but as per physical measurement 5 Decimal (Satak) equivalent to piece and parcel of land admeasuring 03 Cottah, 0 Chittack, 20 Sq. ft. little more or less comprised in C.S. & R.S. Dag No. 51, i.e. total area of land 16 Decimal (Satak) equivalent to piece and parcel of land admeasuring 10 Cottah, 08 Chittack, 01 Sq. ft. more or less, lying and situated at Mouza – Digla, J.L. No. 18, R.S. No.161, Touzi No.181, P.S. Dum Dum, hereinafter called 'the said Premises' morefully and particularly described in the Schedule 'A' Part-1 hereunder written and subsequently they recorded their names in the B.L.&L.R.O. Sodepur and got L.R. Khatian Nos. 2284, 2502, 916, 2596, 777 respectively under L.R. Dag Nos. 54, 51 and also become the absolute joint owner of piece and parcel of land measuring an area of 9 Decimal (Satak), comprised in C.S. & R.S. Dag No. 50, under C.S./R.S Khatian No. 816, 817, 818, corresponding to L.R. Dag No. 50, under L.R. Khatian No. 916, 2256, 2503, 2256 lying and situated at Mouza – Digla, J.L. No. 18, R.S. No. 161, Touzi No.181, P.S. Dum Dum, hereinafter called 'the said Premises' morefully and particularly described in the Schedule 'A' Part-2 hereunder written they are also mutated their names in the Assessment Records of the South Dum Dum Municipality and the said premises is known as 56, Laxmi Narayan Road, Holding No.246 (new) 197 (old), Kolkata-700065, under Ward No. 02 and are enjoying the same by paying the municipality rent, khajnas, taxes and other outgoings to the competent authority regularly, **TOGETHER WITH** all rights, liberties and easements right of egress and ingress and otherwise all common rights and facilities available in the said plot of land free from all encumbrances, charges, mortgages, liens, attachments etc. more fully and particularly described in the SCHEDULE "A" Part-1 & Part-2 hereunder written.

**AND WHERE AS** while thus being absolutely seized and possessed of or otherwise well and sufficiently to the said schedule Land as the absolute joint owners thereof the Party hereto of the First Part have expressed their desire to develop the said land by construction of a multistoried building(s) consisting of several flats/apartments, car parking space thereon,



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Addl. District Sub-Registrar  
Cossipore, Dum Dum

16 AUG 2021

through any recognized Developer who have got the clear knowledge and experience about developing land and building in and around the city of Kolkata.

**AND WHERE AS** having come to know the aforesaid intention of the Landowners/Owners herein, the party hereto of the Other Part i.e. the Developer/Promoter herein have also expressed their desire before the Owners herein to take up the task of development of the said **SCHEDULE "A" Part-1 & Part-2** Land in accordance with the sanctioned plan to be obtained from South Dum Dum Municipality.

**NOW THIS AGREEMENT WITNESSETH AND IT'S HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS: -**

**ARTICLE – I. DEFINITIONS**

1. **OWNER** : shall mean the said (1) **MR. SANTANU KUMAR PAL** (PAN NO. AADPP8712H & AADHAR NO.303967832927), (2) **MR. SUDHANSU KUMAR PAL** (PAN NO. APRPP0334E & AADHAR NO.942447914857), (3) **MR. DILIP KUMAR PAL** (PAN NO. AFDPP0930J& AADHAR NO.492910736171), all are sons of Late Sachindra Chandra Pal and Late Maya Kajal Pal, all by Faith- Hindu, by Occupation- Retired, by Nationality- Indian, (4) **SMT. SUREKHA DATTA** (PAN NO. ALOPD9356R & AADHAR NO.730611284821), wife of Mr. Kanti Bhushan Datta and (5) **SMT. JAYASREE DATTA** (PAN NO. ATOPD4184H & AADHAR NO.800836169066), wife of Late P.P. Datta all are daughters of Late Sachindra Chandra Pal and Late Maya Kajal Pal, all by Faith- Hindu, by Occupation- Housewife, by Nationality- Indian, owner no.(1) is residing at Gaurdhan-2, Abhaynagar, Sri Mayapur, P.O-Sree Mayapur, P.S. - Nabadwip, District- Nadia-741313, owner no.(2 & 3) is residing at 56, Laxmi Narayan Road, P.O. Rabindra Nagar, P.S. -Dum Dum, Kolkata- 700 065, District – 24 Parganas (North), West Bengal, owner no. (4) is residing at Plot No. 148B, Hijli Co-operative Society, P.O. -



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Addl. District Sub-Registrar,  
Cossipore, Dam Dum,

16 AUG 2021

Kharagpur, P.S. - Kharagpur Town, District - Paschim Medinipur-721306 and owner no. (5) is residing at HIG(L), 7/7, Birati Housing Estate, M.B.Road, P.O- Nimta, P.S-Nimta, Kolkata-700 049 District - 24 Parganas (North), West Bengal, and their heirs, legal representatives, executors, administrators and assigns.

2. **DEVELOPER** : shall mean **M/S GEMINI PROPERTIES**, a Partnership Firm registered with Registrar of Firm, Societies & Non- Trading Corporation, West Bengal with Registration No. L68655 and Pan No. AAFFG7163B, having its regd./ head office at 23A/54, Jessore Road, Shree Durga Colony, Kolkata-700 028 through its Partners **MR. SAROJ KUMAR CHOWDHURY** (having Pan No. AEGPC4116D & Aadhar No. 449558270541), son of Late Jagodish Chowdhury, by faith-Hindu, by occupation-Civil Engineer, by Nationality - Indian, residing at 1<sup>st</sup> Floor, Flat No. 3C, Treenyan Apartment, 251, R.B.C Road, P.O. & P.S. -Dum Dum, Kolkata-700 028, District North 24-Parganas, and/or **MRS. RASHMI SINHA** (having Pan No. ANCPK3693C & Aadhar No. 823403400458), wife of Sri Amrendra Kumar by faith-Hindu, by occupation-Business, by Nationality Indian, residing at 23A/54, Jessore Road, P.O. & P.S. - Dum Dum, Kolkata-700 028, District North 24-Parganas, and its successors-in-office and/or assigns.

3. **PREMISES** : shall mean ALL THAT piece and parcel of land measuring about an area of 16 Decimal (Satak) more or less, comprised in C.S. & R.S. Dag No. 54, 50, 51, under R.S. Khatian No. 816, 817, 818, 729, corresponding to L.R. Dag Nos. 54, 50/3090, 51 under L.R. Khatian Nos. 2284, 2502, 916, 2596, 777 & 2256, AND ALL THAT piece and parcel of land measuring an area of 9 Decimal (Satak), comprised in C.S. & R.S. Dag No. 50, under C.S. Khatian No. 816, 817, 818, corresponding to L.R. Dag No. 50, under L.R. Khatian No. 916, 2256, 2503, 2256 lying and situated at Mouza - Digla, J.L. No. 18, R.S. No. 161, Touzi No. 181, at Municipal Holding No. 246 (New) 197 (Old) Known as 56, Laxmi Narayan Road, Kolkata - 700065, P.S. Dum Dum, P.O. - Rabindra Nagar, District - North 24 Parganas, under Ward No.



✓  
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Coimbatore, Dum Dum

16 AUG 2021

2, within the limit of the South Dum Dum Municipality, more fully and particularly described in the **SCHEDULE "A"Part-1 and Part-2** hereunder written.

4. **BUILDING** : shall mean the multi-storyed building or buildings to be constructed at the said premises in accordance with plan to be sanctioned by the appropriate authorities.

5. **COMMON FACILITIES AND AMENITIES** : shall mean roof, corridors, stairways, passage ways, provided by the developer as per the building sanction plan passed by the competent authority between the parties and required for the establishment, location enjoyment maintenance and/or management of the building, which is more fully described in the **Schedule "B"** herein under written.

6. **COMMON EXPENSES**: would mention more fully described in the **Schedule 'C'** hereunder written.

7. **SALEABLE** : space shall mean the space in the building available for independent use and occupation after making the provisions for common facilities and space required.

8. **OWNERS' ALLOCATION**: Shall mean Owners shall be entitled to receive consideration/allocation against **Schedule-A'Part-1 & Part-2 Land** :

(1) The Owners shall receive a total carpet area (Net, without any deduction) as per building sanctioned plan measuring about 7150 sq.ft (including 50 sq.ft purchased area) and total refundable/adjustable consideration amounting to Rs.6,00,000/- (Rupees Six Lac) only as owner's consideration and/or owner's allocation in following manners:

- I. That **Mr. Santanu Kumar Pal** is entitled to receive total area of 1500 (One Thousand Five Hundred) Sq. Ft. in the shape of one Flat in the said proposed building to be





40  
Cossigore, Dam Dum

Adl. District Sub-Registrar  
Cossigore, Dam Dum  
16 AUG 2021

- constructed in the said premises on 4<sup>th</sup> Floor back side as per the sanctioned building plan and as per builder's/developer's choice.
- ii. That Mr. Sudhansu Kumar Pal is entitled to receive total area of 1780 (One Thousand Seven Hundred Thirty) Sq. Ft. carpet area in the shape of 2 (Two) No. of flats and 1 (One) No. of Garage. The One Flat, an area measuring about 800 (Eight Hundred) Sq. ft., on the 1<sup>st</sup> Floor front side (facing L.N. Road) and another Flat an area measuring about 850 (Eight Hundred Fifty) Sq. ft., on the Ground Floor in the said proposed building to be constructed in the said premises (facing Kabi Mukund Das Road) and one Garage, measuring an area of 130 (One Hundred Thirty) Sq. ft. at car paking zone.
- iii. That Mr. Dilip Kumar Pal is entitled to receive total area of 1870 (One Thousand Eight Hundred Seventy) Sq. Ft. carpet area (including 50 sq.ft purchased area) in the shape of 3 (three) No. of Flats, 1 (one) No. of Shop and 1 (one) No. of Garage. The one Flat, measuring an area of 800 (Eight Hundred) Sq. Ft. carpet area, on the 2<sup>nd</sup> Floor Front Side (facing L.N. Road) covering east to west without any division in between, second measuring an area of 350 (Three Hundred Fifty) Sq. ft., on the Ground Floor, in the Front side of the building at the corner (Facing Kabi Mukund Das Road), the third flat, measuring an area of 450 (Four Hundred Fifty) Sq. ft. to be constructed in the premises on 1<sup>st</sup> Floor as per sanctioned building plan as per builder's/developer's choice, one Shop, measuring an area of 150 (One Hundred Fifty) Sq. ft., on the Ground Floor-front side (facing L.N. Road) and one Garage, measuring an area of 120 (One Hundred Twenty) Sq. ft. at car parking zone.
- iv. That Mrs. Surekha Datta is entitled to receive total area of 1000 (One Thousand) Sq. ft. in the shape of One Flat an area measuring 880 sq.ft on the 1<sup>st</sup> Floor back side (facing L.N. Road) and one Garage, measuring an area of 120 (One Hundred Twenty) Sq. ft. at car parking zone.



Adl. District Sub-Registrar  
Gossapore, Dum Dum

16 AUG 2021

- v. That Mrs. Jayasree Datta is entitled to receive total area of 1000 (One Thousand) Sq. ft. in the shape of One Flat an area measuring 880 sq.ft on the 3<sup>rd</sup> Floor, back side (facing L.N. Road) and one Garage, measuring an area of 120 (One Hundred Twenty) Sq. ft. at car parking zone.
- vi. That a sum amounting to Rs.6,00,000/- (Rupees Six Lakh) only as refundable/adjustable in following manners:  
On or before agreement a sum amounting to Rs. 50,000/- (Fifty Thousand) only to the owners with equal proportions i.e (1:1:1:1:1) and  
Balance amount of Rs. 5,50,000/- (Rs. Five Lac Fifty Thousand) only to Mr. Santanu Pal, Mr. Sudhansu Kumar Pal and Dilip Kumar Pal with equal ratio (1:1:1) shall be paid by the Developer to the owners on or before commencement of work of construction as per building plan by account payee cheque.  
The same shall be adjusted/refunded immediately on receiving of owner's allocation.
- vii. That any excess/short area will be payable/adjustable @Rs. 2,000/- per sq.ft covered area.
- viii. That Mr. Dilip Kumar Pal will pay Rs.1,00,000/- (Rs. One Lac) only to the developer for additional area of 50 sft. added with third flat of 1<sup>st</sup> floor.

The Developer will be entitled to amalgamate the Owner Holding with the Holdings of adjacent land Owners.

The Owners shall hand over all the original documents/certified copy/xerox to the Developer immediately after completion of construction of back side block even after receiving of physical possession of owners allocation allotted in the said block. However for obtaining the building plan from the South Dum Dum Municipality if required owners will visit before appropriate authority for showing the documents. The Developer will keep all the documents till completion of the project after which the copies of the same shall be handed over to the Flat owners association to be formed by the proposed flat owners of the said project.



