

1435/2023

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পশ্চিমবঙ্গ পঞ্চিম ব'ংগাল WEST BENGAL

AL 766842

A.R.A.

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Certified that the Document is admitted of Registration. The SignatureSheet and the endorsement sheets attached to this document are the part this Document.

Additional Registrar of
Assurances, IV, Kalkata

30 JAN 2023

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Additional Registrar of
Assurances-IV, Kolkata
DI

DEVELOPMENT AGREEMENT

THIS AGREEMENT FOR DEVELOPMENT is made on this

30th day of January, Two Thousand and Twenty

Three (2023) A.D.

ক্রমিকনং ১৫৮৭
 তারিখ ১৩-০১-১৯
 পৰামুৰ্বী ৩০/-
 অধিবক্তৃতা
 প্রেসেজার
 টিকেন্দা
 হেডজে
 স্টেচেন্স
 মাস্টারস প্রেস প্রেস ডেণ্ডার
 কালিগুরু কামুক এ. এ. এস. আর. অফিস
 প্রিস

কেন্দ্রীয় নাম - রঞ্জিতা পাল
 ট্রেজারির নাম ১- ব্যারাকপুর
 টিভি মৎ ১ 16.14 N 2023
 স্টাম্প খরিদের তারিখ
 এ. টি. টি. নং মোট কত টাকার 110 0 0
 স্টাম্প খরিদ করা হইয়াছে।





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



192022230272307411

GRN Details

GRN:	192022230272307411	Payment Mode:	Online Payment
GRN Date:	30/01/2023 15:10:22	Bank/Gateway:	State Bank of India
BRN :	IK0CBVSRZ5	BRN Date:	30/01/2023 15:12:58
GRIPS Payment ID:	300120232027230740	Payment Init. Date:	30/01/2023 15:10:22
Payment Status:	Successful	Payment Ref. No:	2000236023/1/2023

[Query No/*/Query Year]

Depositor Details

Depositor's Name:	Ashok Chowdhury
Address:	S S Pally
Mobile:	9830142268
Contact No:	09830142268
Depositor Status:	Others
Query No:	2000236023
Applicant's Name:	Mr Sankar Sahoo
Identification No:	2000236023/1/2023
Remarks:	Sale, Development Agreement or Construction agreement
Period From (dd/mm/yyyy):	30/01/2023
Period To (dd/mm/yyyy):	30/01/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000236023/1/2023	Property Registration- Stamp duty	0030-02-103-003-02	40020
2	2000236023/1/2023	Property Registration- Registration Fees	0030-03-104-001-16	21
			Total	40041

IN WORDS: **FORTY THOUSAND FORTY ONE ONLY.**

B E T W E E N

1. **SRI SUSHIL KUMAR DAY** (PAN: ACQPD5879C), (Aadhaar No. 7607 1151 0510), son of Late Joyram Day, by faith – Hindu, by occupation – Retired, by Nationality – Indian, 2. **SRI BIDYUT KUMAR DAY** (PAN: ACQPD5019A), (Aadhaar No. 8402 7657 4078), son of Late Joyram Day, by faith – Hindu, by occupation –Retired , by Nationality- Indian, 3. **SRI CHANDI CHARAN DAY** (PAN: ACQPD5882M), (Aadhaar No. 9676 8078 7174), son of Late Joyram Day, by faith – Hindu, by occupation – Retired, by Nationality – Indian, 4. **SMT. TAPATI DAY** (PAN: ALMPD4148B), (Aadhaar No. 3221 5346 1231), wife of Mohit Kumar Day, by faith – Hindu, by occupation – Housewife, by Nationality – Indian, 5. **SRI MANISHI LALL DAY** (PAN: AGJPD4616N), (Aadhaar No. 2437 0561 9657), son of Late Mohit Kumar Day, by faith – Hindu, by occupation – Business, by Nationality Indian, all are residing at 7A, Raj Kumar Basu Lane, P.O. - Dharamtala, P.S. - Muchipara, Kolkata – 700013, 6. **SMT. HEMA DAS** (PAN: AMPPD8372H), (Aadhaar No. 449731962813), wife of Shri Subrata Das, daughter of Late Mohit Kumar Day, by faith – Hindu, by occupation – Service, by Nationality – Indian, residing at 313/2, Bangur Avenue, Block – “A”, P.O. – Bangur Avenue, P.S. – Lake Town, Kolkata – 700055, District – North 24 Parganas, hereinafter together referred to as the “**OWNERS**” (which expression shall unless repugnant to the context or meaning be deemed to mean and include their



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respective heirs, legal representatives, executors, administrators and/or assigns) of the **FIRST PART**.

AND

SQUAREWOOD PROJECTS PRIVATE LIMITED, a private limited company, having CIN U70100WB2013PTC1965512, PAN: AALCA8874E, having its office at 6, Lyons Range, Fifth Floor, Unit No:2, Kolkata:700001, being represented by one of its directors, **BIKRAM KUMAR SARAF** (PAN: AVRPS6829B), (Aadhaar No. 4269 4692 3592), son of Sri Binode Kumar Saraf, by faith – Hindu, by occupation – Business, by Nationality – Indian, residing at 1, Jubilee Park, Block:3, Flat: 3N, Kolkata: 700033 P.O: Tollygunge & P.S. Golfgreen, District – South 24 Parganas, hereinafter called and referred to as the "**DEVELOPER**" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its successors, successors in office and assigns) of the **SECOND PART** .

I. BRIEF HISTORY OF DEVOLUTION OF TITLE OF THE PROPERTY:

WHEREAS by an Indenture dated 26th November, 1919, registered in the Office of the Registrar of Assurances Calcutta and duly recorded in Book No. I, Volume No. 157, at Pages 262 to 270, Being No. 5863 for the year 1919, one Johora Bibi sold, conveyed and transferred to Makur Lal Dey, land measuring about 7 cottah and 10



chittack, together with two storied brick built messuage tenements or dwelling house, situate, lying at and being No. 7, Wellington Lane, Holding No. 44 in Block VII, in the South Division of the town of Calcutta (hereinafter referred to as the **Mother Premises**), free from all encumbrances and for the consideration mentioned therein.

AND WHEREAS Makur Lal Dey alias Makar Lal Day, a Hindu, governed by the Dayabhaga School of Hindu Law, died leaving behind him surviving his wife, Lilabati Dasee and his three sons, namely, Joyram Day, Balaram Day and Rajaram Day, as his only legal heirs and heiress, who jointly and in equal share inherited the right, title and interest of Late Makur Lal Dey alias Makar Lal Day inter alia in the Mother Premises, free from all encumbrances.

AND WHEREAS Rajaram Day, a Hindu bachelor, governed by the Dayabhaga School of Hindu Law, died intestate leaving behind him surviving his mother, Lilabati Dasee, as his only legal heiress, who solely inherited the right, title and interest of Late Rajaram Day inter alia in the Mother Premises, free from all encumbrances.

AND WHEREAS sometimes in 1939 Joyram Day alias Joyram Day, being the legal heir of Late Makur Lal Dey alias Makar Lal Day, instituted a Suit being No. 502 of 1939 before the Hon'ble High Court of Judicature at Fort William in Bengal for fair distribution of the



estate of Late Makur Lal Dey alias Makar Lal Day amongst the legal heirs in metes and bound which include the Mother Premises.

AND WHEREAS a Decree was passed and in terms of the Decree and the Return of the Commissioner of Partition Joyram Dey became the owner of inter alia land measuring 4 cottah and 2 chittack and 17 sq. ft., more or less, being marked as Lot A out of the Mother Premises (hereinafter referred to as Joyram's Premises) and Lilabati Dasee became the owner of inter alia land measuring 3 cottah and 4 chittack and 15 sq. ft., more or less, being marked as Lot B out of the Mother Premises (hereinafter referred to as Lelabati's Premises), free from all encumbrances.

AND WHEREAS Lilabati Dasee, a Hindu, governed by the Dayabhaga School of Hindu Law, died leaving behind her surviving her two sons, namely, Joyram Day alias Joyram Dey and Balaram Day, as her only legal heirs, who jointly and in equal share inherited the right, title and interest of Late Lilabati Dasee inter alia in Lelabati's Premises, free from all encumbrances.

AND WHEREAS pursuant to the above Joyram Day alias Joyram Dey became the sole and absolute owner of Joyram's Premises and $\frac{1}{2}$ (half) share of Lilabati's Premises aggregating to land measuring about **5 cottah 12 chittacks 22.5 sq. ft.** more or less (hereinafter

collectively referred to as the **Said Premises**) and more fully described in the **FIRST SCHEDULE** below, free from all encumbrances.

AND WHEREAS said Joyram Day alias Joyram Dey died intestate on 17.07.1962 leaving behind his wife Smt. Uma Day one daughter Smt. Kalpana Law and his four sons namely Sushil Kumar Day, Mohit Kumar Day, Chandi Charan Day and Bidyut Kumar Day as his legal heirs and successors to the Said Premises and estate left by the said Late Joyram Day alias Joyram Dey.

