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अन्तिमवर्ग पश्चिम बंगाल WEST BENGAL

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Additional Dist. Sub Registrar
Saldan
21.6.24

AGREEMENT FOR DEVELOPMENT

THIS DEVELOPMENT AGREEMENT made on this 21st day of May,

Two Thousand Twenty Four (2024)

BETWEEN

1. **SRI KRISANU BHATTCHARYA [AADHAAR NO: 3323 0190 1304], [PAN-AHBPB0222H], [Mobile – 9830166276], [Date of Birth: 11-12-1973],** Son of Late Dipankar Bhattacharjee, by faith Hindu, by occupation- Service, by Nationality- Indian, residing at 34, Kali Kumar Banerjee Lane, P.S.- Chitpur, P.O.-Cossipore, Kolkata – 700002,
2. **SRI INDRAJIT BANERJEE [AADHAAR NO: 8208 8143 9426], [PAN NO - BEGPB2759N], [Mobile – 6289710414], [Date of Birth: 17-11-1971],** Son of Late Dipen Banerjee, by faith Hindu, by occupation- service, by Nationality - Indian, residing at 33B, Kali Kumar Banerjee Lane, P.S.- Chitpur, P.O.- Cossipore, Kolkata – 700002,
3. **SMT. DAMAYANTI BANERJEE GHOSH [AADHAAR NO : 5841 2899 0063], [PAN- AKBPG9145R], [Mobile – 8240029186], [Date of Birth: 02-01-1976],** wife of Late Abhijit Banerjee, by faith Hindu, by occupation- Service, by Nationality- Indian, residing at 33B, Kali Kumar Banerjee Lane, P.S.- Chitpur, P.O.- Cossipore, Kolkata – 700002,
4. **SMT. GOPA BASU [AADHAAR NO: 6137 0263 2266], [PAN-CQVPB9001R], [Mobile – 6290406041], [Date of Birth: 27-11-1970],** wife of Saswata Basu and Daughter of Late Pannalal Khan, by faith Hindu, by occupation- Housewife, by Nationality -Indian, residing at 11A, Gobinda Pal Lane, P.S.- Chitpur, P.O.- Cossipore, Kolkata– 700 002,
5. **SRI PARTHA KHAN [AADHAAR NO : 2392 7770 5598], [PAN-AOXPK8324E], [Mobile – 9830157188], [Date of Birth: 20-06-1975],** Son of Late Pannalal Khan, by faith- Hindu, by occupation- Service, by Nationality- Indian, residing at 11A, Gobinda Pal Lane, P.S.- Chitpur, P.O.- Cossipore, Kolkata- 700002, hereinafter jointly called and referred to as **“LAND OWNERS”** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his/her respective heirs, executors, administrators, legal representatives and assigns) of the **FIRST PART**.

AND

M/S. TRIKUTA INFRA [PAN NO. :- AAVFT8351L] a partnership firm having its registered office at 33A, Kali Kumar Banerjee Lane, P.S.- Chitpur, P.O.- Cossipore, Kolkata – 700002, represented by its partners :

1. **SRI ABHISHEK SHAW [AADHAAR NO. :- 4907 8858 7463], [PAN NO :- JCTPS4131Q], [Mobile – 7980777179], [Date of Birth:05.12.1998],** son of Sri Arun Kumar Shaw by faith Hindu, by occupation- business, Nationality- Indian, residing at 16/1A, Pran Krishna Mukherjee Road, P.S.- Chitpur, P.O.- Cossipore, Kolkata – 700002 ,
2. **SRI PRITAM DUTTA [AADHAAR NO. :- 5750 5433 4782], [PAN NO :- CAPPD5929N], [Mobile – 8335809003], [Date of Birth: 18.04.1989]** son of Sri Pradip Dutta, by faith Hindu, by occupation- business, Nationality- Indian, residing at 2/1/1A, Bag Bazaar Street, P.O.- Baghbazar, P.S.- Shyampukur, Kolkata – 700003,
3. **SRI RAJESH KUMAR BISWAKARMA [AADHAAR NO. :- 5186 9709 5957], [PAN NO :- AKJPB1852G], [Mobile - 9903935020], [Date of Birth: 04.07.1973]** son of Late Srinath Biswakarma, by faith Hindu, by occupation- business, Nationality- Indian, residing at 1/6C, Cossipore Road, P.S.- Chitpur, P.O.- Cossipore, Kolkata – 700002,
4. **SRI SUBAL PAUL [AADHAAR NO. :- 8016 6889 4896], [PAN NO :- AGBPP4054A], [Mobile – 8961738666], [Date of Birth:01.01.1965]** son of Late Pran Krishna Paul, by faith Hindu, by occupation- business, Nationality- Indian, residing at 1, M. C. Garden Road, South Dumdum (Municipality), North 24 Parganas, P.O.- Dumdum, P.S.- Dumdum, Kolkata – 700030, hereinafter referred to as the **DEVELOPER** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his respective heirs, executor, administrator, legal representative and assigns, successor, successor-in-office) of the **SECOND PART**.