Adl. District Sub-Registrar  
Gossapore, Dum Dum

16 AUG 2021

No shifting charges are payable to the owner(s) by the developer.

The developer shall also construct, erect and complete at their own costs the entire common facilities and amenities for the said building or buildings.

The developer shall have no right, title and interest whatsoever in the Owners' allocation and undivided proportionate share pertaining thereof to the land, common facilities and amenities, in terms of the Owner's allocation.

The developer shall have no right or claim for payment or reimbursement of any costs, expenses or charges incurred towards construction of Owner's allocation and of the undivided proportionate share in common facilities and amenities.

After handing over the possession from the developer the land owners will make a deed of partition or gift deed among themselves (owners). The owners allocation will take effect from the date of execution of the partition or gift deed.

**9. DEVELOPER'S ALLOCATION:** shall mean **ALL THAT** remaining portion (Floor areas) of the building(s) of the total constructed area consisting of Flats/residential space and covered/ open car parking areas on the Ground Floor / base ment / any floor/specified area as well as other open areas in the project arround the building is to be allotted to the Developer as Developer's allocation, save and except the area stated in the Owner's allocation specified herein above, in accordance with the terms and conditions of this presents including the proportionate share of land and the common facilities and amenities attributable to the area to be allocated to the Developer.

**10. ARCHITECT :** shall mean the person or persons who may be appointed by the developer for designing and planning of the said building.

**11. BUILDING PLAN :** shall mean the plan to be sanction by the appropriate authorities (South Dum Dum Municipality) with such alteration or modifications as may be made by the developer.



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Cossipore, Dum Dum

16 AUG 2020

12. TRANSFeree : shall mean the person, firm, limited company association or persons to whom any space in the building shall be transferred.

13. WORDS IMPARTING : singular shall include plural vice-versa.

14. WORDS IMPARTING : masculine gender shall include feminine and neuter genders, likewise word imparting feminine genders shall include masculine and neuter genders and similarly words imparting neuter gender shall include masculine and feminine genders.

#### ARTICLE – II, COMMENCEMENT

This agreement shall be deemed to have commenced on and with effect from the 16<sup>th</sup> day of August, 2021.

#### ARTICLE – III, OWNERS' REPRESENTATIONS

1. The Owners are absolutely seized and possessed of or otherwise well and sufficiently entitled to ALL THAT the said premises free from all encumbrances' attachment and liens whatsoever.
2. The said premises is not vested under the Urban land (ceiling and regulation) Act, 1976.
3. There is no bar for and on behalf of the Owner to enter into this Agreement or otherwise to transfer their properties.
4. There is no impediment to obtain plan of the premises of the Owners.
5. That the landowners declare that the said premises more fully described in the schedule- A Part-1 & Part-2 below is free from all encumbrances and the owners have not made any Agreement or Agreements for sale or any liens or mortgage or any sort of transfer to any person or persons has been made earlier and if the owners appear to have been made any



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Cossipore, Dum Dum

16 AUG 2021

agreement with any person and/or persons in respect of the schedule property that will be treated as cancelled and void on signing of the this Agreement.

#### **ARTICLE – IV, DEVELOPER'S RIGHT**

1. 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(s) comprising the various sizes of flats/car parking space in order to sell the said flats/car parking space to the member of the public for their residential purpose by entering into agreements for sale and/or transfer and/or construction in respect of the Developer's allocation in accordance with the plan to be sanctioned by the appropriate authorities with or without amendment and or modification made or caused by the developer with the approval of the Owners.
2. If even, sanctioned plan - wise, room area/owner's allotted area or the total declared area for the owners will remain 7100 (seven thousand One Hundred sq.ft carpet area) while each owner's flat position building-wise will remain unchanged. The developer shall be entitled to prepare, modify or alter the plan with/without approval of the owners and to submit the same to the appropriate authorities in the name of the Owners at its own costs and developer shall pay and bear all the expenses required to be paid or deposited for obtaining the sanction of the appropriate authorities for construction of the building at the said premises provided however that developer shall be exclusively entitled to all refunds of any or all payments and/or deposits paid by the developer. The Developer shall at its own cost construct the multistoried building with lift facility in accordance with the sanction plan duly sanctioned by South Dum Dum Municipality and shall deposit all the sanction fees, water connection fees drainage connection fees etc as applicable. However, the modification or alteration of the plan is applicable only to the developer's allocation and not to the owners allotted area.



Addl. District Sub-Registrar,  
Cossipore, Dum Dum

16 AUG 2021

3. Nothing in these presents shall be construed as a demise or assignment or transfer by the Owners of the said premises 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 license to the developer to sell the flats/car parking area of the said premises in terms thereof and to deal with the developer's allocation in building to be constructed thereon in the manner and subject to the terms hereafter stated. "Under any circumstances owners will not interfere or take part in Developer's allocation or vice versa".

**ARTICLE – V, APPARENT CONSIDERATION**

1. In consideration of the Owners having agreed to permit the developer to sell the flats/car parking area of the Developer's allocation of the said premises and construct, erect and complete the building at the said premises the developer agrees: -

- a) At (Developer) their own costs to obtain all necessary permissions and/or approvals and/or consents i.e sanction of building plan, WBHIRA(West Bengal Housing Industry Regulation Act) Registration etc on or before commencement of construction.
- b) That they (Developer) shall construct multistoried building on the said property as per sanction plan at its own cost and own risk and the owners shall have no liabilities and/or responsibilities in any manner whatsoever in respect to suppliers, workmen or even to intending buyers of the flat in the proposed building.
- c) In respect of the construction of the building to pay costs of supervision of the development and construction of the Owners' and the Developer's allocation in the proposed new building to be constructed at the said premises.
- d) To bear all costs charges and expenses for construction of the building at the said premises.
- e) Allocate the Owners of his allocation in the building to be constructed at the said premises within 30(Thirty) months, with a further period of 6(Six) months, after obtaining



✓  
Addl. District Sub-Registrar  
Cossipore, Dum Dum

16 AUG 2024

the sanction plan from South Dum Dum Municipality or after handover of the free and vacant physical possession for construct of the new building to the Developer, whichever is later, which is the essence of contract.

f) No extra cost will be charged from land owner's allocation for transformer & mother meter.

#### **ARTICLE – VI, OWNERS' ALOCATION**

1. **OWNERS' ALLOCATION** : Shall mean Owners shall be entitled to receive consideration/allocation against **Schedule-A Part-1 & Part-2 Land** ::

(1) The Owners shall receive a total carpet area (Net, without any deduction) as per building sanctioned plan measuring about 7150 sq.ft.(including 50 sq.ft purchased area) and total refundable/adjustable consideration amounting to Rs.6,00,000/- (Rupees Six Lac) only as owner's consideration and/or owner's allocation in following manners:

- i. That **Mr. Santanu Kumar Pal** is entitled to receive total area of 1500 (One Thousand Five Hundred) Sq. Ft. in the shape of one Flat in the said proposed building to be constructed in the said premises on 4<sup>th</sup> Floor back side as per the sanctioned building plan and as per builder's/developer's choice.
- ii. That **Mr. Sudhansu Kumar Pal** is entitled to receive total area of 1780 (One Thousand Seven Hundred Thirty) Sq. Ft. carpet area in the shape of 2 (Two) No. of flats and 1 (One) No. of Garage. The One Flat, an area measuring about 800 (Eight Hundred) Sq. ft., on the 1<sup>st</sup> Floor front side (facing L.N. Road) and another Flat an area measuring about 850 (Eight Hundred Fifty) Sq. ft., on the Ground Floor in the said proposed building to be constructed in the said presmises (facing Kabi Mukund Das Road) and one Garage, measuring an area of 130 (One Hundred Thirty) Sq. ft. at car paking zone.
- iii. That **Mr. Dilip Kumar Pal** is entitled to receive total area of 1870 (One Thousand Eight Hundred Seventy) Sq. Ft. carpet area (including 50 sq.ft purchased area) in the



✓  
Addl. District Sub-Registrar  
Cossipore, Dum Dum

16 AUG 2024

shape of 3 (three) No. of Flats, 1 (one) No. of Shop and 1 (one) No. of Garage. The first flat, measuring an area of 800 (Eight Hundred) Sq. Ft. carpet area, on the 2<sup>nd</sup> Floor Front Side (facing L.N. Road) covering east to west without any division in between, second flat, measuring an area of 350 (Three Hundred Fifty) Sq. ft., on the Ground Floor, in the Front side of the building at the corner (Facing Kabi Mukund Das Road), the third flat, measuring an area of 450 (Four Hundred Fifty) Sq. ft. to be constructed in the premises on 1<sup>st</sup> Floor as per sanctioned building plan as per builder's/developer's choice, one Shop, measuring an area of 150 (One Hundred Fifty) Sq. ft., on the Ground Floor front side (facing L.N. Road) and one Garage, measuring an area of 120 (One Hundred Twenty) Sq. ft. at car parking zone.

iv. That Mrs. Surekha Datta is entitled to receive total area of 1000 (One Thousand) Sq. ft. in the shape of One Flat an area measuring 880 sq.ft on the 1<sup>st</sup> Floor back side (facing L.N. Road) and one Garage, measuring an area of 120 (One Hundred Twenty) Sq. ft. at car parking zone.

v. That Mrs. Jayasree Datta is entitled to receive total area of 1000 (One Thousand) Sq. ft. in the shape of One Flat an area measuring 880 sq.ft on the 3<sup>rd</sup> Floor, back side (facing L.N. Road) and one Garage, measuring an area of 120 (One Hundred Twenty) Sq. ft. at car parking zone.

vi. That a sum amounting to Rs.6,00,000/- (Rupees Six Lakh) only as refundable/adjustable in following manners:

On or before agreement a sum amounting to Rs. 50,000/- (Fifty Thousand) only to the owners with equal proportions i.e (1:1:1:1) and

Balance amount of Rs. 5,50,000/- (Rs. Five Lac Fifty Thousand) only to Mr. Santanu Pal, Mr. Sudhansu Kumar Pal and Dilip Kumar Pal with equal ratio (1:1:1) shall be paid by the Developer to the owners on or before commencement of work of construction as per building plan by account payee cheque.

The same shall be adjusted/refunded immediately on receiving of owner's allocation.



Addl. District Sub-Registrar  
Coimbatore, Dum Dum

16 AUG 2024

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- iv. That Mrs. Surekha Datta is entitled to receive total area of 1000 (One Thousand) Sq. ft. in the shape of One Flat an area measuring 880 sq.ft on the 1<sup>st</sup> Floor back side (facing L.N. Road) and one Garage, measuring an area of 120 (One Hundred Twenty) Sq. ft. at car parking zone.
- v. That Mrs. Jayasree Datta is entitled to receive total area of 1000 (One Thousand) Sq. ft. in the shape of One Flat an area measuring 880 sq.ft on the 3<sup>rd</sup> Floor, back side (facing L.N. Road) and one Garage, measuring an area of 120 (One Hundred Twenty) Sq. ft. at car parking zone.
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 On or before agreement a sum amounting to Rs. 50,000/- (Fifty Thousand) only to the owners with equal proportions i.e (1:1:1:1) and  
 Balance amount of Rs. 5,50,000/- (Rs. Five Lac Fifty Thousand) only to Mr. Santanu Pal, Mr. Sudhansu Kumar Pal and Dilip Kumar Pal with equal ratio (1:1:1) shall be paid by the Developer to the owners on or before commencement of work of construction as per building plan by account payee cheque.  
 The same shall be adjusted/refunded immediately on receiving of owner's allocation.



addl. District Sub-Registrar  
Coimbatore, Dum Dum  
16 AUG 2021

- vii. That any excess/short area will be payable/adjustable @Rs. 2,000/- per sq.ft covered area.
- viii. That Mr. Dilip Kumar Pal will pay Rs. 1,00,000/- (Rs. One Lac) only to the developer for additional area of 50 sft. added with third flat of 1<sup>st</sup> floor.

The Developer will be entitled to amalgamate the Owner Holding with the Holdings of adjacent land Owners.

The Owners shall hand over all the original/certified copy/xerox documents to the Developer immediately after completion of construction of back side block even after receiving of physical possession of owners allocation allotted in the said block. However for obtaining the building plan from the South Dum Dum Municipality if required owners will visit before appropriate authority for showing the documents. The Developer will keep all the documents till completion of the project after which the copies of the same shall be handed over to the Flat owners association to be formed by the proposed flat owners of the said project.

No shifting charges are payable to the owner(s) by the developer.

The developer shall also construct, erect and complete at their own costs the entire common facilities and amenities for the said building or buildings.

The developer shall have no right, title and interest whatsoever in the Owners' allocation and undivided proportionate share pertaining thereof to the land, common facilities and amenities, in terms of the Owner's allocation.