AND WHEREAS after demise of said Joyram Day alias Joyram Dey as per provision of the Law of Hindu Succession Act, 1956 said Smt. Uma Day, Smt. Kalpana Law, Sushil Kumar Day, Mohit Kumar Day, Chandi Charan Day and Bidyut Kumar Day were jointly became the owners of Said Premises and also mutated their name in the records of Kolkata Municipal Corporation vide Premises No. 7A, Raj Kumar Bose Lane, Ward No. 51, Kolkata – 700013 and also they were seized, possessed thereof free from all encumbrances and charges in any manner whatsoever and each of them were became the owner of undivided 1/6th share of the Said Premises.

AND WHEREAS by a Deed of Release dated 18.11.1978 which was registered at the office of the Sub Registrar of Assurances Calcutta and duly recorded in Volume No.- 183, Pages from 157 to 163, Being No.- 5301 for the year 1978, Smt. Kalpana Law, wife of Sri

Tapan Kumar Law of 121B, Mukhtaram Babu Street, Calcutta therein described as the releasor of the one part and (1) Sushil Kumar Day, (2) Mohit Kumar Day, (3) Chandi Charan Day and (4) Bidyut Kumar Day all of 7, Rajkumar Basu Lane, Calcutta therein described as the releases of the other part, the said releasor released and/or relinquished her all right title and interest in respect of the undivided 1/6th share of all that piece and parcel of land measuring about **4 Cottah 1 Chittacks 17 sq.ft.** more or less together with three storied brick-built building standing thereupon, lying and situated at the western portion of Premises No. 7, Raj Kumar Basu Lane, (formerly Wellington Lane), P.S. – Muchipara, Kolkata – 700013 being forming part of the Said Premises.

AND WHEREAS after execution and registration of the said deed of release said (1) Sushil Kumar Day, (2) Mohit Kumar Day, (3) Chandi Charan Day and (4) Bidyut Kumar Day were jointly become the owner of undivided 5/6th share of the Said Premises and their mother Smt. Uma Day became the owner of undivided 1/6th share of the Said Premises and also mutated their names in the records of Kolkata Municipal Corporation vide Premises No. 7A, Raj Kumar Bose Lane, Kolkata - 700013.

AND WHEREAS thereafter said Smt. Uma Day died intestate on 28th Dec-1990 leaving behind her four sons namely (1) Sushil

Kumar Day, (2) Mohit Kumar Day, (3) Chandi Charan Day and (4) Bidyut Kumar Day and one daughter Smt. Kalpana Law as her legal heirs and successors to the Said Premises and estate left by the said Smt. Uma Day.

AND WHEREAS after demise of said Smt. Uma Day as per provision of the Law of Hindu Succession Act, 1956 said (1) Sushil Kumar Day, (2) Mohit Kumar Day, (3) Chandi Charan Day and (4) Bidyut Kumar Day and Smt. Kalpana Law were jointly inherited from their mother undivided 1/6th share of all that piece and parcel of land measuring about 4 Cottah 11 Chittacks 17 sq.ft. more or less i.e., 565.34 sq.ft. more or less together with undivided 1/6th share of three storied brick-built building standing thereupon having covered area of 6000 sq.ft. more or less i.e., undivided 1/6th share is 1000 sq.ft. more or less, lying and situated at the western portion of Premises No. 7A, Raj Kumar Basu Lane, (formerly Wellington Lane), P.S. – Muchipara, Kolkata – 700013 and each of them obtained from their mother all that undivided 1/5th share out of said undivided 1/6th share of land with building at the Said Premises.

AND WHEREAS thus said (1) Sushil Kumar Day, (2) Mohit Kumar Day, (3) Chandi Charan Day and (4) Bidyut Kumar Day and Smt. Kalpana Law each of them inherited from their mother undivided 1/30th share of land measuring about 4 Cottahs 11 Chittacks 17 Sq

Ft more or less i.e 113.07 sq.ft. more or less and undivided 1/30th share of three storied building i.e covered area of 200 sq.ft. more or less at the Said Premises.

AND WHEREAS thereafter said Mohit Kumar Day died intestate on 15.09.2020 leaving behind his wife Smt. Tapati Day one son Manishi Lal Day and one daughter Smt. Hema Das as his legal heirs and successors to the Said Premises and estate left by the said Mohit Kumar Day.

AND WHEREAS thereafter by a deed of gift dated 10.06.2022, registered at the office of the A.R.A.- IV , Kolkata and duly recorded in Book No.- I, Volume No: 1904-2022, Page No: 639001 to 639044, Being No.- 190409343, for the year 2022 said Smt. Kalpana Law out of natural love and affection thereby gifted, transferred and conveyed **ALL THAT** undivided **1/30th** share of land measuring about **4** Cottah **11** Chittacks **17** sq.ft. more or less i.e. **113.07 sq.ft.** more or less and undivided **1/30th** share of three storied building i.e., having covered area of **200 sq.ft.** more or less (in Ground floor **66.67** sq.ft. more or less on the First floor **66.67** sq.ft. more or less & on the Second floor **66.67** sq.ft. more or less), lying and situated at Premises No. 7A, Raj Kumar Bose Lane (formerly Wellington Lane), P.S. – Muchipara, Ward No. 51, within the limits of Kolkata Municipal Corporation, Kolkata – 700013 unto and in favour of 1.Sri Sushil Kumar Day, son of Late

Joyram Day, 2. Sri Bidyut Kumar Day, son of Late Joyram Day, 3. Sri Chandi Charan Day, son of Late Joyram Day, 4. Smt. Tapati Day, wife of Mohit Kumar Day, 5. Sri Manishi Lall Day, son of Late Mohit Kumar Day, all are residing at 7A, Raj Kumar Basu Lane, P.O. - Dharamtala, P.S. - Muchipara, Kolkata - 700013, 6. Smt. Hema Das, wife of Shri Subrata Das, daughter of Late Mohit Kumar Day, residing at 313/2, Bangur Avenue, Block - "A", P.O. - Bangur Avenue, P.S. - Lake Town, Kolkata - 700055, District - North 24 Parganas.

AND WHEREAS after execution and registration of the said deed of gift said 1. Sri Sushil Kumar Day, 2. Sri Bidyut Kumar Day, 3. Sri Chandi Charan Day, were jointly became the owners of undivided 3/4th share of **ALL THAT** land measuring about **4** Cottah **11** Chittacks **17** sq.ft. more or less together with undivided 3/4th share of three storied building standing thereupon having covered area of 6000 Sqft more or less (on the ground floor covered area of 2000 Sq ft more or less , on the first floor covered area of 2000 Sqft more or less , on the Second floor covered area of 2000 Sqft more or less) lying and situated at the western portion of Premises No. 7A, Raj Kumar Basu Lane, (formerly Wellington Lane), P.S. - Muchipara, Kolkata - 700013 and also seized and possessed thereof free from all encumbrances and charges in any manner whatsoever.

AND WHEREAS after execution and registration of the said deed of gift said Smt. Tapati Day, Sri Manishi Lall Day, Smt. Hema Das, were jointly became the owners of undivided 1/4th share of **ALL THAT** land measuring about **4 Cottah 11 Chittacks 17 sq.ft.** more or less together with undivided 3/4th share of three storied building standing thereupon having covered area of 6000 Sq Ft more or less (on the ground floor covered area of 2000 Sq Ft more or less, on the first floor covered area of 2000 SqFt more or less, on the Second floor covered area of 2000 Sq Ft more or less) lying and situated at the western portion of Premises No. 7A, Raj Kumar Basu Lane, (formerly Wellington Lane), P.S. – Muchipara, Kolkata – 700013 and also seized and possessed thereof free from all encumbrances and charges in any manner whatsoever and each of them were became the owners of undivided 1/12th share of the Said Premises.

AND WHEREAS after execution and registration of the said deed of gift said owners 1. Sri Sushil Kumar Day, 2. Sri Bidyut Kumar Day, 3. Sri Chandi Charan Day, Smt. Tapati Day, Sri Manishi Lall Day, Smt. Hema Das were jointly measured the said plot of land by a reputed engineer and after measurement of the said land now the said is physically comes as All that piece and parcel of land measuring about **4 cottahs 15 chittack and 9 sq. ft.** out of the Mother Premises, and also it is pertinently mentioned herein that by virtue of the decree arising out of Suit being No. 502 of 1939 before the Hon'ble High Court

of Judicature at Fort William in Bengal and by virtue of inheritance from his mother said Joyram Day alias Joyram Dey became the owner of All that piece and parcel of land measuring about **5 Cottahs 12 Chittacks 22.5 Sft more or less** at the western portion of Premises No. 7A, Raj Kumar Basu Lane, (formerly Wellington Lane), P.S. – Muchipara, Kolkata – 700013.

AND WHEREAS thereafter by virtue of a deed of Declaration dated 16.01.2023, which was registered at the office of the A.R.A.- IV, Kolkata and duly recorded in Book No.- I, Volume No: 1904-2023, Page No: 73413 to 73432 , Being No.- 190400844, for the year 2023 said Smt. Kalpana Law and said Sri Sushil Kumar Day, Sri Bidyut Kumar Day, Sri Chandi Charan Day, Smt. Tapati Day, Sri Manishi Lall Day, Smt. Hema Das were jointly declared that :-

- i. In said original deed of Gift dated 10.06.2022 in Page No. 5, Line No. 3, is written as Book No.- I, Being No.- 4637 for the year 1978 which is simple typographical mistake and wrongfully written which should be read and written as Book No.-I, Volume No.- 183, Pages from 157 to 163, Being No.- 5301 for the year 1978 which is correct and also which is recorded in the Records of Concerned Registration office i,e Registrar of Assurances Calcutta .

- ii. In said original deed of Gift Page No. 5, Line No. 11, is written as Land measuring about 4 Cottahs 11 Chittacks 17 Sft more or less which is simple typographical mistake and wrongfully written which should be read and written as Land measuring about 4 Cottahs 1 Chittacks 17 Sft more or less which is correct and also clearly mentioned in the Schedule of said Deed of release dated 18.11.1978, Being No.- 5301.
- iii. In the said original Deed of Gift the said error was an inadvertent error due to simple typographical mistake.

AND WHEREAS it is clearly mentioned herein that by virtue of the said deed of gift dated 10.06.2022, said donor Smt. Kalpana Law gifted her undivided 1/30th share out of the land measuring about **4** Cottah **11** Chittacks **17** sq.ft. more or less together with three storied building standing thereupon having covered area of 6000 Sq Ft more or less which was inherited from her mother Smt. Uma Day, but by virtue of the said deed of release dated 18.11.1978 said Smt. Kalpana Law released her undivided 1/6th share of an area of land measuring about **4** Cottah **1** Chittacks **17** sq.ft. more or less , thus now said Smt. Kalpana Law is become the owner of undivided 1/6th share of remaining 10 Chittacks more or less i,e **75** Sft more or less which she is inherited from her father Late Joyram Day alias Joyram Dey.

AND WHEREAS now as per physical measurement said land is measured as All that piece and parcel of land measuring about **4** cottahs **15** chittack and **9** sq. ft. more or less, thus now the Donor herein is the owner of remaining undivided $1/6^{\text{th}}$ share of said physical measurement area of All that piece and parcel of remaining land measuring about 3 Chittacks 37 Sft more or less i,e 28.67 Sft more or less by virtue of inheritance from her father Late Joyram Day alias Joyram Dey and undivided $1/30^{\text{th}}$ share of said physical measurement area of All that piece and parcel of land measuring about 3 Chittacks 37 Sft more or less i,e 5.74 Sft more or less by virtue of inheritance from her mother Late Uma Dey.

AND WHEREAS thus said Smt. Kalpana Law has become the sole and absolute owner of All that undivided $1/6^{\text{th}}$ share of remaining 10 Chittacks more or less i,e **75** Sft more or less which she is inherited from her father Late Joyram Day alias Joyram Dey together with undivided $1/6^{\text{th}}$ and $1/30^{\text{th}}$ i,e total $1/5^{\text{th}}$ share land measuring about 3 Chittacks 37 Sft more or less i,e **34.41** Sft more or less total area of land measuring about **109.41** Sft more or less at the western portion of Premises No. 7A, Raj Kumar Basu Lane, (formerly Wellington Lane), P.S. – Muchipara, Kolkata – 700013, to which she is inherited from her deceased father and mother respectively.

AND WHEREAS thereafter a deed of gift dated 16.01.2023, registered at the office of the A.R.A.- IV , Kolkata and duly recorded in Book No.- I, Volume No: 1904-2023, Page No: 76080 to 76116, Being No.- 190400845, for the year 2023 said Smt. Kalpana Law out of natural love and affection thereby gifted, transferred and conveyed **All that** undivided 1/6th share of 10 Chittacks more or less i,e **75** Sft more or less together with undivided 1/6th and 1/30th i,e total 1/5th share land measuring about 3 Chittacks 37 Sft more or less i,e **34.41** Sft more or less total area of land measuring about **109.41** Sft more or less at the western portion of Premises No. 7A, Raj Kumar Basu Lane, (formerly Wellington Lane), P.S. - Muchipara, ward No.- 51, Assessee No.- 110512800099, within the limits of Kolkata Municipal Corporation, Kolkata - 700013, unto and in favour of 1.Sri Sushil Kumar Day, son of Late Joyram Day, 2. Sri Bidyut Kumar Day, son of Late Joyram Day, 3. Sri Chandi Charan Day, son of Late Joyram Day, 4. Smt. Tapati Day, wife of Mohit Kumar Day, 5. Sri Manishi Lall Day, son of Late Mohit Kumar Day, all are residing at 7A, Raj Kumar Basu Lane, P.O. - Dharamtala, P.S. - Muchipara, Kolkata - 700013, 6. Smt. Hema Das, wife of Shri Subrata Das, daughter of Late Mohit Kumar Day, residing at 313/2, Bangur Avenue, Block - "A", P.O. - Bangur Avenue, P.S. - Lake Town, Kolkata - 700055,, District - North 24 Parganas.

AND WHEREAS after execution and registration of this Deed of Gift the Smt. Tapati Day, Sri Manishi Lall Day, Smt. Hema Das, were jointly became the owners of undivided 1/4th share of **ALL THAT** land measuring about **5** cottah **12** chittacks **22.5** sq. ft. more or less by virtue of the decree arising out of Suit being No. 502 of 1939 before the Hon'ble High Court of Judicature at Fort William in Bengal and by virtue of inheritance from mother of said Joyram Day alias Joyram Dey, but as per at present physical measurement an area of All that piece and parcel of land measuring about 4 cottahs 15 chittack and 9 sq. ft. together with undivided 1/4th share of three storied building standing thereupon lying and situated at the western portion of Premises No. 7A, Raj Kumar Basu Lane, (formerly Wellington Lane), P.S. – Muchipara, Kolkata – 700013.

AND WHEREAS after execution and registration of this Deed of Gift said Sri Sushil Kumar Day, Sri Bidyut Kumar Day, Sri Chandi Charan Day, were jointly became the owners of undivided 3/4th share of **ALL THAT** land measuring about **5** cottah **12** chittacks **22.5** sq. ft. more or less by virtue of the decree arising out of Suit being No. 502 of 1939 before the Hon'ble High Court of Judicature at Fort William in Bengal and by virtue of inheritance from mother of said Joyram Day alias Joyram Dey , but as per at present physical measurement An area of All that piece and parcel of land measuring about 4 cottahs 15 chittack and 9 sq. ft. together with undivided 3/4th share of three

storied building standing thereupon lying and situated at the western portion of Premises No. 7A, Raj Kumar Basu Lane, (formerly Wellington Lane), P.S. – Muchipara, Kolkata – 700013.

AND WHEREAS thus the owners herein has become the joint owners of **ALL THAT** land measuring about **5 cottah 12 chittacks 22.5 sq. ft.** [as per physical measurement the actual area found to be **4 cottah 15 chittack and 9 sq. ft.**] more or less together with three storied building standing thereupon having covered area of 6000 Sq Ft more or less (on the ground floor covered area of 2000 Sq Ft more or less, on the first floor covered area of 2000 Sq Ft more or less , on the Second floor covered area of 2000 Sq Ft more or less) lying and situated at the western portion of Premises No. 7A, Raj Kumar Basu Lane, (formerly Wellington Lane), P.S. – Muchipara, Kolkata – 700013, within Kolkata Municipal Corporation, Ward No.- 51.

AND WHEREAS for better living and occupation, the Land Owners decided to Develop the said Plot of Land and to construct a multi storied building thereon, but due to lack of experience, the Land Owners are not in a position to execute and perform all works of development and construction by themselves, as such they decided to execute and perform the said works of development and constructions of a building through Developer/Builder, who could provide adequate finance for the same. As such the Land Owners, approached to the

Developer/Builder being the Party of the SECOND PART herein, for execution and perform entire works of development of the said Plot of Land and entire works of construction in and upon the said Plot of Land, who had been expertise in development and works of constructions and they could provide adequate finance for the same. That the Developer/Builder and the Land Owners herein, on mutual discussions, being satisfied with each other, both the Parties accepted all terms and conditions recorded hereunder.

AND WHEREAS the owners have also agreed to execute and registered Development Power of Attorney in respect of the Said Premises in favour of the Developer authorizing them to enter into any agreement for sale and or any other acts deed or things in any manner whatsoever in respect of the Developer's Allocation with the intending buyer or buyers of the flats, parking spaces, office, shops etc. together with undivided proportionate share of land in proposed building to be constructed by the Developer at their own Costs and responsibility and the owner of the land shall not be liable for any dispute or difference for the same in respect of the Schedule mentioned property . The Owners hereby declares as follows: -

- a) They are joint Owners of the Said Premises and the same are free from all encumbrances.