The developer shall have no right or claim for payment or reimbursement of any costs, expenses or charges incurred towards construction of Owner's allocation and of the undivided proportionate share in common facilities and amenities.

After handing over the possession from the developer the land owners will make a deed of partition or gift deed among themselves (owners). The owners allocation will take effect from the date of execution of the partition or gift deed.



addl. District Sub-Registrar  
Cossipore, Dum Dum

16 AUG 2021

**ARTICLE – VII, DEVELOPER'S ALLOCATION**

In consideration of the above the developer shall be entitled to ALL THAT remaining portion (Constructed areas) of the building(s) of the total constructed area consisting of Flats and covered & Open car parking areas of the building(s) is to be allotted to the Developer as Developer's allocation, save and except the area stated in the Owner's allocation specified herein above, in accordance with the terms and conditions of this presents including the proportionate share of land and the common facilities and amenities attributable to the area to be allocated to the Developer and the developer shall be entitled to enter into agreement for sell and transfer its own name with any transferees for their residential flats & covered/open car parking space purpose in the form of Flats and covered car parking areas and to receive and collect all money in respect thereof which shall absolutely belong to the developer and it is hereto expressly agreed by and between the parties hereto that for the purpose of entering into such agreement it shall not be obligatory on part of the developer to obtain any further consent of the owners and this agreement by itself shall be treated as consent by the owners provided.

**ARTICLE – VIII, PROCEDURE**

1. Owners shall grant to the developer and/or its nominee or nominees a Registered General Power of Attorney as may be required for the purpose of obtaining the sanctions from different authorities in connection with the construction of the building and also for pursuing and following up the matter with the appropriate authority or authorities. It is further stated that the said Power of Attorney shall include to sell any flat or flats, garage or garages to any intending purchaser or purchasers save and except the said constructed area of the Owners Allocation.
2. That the land owners at the request of the Developer shall sign, execute all such further necessary Deeds, papers, documents, writings for completion of construction works and/or sale of flats/garages/spaces/portions of the said building of developer's allocation only



✓  
Addl. District Sub-Registrar  
Cossipore, Dum Dum

16 AUG 2021

provided always that the developer shall have every right to enter into any agreement for sale and/or collect the consideration money either in part or in full from the Purchaser or Purchasers and the Developer shall be entitled to sign, execute such deeds, agreement for sale as the construction Attorney of the said land owners.

3. The land owners shall not do any act, deeds or things, whereby the Developer shall face any obstruction or hindrance to carry out construction of the multi-storied building smoothly or to sell out flats/garages/spaces etc. of whatever nature to the intending buyer or buyers of Developer's allocation.

#### **ARTICLE – IX, CONSTRUCTION**

1. The developer shall be solely and exclusively responsible for construction of the said building.
2. The Developer will indemnify the Owners from the third Party claim or demand, damages, etc in respect of the said construction work.
3. The Developer hereby agrees and covenants with the land owners not to violate or contravene any of the provisions or rules applicable to construction of the proposed building and furthermore, not to do any act, deed or things whereby the land owners are prevented from their right, title and interest vested in the property mentioned herein.

#### **ARTICLE – X, SPACE ALLOCATION**

1. After completion of the building the Owners shall be entitled to obtain physical possession of the Owner's allocation and the balance constructed area and other portions of the said building shall belong to the developer.
2. Subject as aforesaid and subject to Owner's allocation and undivided proportionate right, title and interest in the land and common facilities and amenities and common portion of



addl. District Sub-Registrar  
Cossipore, Dum Dum

16 AUG 2024

the said building and the open space shall exclusively belong to the Owners and the developer contained herein, according to their respective proportionate share.

3. The Owners shall be entitled to transfer or otherwise deal with his own allocation in the building without any claim whatsoever of the developer after due payment of the taxes, GST as applicable by the law of the time being.
4. The developer shall be exclusively entitled to the developer's allocation in the building with exclusive right to get it registered from the Owners in the name of its nominee/nominees without any right, claim or interest therein whatsoever of the owners and the owners shall not in any way interfere with or disturb the quiet and peaceful possession of the developer's allocation, to be transferred to its "nominee(s)".

#### **ARTICLE – XI, BUILDING**

1. The developer shall at its own cost construct, erect and complete the building(s) and common facilities and amenities at the said premises in accordance with the plan to be sanctioned by the competent authority and the building would be constructed with good and standard materials as may be specified by the architect from time to time, such construction of the building shall be completed by the developer within **36 (Thirty Six) months**, after obtaining the sanction plan from South Dum Dum Municipality or within **42 (Forty Two) months** from the date of registration of the agreement which ever is earlier with allowed gross period of 06 months.

2. The decision of the architect regarding the quality of the materials shall be final and binding between the parties hereto.

3. The developer shall erect the said building at its own cost as per specification and drawings provided by the architect and pay for the motor pump, under ground water storage tanks, overhead reservoirs, building materials, sanitary works, fittings, electric works, labour charges, cost of lift and its installation etc, if so necessary, shall be provided



addl. District Sub-Registrar  
Cossipore, Dum Dum

16 AUG 2024

with and other facilities as are required to be provided in a residential building comprising self-contained apartment and constructed spaces for sale and/or residential flats/ covered car parking spaces and/or constructed space in such building.

4. The developer are authorised herein to apply and obtain quotas, entitlements and other allocations of cement, steel, bricks and other building materials allocable for the construction of the building and similarly to apply for and obtain temporary and permanent connection of water, electricity power, drainage, sewerage to the building and other inputs and facilities required for the construction of the building and for which purpose, the owners shall execute in favour of the developer a power of attorney and other authorities as shall be required by the developer.

5. The developer shall at its own cost and expenses and without creating any financial and/or other liability on the owners, construct and complete the building and various units and/or apartments herein in accordance with the building plan and amendment thereto or modification thereof made or caused to be made by the developer. The Developer shall be entitled to any vertical or horizontal construction of the building by amending or rectifying the sanction plan proposed to be rectified by the South Dum Dum Municipality / Appropriate Authority.

6. All costs, charges and expenses including architects fees shall be paid discharged and borne by the developer and the owners shall have no liability in this matter whatsoever.

7. The developer shall provide at its own cost electricity wiring, water, pipeline, sewerage connection in portion of the Owners' allocation. However the owners shall bear the proportionate charges for laying of the cable from the WBSEDCL/CESC authorities to the building premises and the charges for security deposit & all other Charges for the meter caution money including the electric meters in the name of the owners in respect of the Owners's allocation.

8. That the Developer shall be entitled to fix sign boards or hoardings for the purpose of advertisement for sale of flats or flats of his allocation.



addl. District Sub-Registrar  
Cossipore, Dum Dum

16 AUG 2024

9. The Developer shall be entitled to publish necessary advertisement in the daily news papers and/or put hoarding, banner at the site of the said project and the land owner shall not raise any objection in the matter.
10. The Developer will obtain **Completion Certificate** from the South Dum Dum Municipality at its own cost.

#### **ARTICLE - XII, COMMON FACILITIES**

1. The developer shall pay and bear the property taxes and other dues and outgoings in respect of the Owners' allocation of the said building on and from the date of handing over vacant possession of the Owner's allocation till completion of work.
2. As soon as the building shall be completed and the electricity wiring, sewerage line and water pipe lines are ready of the portion of the Owner's allocation, the developer shall give written notice to the Owner requesting the latter to take possession of his allocation in the building and there being no dispute regarding the completion of the building in terms of the agreement and according to the specification and plan thereof and certificate of the architect herein produced to this effect then after 30(thirty) days from the date of service of such notice and at all times thereafter the Owners shall be responsible for payment of all Municipal/corporation and property taxes, dues, duties and other public outgoing or/and Impositions whatsoever (hereinafter for the sake of brevity referred to as the said rates) payable in respect of the Owner's allocation, the said rates to be apportioned on prorata basis with reference to the salable space in the building if they are levies on the building as a whole.
3. The Owners and the developer shall punctually and regularly pay for their respective allocations of the said rates and taxes to the concerned authorities or otherwise as may be mutually agreed upon between the Owners and the developer and both the parties shall keep each other indemnified against all claims actions demands, costs, charges and expenses and proceedings whatsoever directly or indirectly instituted against or suffered by



Adl. District Sub-Registrar  
Cossipore, Dum Dum

16 AUG 2021

or paid by either of them as the case may be consequent upon a default by the owners or the developer in this behalf.

4. As and from the date of service of notice of possession, the owners and the developer shall be responsible to pay and bear proportionate share of the service charges for the common facilities in the building payable in respect of both the Owner's and the developer's allocation and the said charges to include proportionate share of premises for insurances of the building, water, fire and scavenging charges and taxes for light, sanitation and lift maintenance operation, repair and renewal charges for bill collection, maintenance of the common facilities, renovation, replacement, repair and maintenance charges and expenses for the building and common wiring, pipes, electrical and pumps, motors and other electrical and mechanical installations, applications and equipments, stairways, corridors, passage ways, and other common facilities whatsoever as may be mutually agreed from time to time.

5. That the Developer shall not assign the right of construction to any third party or parties without the consent of the Owners.

6. That after obtaining of the building sanction plan the Developer shall start the construction work and as long as the construction work continues as per the sanction building plan and in terms of this Development agreement the Owners will not stop the construction work or cause any hinderance in the construction work of the Developer.

7. That in case of any changes in the internal planning and material specification of the Owner's allocation the same will have to be intimated to the Developer by the Owners well in advance and all the changes shall be in printed format duly signed by both the parties and all the extra cost incurred and billed by the Developer has to be paid by the Owner prior to taking possession of the Owner's allocation.

8. That the owners shall be liable to pay all taxes as well as the GST as applicable as per law for the time being in force.



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Cossapore, Dum Dum

16 AUG 2021

9. The developer alone shall have absolute authority to deal with the matter of sale of the flats/garages etc. of the Developer's allocation by virtue of this Development Agreement to the intending purchaser or Purchasers and the Land Owners shall have no right to interfere in the matter.

#### **ARTICLE - XIII, LEGAL PROCEEDINGS**

1. It is hereby expressly agreed by and between the parties hereto that it shall be the responsibility of the developer as attorney holder of the owners to defend all actions, suits and proceedings which may arise in respect of the development of the said premises and all costs, charges and expenses incurred for that purpose with the approval of the Owners shall be borne and paid by the developer and for that purpose, the owners shall have to sign necessary applications and other documents as required to be signed. The owners hereby undertakes to do all such acts, deeds, matters and other things that may be reasonably required to be done in the matter and the Owners shall execute any such additional power of attorney and/or authorizations as may be required by the developer for the purpose and the Owners also undertake to sign and execute all such additional documents as the case may be provided that all such acts, deeds and things do not in any way infringe of the rights of the Owners and/or go against the spirit of this agreement.

2. Any notice required to be given by the developer shall, without prejudice to any other mode of service available, demand to have been served on the Owners if delivered by hand and duly acknowledged by owners shall likewise be deemed to have been served on the developer if delivered by hand or sent by pre-paid registered post to the office of the developer.

3. Any notice required to be given by the owners shall, without prejudice to any other mode of service available, demand to have been served on the developer if delivered by



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Cossipore, Dum Dum

16 AUG 2021

hand and duly acknowledged by developer shall likewise be deemed to have been served on the owners if delivered by hand or sent by pre-paid registered post to the owners.

4. The developer shall frame a scheme for the management and administration of the said building or buildings and/or common parts thereof. The Owners hereby agree to abide by all the rules and regulations as such management society/association/holding organization do hereby give their consent to abide by the same.

5. The name of the building shall be : **PAL RESIDENCY**

6. Nothing in these present shall be construed as a demises or assignment or conveyance by the Owners in respect of the premises or any part thereof to the developer or as creating any right, title or interest in respect thereof, but an exclusive license to the developer to commercially exploit the same in terms thereof provided however the developer shall be entitled to borrow money from any Banks or financial institutes without creating any financial liability of the owners or affecting their estate and interest in the said premises and it is being expressly agreed and understood that in no event the Owners or any of their estate shall be responsible and/or made liable for payment of any dues of such Banks and for that purpose, the developer shall keep the Owners indemnify against all actions, suits, proceedings and costs, charges and expenses in respect thereof. In other words the owner's allocation/consideration as described hereinabove in Article-IV will remain as freehold premises.

7. The owners hereby agree and covenant with the developer not to cause any interference or hindrance in the construction of the building at the said premises by the developer and or may be prevented from selling assigning and / or disposing of any of the developer's allocated portion in the building at the said premises.

8. The owners hereby agree with the developer not to let out, grant, 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.



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Addl. District Sub-Registrar  
Cossipore, Dum Dum

16 AUG 2021

9. As and from the date of completion of the building the developer and/or its transferees and the Owners and/or their transferees shall be liable to pay and bear proportionate charges on account of taxes payable in respect of their spaces.