- b) There are no suits, appeals and/or cases pending and/or no communication and/or no reference was made in respect of the Said Premises or any part thereof.
- c) No person other than the Owners have any right, title and/or interest of any nature whatsoever in the Said Premises or any part thereof.
- d) The Said Premises or any part thereof is at present not affected by any scheme of any authority or authorities nor any notice of acquisition or requisition or any alignment under any law and/or otherwise nor any notice or intimation about any such proceedings has been received or come to the notice of the Owners.
- e) The Owners have not in any way dealt with the Said Premises whereby the right, title and interest of the Owners as to the ownership, use, development and enjoyment thereof, is or may be affected in any manner whatsoever.
- f) The Owners are fully and sufficiently entitled to enter into this Agreement.

**NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY
AGREED BY AND BETWEEN THE PARTIES AS FOLLOWS THAT: -**

A. THE SAID PREMISES:-

The Said Premises being **ALL THAT** land measuring about 5 cottah 12 chittacks 22.50 sq. ft. [as per physical measurement the actual area found to be 4 cottah 15 chittack and 9 sq. ft. more or less together with three storied building standing thereupon having covered area of 6000 Sq Ft more or less (on the ground floor covered area of 2000 Sq Ft more or less, on the first floor covered area of 2000 Sq Ft more or less, on the Second floor covered area of 2000 Sq Ft more or less) lying and situated at the western portion of Premises No. 7A, Raj Kumar Basu Lane, (formerly Wellington Lane), P.S. – Muchipara, Kolkata – 700013.

B. APPOINTMENT:

The Owners do hereby jointly appoint **SQUAREWOOD PROJECTS PRIVATE LIMITED**, a Private limited Company, having CIN U70100WB2013PTC1965512, PAN: AALCA8874E, having its Registered office AT 6 Lyons Range, Fifth Floor, Unit No:2, Kolkata:700001, being represented by its Director, **BIKRAM KUMAR SARAF** (PAN: AVRPS6829B), Aadhaar no 4269 4692 3592, son of Binode Kumar Saraf, by faith – Hindu, by occupation – Business, by Nationality – Indian, residing at 1 Jubilee Park, Block:3, Flat: 3N, Kolkata: 700033 P.O: Tollygunge & P.S. Golfgreen, District – South 24 Parganas Second Party as the Developer of the Said Premises and the Developer/Second Party has accepted such appointment and such appointment

shall commence on and from the date of execution and registration of this Development agreement and shall continue till completion of the project coupled with delivery of Owners' share to the Owners as per this agreement.

- 1) The Owners do hereby empower and authorise the Developer to proceed with the construction of the building and pre and post construction proceedings and compliances to start the construction.

C. POSSESSION, PROJECT AND COMMENCEMENT:

- 1) The Owners shall hand over physical possession of the Said Premises within two months from the date of sanction of the approved building Plan from the KMC and also handover the Photocopies of all original documents of title including tax receipts and other related documents regarding to the Said Premises to the Developer on the date of the execution of this Development Agreement and further undertake to produce all original documents of title and other related original documents of the Said Premises to the respective authority or authorities at the request of the Developer as and when it will be required but all the times till completion of the project in full respect, those original documents of title to be kept in the custody of the owners. Be it noted here that all the original

documents to be handed over to the flat owner's association appointed by the Developer after completion of the project and / or after obtaining Completion certificate from the KMC authority.

- 2) The Developer shall construct a Five (G+Four) storeyed, multiuse, building (herein after referred to as the **Building**) on the Said Premises strictly in accordance with the building plan and or revised building plan to be sanctioned by the Kolkata Municipal Corporation and as specification set out in the **Fifth Schedule** appended hereto (herein after referred to as **the Project**).
- 3) The project shall mean and comprises building(s) comprises flats, car parking spaces, commercial/semi-commercial spaces, roads/ passages, garden/greens etc. within the Said Premises.
- 4) The Project shall commence on the day of execution and registration of this agreement and shall be completed within **30 (Thirty) months** from the date of getting sanction building plan from the Kolkata Municipal Corporation or within one such additional period as the parties herein mutually agreed upon.
- 5) The Developer shall pay and bear all costs and expenses of construction of the Building as well as pay and bear all fees

for sanction of the building plan, architect and engineer's fees, and all other fees, charges and payment for effectual habitable completion of the Project inclusive of lighting of common areas and roads/passages, garden/greens.

D. BUILDING PLAN:

The Developer shall at its own costs and expenses prepare a building plan and submit the same to the Kolkata Municipal Corporation for sanction and shall pay and bear all fees including sanction fees for having the said plan sanctioned. Such amount of fees and other expenses to be incurred for the same are not adjustable with the Owners' share but refundable in the event this agreement is cancelled and rescinded by the Owners for no fault of the Developer or in the event the Developer cancels this agreement due to inordinate delay for whatsoever reasons, caused by the Owners, to complete the project.

E. OWNERS' ALLOCATION: -

1. The Owners shall be entitled to get four residential flats, each should be built up area of **1070 Sq Ft** more or less and to be situated one each on the first, second, third and fourth floor respectively and four numbers of light motor vehicle wheeler residential car parking space on the ground floor

and a Flat measuring of built up area **450** Sq Ft more or less on the ground floor as per sanctioned building plan of the proposed multi-storeyed Building **together with** undivided proportionate share in the Said Premises and the Building to be constructed as per specification described in the **Fifth Schedule** hereunder written together with proportionate share of the land and proportionate share in the common areas and facilities more particularly described in the **Fourth Schedule** hereunder written, attached to the said Building (herein after referred to as **the Owners' Share/Allocation**), the Owners' Share is more fully described in the **Second Schedule** below.

2. **EXTRA FAR:** That the Developer herein has declared that after completion of construction of the Building if any extra FAR is available and sanctioned by the Kolkata Municipal Corporation and obtained by the Developer, in that case the Developer shall construct the extra FAR by adding construction of the fifth floor which will make the Five (G+Four) storied to Six (G+Five) storied building and in that case the Owners shall be entitled to get 50% of constructed area on the fifth floor of the building and balance 50% constructed area of the said fifth floor shall be entitled to get by the Developer herein and/or it may be settled amicably

by selling the Owners' Share to the Developer on a preferential basis (at built up area and its market rate) based on the best offer from the developer after obtaining sanction from the Kolkata Municipal Corporation for the extra available FAR.

3. **NON REFUNDABLE AMOUNT:** That the Owners shall be entitled to get Rs. **20,00,000/-** (Rupees Twenty Lakhs) **only** as a non-refundable money to be paid by the Developer at the end of the Project completion i.e. on the date of handover of Owners' Share to the Owners by the Developer and any amount paid such as KMC tax etc. paid by the Developer on behalf of the Owners till the date of signing of JDA will be adjusted in this forfeit amount.
4. **SECURITY DEPOSIT:** That the Developer shall pay to the Owners in total the sum of Rs. **35,00,000/-** (Rupees Thirty Five Lakhs) **only** in following manners:
 - i) Rs. **10,00,000/-** (Rupees Ten Lakhs) **only** as interest free security deposit to be paid within one month from the date of signing of this Agreement.
 - ii) The Developer shall pay further the sum of Rs. **25,00,000/-** (Rupees Twenty Five Lakhs) **only** as interest free security deposit to the land owners at the

time of delivery of possession of the Said Premises in full vacant condition.

The sum of security deposit of Rs. **35,00,000/-** (Rupees Thirty Five Lakhs) **only** to be refunded interest free by the Owners to the Developer after obtaining Completion Certificate from Kolkata Municipal Authority.

5. **RENT:** That the Developer will pay Rs. **80,000/-** (Rupees Eighty Thousand) per month (for 4 landowners) on account of Rent from the day on which the Owners vacate the Said Premises till the time of re-entry/handover in the project as and when completed as per the terms of this agreement. An amount equal to one year's rent will be paid to the land owners before 15 days of vacating the premises. The next phase/term of payment of rent will be mutually agreed between the Developer and the landowners on completion of 10 months from the date of vacating the premises and the period of rent will be finalized after seeing the construction progress and the time that will be left for the construction to be completed fully and that the land owners will get the physical possession of their flats.

6. **PHYSICAL POSSESSION :**That the land owners will hand over peaceful physical possession of the property to the

Developer within two months from the date of sanction from KMC or as the case may be after mutual discussion between the Developer and the land owners.

7. **ALLOCATION AGREEMENT:** An allocation supplementary agreement to be done after the JDA and POA so that clear demarcation of flats with exact measurement as per Approved plan and car parking's are done with flat number & parking number mentioned in such agreement for which the parties herein have jointly decided to execute one agreement for supplemental for specific allotment of flats and car parking spaces and also for specific allotment of the respective owners and for the developer as per the approved Sanction plan from KMC.

F. DEVELOPER'S ALLOCATION :-

The Developer shall also be entitled to get built up area of **1070 Sq Ft** more or less Flat and to be situated one each on the first, second, third and fourth floor respectively and four numbers of light motor vehicle car parking space on the ground floor of the proposed Five (G+Four) storied building which to be constructed as per specification described in the **Fifth Schedule** hereunder written together with proportionate share of the land and proportionate share in the common areas and facilities more particularly

described in the **Fourth Schedule** hereunder written, attached to the said building (herein after referred to as **the Developer's share/Allocation**) the Developer's Share is more fully described in the **Third Schedule** below.

That the developer herein has declared that after completion of construction of the Five (G+Four) storied building if any extra FAR is sanctioned by the Kolkata Municipal Corporation and obtained by the developer in that case the Developer shall construct the extra FAR by adding construction of the fifth floor which will make the Five (G+Four) storied to Six (G+Five) storied building and in that case the land owners shall be entitled to get 50% constructed area on the fifth floor of the building and balance 50% constructed area of the said fifth floor shall be entitled to get by the Developer herein and/or it may be settled amicably by selling the Owners' Share to the Developer on a preferential basis (at built up area market rate) based on the best offer from the Developer at existing market rate after obtaining sanction from the Kolkata Municipal Corporation for the extra available FAR.

G. POWER AND AUTHORITY:

- 1) The Owners in addition to the execution of the Development Agreement are also executing and registering a Development Power of Attorney, in favour of the Developer and the Owners hereby nominate, constitute and appoint the Developer as the

lawful Attorney of the Owners, to do all acts, deeds and things mentioned below, for, in the name of and on behalf of the Owners, concerning execution and exploitation of the Said Premises and to execute the Project, to sign and submit the building plan and all other documents relating to building plan and the Project, to deal with the Developer's share in the Building in the manner as the Developer thinks fit and proper.

- 2) The Developer shall be at liberty to negotiate and enter into agreement for Sale/Lease/Mortgage (both equitable or registered) /Transfer in respect of the Developer's share.
- 3) The Developer may sale, convey, transfer, let out, do equitable mortgage, or do registered mortgage with Banks or Financial Institutions and/or lease out the Developer's share at such rate, rent or premium as the Developer may think fit and proper and retain such sum in liquidation towards their costs and expenses for construction of the building and other expenses as may be required to be paid and incurred for construction of the Building including fees for sanction of plan, soil testing fees other licence fees and charges, legal fees, execution and registration of documents, conveyances and other instruments in connection with construction of the said building and out pocket expenses etc. and also retain the remaining sum towards the Developer's fee/remuneration for development of the Said Premises.

- 4) The Developer shall be at liberty to negotiate and enter into agreement for Sale/Lease/Mortgage/Transfer in any manner of the Developer's share in the said building with any prospective buyer or buyers during or after the construction together with proportionate share of land of the Said Premises and common passage, space and all other common facilities and amenities.
- 5) The Developer shall be at sole liberty to engage, appoint, discharge or terminate various professionals like legal adviser, architect, R.C.C. consultants, contractors and/or labours who shall on behalf of the Developer from time to time take steps for construction of the building.
- 6) The Developer shall have the right to receive moneys from prospective buyers and/or his/their agents for proceeding construction of the said proposed multi-storeyed building on the Said Premises, And also if any reasonable required the developer entered into any partnership with any financial/working partners for completion of the said multi-storeyed building and for the same the land owners shall not raise any objection thereof. The Owners will have no responsibility or obligations for such borrowing in any manner to jeopardize or prejudice the right of the land Owners under this Agreement in law.

7) The Developer shall be at liberty to take loan from any Banks or Financial Institutions and do any such mortgage of Developer's share in the form of equitable mortgage or registered mortgage.

H. TAX AND PAYMENTS:

The Developer shall pay all Municipal rates, taxes and other Government taxes, utility payments and rents from the date of execution of this Agreement till handing over of the Owners' Share to the Owners. Any direct or indirect taxes which are attributable as per law on Owners account will have to be borne and paid by the Owners.

I. COMMON AREAS AND FACILITIES:

It is agreed that all the Owners of flats of the said building shall have the right of common enjoyment of stair case, water reservoir, overhead tank passage and roof of the building and other common areas and common facilities. The roof of the building may be used for fixing T.V. Antenna, drying clothes etc.

J. MAINTENANCE AND MANAGEMENT:

It is agreed that the Developer shall manage, maintain and administer the Project until formation of the association, and after formation of the association, the management and maintenance of the Project shall be entrusted to the association subject to and

in accordance with the terms in respect thereof as stipulated by the Developer.

The association shall manage and maintain the Common Portions and services of the Building and shall collect the costs and service charge therefor. It is clarified that the maintenance charge shall include premium for the insurance of the Building, water, electricity, sanitation and scavenging charges and also occasional repair and renewal charges for all common wiring, pipes, electrical and mechanical equipment's which includes the lift and other installations, appliances and equipment's.

K. OTHER TERMS AND CONDITIONS:

- 1) The Developer shall do all other related works in connection with the construction of the said building.
- 2) Save and except the Owners' share as aforesaid, the Owners shall have no right to claim or demand further area in the proposed building and/or any sum in addition to the sum mentioned as the Owners' share herein as the consideration of the Development of the Said Premises.
- 3) The Developer shall be entitled to put signage on the Said Premises stating the name of the Developer, their address and other particulars as may be required from the date of execution of this Agreement. The Developer have the sole rights to

advertise in the daily newspapers, T.V. etc. in their names self for publicity and sale of flats/Garages of the Developer's share.

- 4) The Owners shall not do or caused to do any acts deeds or things whereby the Developer may be prevented from execution of the Project in any manner.
- 5) Both the parties shall abide by all laws, bye-laws, rule and regulations of the Government, Statutory bodies and local bodies as the case may be and shall attend to answer and the responsibility for any deviation, violation and/or breach of the said laws, bye-laws and regulations.
- 6) That if any time during the subsistence of this Agreement the Said Premises and/or the property acquired by the Government or other authority in that event this Agreement shall stand cancelled and the compensation receivable by the Owners shall be apportioned between the Owners and the Developer taking into consideration the cost actually incurred by the Developer in respect of the said Building on the date of acquisition.
- 7) That at any point of time for the purpose of modification of this agreement the land owners and the developer shall amicably execute any supplementary development agreement which should be registered or unregistered as per requirement.

L. CANCELLATION:

The Owners shall have no right or power to terminate this agreement within the stipulated period, if the Developer violate any of the terms and conditions contained in this Agreement in that case the land owners shall inform the same in writing through registered post. The owners can then cancel this agreement if the Developer violates any terms and conditions of this agreement even after giving due notice in writing and an opportunity to be heard, all deposit money will be forfeited and cancel the registered power of attorney and transactions done by developer based on POA will stand cancelled

The Developer can cancel this Agreement if there is any Title issues from the side of the Owners or if there is significant delay in handing over the physical possession for construction after giving due notice in writing and an opportunity to be heard. In that event of cancellation by the Developer due to non compliance the Owners shall refund all payments to the Developer within a period of 30 days from the date of cancellation of this Agreement.

M. INDEMNITY and UNDERTAKINGS:

- 1) The Developer do hereby undertake to indemnify the Owners as the Land Owners shall not be liable for any default or deviation of sanctioned building plan and/or defective workmanship and/or the measurement and/or quality and

durability of materials and/or for quality of construction of the building. The Developer shall solely be responsible to the Kolkata Municipal Corporation, Govt. of West Bengal and other authorities for any deviation of the said plan and/or unauthorised and illegal construction in the Said Premises.

- 2) The Developer do hereby undertake to indemnify the Owners against all losses, costs, damages, expenses, claims and demands whatsoever the Owners may sustain for any illegal construction, any damage that may occur during demolition of the existing building and construction of said building to the adjoining buildings including roads around the Said Premises and resident therein, and/or any loss of life, disablement of labours, passers-by at the time of construction of the proposed building on the Said Premises or any part thereof.
- 3) The Owners do hereby undertake to indemnify the Developer against all losses, costs, damages, expenses, claims and demands whatsoever the developer may sustain for dispute of title regarding the Said Premises more fully and particularly described in the **FIRST SCHEDULE** written herein.
- 4) The Developer do hereby undertakes to pay and bear all fees, charges, penalty, interests and/or any outgoings and

purchase consideration of building materials and related goods, device and equipment's, attachments to effectuate the proposed building and the Said Premises in its habitable conditions and further undertakes to pay all vendors in time.

- 5) The developer shall demolish the existing building at their own cost and responsibility on the said premises and also take all building materials/salvage of the said demolished building and for the same the land owners shall not raise any objection thereof.
- 6) That after completion of the construction work of the proposed building the developer shall be liable to obtain building completion certificate from the Kolkata Municipal Corporation at their own cost and responsibility and handover photocopy of the same to the land owners herein.

N. ARBITRATION:

If at any time dispute arise between the parties hereto regarding the construction or interpretation of any of the terms and conditions herein contained or touching these presents or determination or any liability or any or the parties under this agreement, the same shall be referred to Arbitrator, and the Arbitration and Conciliation Act, 1996 shall be applicable to all such disputes and differences arising out of these agreement and the Tribunal shall pass the Award within six months from the

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date of reference and no adjournment shall be given under any circumstances and the Tribunal may pass any interim order as may be found necessary.