10. There is no existing agreement regarding the development or sale of the said premises and that all other agreement if any, prior to this agreement shall stand cancelled and the Owners agree to indemnify and keep indemnified the developer against any or all claims made by any third party in respect of the said premises.

11. The owners undertake and agree to execute and register all conveyance and transfer Deed in favour of the persons with whom the developer enters into agreement as and when required by the developer. (The stamp duty or Registration fees and all other expenses towards the registration will be borne by the developer or assignee or assignees).

12. That the Owners and/or developer shall not be entitled to cancel this Agreement if the Developers starts the construction work and do not violate the terms of this Development Agreement.

13. In the event of demise of the owner or owners, the owners' allocation /consideration in respect of the said owner or owners shall be transferred automatically to the legal heirs or their nominee according to Hindu Succession Act/as per applicable law. However the said legal heirs or their nominee have duty to produce necessary documents and/or make necessary declaration and/or documentation and/or power of attorney etc which is required as per applicable law.

14. The legal advisor of this project shall be appointed by Developer.

15. That after sanction of building plan the developer will start the construction work at back side vacant place of **Schedule-A Part-I** land one independent unit and finished the same in all respect, without demolishing of front side structure where Mr. Sudhansu Kumar Pal and Mr. Dilip Kumar Pal herein owners are residing and after finishing of said independent unit the developer will handover two no. of flats out of owner's allocation with all the facilities of kitchen, toilets, water, electricity connection, sewerage etc to Mr.



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Cossipore, Dum Dum

16 AUG 2024

Sudhansu Kumar Pal and Mr. Dilip Kumar Pal and then after owners will handover the front side old structure portion for demolishing/ construction. The demolishing of old structure shall be made with maximum care, keeping at least one feet in cornice, joint roof to be cut with the help of machine to avoid any kind of damage to co-neighbours joint roof. During such process if any damages found it will be repaired by the developer free of cost. Owners will provide NOC and/or necessary guide lines from near house owner for demolishing of joint roof of old structure. The demolishing work of old building will be commenced within 07 days from the date of handover and such demolition also is to be made continuously without any break in work. As soon as front side building will be completed Mr. Sudhansu Kumar Pal and Mr. Dilip Kumar Pal will be shifted to their L.N.Road facing new building flats.

16. The developer will start construction within 03 months of plan sanction failing which owners have right to cancel the agreement after setting off their (Developer) accounts.

#### **ARTICLE – XIV, FORCE MAJEURE**

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 majeure and shall be suspended from the obligations during the duration of the force majeure.

2. Force majeure shall mean flood, earthquake, riot, war, storm, tempest, civil commotion, strike and/or any other or further commotion beyond the control of the developer.

**JURISDICTION:-** District Court shall be the original jurisdiction to enter regarding title proceedings or any other proceedings, arising out of this Agreement.

**ARBITRATION:-** That in case of any dispute and differences by and between the parties will be settled mutually more ever no legal case could be placed against owners and developer



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Cossipore, Dum Dum

16 AUG 2021

vice versa. However in case of failure to settled mutually the same shall be referred to an Arbitrator to be nominated by both the parties and the award passed by the Arbitrator shall be final and binding upon both the parties under the provisions of Arbitration and Reconciliation Act 1996 as amended.

**SCHEDULE "A" ABOVE REFERRED TO**

**SCHEDULE OF THE PROPERTY**

**PART-1**

**ALL THAT** piece and parcel of land measuring about an area of 16 Decimal (Satak) more or less, with pukka structure 1000 sq.ft cement flooring comprised in C.S. & R.S. Dag No. 54, 50, 51, under R.S. Khatian No. 816, 817, 818, 729, corresponding to L.R. Dag Nos. 54, 50/3090, 51 under L.R. Khatian Nos. 2284, 2502, 916, 2596, 777 & 2256, lying and situated at Mouza – Digla, J.L. No. 18, R.S. No. 161, Touzi No.181, under Ward No. 2, within the limit of the South Dum Dum Municipality under A.D.S.R.O. Cossipore, Dum Dum at Municipal Holding No. 246 (New) 197 (Old), Premises Known as 56, Laxmi Narayan Road, P.S. Dum Dum, P.O.- Rabindra Nagar, Kolkata – 700065, District – North 24 Parganas,

**BOUNDARY**

On the North: By Owners Land as described herein as Part-2;  
On the South: By 23'.00 Feet Laxmi Narayan Road;  
On the East: By Property of Chanchal Das, Ramen Das & Sudhir Pal & Common Passage;  
On the west: By Property of Abhjit Pal;

**SCHEDULE "A" ABOVE REFERRED TO**

**SCHEDULE OF THE PROPERTY**

**PART-2**

**ALL THAT** piece and parcel of homesteaded land measuring an area of 9 Decimal (Satak), recorded as doba comprised in C.S. & R.S. Dag No. 50, under C.S. Khatian No. 816, 817, 818,



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Addl. District Sub-Registrar  
Cossipore, Dum Dum

16 AUG 2024

corresponding to L.R. Dag No. 50, under L.R. Khatian No. 916, 2256, 2503, lying and situated at Mouza – Digla, J.L. No. 18, R.S. No. 161, Touzi No.181, under Ward No. 2, within the limit of the South Dum Dum Municipality, under A.D.S.R.O. Cossipore, Dum Dum at Holding No. 246 (New) 197 (Old), Premises Known as 56, Laxmi Narayan Road, P.S. Dum Dum, P.O.- Rabindra Nagar, Kolkata – 700065, District – North 24 Parganas.

**BOUNDARY**

On the North: By other's Property of Dag No. 50;  
 On the South: By owner's Land as described herein as Part-1;  
 On the East: By property of Sudhir Pal & Others;  
 On the west: By 12 Feet Road and Property of Gopal Das & Others;

**SCHEDULE "B" ABOVE REFERRED TO**

(Common areas, facilities and amenities)

1. The land on which the building is located and all easements, rights and appurtenances belonging to the land and the building (s);
2. The foundations, columns, girders, beams, supports, main walls, roofs, halls, corridors, lobbies, stairs, stair-ways and entrances and exits of the building;
3. Installation of common services, such as, power, sewerage etc.;
4. The tanks, pumps, lift, lift room, pipes and ducts and in general all apparatus and installations existing for common use;
5. Such other common facilities as may be mutually agreed upon between the parties and required for the establishment, location, enjoyment provisions, maintenance and management of the building (including the roof and the terrace of the building),
6. All other parts of the property necessary of convenient to its existence, maintenance and safety or normally in common use.



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Cossipore, Dum Dum

16 AUG 2024

**SCHEDULE "C" ABOVE REFERRED TO**

**(Common Expenses)**

1. All costs of maintenance, operating, replacing, white washing, painting, re-building, reconstructing, decorating, re-decorating and lighting the common parts and common portions and also the outer walls of the building and parking spaces and also for security of the said building;
2. The salaries of all persons employed for the same purpose;
3. All charges and deposits for supplies of common utilities;
4. Municipal / Corporation taxes and other outgoings save those separately assessed or charged or claimed for or on the respective unit;
5. Costs and charges of establishment for maintenance of the building and for watch and ward staff;
6. All litigation expenses appertaining to the maintenance and protection of the said building and disputes regarding claims and /or demands from the Appropriate Authority;
7. All other expenses and outgoing as are deemed by the Sellers to be necessary or incidental for regulating interest and /or the rights of the buyers and occupiers, including sellers;
8. All expenses referred to above shall be borne by the buyers from date of notice as completion of unit and for taking possession of units.

**SCHEDULE "D" ABOVE REFERRED TO**

**SPECIFICATION**

1. Foundation: Resting on RCC foundation
2. Superstructure: RCC Frame Structure using minimum M20 grade concrete, Fe 500 steel reinforcement,
3. Walls: (a) External Walls: Bricks work 8" with plaster and/or Autoclaved aerated concrete (AAC) block walls 200 mm thk.  
(b) Internal Walls: Bricks work 5" & 3" with plaster and/or Autoclaved aerated concrete (AAC) block walls 100 mm thk.



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Addl. District Sub-Registrar  
Cossipore, Dum Dum

16 AUG 2024

4. Roof: Concrete roof with appropriate water proofing.

5. Ceiling: (a) APARTMENT: living & dining, Bedroom, Kitchen, Bathroom, cement & sand plaster with neat putty punning.

(b) COMMON AREAS:

(i) Lift Lobby: Standard POP.

(ii) Car-parking: cement & sand plaster finished with cement paints.

(iii) Stair case/ Services rooms /Shaft & utilities: cement and sand plaster with neat putty punning; Staircase shall be finished with 2 coats of cement/distemper paints

6. Finishes:

(1)(a) Wall for Apartment Unit: living & dining, Bedroom, Store & Other areas cement & sand plaster with neat putty punning.

(1)(b) Kitchen: Wall of Kitchen will be cladded with ceramic tiles of approved make upto a height of 2 (two) feet above the counter, balance wall shall be finished with putty punning

(1)(c) Bath room, W/C: Walls will be cladded with ceramic tiles upto a height of 6 (six) feet from floor,

(2) Wall External: Cement and sand plaster

(3) Wall Internal:

(3) (a) Corridors , staircases, landing and other areas: Cement and sand plaster finished with neat putty punning finished in two coats of cement /distemper paints.

(3)(b) Ground floor entrance lobby: Cement & sand plaster finished in combination of neat putty punning.

(4) Floor:

(i) Apartment Units:

(i)(a) Entrance, foyer, Living and Dining: Vitrified tiles flooring.

(i)(b) Bedrooms: Vitrified tiles flooring

(i)(c) Kitchen: Vitrified tiles flooring

(i)(d) Toilet: Anti Skid tiles and/or Marble.

(ii) Floor In Common Areas:

(ii)(a) Stair Case: Finished in Marble,



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Cossipore, Dum Dum

16 AUG 2021

(II) (b) Lift Lobby: Finished in Vertified tiles and/or Marble,

(5) Windows:

(a) Living, Dining, Bed rooms, Bath room, Utility and Kitchen: Standard allumunium section siiding shutters, with glass.

(b) Balcony: MS Balcony Railing (up to 3 ft from floor) of iron shall be provided by the developer.

(6) Door : (a) Main Entrance: Designed Flush door & Collapsible Gate for Owners

(b) Liv/Din, bedroom: Wooden door frame with Flush door,

(c) Bathroom, W/C: Supreme makes PVC Doors

(7) Sanitary fitting:

Standard wash basin, pan or commode in white, all cp fittings of reputed make shall be provided.

8. KITCHEN: Black Stone with green marble counter top, stainless steel sink (17" X 20") of reputed make,

9. ELECTRIFICATION:

a. Concealed wiring in all flats Copper electrical Wire Finolux or equivalent make.

b. For 2 BHK Flats: 22 Nos. of Electrical points shall be provided.

For 3 BHK Flats: 27 Nos. of Electrical points shall be provided.

10. WATER:

Underground water tank and overhead water tank are to be constructed for supply of water, tank is to be constructed for supply of water (24 Hours)

11. RAILING OF STAIRCASE : Railing of Iron/ Stainless steel.

12. STAIRCASE PAINTING : Putty on inside Wall.

13. LIFT : Lift 1 No. with 4 passangers in the apartments as per plan.

14. LOBBY : Well Decorated.

15. EXTRA WORK: Any work other than specified above will be treated as extra work and will be carried on only upon prior payment of cost and expenses to be incurred therein.



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Cossipore, Dum Dum

16 AUG 2024

WITNESSETH WHEREOF, the Parties have hereunto set and subscribed their respective hands and seals on the day, month and year first above written.