O. Force Majeure

1. Force Majeure shall mean and include an event preventing either party from performing any or all of his/her/their obligations under this Agreement, which arises from, or is attributable to unforeseen occurrences, acts, events, omissions or accidents which are beyond the reasonable control of the Party so prevented and does not arise out of a breach by such Party of any of their obligations under this Agreement, including, without limitation, any abnormally inclement weather, flood, lightening, storm, fire, explosion, earthquake, subsidence, pandemic, epidemic or other natural physical disaster, failure or shortage of power supply, war, military operations, riot, crowd disorder, strike, lock-outs, labor unrest or other industrial action, terrorist action, civil commotion, non-availability of construction material and any legislation, regulation, ruling or omissions (including failure to grant any necessary permissions or sanctions for reasons outside the control of either Party) or any relevant Government or Court orders.

2. If either Party is delayed in or prevented from performing any of their obligations under this Agreement by any event of Force Majeure, that Party shall forthwith serve notice in writing to the other Party specifying the nature and extent of the circumstances giving rise to the event/s of Force Majeure and shall, subject to service of such notice, have no liability in respect of the performance of such of their obligations as are prevented by the event/s of Force Majeure, during the continuance thereof, and for such time after the cessation, as is necessary for that Party, using all reasonable endeavors, to re-commence their affected operations in order for their to perform their obligations. Neither the Owners nor the Developer shall be held responsible for any consequences or liabilities under this Agreement if prevented in performing the same by reason of Force Majeure. Neither Party shall be deemed to have defaulted in the performance of their contractual obligations whilst the performance thereof is prevented by Force Majeure and the time limits laid down in this Agreement for the performance of such obligations shall be extended accordingly upon occurrence and cessation of any event constituting Force Majeure.

The Party claiming to be prevented or delayed in the performance of any of their obligations under this Agreement by reason of an event of Force Majeure shall use all reasonable endeavors to bring

the event of Force Majeure to a close or to find a solution by which this Agreement may be performed despite the continuance of the event of Force Majeure.

THE SCHEDULE ABOVE REFERRED TO:

(The said Premises)

ALL THAT land measuring about **5 Cottah 12 Chittacks 22.5 sq.ft.** [as per physical measurement the actual area found to be **4 Cottah 15 Chittack and 9 sq.ft.**] more or less together with about 94 years three storied cemented flooring building standing thereupon having covered area of 6000 Sq Ft more or less (on the **Ground** floor covered area of **2000** Sq Ft more or less, on the **First** floor covered area of **2000** Sq Ft more or less , on the **Second** floor covered area of **2000** SqFt more or less) lying and situated at the western portion of Premises No. 7A, Raj Kumar Basu Lane, (formerly Wellington Lane), P.S. - Muchipara, Kolkata - 700013, within Kolkata Municipal Corporation, Ward No.- 51, TOGETHER WITH all sorts of rights, easements, privileges and appurtenances whatsoever belonging to or enjoyed therewith and appurtenant thereto and reputed so to be the easement right in respect of the said plot of land in question for ingress and egress and for laying telephone, water and electric connection, said and butted and bounded as follows: -

ON THE NORTH BY :- 8, Raj Kumar Bose Lane.

ON THE SOUTH BY :- 57/1, Creek Row.

ON THE EAST BY :- Divided eastern portion of 7, Raj Kumar
Bose Lane.

ON THE WEST BY :- Raj Kumar Bose Lane.

OR HOWSOEVER OTHERWISE the Said Premises is butted,
bounded called, known, numbered, described and/or described
and/or distinguished.

THE SECOND SCHEDULE ABOVE REFERRED TO :

(DESCRIPTION OF OWNERS' SHARE/ALLOCATION)

- 1) The Owners shall be entitled to get 4 nos of Residential Flat each measuring **1070** sq.ft built up area more or less and which to be allotted 1 each on First, Second, Third and Fourth floor respectively with all fittings and fixtures as per specification of work schedule written here under in complete habitable condition.
- 2) The owners shall be further entitled to get 4 nos of car parking spaces of light motor vehicle wheeler for residential car parking space at the Ground floor from the sanctioned area, each measuring more or less **135** sq ft covered area.

- 3) The land owners are further entitled on the Ground floor of the said building the demarcated built up area more or less **450** sq ft flat as per sanctioned building plan.
- 4) The land owners shall be also entitled to in the proposed multi storeyed building together with undivided proportionate share of land underneath the proposed building at Premises No. 7A, Raj Kumar Basu Lane, (formerly Wellington Lane), P.S. - Muchipara, Kolkata 700013 within Kolkata Municipal Corporation, said building to be constructed as per specification described in the Fifth schedule here under written together with proportionate share of the land and proportionate share in the common areas and facilities more particularly described in the **Fourth Schedule** here under written, attached to the said building (herein after referred to as the Owner's share/Allocation).
- 5) The developer herein has declared that after completion of construction of the Five (G+4) storied building if any extra FAR is available & sanctioned by the Kolkata Municipal Corporation and obtained by the developer in that case the developer shall construct the extra FAR by adding construction of the fifth floor which will make the Five (G+Four) storied to Six (G+Five) storied building and in that case the land owners shall be entitled to get 50% of constructed area on the fifth floor of the building and balance

50% constructed area of the said fifth floor shall be entitled to get by the developer herein and/or it may be settled amicably by selling the Owners' Share to the Developer on a preferential basis (at built up area market rate) based on the best offer from the developer at existing market rate after obtaining sanction from the Kolkata Municipal Corporation for the extra available FAR.

THE THIRD SCHEDULE ABOVE REFERRED TO :

(DESCRIPTION OF DEVELOPER'S SHARE)

- 1) The Developer shall be entitled to get 4 nos of Residential Flat each measuring **1070** sq ft built up area more or less and which to be allotted 1 each on first , second , third and fourth floor respectively with all fittings and fixtures as per specification of work schedule written here under in complete habitable condition in the proposed new building Five (G+4) storied as per specification described in the Fifth schedule here under written in complete habitable condition and together with proportionate undivided share of land.
- 2) The Developer shall be further entitled to get 4 nos of car parking spaces of light motor vehicle wheeler for residential car parking space at the ground floor from the sanctioned area, each measuring more or less **135** sq ft covered area and together with

common right of user of all common facilities, amenities, utilities and easements available therein in the said proposed new Five (G+4) storied building.

- 3) The developer herein has declared that after completion of construction of the Five (G+4) storied building if any extra FAR is available & sanctioned by the Kolkata Municipal Corporation and obtained by the developer in that case the developer shall construct the extra FAR by adding construction of the fifth floor which will make the Five (G+Four) storied to Six (G+Five) storied building and in that case the land owners shall be entitled to get 50% of constructed area on the fifth floor of the building and balance 50 % constructed area of the said fifth floor shall be entitled to get by the developer herein and/or it may be settled amicably by selling the Owners' Share to the Developer on a preferential basis (at built up area market rate) based on the best offer from the developer at existing market rate after obtaining sanction from the Kolkata Municipal Corporation for the extra available FAR.

THE FOURTH SCHEDULE ABOVE REFERRED TO :

(THE COMMON AREAS AND FACILITIES)

1. AREA:
 - a) The land comprised in the said property;
 - b) All vertical & horizontal supports concerning the building;

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- c) The roof, Mumpty room, parapet walls of the building and boundary wall gate;
- d) Covered path, passages and portion;
- e) Staircase, staircase landings and stair case room, pump and lift room;
- f) All statutory open spaces and
- g) Other spaces for installing electric devices, machinery, pumps, overhead water tanks and other common installations mentioned hereinafter.
- h) Caretaker Room and Common Toilet at the ground floor.

2. PLUMBING: Water pumps, water reservoirs, water tank, water distribution network (save those inside the said flat/any other unit);

3. ELECTRIC WIRING: Wiring and accessories for lighting of the common areas of the building and wiring from the electric meter board to one point inside or at the main gate of the said flat.

4. DRAINS: Drains, septic tank, sewers and pipes etc. and related network;

5. OTHERS: Other common areas and facilities installations and/or equipment as are provided in the building for common use and/or enjoyment of the flats.

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THE FIFTH SCHEDULE ABOVE REFERRED TO
(SPECIFICATION OF THE BUILDING)
PART -I

S N	PARTICULARS	SPECIFICATION
1.	Building Type	: R.C.C. framed structure. Peripheral walls 8 inches thick and partition walls 5 inches and 4 inches thick. 1 st class brick or AAC blocks to be used. Cement sand mortar in appropriate ratio shall be used. Reputed brand cement like Ultratech/Ambuja/Nuvoco or similar make & damp proof chemical and termite proof pest control material to be used.
2.	User of building.	: Residential/commercial/semi-commercial and car parking unit.
3.	Elevation	: As per architectural design annexed.
4.	Common areas.	: Reputed brand tiles on floors and skirting to be used. Both interior and exterior Walls will be suitably painted with acrylic paint as per colour scheme (weather coat branded paints (Berger/Asian) to be used). Granite or Kota will be used in stairs and wall tiles in walls around stair case landing. Parking tiles to be used in car park area for better look and stability.
5.	Lift well	: Cement finish with acrylic white paint for sustainability and visibility.
6.	Roof	: Water and heat proof treated using reputed water proofing chemical(Dr Fixit or similar make) and heat reflecting branded tiles to be used.

		Landscaping and Terrace garden to be done.
7.	Boundary wall and parapet wall	: 5-inch brick wall /AAC Blocks as per architectural design.
8.	Lift	: 4-6 passenger high speed cab of Otis/Kone or similar make.
9.	Water supply	: Through KMC water supply system.
10	Gates, Doors and windows in the common areas.	: Main gate, building entrance and Terrace Gate shall be made of MS grills and rust preventive paint completed. Windows in the common areas to be of Powder coated aluminium channel.
11	Electrical wiring in the common areas	: Concealed wiring with fire retardant multi- strand copper wire, MCBs and modular switches of reputed make.
12	CCTV Camera	CCTV camera to be installed outside common area & entrance.
13	Electrical Lighting	: All common area to be provided with branded and premium looking lighting arrangements including main gate , common floor lobby terrace garden.

(SPECIFICATION OF THE FLATS)

PART -II

SN	PARTICULARS	SPECIFICATION
1.	Structure and walls	: R.C.C. framed structure. Peripheral walls 8 inches thick and partition walls 5 inches and 4 inches thick. 1 st class brick/AAC Blocks in suitable cement sand mortar plastered. Reputed brand cement like Ultratech/Ambuja/Nuvoco, damp proof chemical and termite proof pest control material.

		Loft to be made in Bathroom& Kitchen area for the Landowners portion of flats.
2.	Floors and skirting	: Marble/Marbone / vitrified designed tiles to be used. (double charge vitrified tiles)
3.	Doors	: Best Quality Flush door of 30 mm with necessary fittings for rest of the doors inside the flat.
4.	Windows	: Aluminium sliding or openable powder coated window with glass and necessary fittings.
5.	Wall finish	: Wall putty on internal walls of the flat done with JK wall putty or of Sikka or Asian Paint or similar make and Asian Paints/Berger or equivalent weather coat colour on external walls& balcony walls and lobby. Balcony area will be painted with branded weather coat by the Developer for better visibility of the Building.
6.	Sanitary	: Bathroom walls up to 7 feet with glazed tiles& border, bathroom non slippery floor tiles, wall mounted white commode, wall mixer with shower, 1 bibcock, one washbasin with hot/cold mixer, geyser inlet/outlet. All sanitary fittings to be of Jaquar or equivalent make.
7.	Kitchen	: Wall on gas table, up to 3 feet with glazed tiles (branded) and granite slab with gas cylinder partition and One stainless steel Sink with water mixture tap.
8.	Electrical installation	: Concealed wiring with copper wire(branded) and points as under: a) 2 Light Points, 1 Fan Point, and 1 Plug Point in each bed room.

		<p>1 A.C. point in each Bed Room& Living room.</p> <p>b) 2 Light Points, 2 Fan Points, 2 Plug Points, 1 TV point with cable line and 1 Fridge point in drawing-cum-dining room;</p> <p>c) 1 Light Point, 1 Exhaust Fan Point, and 1 Geyser point in each toilet</p> <p>d) 1 Light Point, 1 Chimney Point, 1 Aqua guard Point, 1 Microwave Point and 1 Mixer Grinder point in kitchen, 1 Fridge point.</p> <p>Required numbers of switches, plug bases, fuses, switchboard, junction box.</p> <p>Electrical Board/ Switches to be of Gold medal/Crabtree/Havels etc</p> <p>Electrical wires will be that of Polycab/Mes cab or Havels or similar make.</p> <p>Additional electrical points may be provided based on the requirement provided by Owners based on interior finalization.</p>
10.	Water supply	<p>Water supply from the overhead reservoir and KMC water would be applied for domestic consumption.</p>
11.	Balcony	<p>Glass Railing or SRMB (or equal make) MS Railings to be provided.</p> <p>Aluminium folding doors/Sliders to be provided for entry from Living room.</p> <p>Electrical points, with lighting</p> <p>Water connection and electrical points and steel sink wash basin to be provided in Utility balcony.</p>

IN WITNESS WHEREOF the parties have executed and delivered this **DEVELOPMENT AGREEMENT** on the day, month and year first above written.

EXECUTED & DELIVERED by
the Owners and the Developer
at Kolkata in the presence of

1. *Sushil Kumar Dey*
Sushil Kumar Dey
7, R.K. Basu Lane
Kolkata-13

2. *Bisnojit Mondal*
Shyampur, Hooghly
Pin- 711314

1. *Sushil Kumar Dey*.

2. *Bisnojit Kumar Dey*.

3. *Chandi Charan Dey*.

4. *Lekuti Dey*.

5. *Manishi Lal Dey*.

6. *Hema Dey*.

SIGNATURE OF THE LAND OWNERS

Squarewood Projects Pvt. Ltd.

Deepti Dey
Director

SIGNATURE OF THE DEVELOPER

Drafted by me
Ramkumar Dey
F 421/412/2006
Advocate
High Court, Calcutta

SPECIMEN FORM FOR TEN FINGERPRINTS



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



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



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

SPECIMEN FORM FOR TEN FINGERPRINTS



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

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

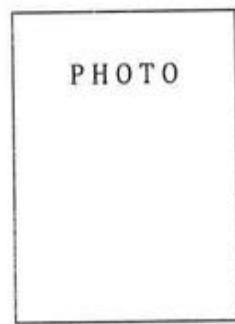


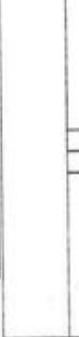
	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

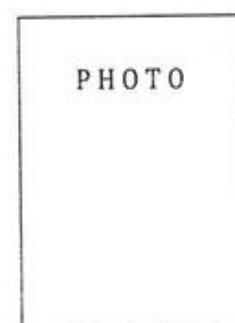
SPECIMEN FORM FOR TEN FINGERPRINTS



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



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



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

Major Information of the Deed

Deed No :	I-1904-01528/2023	Date of Registration	30/01/2023
Query No / Year	1904-2000236023/2023	Office where deed is registered	
Query Date	30/01/2023 1:16:24 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	Sankar Sahoo 123B, South Sinthi Road, Thana : Sinthi, District : North 24-Parganas, WEST BENGAL, PIN - 700030, Mobile No. : 9836580358, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
	Rs. 1,74,81,497/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 40,120/- (Article:48(g))	Rs. 25/- (Article:E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

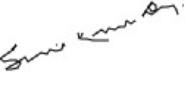
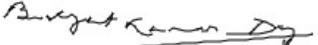
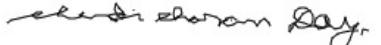
District: Kolkata, P.S:- Muchipara, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Raj Kumar Bose Lane, Premises No: 7A, , Ward No: 051 Pin Code : 700013

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	5 Katha 12 Chatak 22.5 Sq Ft		1,50,51,497/-	Property is on Road Adjacent to Metal Road,
	Grand Total :			9.5391Dec	0/-	150,51,497/-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	6000 Sq Ft.	0/-	24,30,000/-	Structure Type: Structure
Gr. Floor, Area of floor :2000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 60 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 2000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 60 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 2, Area of floor : 2000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 60 Years, Roof Type: Pucca, Extent of Completion: Complete					
	Total :	6000 sq ft	0/-	24,30,000 /-	

Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr SUSHIL KUMAR DAY Son of Late Joyram Day Executed by: Self, Date of Execution: 30/01/2023 , Admitted by: Self, Date of Admission: 30/01/2023 ,Place : Office	 30/01/2023	 LTI 30/01/2023	 30/01/2023
7A, Raj Kumar Basu Lane, City:- , P.O:- Dharamtala, P.S:-Muchipara, District:-Kolkata, West Bengal India, PIN:- 700013 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.::: acxxxxxx9c, Aadhaar No: 76xxxxxxxxx0510, Status :Individual, Executed by: Self, Date of Execution: 30/01/2023 , Admitted by: Self, Date of Admission: 30/01/2023 ,Place : Office				
2	Name	Photo	Finger Print	Signature
	Mr BIDYUT KUMAR DAY Son of Late Joyram Day Executed by: Self, Date of Execution: 30/01/2023 , Admitted by: Self, Date of Admission: 30/01/2023 ,Place : Office	 30/01/2023	 LTI 30/01/2023	 30/01/2023
7A, Raj Kumar Basu Lane, City:- , P.O:- Dharamtala, P.S:-Muchipara, District:-Kolkata, West Bengal India, PIN:- 700013 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.::: ACxxxxxx9A, Aadhaar No: 84xxxxxxxxx4078, Status :Individual, Executed by: Self, Date of Execution: 30/01/2023 , Admitted by: Self, Date of Admission: 30/01/2023 ,Place : Office				
3	Name	Photo	Finger Print	Signature
	Mr CHANDI CHARAN DAY Son of Late Joyram Day Executed by: Self, Date of Execution: 30/01/2023 , Admitted by: Self, Date of Admission: 30/01/2023 ,Place : Office	 30/01/2023	 LTI 30/01/2023	 30/01/2023
7A, Raj Kumar Basu Lane, City:- , P.O:- Dharamtala, P.S:-Muchipara, District:-Kolkata, West Bengal India, PIN:- 700013 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.::: ACxxxxxx2M, Aadhaar No: 96xxxxxxxxx7174, Status :Individual, Executed by: Self, Date of Execution: 30/01/2023 , Admitted by: Self, Date of Admission: 30/01/2023 ,Place : Office				