**SIGNED SEALED AND DELIVERED**

At Kolkata in presence of: -

1. *Sumen Kumar Chanda,*  
2. *Ghatghati,*  
*Vishwanath Road,*  
*Kolkata - 700 055*

1. *Santanu K. Pal*
2. *Sudhanu K. Pal*
3. *Bilip Kumar Pal*
4. *Swikha Datta*
5. *Jayasree Datta*

2. *Parijat Nandan Pal*  
*56, L.N Road K0165.*

SIGNATURE OF THE LAND OWNERS

**GEMINI PROPERTIES**

*Sang K. Chowdhury*

Partner

**GEMINI PROPERTIES**

*Ramni Sinha*

Partner

SIGNATURE OF THE DEVELOPER

Drafted and prepared by:

*Amrendra Kumar*

(Amrendra Kumar)  
Advocate  
City Civil Court, Calcutta  
M.No. WB/F/506/19

GEMINI PROPERTIES

Partner

GEMINI PROPERTIES

Partner



Addl. District Sub-Registrar  
Cossipore, Dum Dum

(Advocate's Number)  
Advocate  
City Civil Court, Calcutta  
No. WB/1208/19

16 AUG 2021

**MONEY RECEIPT**

**RECEIVED** from the within named Developer and the within mentioned Sum of Rs. 50,000.00 (Rupees Fifty Thousand) only out of Rs.6,00,000/- (Rupees Six Lakh Only) as per memo of Consideration given below:

By Cash/Cheques on different dates to all five owners

Rs. 50,000.00

**Total**

Rs. 50,000.00

\*\*\*\*\*

**(Rs. Fifty Thousand) Only**

**SIGNED SEALED AND DELIVERED**

At Kolkata in presence of: -

1. *Lunar Kumar Chandra*

2. *Parijat Nandan Pal*

1. *Santanu K. Pal*

2. *Surthasen K. Pal*

3. *Dilip Kumar Pal*

4. *Surekha Datta*

5. *Sanyasree Datta*

\_\_\_\_\_  
SIGNATURE OF THE LAND OWNERS



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Cossapore, Dum Dum

16 AUG 2021



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

GRN: 192021220053428448  
GRN Date: 16/08/2021 16:32:14  
BRN: 5718445977724  
Gateway Ref ID: 005795307  
Payment Status: Successful

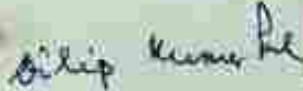
Payment Mode: Online Payment (SBI Epay)  
Bank/Gateway: SBIPay Payment Gateway  
BRN Date: 16/08/2021 16:08:32  
Method: Bank of Maharashtra NB  
Payment Ref. No: 2001411341/9/2021  
(Query No\*/Query Year)

Depositor's Name: AMRENDRA KUMAR  
Address: DUM DUM  
Mobile: 8336900870  
Depositor Status: Advocate  
Query No: 2001411341  
Applicant's Name: Mr AMRENDRA KUMAR  
Address: A.D.S.R. COSSIPORE DUMDUM  
Office Name: A.D.S.R. COSSIPORE DUMDUM  
Identification No: 2001411341/9/2021  
Remarks: Sale, Development Agreement or Construction agreement Payment No 9

| Payment Details |                   |                                          |                    |            |
|-----------------|-------------------|------------------------------------------|--------------------|------------|
| No.             | Payment ID        | Description                              | GRIPS Code         | Amount (₹) |
| 1               | 2001411341/9/2021 | Property Registration- Stamp duty        | 0030-02-103-003-02 | 39921      |
| 2               | 2001411341/9/2021 | Property Registration- Registration Fees | 0030-03-104-001-16 | 521        |
| Total           |                   |                                          |                    | 40442      |

IN WORDS: FORTY THOUSAND FOUR HUNDRED FORTY TWO ONLY.

PAGE NO. \_\_\_\_\_  
SPECIMEN FORM FOR TEN FINGERPRINTS

| S.N. | Photo and Signature of the Executants / Presentants                                                                                                                                                                                                                                           |                                                                                     |                                                                                     |                                                                                      |                                                                                       |                                                                                       |
|------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
|      | <br><br><br><b>SANTANU KUMAR PAL</b>       |    |    |    |    |    |
|      |                                                                                                                                                                                                                                                                                               | Little                                                                              | Ring                                                                                | Middle                                                                               | Fore                                                                                  | Thumb                                                                                 |
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|      | <br><br><br><b>SUDHANSU KUMAR PAL</b> |   |   |   |   |   |
|      |                                                                                                                                                                                                                                                                                               | Little                                                                              | Ring                                                                                | Middle                                                                               | Fore                                                                                  | Thumb                                                                                 |
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|      | <br><br><br><b>DILIP KUMAR PAL</b>   |  |  |  |  |  |
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Cossipore, Dum Dum

16 AUG 2024

| PAGE NO. _____ |                                                                                                                                           | SPECIMEN FORM FOR TEN FINGERPRINTS                                                  |                                                                                     |                                                                                       |                                                                                       |                                                                                       |
|----------------|-------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| S.N.           | Photo and Signature of the Executants / Presentants                                                                                       |                                                                                     |                                                                                     |                                                                                       |                                                                                       |                                                                                       |
|                | <br><i>Surekha Datta</i><br><b>SMT. SUREKHA DATTA</b>    |    |    |     |    |    |
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|                | <br><i>Jayasree Datta</i><br><b>SMT. JAYASREE DATTA</b> |    |    |     |    |    |
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|                |                                                                                                                                           |                                                                                     |                                                                                     |                                                                                       |                                                                                       |                                                                                       |
|                |                                                                                                                                           | Thumb                                                                               | Fore                                                                                | Middle                                                                                | Ring                                                                                  | Little                                                                                |
|                |                                                                                                                                           | (Right Hand)                                                                        |                                                                                     |                                                                                       |                                                                                       |                                                                                       |



✓  
Addl. District Sub-Registrar  
Cossipore, Dum Dum

16 AUG 2021

PAGE NO. \_\_\_\_\_  
SPECIMEN FORM FOR TEN FINGERPRINTS

| S.N.                                                                                | Photo and Signature of the Executants / Presentants                                                                                             |                                                                                     |                                                                                      |                                                                                       |                                                                                       |                                                                                      |
|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|
|                                                                                     | <br><i>Saraj Kr. Chowdhury</i><br><b>SAROJ KUMAR CHOWDHURY</b> |    |     |    |    |   |
| Little                                                                              |                                                                                                                                                 | Ring                                                                                | Middle                                                                               | Fore                                                                                  | Thumb                                                                                 |                                                                                      |
| (Left Hand)                                                                         |                                                                                                                                                 |                                                                                     |                                                                                      |                                                                                       |                                                                                       |                                                                                      |
|    |                                                                                                                                                 |    |    |    |    |                                                                                      |
| Thumb                                                                               |                                                                                                                                                 | Fore                                                                                | Middle                                                                               | Ring                                                                                  | Little                                                                                |                                                                                      |
| (Right Hand)                                                                        |                                                                                                                                                 |                                                                                     |                                                                                      |                                                                                       |                                                                                       |                                                                                      |
|                                                                                     | <br><i>Rashmi Sinha</i><br><b>MRS. RASHMI SINHA</b>           |   |    |    |   |  |
| Little                                                                              |                                                                                                                                                 | Ring                                                                                | Middle                                                                               | Fore                                                                                  | Thumb                                                                                 |                                                                                      |
| (Left Hand)                                                                         |                                                                                                                                                 |                                                                                     |                                                                                      |                                                                                       |                                                                                       |                                                                                      |
|  |                                                                                                                                                 |  |  |  |  |                                                                                      |
| Thumb                                                                               |                                                                                                                                                 | Fore                                                                                | Middle                                                                               | Ring                                                                                  | Little                                                                                |                                                                                      |
| (Right Hand)                                                                        |                                                                                                                                                 |                                                                                     |                                                                                      |                                                                                       |                                                                                       |                                                                                      |
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| (Left Hand)                                                                         |                                                                                                                                                 |                                                                                     |                                                                                      |                                                                                       |                                                                                       |                                                                                      |
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| Thumb                                                                               |                                                                                                                                                 | Fore                                                                                | Middle                                                                               | Ring                                                                                  | Little                                                                                |                                                                                      |
| (Right Hand)                                                                        |                                                                                                                                                 |                                                                                     |                                                                                      |                                                                                       |                                                                                       |                                                                                      |



Addl. District Sub-Registrar  
Cossipore, Dum Dum

16 AUG 2024



Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue  
OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM, District Name :North 24-Parganas  
Signature / LTI Sheet of Query No/Year 15062001411341/2021

I. Signature of the Person(s) admitting the Execution at Private Residence.

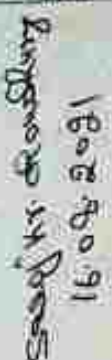
| Sl No. | Name of the Executant                                                                                                                                                                        | Category  | Photo                                                                                                         | Finger Print                                                                         | Signature with date                 |
|--------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|---------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|-------------------------------------|
| 1      | Mr SANTANU KUMAR<br>PAL GAURDHAN-2<br>ABHAYNAGAR SRI<br>MAYAPUR, City:-<br>Nabadwip, P.O:- SREE<br>MAYAPUR, P.S:-<br>Nabadwip, District:-<br>Nadia, West Bengal,<br>India, PIN:- 741313      | Land Lord | <br><i>Santanu K. Pal</i>    |   | <i>Santanu K. Pal</i><br>16.08.2021 |
| 2      | Mr SUDHANSU KUMAR<br>PAL LAXMI NARAYAN<br>ROAD, 55, City:- South<br>Dum Dum, P.O:-<br>RABINDRA NAGAR,<br>P.S:-Dum Dum, District:-<br>North 24-Parganas,<br>West Bengal, India<br>PIN- 700065 | Land Lord | <br><i>Sudhansu K. Pal</i> |  | <i>Sudhansu K. Pal</i><br>16.08.21  |



✓  
Addl. District Sub-Registrar  
Cossipore, Dum Dum

16 AUG 2021

I. Signature of the Person(s) admitting the Execution at Private Residence.

| Sl No. | Name of the Executant                                                                                                                                                                              | Category                                                                                                                                           | Photo                                                                               | Finger Print                                                                          | Signature with date                                                                                 |
|--------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------|
| 6      | Mr SAROJ KUMAR CHOWDHURY 1ST FLOOR, TREENYAN APARTMENT, R B C ROAD, Flat No: 3C, 251, City:- Dum Dum, P.O:- DUM DUM, P.S:-Dum Dum, District-North 24-Parganas, West Bengal, India, PIN:- 700028    | Representative of Developer [GEMINI PROPERTIES]                                                                                                    |    |    | <br>16.08.2024   |
| 7      | Mrs RASHMI SINHA JESSORE ROAD, SRI DURGA COLONY, 23A/54, City:- Dum Dum, P.O:- DUM DUM, P.S:-Dum Dum, District-North 24-Parganas, West Bengal, India, PIN:- 700028                                 | Representative of Developer [GEMINI PROPERTIES]                                                                                                    |   |    | <br>16.08.24    |
| Sl No. | Name and Address of identifier                                                                                                                                                                     | Identifier of                                                                                                                                      | Photo                                                                               | Finger Print                                                                          | Signature with date                                                                                 |
| 1      | Mr SUMAN KUMAR CHANDA Son of Late SATYA KINKAR CHAND GITANJALI 2 VIVEKANANDA ROAD, City:- South Dum Dum, P.O:- DUM DUM, P.S:-Dum Dum, District-North 24-Parganas, West Bengal, India, PIN:- 700066 | Mr SANTANU KUMAR PAL, Mr SUDHANSU KUMAR PAL, Mr DILIP KUMAR PAL, Smt SUREKHA DATTA, Smt JAYASREE DATTA, Mr SAROJ KUMAR CHOWDHURY, Mrs RASHMI SINHA |  |  | <br>16/08/2024 |

(Suman Basu)

ADDITIONAL DISTRICT  
SUB-REGISTRAR

Addl. District Sub-Registrar  
Cossipore, Dum Dum



✓  
Addl. District Sub-Registrar  
Coimbatore, Dum Dum

16 AUG 2021



लायकर विभाग

INCOME TAX DEPARTMENT

JAYASREE DATTA

KACHINGRA CHANDRA PAL

16/03/1982

ATOPD4188H



भारत सरकार

GOVT. OF INDIA





आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

SURENDA DATTA

SACHINDRA CHANDRA PAL

10/10/1946

Joint Account Number

ALORD9356R

SURENDA DATTA  
Signature





NOTE: PERM. NO. PERMANENT ACCOUNT NUMBER

AFRPP0334E



NAME  
SUDHAKAR KUMAR PAL

FATHER'S NAME  
SACHINDRA CHANDRA PAL

DATE OF BIRTH  
06-01-1945

TAXPAYER'S SIGNATURE

*Sudhakar K. Pal*

*CH. Rao*

AGENT (Reg. No. 12345)

COMMISSIONER OF INCOME TAX, HYDRA-1



ভারত সরকার

UNIQUE IDENTIFICATION AUTHORITY OF INDIA  
GOVERNMENT OF INDIA

प्राविष्टादिना २००० / २००१-२००२

To  
your good son  
SUDHAKAR KUMAR PAUL  
80 LAJUNNATAN ROAD  
RAJAPETTAH  
South DumDum  
Reserve House  
North Twenty Four Parganas  
West Bengal INDIA



ଆଧାର ନମ୍ବର / Your Aadhaar No. :

9424 4791 4857

આશય - માધ્યમ માનાત્મક અધિકાર



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9424 4791 4857

**ଆଧାର - ସାଧାରଣ ମାନବଜ୍ଞ ଅଧିକାର**



55-241

৪. পলিইথের প্রমাণ, বায়বিকরণের প্রমাণ নয়।  
৫. পলিইথের প্রমাণ অক্সিজেন প্রবাহীকরণ দ্বারা প্রমাণ করা হয়।

## INFORMATION

- Address is proof of identity, not of citizenship
- To establish identity, authenticate online

- ৪. আমার সারা দেশ ঘুরা।
- ৫. আমার ছবিবার মারকারী এ দেশেরকালী প্রতিভা প্রদান করতে হবে।
- ৬. Aachhar is valid throughout the country.
- ৭. Aachhar will be helpful in availing Government and Non-Government services in future.



**Worldwide**  
**1994-1995**

६६. गणितीय (३०),  
इतिहास, इंडियन लॉ (२४)  
इंडियन लॉ, इंडियन लॉ एंड गवर्नमेंट,  
मैथिमाटिक्स, २०००

**Address:**  
 10, LAKSHMIKANTH ROAD,  
 MADURAI, Tamil Nadu  
 625 005, India  
 Tel: 0452-2511111  
 Fax: 0452-2511111

0424 4791 4857





ভারতীয় বিশিষ্ট পরিচয় প্রদর্শক

ভারত সরকার

Unique Identification Authority of India

Government of India

ভারতীয় পরিচয় আইডি : Enrolment No. 1111/10530/22203

To:

দিলিপ কুমার পাল

DILIP KUMAR PAL

56 LAXMINARAYAN ROAD

HABINDRANAGAR

South Dum Dum (M)

Kabindra Nagar

North Twenty Four Parganas

West Bengal 700065

0231860477

01/09/2014

ML690045392FT



ML690045392FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

**4929 1073 6171**

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার  
Government of India



দিলিপ কুমার পাল

DILIP KUMAR PAL

পিতা : সচিন্দ্র চন্দ্র পাল

Father: SACHINDRA CHANDRA PAL

জন্মতারিখ / DOB : 16/11/1948

লিঙ্গ / Male



**4929 1073 6171**

আধার - সাধারণ মানুষের অধিকার



### ভূত্বা

- আদhaar পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ করা লাভ করুন।

### INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

- আদhaar সারা দেশে মান্য।
- আদhaar ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সম্ভাব্যক হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



ভারতীয়/বিশিষ্ট সনাক্তকরণ  
Unique Identification Authority of India

ঠিকানা:  
৫৬, লাক্ষ্মিনারায়ন রোড,  
রবীন্দ্রনগর, মাজিৎ ডুমডুম (এম),  
রবীন্দ্রনগর, উত্তর ২৪ পরগনা,  
পশ্চিমবঙ্গ, ৭০০০৬৫

Address:  
56, LAXMINARAYAN ROAD,  
RABINDRANAGAR, South  
DumDum(M), Rabindra Nagar,  
North Twenty Four Parganas,  
West Bengal, 700065

4929 1073 6171



स्थायी खाता नम्बर / PERMANENT ACCOUNT NUMBER

AFDPP0930J



नाम / NAME

DILIP KUMAR PAL

पिता का नाम / FATHER'S NAME

SACHINDRA CHANDRA PAL

जन्म तिथि / DATE OF BIRTH

16-11-1948

स्विकृत हस्ताक्षर / SIGNATURE

*[Signature]*

*[Signature]*

असुरत. अग्र. १४/४३

COMMISSIONER OF INCOME TAX, W.B. XI

यह कार्ड के लो / मिल जाने पर कृपया वापस करने  
को अधिकारी को सूचित / वापस करा दें  
सहायक आयुक्त (पट्टाई एवं तकनीकी),  
पी.टी.  
चौदहगुहा स्क्वार्स,  
कलकत्ता - 700 009.

In case this card is lost/ found, kindly inform/ return to  
the issuing authority i  
Joint Commissioner of Income Tax (Systems & Technical),  
P.T.,  
Chowdhury Square,  
Calcutta- 700 009.



Prof. K. R. Ramesh Babu

### Major Information of the Deed

|                                                              |                                                                                                                                                      |                                 |            |
|--------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------|------------|
| Deed No :                                                    | I-1506-07152/2021                                                                                                                                    | Date of Registration            | 19/08/2021 |
| Query No / Year                                              | 1506-2001411341/2021                                                                                                                                 | Office where deed is registered |            |
| Query Date                                                   | 07/08/2021 7:50:06 PM                                                                                                                                | 1506-2001411341/2021            |            |
| Applicant Name, Address & Other Details                      | AMRENDRA KUMAR<br>JERRORE ROAD, Thana : Dum Dum, District : North 24-Parganas, WEST BENGAL, PIN - 700028, Mobile No. : 8336800878, 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 : 50,000/-]             |                                 |            |
| Set Forth value                                              | Market Value                                                                                                                                         |                                 |            |
| Rs. 16/-                                                     | Rs. 2,24,47,125/-                                                                                                                                    |                                 |            |
| Stampduty Paid(SD)                                           | Registration Fee Paid                                                                                                                                |                                 |            |
| Rs. 40,021/- (Article:48(g))                                 | Rs. 521/- (Article:E, E, B)                                                                                                                          |                                 |            |
| Remarks                                                      | Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assentment slip.(Urban area)                                                     |                                 |            |

### Land Details :

District: North 24-Parganas, P.S:- Dum Dum, Municipality: DUM DUM, Road: Lakshmi Narayan Road, Mouza: Digla, Premises No: 56, , Ward No: 2, Holding No:246 JI No: 18, Touzi No: 181 Pin Code : 700065

| Sch No | Plot Number  | Khatian Number | Land Use Proposed | Use ROR | Area of Land | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details                                                               |
|--------|--------------|----------------|-------------------|---------|--------------|-------------------------|-----------------------|-----------------------------------------------------------------------------|
| L1     | LR-54 (RS -) | LR-777         | Bestu             | Bestu   | 2 Dec        | 1/-                     | 18,90,000/-           | Width of Approach Road: 23 Ft., ,Last Reference Deed No :1506-I -05073-1963 |
| L2     | LR-54 (RS -) | LR-915         | Bestu             | Bestu   | 2 Dec        | 1/-                     | 18,90,000/-           | Width of Approach Road: 23 Ft., ,Last Reference Deed No :1506-I -05073-1963 |
| L3     | LR-54 (RS -) | LR-2284        | Bestu             | Bestu   | 2 Dec        | 1/-                     | 18,90,000/-           | Width of Approach Road: 23 Ft., ,Last Reference Deed No :1506-I -05073-1963 |
| L4     | LR-54 (RS -) | LR-2502        | Bestu             | Bestu   | 2 Dec        | 1/-                     | 18,90,000/-           | Width of Approach Road: 23 Ft., ,Last Reference Deed No :1506-I -05073-1963 |
| L5     | LR-54 (RS -) | LR-2596        | Bestu             | Bestu   | 2 Dec        | 1/-                     | 18,90,000/-           | Width of Approach Road: 23 Ft., ,Last Reference Deed No :1506-I -00054-2596 |

|     |                       |                      |       |       |              |              |                      |                                                                                         |
|-----|-----------------------|----------------------|-------|-------|--------------|--------------|----------------------|-----------------------------------------------------------------------------------------|
| L6  | LR-50/3090<br>(RS :-) | LR-2256              | Bastu | Danga | 1 Dec        | 1/-          | 9,45,000/-           | Width of Approach<br>Road: 23 Ft., Last<br>Reference Deed<br>No :1506-I -07847-<br>1968 |
| L7  | LR-51 (RS<br>:-)      | LR-777               | Bastu | Bastu | 0.6 Dec      | 1/-          | 5,67,000/-           | Width of Approach<br>Road: 23 Ft., Last<br>Reference Deed<br>No :1506-I -07847-<br>1968 |
| L8  | LR-51 (RS<br>:-)      | LR-915               | Bastu | Bastu | 0.6 Dec      | 1/-          | 5,67,000/-           | Width of Approach<br>Road: 23 Ft., Last<br>Reference Deed<br>No :1506-I -07847-<br>1968 |
| L9  | LR-51 (RS<br>:-)      | LR-2284              | Bastu | Bastu | 0.6 Dec      | 1/-          | 5,67,000/-           | Width of Approach<br>Road: 23 Ft., Last<br>Reference Deed<br>No :1506-I -07847-<br>1968 |
| L10 | LR-51 (RS<br>:-)      | LR-2502              | Bastu | Bastu | 0.6 Dec      | 1/-          | 5,67,000/-           | Width of Approach<br>Road: 23 Ft., Last<br>Reference Deed<br>No :1506-I -07847-<br>1968 |
| L11 | LR-51 (RS<br>:-)      | LR-2598              | Bastu | Bastu | 0.6 Dec      | 1/-          | 5,67,000/-           | Width of Approach<br>Road: 23 Ft., Last<br>Reference Deed<br>No :1506-I -07847-<br>1968 |
| L12 | LR-51 (RS<br>:-)      | LR-51                | Bastu | Bastu | 2 Dec        | 1/-          | 18,90,000/-          | Width of Approach<br>Road: 23 Ft., Last<br>Reference Deed<br>No :1506-I -07847-<br>1968 |
| L13 | LR-50 (RS<br>:-)      | LR-916               | Doba  | Doba  | 1.5 Dec      | 1/-          | 11,34,000/-          | Width of Approach<br>Road: 23 Ft., Last<br>Reference Deed<br>No :1506-I -07847-<br>1968 |
| L14 | LR-50 (RS<br>:-)      | LR-2503              | Doba  | Doba  | 1.5 Dec      | 1/-          | 11,34,000/-          | Width of Approach<br>Road: 23 Ft., Last<br>Reference Deed<br>No :1506-I -07847-<br>1968 |
| L15 | LR-50 (RS<br>:-)      | LR-2256              | Doba  | Doba  | 6 Dec        | 1/-          | 45,36,000/-          | Width of Approach<br>Road: 23 Ft., Last<br>Reference Deed<br>No :1506-I -07847-<br>1968 |
|     |                       | <b>TOTAL :</b>       |       |       | <b>25Dec</b> | <b>15 /-</b> | <b>219,24,000 /-</b> |                                                                                         |
|     |                       | <b>Grand Total :</b> |       |       | <b>25Dec</b> | <b>15 /-</b> | <b>219,24,000 /-</b> |                                                                                         |

**Structure Details :**

| Sch No.                                                                                                                                               | Structure Details                                         | Area of Structure | Set forth Value (In Rs.) | Market Value (In Rs.) | Other Details             |
|-------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------|-------------------|--------------------------|-----------------------|---------------------------|
| S1                                                                                                                                                    | On Land L1, L2, L3, L4, L5, L6, L7, L8, L9, L10, L11, L12 | 1000 Sq Ft.       | 1/-                      | 5,23,125/-            | Structure Type: Structure |
| Gr. Floor, Area of floor : 1000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 40 Years, Roof Type: Pucca, Extent of Completion: Complete |                                                           |                   |                          |                       |                           |
| <b>Total :</b>                                                                                                                                        |                                                           | <b>1000 sq ft</b> | <b>1 /-</b>              | <b>5,23,125 /-</b>    |                           |

**Land Lord Details :**

| Sl No | Name, Address, Photo, Finger print and Signature                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|-------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1     | <b>Mr SANTANU KUMAR PAL (Presentant)</b><br>Son of Late SACHINDRA CHANDRA PAL GAURDHAN -2 ABHAYNAGAR SRI MAYAPUR, City:- Nabadwip, P.O:- SREE MAYAPUR, P.S:-Nabadwip, District:-Nadia, West Bengal, India, PIN:- 741313 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.: AAxxxxxx2H, Aadhaar No: 30xxxxxxxx2927, Status: Individual, Executed by: Self, Date of Execution: 16/08/2021<br>, Admitted by: Self, Date of Admission: 16/08/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 16/08/2021<br>, Admitted by: Self, Date of Admission: 16/08/2021 ,Place : Pvt. Residence |
| 2     | <b>Mr SUDHANSU KUMAR PAL</b><br>Son of Late SACHINDRA CHANDRA PAL LAXMI NARAYAN ROAD, 56, City:- South Dum Dum, P.O:- RABINDRA NAGAR, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700065 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.: APxxxxxx4E, Aadhaar No: 94xxxxxxxx4857, Status: Individual, Executed by: Self, Date of Execution: 16/08/2021<br>, Admitted by: Self, Date of Admission: 16/08/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 16/08/2021<br>, Admitted by: Self, Date of Admission: 16/08/2021 ,Place : Pvt. Residence       |
| 3     | <b>Mr DILIP KUMAR PAL</b><br>Son of Late SACHINDRA CHANDRA PAL LAXMI NARAYAN ROAD, 56, City:- South Dum Dum, P.O:- RABINDRA NAGAR, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700065 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.: AFxxxxxx0J, Aadhaar No: 49xxxxxxxx6171, Status: Individual, Executed by: Self, Date of Execution: 16/08/2021<br>, Admitted by: Self, Date of Admission: 16/08/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 16/08/2021<br>, Admitted by: Self, Date of Admission: 16/08/2021 ,Place : Pvt. Residence          |
| 4     | <b>Smt SUREKHA DATTA</b><br>Wife of Mr KANTI BHUSHAN DATTA PLOT NO. 148B, HIJLI CO-OPERATIVE SOCIETY, City:- Kharagpore, P.O:- KHARAGPUR, P.S:-Kharagpur, District:-Paschim Midnapore, West Bengal, India, PIN:- 721306 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: ALxxxxxx6R, Aadhaar No: 73xxxxxxxx4821, Status: Individual, Executed by: Self, Date of Execution: 16/08/2021<br>, Admitted by: Self, Date of Admission: 16/08/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 16/08/2021<br>, Admitted by: Self, Date of Admission: 16/08/2021 ,Place : Pvt. Residence   |