	Name	Photo	Finger Print	Signature
4	Smt TAPATI DAY Wife of Late Mohit Kumar Day Executed by: Self, Date of Execution: 30/01/2023 , Admitted by: Self, Date of Admission: 30/01/2023 ,Place : Office			<i>Tapati Day</i>
		30/01/2023	LTI 30/01/2023	30/01/2023
	7A, Raj Kumar Basu Lane, City:- , P.O:- Dharamtala, P.S:-Muchipara, District:-Kolkata, West Bengal India, PIN:- 700013 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: alxxxxxxxx8b, Aadhaar No: 32xxxxxxxxx1231, Status :Individual, Executed by: Self, Date of Execution: 30/01/2023 , Admitted by: Self, Date of Admission: 30/01/2023 ,Place : Office			
5	Mr MANISHI LALL DAY Son of Late Mohit Kumar Day Executed by: Self, Date of Execution: 30/01/2023 , Admitted by: Self, Date of Admission: 30/01/2023 ,Place : Office			<i>Manishi Lall Day</i>
		30/01/2023	LTI 30/01/2023	30/01/2023
	7A, Raj Kumar Basu Lane, City:- , P.O:- Dharamtala, P.S:-Muchipara, District:-Kolkata, West Bengal India, PIN:- 700013 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: agxxxxxxxx6n, Aadhaar No: 24xxxxxxxx9657, Status :Individual, Executed by: Self, Date of Execution: 30/01/2023 , Admitted by: Self, Date of Admission: 30/01/2023 ,Place : Office			
6	Smt HEMA DAS Wife of Mr Subrata Das Executed by: Self, Date of Execution: 30/01/2023 , Admitted by: Self, Date of Admission: 30/01/2023 ,Place : Office			<i>Hema Das</i>
		30/01/2023	LTI 30/01/2023	30/01/2023
	313/2, Bangur Avenue, Block/Sector: A, City:- , P.O:- Bangur Avenue, P.S:-Lake Town, District:- North 24-Parganas, West Bengal, India, PIN:- 700055 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: amxxxxxxxx2h, Aadhaar No: 44xxxxxxxxx2813, Status :Individual, Executed by: Self, Date of Execution: 30/01/2023 , Admitted by: Self, Date of Admission: 30/01/2023 ,Place : Office			

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	SQUAREWOOD PROJECTS PRIVATE LIMITED 6, Lyons Range, Fifth Floor, Unit No. 2, City:- , P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001 , PAN No.:: AAxxxxxx4E,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr BIKRAM KUMAR SARAF (Presentant) Son of Mr Binode Kumar Saraf Date of Execution - 30/01/2023, , Admitted by: Self, Date of Admission: 30/01/2023, Place of Admission of Execution: Office			
	Jan 30 2023 4:38PM	LTI 30/01/2023		30/01/2023
1, Jubilee Park, Block/Sector: 3, Flat No: 3N, City:- , P.O:- Tollygunge, P.S:-Tollygunge, District:-South 2 -Parganas, West Bengal, India, PIN:- 700033, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: avxxxxxxxx9b, Aadhaar No: 42xxxxxxxx3592 Status : Representative, Representative of : SQUAREWOOD PROJECTS PRIVATE LIMITED (as Director)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr BISWAJIT MONDAL Son of Mr Deb Kumar Mondal Gobindapur, City:- , P.O:- Gobindapur, P.S.: -Shyampur, District:-Howrah, West Bengal, India, PIN:- 711314			
	30/01/2023	30/01/2023	30/01/2023

Identifier Of Mr SUSHIL KUMAR DAY, Mr BIDYUT KUMAR DAY, Mr CHANDI CHARAN DAY, Smt TAPATI DAY, Mr MANISHI LALL DAY, Smt HEMA DAS, Mr BIKRAM KUMAR SARAF

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr SUSHIL KUMAR DAY	SQUAREWOOD PROJECTS PRIVATE LIMITED-1.58984 Dec
2	Mr BIDYUT KUMAR DAY	SQUAREWOOD PROJECTS PRIVATE LIMITED-1.58984 Dec
3	Mr CHANDI CHARAN DAY	SQUAREWOOD PROJECTS PRIVATE LIMITED-1.58984 Dec
4	Smt TAPATI DAY	SQUAREWOOD PROJECTS PRIVATE LIMITED-1.58984 Dec
5	Mr MANISHI LALL DAY	SQUAREWOOD PROJECTS PRIVATE LIMITED-1.58984 Dec
6	Smt HEMA DAS	SQUAREWOOD PROJECTS PRIVATE LIMITED-1.58984 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr SUSHIL KUMAR DAY	SQUAREWOOD PROJECTS PRIVATE LIMITED-1000.00000000 Sq Ft
2	Mr BIDYUT KUMAR DAY	SQUAREWOOD PROJECTS PRIVATE LIMITED-1000.00000000 Sq Ft
3	Mr CHANDI CHARAN DAY	SQUAREWOOD PROJECTS PRIVATE LIMITED-1000.00000000 Sq Ft
4	Smt TAPATI DAY	SQUAREWOOD PROJECTS PRIVATE LIMITED-1000.00000000 Sq Ft
5	Mr MANISHI LALL DAY	SQUAREWOOD PROJECTS PRIVATE LIMITED-1000.00000000 Sq Ft
6	Smt HEMA DAS	SQUAREWOOD PROJECTS PRIVATE LIMITED-1000.00000000 Sq Ft

On 30-01-2023

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

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

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

Presented for registration at 15:46 hrs on 30-01-2023, at the Office of the A.R.A. - IV KOLKATA by Mr BIKRAM KUMAR SARAF ,

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,74,81,497/-

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

Execution is admitted on 30/01/2023 by 1. Mr SUSHIL KUMAR DAY, Son of Late Joyram Day, 7A, Raj Kumar Basu Lane, P.O: Dharamtala, Thana: Muchipara, , Kolkata, WEST BENGAL, India, PIN - 700013, by caste Hindu, by Profession Retired Person, 2. Mr BIDYUT KUMAR DAY, Son of Late Joyram Day, 7A, Raj Kumar Basu Lane, P.O: Dharamtala, Thana: Muchipara, , Kolkata, WEST BENGAL, India, PIN - 700013, by caste Hindu, by Profession Retired Person, 3. Mr CHANDI CHARAN DAY, Son of Late Joyram Day, 7A, Raj Kumar Basu Lane, P.O: Dharamtala, Thana: Muchipara, , Kolkata, WEST BENGAL, India, PIN - 700013, by caste Hindu, by Profession Retired Person, 4. Smt TAPATI DAY, Wife of Late Mohit Kumar Day, 7A, Raj Kumar Basu Lane, P.O: Dharamtala, Thana: Muchipara, , Kolkata, WEST BENGAL, India, PIN - 700013, by caste Hindu, by Profession House wife, 5. Mr MANISHI LALL DAY, Son of Late Mohit Kumar Day, 7A, Raj Kumar Basu Lane, P.O: Dharamtala, Thana: Muchipara, , Kolkata, WEST BENGAL, India, PIN - 700013, by caste Hindu, by Profession Business, 6. Smt HEMA DAS, Wife of Mr Subrata Das, 313/2, Bangur Avenue, Sector: A, P.O: Bangur Avenue, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700055, by caste Hindu, by Profession Service

Indetified by Mr BISWAJIT MONDAL, , , Son of Mr Deb Kumar Mondal, Gobindapur, P.O: Gobindapur, Thana: Shyampur, , Howrah, WEST BENGAL, India, PIN - 711314, by caste Hindu, by profession Business

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

Execution is admitted on 30-01-2023 by Mr BIKRAM KUMAR SARAF, Director, SQUAREWOOD PROJECTS PRIVATE LIMITED (Private Limited Company), 6, Lyons Range, Fifth Floor, Unit No. 2, City:- , P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001

Indetified by Mr BISWAJIT MONDAL, , , Son of Mr Deb Kumar Mondal, Gobindapur, P.O: Gobindapur, Thana: Shyampur, , Howrah, WEST BENGAL, India, PIN - 711314, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 25.00/- (E = Rs 21.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 4.00/-, by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 30/01/2023 3:12PM with Govt. Ref. No: 192022230272307411 on 30-01-2023, Amount Rs: 21/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0CBVSRZ5 on 30-01-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,020/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 40,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 4502, Amount: Rs.100.00/-, Date of Purchase: 19/01/2023, Vendor name: R Pal Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 30/01/2023 3:12PM with Govt. Ref. No: 192022230272307411 on 30-01-2023, Amount Rs: 40,020/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0CBVSRZ5 on 30-01-2023, Head of Account 0030-02-103-003-02



Mohul Mukhopadhyay
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2023, Page from 104306 to 104369

being No 190401528 for the year 2023.



(Mohul Mukhopadhyay) 2023/01/31 05:28:04 PM

ADDITIONAL REGISTRAR OF ASSURANCE

OFFICE OF THE A.R.A. - IV KOLKATA

West Bengal.

(This document is digitally signed.)