5 **Smt JAYASREE DATTA**

Daughter of Late SACHINDRA CHANDRA PAL HIG L 7/7 BIRATI HOUSING ESTATE M B ROAD, City:- Dum Dum, P.O:- NIMTA, P.S:- Nimta, District:-North 24-Parganas, West Bengal, India, PIN:- 700049 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ATxxxxxx4H, Aadhaar No: 80xxxxxxxx9066, Status: Individual, Executed by: Self, Date of Execution: 16/08/2021  
 , Admitted by: Self, Date of Admission: 16/08/2021, Place : Pvt. Residence, Executed by: Self, Date of Execution: 16/08/2021  
 , Admitted by: Self, Date of Admission: 16/08/2021, Place : Pvt. Residence

**Developer Details :**

| Sl No | Name,Address,Photo,Finger print and Signature                                                                                                                                                                                                                                            |
|-------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1     | <b>GEMINI PROPERTIES</b><br>JESSORE ROAD SRI DURGA COLONY, 23A/54, City:- Dum Dum, P.O:- DUM DUM, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028 , PAN No.:: AAxxxxxx3B,Aadhaar No Not Provided by UIDAI, Status: Organization, Executed by: Representative |

**Representative Details :**

| Sl No | Name,Address,Photo,Finger print and Signature                                                                                                                                                                                                                                                                                                                                                                                                     |
|-------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1     | <b>Mr SAROJ KUMAR CHOWDHURY</b><br>Son of Late JAGODISH CHOWDHURY 1ST FLOOR, TREENYAN APARTMENT, R B C ROAD, Flat No: 3C, 251, City:- Dum Dum, P.O:- DUM DUM, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028, Sex: Male, By Caste: Hindu, Occupation: Professionals, Citizen of: India, PAN No.:: AExxxxxx6D, Aadhaar No: 44xxxxxxxx0541 Status : Representative, Representative of : GEMINI PROPERTIES (as PARTNER) |
| 2     | <b>Mrs RASHMI SINHA</b><br>Wife of AMRENDRA KUMAR JESSORE ROAD, SRI DURGA COLONY, 23A/54, City:- Dum Dum, P.O:- DUM DUM, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ANxxxxxx3C, Aadhaar No: 82xxxxxxxx0458 Status : Representative, Representative of : GEMINI PROPERTIES (as PARTNER)                                         |

**Identifier Details :**

| Name                                                                                                                                                                                                                          | Photo | Finger Print | Signature |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|--------------|-----------|
| <b>Mr SUMAN KUMAR CHANDA</b><br>Son of Late SATYA KINKAR CHAND<br>GITANJALI 2 VIVEKANANDA ROAD,<br>City:- South Dum Dum, P.O:- DUM<br>DUM, P.S:-Dum Dum, District:-North 24-<br>Parganas, West Bengal, India, PIN:-<br>700065 |       |              |           |
| Identifier Of Mr SANTANU KUMAR PAL, Mr SUDHANSU KUMAR PAL, Mr DILIP KUMAR PAL, Smt SUREKHA DATTA, Smt JAYASREE DATTA, Mr SAROJ KUMAR CHOWDHURY, Mrs RASHMI SINHA                                                              |       |              |           |

**Transfer of property for L1**

| Sl.No | From                  | To. with area (Name-Area) |
|-------|-----------------------|---------------------------|
| 1     | Mr SANTANU KUMAR PAL  | GEMINI PROPERTIES-0.4 Dec |
| 2     | Mr SUDHANSU KUMAR PAL | GEMINI PROPERTIES-0.4 Dec |
| 3     | Mr DILIP KUMAR PAL    | GEMINI PROPERTIES-0.4 Dec |

|                                     |                       |                                  |
|-------------------------------------|-----------------------|----------------------------------|
| 4                                   | Smt SUREKHA DATTA     | GEMINI PROPERTIES-0.4 Dec        |
| 5                                   | Smt JAYASREE DATTA    | GEMINI PROPERTIES-0.4 Dec        |
| <b>Transfer of property for L10</b> |                       |                                  |
| <b>Sl.No</b>                        | <b>From</b>           | <b>To. with area (Name-Area)</b> |
| 1                                   | Mr SANTANU KUMAR PAL  | GEMINI PROPERTIES-0.12 Dec       |
| 2                                   | Mr SUDHANSU KUMAR PAL | GEMINI PROPERTIES-0.12 Dec       |
| 3                                   | Mr DILIP KUMAR PAL    | GEMINI PROPERTIES-0.12 Dec       |
| 4                                   | Smt SUREKHA DATTA     | GEMINI PROPERTIES-0.12 Dec       |
| 5                                   | Smt JAYASREE DATTA    | GEMINI PROPERTIES-0.12 Dec       |
| <b>Transfer of property for L11</b> |                       |                                  |
| <b>Sl.No</b>                        | <b>From</b>           | <b>To. with area (Name-Area)</b> |
| 1                                   | Mr SANTANU KUMAR PAL  | GEMINI PROPERTIES-0.12 Dec       |
| 2                                   | Mr SUDHANSU KUMAR PAL | GEMINI PROPERTIES-0.12 Dec       |
| 3                                   | Mr DILIP KUMAR PAL    | GEMINI PROPERTIES-0.12 Dec       |
| 4                                   | Smt SUREKHA DATTA     | GEMINI PROPERTIES-0.12 Dec       |
| 5                                   | Smt JAYASREE DATTA    | GEMINI PROPERTIES-0.12 Dec       |
| <b>Transfer of property for L12</b> |                       |                                  |
| <b>Sl.No</b>                        | <b>From</b>           | <b>To. with area (Name-Area)</b> |
| 1                                   | Mr SANTANU KUMAR PAL  | GEMINI PROPERTIES-0.4 Dec        |
| 2                                   | Mr SUDHANSU KUMAR PAL | GEMINI PROPERTIES-0.4 Dec        |
| 3                                   | Mr DILIP KUMAR PAL    | GEMINI PROPERTIES-0.4 Dec        |
| 4                                   | Smt SUREKHA DATTA     | GEMINI PROPERTIES-0.4 Dec        |
| 5                                   | Smt JAYASREE DATTA    | GEMINI PROPERTIES-0.4 Dec        |
| <b>Transfer of property for L13</b> |                       |                                  |
| <b>Sl.No</b>                        | <b>From</b>           | <b>To. with area (Name-Area)</b> |
| 1                                   | Mr SANTANU KUMAR PAL  | GEMINI PROPERTIES-0.3 Dec        |
| 2                                   | Mr SUDHANSU KUMAR PAL | GEMINI PROPERTIES-0.3 Dec        |
| 3                                   | Mr DILIP KUMAR PAL    | GEMINI PROPERTIES-0.3 Dec        |
| 4                                   | Smt SUREKHA DATTA     | GEMINI PROPERTIES-0.3 Dec        |
| 5                                   | Smt JAYASREE DATTA    | GEMINI PROPERTIES-0.3 Dec        |
| <b>Transfer of property for L14</b> |                       |                                  |
| <b>Sl.No</b>                        | <b>From</b>           | <b>To. with area (Name-Area)</b> |
| 1                                   | Mr SANTANU KUMAR PAL  | GEMINI PROPERTIES-0.3 Dec        |
| 2                                   | Mr SUDHANSU KUMAR PAL | GEMINI PROPERTIES-0.3 Dec        |
| 3                                   | Mr DILIP KUMAR PAL    | GEMINI PROPERTIES-0.3 Dec        |
| 4                                   | Smt SUREKHA DATTA     | GEMINI PROPERTIES-0.3 Dec        |
| 5                                   | Smt JAYASREE DATTA    | GEMINI PROPERTIES-0.3 Dec        |

| Transfer of property for L15 |                       |                           |
|------------------------------|-----------------------|---------------------------|
| Sl.No                        | From                  | To. with area (Name-Area) |
| 1                            | Mr SANTANU KUMAR PAL  | GEMINI PROPERTIES-1.2 Dec |
| 2                            | Mr SUDHANSU KUMAR PAL | GEMINI PROPERTIES-1.2 Dec |
| 3                            | Mr DILIP KUMAR PAL    | GEMINI PROPERTIES-1.2 Dec |
| 4                            | Smt SUREKHA DATTA     | GEMINI PROPERTIES-1.2 Dec |
| 5                            | Smt JAYASREE DATTA    | GEMINI PROPERTIES-1.2 Dec |
| Transfer of property for L2  |                       |                           |
| Sl.No                        | From                  | To. with area (Name-Area) |
| 1                            | Mr SANTANU KUMAR PAL  | GEMINI PROPERTIES-0.4 Dec |
| 2                            | Mr SUDHANSU KUMAR PAL | GEMINI PROPERTIES-0.4 Dec |
| 3                            | Mr DILIP KUMAR PAL    | GEMINI PROPERTIES-0.4 Dec |
| 4                            | Smt SUREKHA DATTA     | GEMINI PROPERTIES-0.4 Dec |
| 5                            | Smt JAYASREE DATTA    | GEMINI PROPERTIES-0.4 Dec |
| Transfer of property for L3  |                       |                           |
| Sl.No                        | From                  | To. with area (Name-Area) |
| 1                            | Mr SANTANU KUMAR PAL  | GEMINI PROPERTIES-0.4 Dec |
| 2                            | Mr SUDHANSU KUMAR PAL | GEMINI PROPERTIES-0.4 Dec |
| 3                            | Mr DILIP KUMAR PAL    | GEMINI PROPERTIES-0.4 Dec |
| 4                            | Smt SUREKHA DATTA     | GEMINI PROPERTIES-0.4 Dec |
| 5                            | Smt JAYASREE DATTA    | GEMINI PROPERTIES-0.4 Dec |
| Transfer of property for L4  |                       |                           |
| Sl.No                        | From                  | To. with area (Name-Area) |
| 1                            | Mr SANTANU KUMAR PAL  | GEMINI PROPERTIES-0.4 Dec |
| 2                            | Mr SUDHANSU KUMAR PAL | GEMINI PROPERTIES-0.4 Dec |
| 3                            | Mr DILIP KUMAR PAL    | GEMINI PROPERTIES-0.4 Dec |
| 4                            | Smt SUREKHA DATTA     | GEMINI PROPERTIES-0.4 Dec |
| 5                            | Smt JAYASREE DATTA    | GEMINI PROPERTIES-0.4 Dec |
| Transfer of property for L5  |                       |                           |
| Sl.No                        | From                  | To. with area (Name-Area) |
| 1                            | Mr SANTANU KUMAR PAL  | GEMINI PROPERTIES-0.4 Dec |
| 2                            | Mr SUDHANSU KUMAR PAL | GEMINI PROPERTIES-0.4 Dec |
| 3                            | Mr DILIP KUMAR PAL    | GEMINI PROPERTIES-0.4 Dec |
| 4                            | Smt SUREKHA DATTA     | GEMINI PROPERTIES-0.4 Dec |
| 5                            | Smt JAYASREE DATTA    | GEMINI PROPERTIES-0.4 Dec |

| Transfer of property for L6 |                       |                                      |
|-----------------------------|-----------------------|--------------------------------------|
| Sl.No                       | From                  | To. with area (Name-Area)            |
| 1                           | Mr SANTANU KUMAR PAL  | GEMINI PROPERTIES-0.2 Dec            |
| 2                           | Mr SUDHANSU KUMAR PAL | GEMINI PROPERTIES-0.2 Dec            |
| 3                           | Mr DILIP KUMAR PAL    | GEMINI PROPERTIES-0.2 Dec            |
| 4                           | Smt SUREKHA DATTA     | GEMINI PROPERTIES-0.2 Dec            |
| 5                           | Smt JAYASREE DATTA    | GEMINI PROPERTIES-0.2 Dec            |
| Transfer of property for L7 |                       |                                      |
| Sl.No                       | From                  | To. with area (Name-Area)            |
| 1                           | Mr SANTANU KUMAR PAL  | GEMINI PROPERTIES-0.12 Dec           |
| 2                           | Mr SUDHANSU KUMAR PAL | GEMINI PROPERTIES-0.12 Dec           |
| 3                           | Mr DILIP KUMAR PAL    | GEMINI PROPERTIES-0.12 Dec           |
| 4                           | Smt SUREKHA DATTA     | GEMINI PROPERTIES-0.12 Dec           |
| 5                           | Smt JAYASREE DATTA    | GEMINI PROPERTIES-0.12 Dec           |
| Transfer of property for L8 |                       |                                      |
| Sl.No                       | From                  | To. with area (Name-Area)            |
| 1                           | Mr SANTANU KUMAR PAL  | GEMINI PROPERTIES-0.12 Dec           |
| 2                           | Mr SUDHANSU KUMAR PAL | GEMINI PROPERTIES-0.12 Dec           |
| 3                           | Mr DILIP KUMAR PAL    | GEMINI PROPERTIES-0.12 Dec           |
| 4                           | Smt SUREKHA DATTA     | GEMINI PROPERTIES-0.12 Dec           |
| 5                           | Smt JAYASREE DATTA    | GEMINI PROPERTIES-0.12 Dec           |
| Transfer of property for L9 |                       |                                      |
| Sl.No                       | From                  | To. with area (Name-Area)            |
| 1                           | Mr SANTANU KUMAR PAL  | GEMINI PROPERTIES-0.12 Dec           |
| 2                           | Mr SUDHANSU KUMAR PAL | GEMINI PROPERTIES-0.12 Dec           |
| 3                           | Mr DILIP KUMAR PAL    | GEMINI PROPERTIES-0.12 Dec           |
| 4                           | Smt SUREKHA DATTA     | GEMINI PROPERTIES-0.12 Dec           |
| 5                           | Smt JAYASREE DATTA    | GEMINI PROPERTIES-0.12 Dec           |
| Transfer of property for S1 |                       |                                      |
| Sl.No                       | From                  | To. with area (Name-Area)            |
| 1                           | Mr SANTANU KUMAR PAL  | GEMINI PROPERTIES-200.00000000 Sq Ft |
| 2                           | Mr SUDHANSU KUMAR PAL | GEMINI PROPERTIES-200.00000000 Sq Ft |
| 3                           | Mr DILIP KUMAR PAL    | GEMINI PROPERTIES-200.00000000 Sq Ft |
| 4                           | Smt SUREKHA DATTA     | GEMINI PROPERTIES-200.00000000 Sq Ft |
| 5                           | Smt JAYASREE DATTA    | GEMINI PROPERTIES-200.00000000 Sq Ft |

## Land Details as per Land Record

District: North 24-Parganas, P.S:- Dum Dum, Municipality: DUM DUM, Road: Lakshmi Narayan Road, Mouza: Digla, Premises No: 56, , Ward No: 2, Holding No:246 JI No: 18, Touzi No: 181 Pin Code : 700065

| Sch No | Plot & Khatian Number                      | Details Of Land                                                                                            | Owner name in English as selected by Applicant     |
|--------|--------------------------------------------|------------------------------------------------------------------------------------------------------------|----------------------------------------------------|
| L1     | LR Plot No:- 54, LR Khatian No:- 777       | Owner:জয়ন্তী দত্ত, Gurdian:বার্ণ প্রভীম, Address:দিঘলা , Classification:বাড়, Area:0.02000000 Acre,       | Smt JAYASREE DATTA                                 |
| L2     | LR Plot No:- 54, LR Khatian No:- 915       | Owner:দিলীপ কু: পাল, Gurdian:শচীন্দ্র চন্দ্র, Address:দিঘলা , Classification:বাড়, Area:0.02000000 Acre,   | Mr DILIP KUMAR PAL                                 |
| L3     | LR Plot No:- 54, LR Khatian No:- 2284      | Owner:শান্তনু কু: পাল, Gurdian:শচীন্দ্র চন্দ্র, Address:দিঘলা , Classification:বাড়, Area:0.02000000 Acre, | Mr SANTANU KUMAR PAL                               |
| L4     | LR Plot No:- 54, LR Khatian No:- 2502      | Owner:সুধাংশু কু: পাল, Gurdian:শচীন্দ্র চন্দ্র, Address:দিঘলা , Classification:বাড়, Area:0.02000000 Acre, | Mr SUDHANSU KUMAR PAL                              |
| L5     | LR Plot No:- 54, LR Khatian No:- 2598      | Owner:সুরেশা দত্ত, Gurdian:কান্তি ভূবন, Address:দিঘলা , Classification:বাড়, Area:0.02000000 Acre,         | Smt SUREKHA DATTA                                  |
| L6     | LR Plot No:- 50/3090, LR Khatian No:- 2256 | Owner:শচীন্দ্র চন্দ্র পাল, Gurdian:মানিক বাথ, Address:দিঘলা , Classification:ভাঙ্গা, Area:0.01000000 Acre, | Seller is not the recorded Owner as per Applicant. |
| L7     | LR Plot No:- 51, LR Khatian No:- 777       | Owner:জয়ন্তী দত্ত, Gurdian:বার্ণ প্রভীম, Address:দিঘলা , Classification:বাড়, Area:0.00600000 Acre,       | Smt JAYASREE DATTA                                 |
| L8     | LR Plot No:- 51, LR Khatian No:- 915       | Owner:দিলীপ কু: পাল, Gurdian:শচীন্দ্র চন্দ্র, Address:দিঘলা , Classification:বাড়, Area:0.00600000 Acre,   | Mr DILIP KUMAR PAL                                 |
| L9     | LR Plot No:- 51, LR Khatian No:- 2284      | Owner:শান্তনু কু: পাল, Gurdian:শচীন্দ্র চন্দ্র, Address:দিঘলা , Classification:বাড়, Area:0.00600000 Acre, | Mr SANTANU KUMAR PAL                               |
| L10    | LR Plot No:- 51, LR Khatian No:- 2502      | Owner:সুধাংশু কু: পাল, Gurdian:শচীন্দ্র চন্দ্র, Address:দিঘলা , Classification:বাড়, Area:0.00600000 Acre, | Mr SUDHANSU KUMAR PAL                              |
| L11    | LR Plot No:- 51, LR Khatian No:- 2598      | Owner:সুরেশা দত্ত, Gurdian:কান্তি ভূবন, Address:দিঘলা , Classification:বাড়, Area:0.00600000 Acre,         | Smt SUREKHA DATTA                                  |
| L12    | LR Plot No:- 51, LR Khatian No:- 51        |                                                                                                            | Seller is not the recorded Owner as per Applicant. |

|     |                                       |                                                                                                                        |                                                    |
|-----|---------------------------------------|------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------|
| L13 | LR Plot No:- 50, LR Khatian No:- 916  | Owner: দিলীপ কু: পাল, Gurdian: শচীন্দ্র চন্দ্র, Address: দিঘলা ,<br>Classification: ভোয়া,<br>Area: 0.01500000 Acre,   | Mr DILIP KUMAR PAL                                 |
| L14 | LR Plot No:- 50, LR Khatian No:- 2503 | Owner: সুধাংশু কু: পাল, Gurdian: শচীন্দ্র চন্দ্র, Address: দিঘলা ,<br>Classification: ভোয়া,<br>Area: 0.01500000 Acre, | Mr SUDHANSU KUMAR PAL                              |
| L15 | LR Plot No:- 50, LR Khatian No:- 2258 | Owner: শচীন্দ্র চন্দ্র পাল, Gurdian: মানিক নাথ, Address: মিত্র ,<br>Classification: ভোয়া,<br>Area: 0.06000000 Acre,   | Seller is not the recorded Owner as per Applicant. |

On 16-08-2021

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

Presented for registration at 21:05 hrs on 16-08-2021, at the Private residence by Mr SANTANU KUMAR PAL, 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 2,24,47,125/-

**Admission of Execution ( Under Section 55, W.B. Registration Rules, 1962 )**

Execution is admitted on 16/08/2021 by 1. Mr SANTANU KUMAR PAL, Son of Late SACHINDRA CHANDRA PAL, GAURDHAN -2 ABHAYNAGAR SRI MAYAPUR, P.O: SREE MAYAPUR, Thana: Nabadwip, City/Town: NABADWIP, Nadia, WEST BENGAL, India, PIN - 741313, by caste Hindu, by Profession Retired Person, 2. Mr SUDHANSU KUMAR PAL, Son of Late SACHINDRA CHANDRA PAL, LAXMI NARAYAN ROAD, 56, P.O: RABINDRA NAGAR, Thana: Dum Dum, City/Town: SOUTH DUM DUM, North 24-Parganas, WEST BENGAL, India, PIN - 700065, by caste Hindu, by Profession Retired Person, 3. Mr DILIP KUMAR PAL, Son of Late SACHINDRA CHANDRA PAL, LAXMI NARAYAN ROAD, 56, P.O: RABINDRA NAGAR, Thana: Dum Dum, City/Town: SOUTH DUM DUM, North 24-Parganas, WEST BENGAL, India, PIN - 700065, by caste Hindu, by Profession Retired Person, 4. Smt SUREKHA DATTA, Wife of Mr KANTI BHUSHAN DATTA, PLOT NO. 148B, HILLI CO-OPERATIVE SOCIETY, P.O: KHARAGPUR, Thana: Kharagpur, City/Town: KHARAGPORE, Paschim Midnapore, WEST BENGAL, India, PIN - 721306, by caste Hindu, by Profession House wife, 5. Smt JAYASREE DATTA, Daughter of Late SACHINDRA CHANDRA PAL, HIG L 7/7 BIRATI HOUSING ESTATE M B ROAD, P.O: NIMTA, Thana: Nimta, City/Town: DUM DUM, North 24-Parganas, WEST BENGAL, India, PIN - 700049, by caste Hindu, by Profession House wife  
Identified by Mr SUMAN KUMAR CHANDA, Son of Late SATYA KINKAR CHAND, GITANJALI 2 VIVEKANANDA ROAD, P.O: DUM DUM, Thana: Dum Dum, City/Town: SOUTH DUM DUM, North 24-Parganas, WEST BENGAL, India, PIN - 700065, by caste Hindu, by profession Service

**Admission of Execution ( Under Section 55, W.B. Registration Rules, 1962 ) [Representative]**

Execution is admitted on 16-08-2021 by Mr SAROJ KUMAR CHOWDHURY, PARTNER, GEMINI PROPERTIES (Partnership Firm), JESSORE ROAD SRI DURGA COLONY, 23A/54, City:- Dum Dum, P.O:- DUM DUM, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028

Identified by Mr SUMAN KUMAR CHANDA, Son of Late SATYA KINKAR CHAND, GITANJALI 2 VIVEKANANDA ROAD, P.O: DUM DUM, Thana: Dum Dum, City/Town: SOUTH DUM DUM, North 24-Parganas, WEST BENGAL, India, PIN - 700065, by caste Hindu, by profession Service

Execution is admitted on 16-08-2021 by Mrs RASHMI SINHA, PARTNER, GEMINI PROPERTIES (Partnership Firm), JESSORE ROAD SRI DURGA COLONY, 23A/54, City:- Dum Dum, P.O:- DUM DUM, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028

Identified by Mr SUMAN KUMAR CHANDA, Son of Late SATYA KINKAR CHAND, GITANJALI 2 VIVEKANANDA ROAD, P.O: DUM DUM, Thana: Dum Dum, City/Town: SOUTH DUM DUM, North 24-Parganas, WEST BENGAL, India, PIN - 700065, by caste Hindu, by profession Service



**Suman Basu**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. COSSIPORE**  
**DUMDUM**  
**North 24-Parganas, West Bengal**

On 19-08-2021

**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.

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 521/- ( B = Rs 500/- , E = Rs 21/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 521/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 16/08/2021 4:35PM with Govt. Ref. No: 192021220053428448 on 16-08-2021, Amount Rs: 521/-, Bank: SBI EPay ( SBIPay), Ref. No. 5718445977724 on 16-08-2021, 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 100/-, by online = Rs 39,921/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 1090, Amount: Rs. 100/-, Date of Purchase: 09/07/2021, Vendor name: Ranjita Pal

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 16/08/2021 4:35PM with Govt. Ref. No: 192021220053428448 on 16-08-2021, Amount Rs: 39,921/-, Bank: SBI EPay ( SBIPay), Ref. No. 5718445977724 on 16-08-2021, Head of Account 0030-02-103-003-02



Suman Basu

**ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. COSSIPORE  
DUMDUM**

**North 24-Parganas, West Bengal**

**Certificate of Registration under section 60 and Rule 69.**

**Registered in Book - I**

**Volume number 1506-2021, Page from 301430 to 301501  
being No 150607152 for the year 2021.**



Digitally signed by SUMAN BASU  
Date: 2021.08.28 12:25:30 +05:30  
Reason: Digital Signing of Deed.

*Suman*

**(Suman Basu) 2021/08/28 12:25:30 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM  
West Bengal.**

**(This document is digitally signed.)**