TITLE OF SCHEDULE – A

WHEREAS One **SRI DINESH CHANDRA BHATTACHARYA** alias **SRI DINESH CHANDRA BHATTACHARJEE**, son of Late Rasik Chandra Bhattacharya, was the absolute owner and seized and possessed of and/or otherwise well and sufficiently entitled to the an old dilapidated **four storied brick built dwelling house** comprising of **980 Sq. Ft. on Ground floor, 1st floor, 2nd floor each and 500 sq. ft. on 3rd floor** together with piece and parcel of land measuring about **2 (Three) Cottahs 9 Chitaksat 34, Kali Kumar Banerjee Lane, P.S.- Chitpur, P.O.- Cossipore** under ward No. 6 of Kolkata Municipal Corporation, Kolkata-700002 **since purchased from Bhupendra Nath Bandopadhyay, Surendra Nath Bandopadhyay and Smt. Subarna Bala Debi** on 16th July, 1957 by a Deed of Conveyance which was duly registered in the office of the Sub- Register, Sealdah and recorded in Book No.- I, Volume No.- 25, Pages from 284 to 293, Being No.- 1417 for the year 1957 and his name was mutated in the records of the Kolkata Municipal Corporation as the absolute owners of the said premises.

AND WHEREAS The said **SRI DINESH CHANDRA BHATTACHARYA** alias **SRI DINESH CHANDRA BHATTACHARYA** died intestate on 15.03.1988 and leaving behind his wife namely **SMT. SURUCHI BHATTACHARYA** and only son namely **SRI DIPANKAR BHATTACHARYA** alias **SRI DIPANKAR BHATTACHARJEE** as his legal heirs and successors.

AND WHEREAS The said **SMT. SURUCHI BHATTACHARYA**, wife of Late Dinesh Chandra Bhattacharya, died intestate on 30.12.2000 and leaving behind her only son namely **SRI DIPANKAR BHATTACHARYA** as his only legal heir and successor.

AND WHEREAS As per the Hindu Succession Act, 1956 as stated herein above said Property of Late Dinesh Chandra Bhattacharya and Smt. Suruchi Bhattacharaya, wife of Late Dinesh Chandra Bhattachar being Premises No. **34, Kali Kumar Banerjee Lane**, P.S.-Chitpur, P.O.- Cossipore under ward No. 6 of Kolkata Municipal Corporation, Kolkata- 700002, is being inherited by **DIPANKAR BHATTACHARYA** alias **DIPANKAR BHATTACHARJEE** who seized and possessed of and /or otherwise sufficiently entitled to the same.

AND WHEREAS The said **DIPANKAR BHATTACHARYA** alias **DIPANKAR BHATTACHARJEE** was mutated and recorded his name in the Kolkata Municipal Corporation being Premises No. **34, Kali Kumar Banerjee Lane**, P.S.- Chitpur, P.O.- Cossipore under ward No. 6 of Kolkata Municipal Corporation, Kolkata-700002, Assessee No. 110061500406 as the absolute owner of the said property.

AND WHEREAS The said **DIPANKAR BHATTACHARYA** alias **DIPANKAR BHATTACHARJEE** died intestate on **22.12.2010** and leaving behind his wife namely **SMT. SURAMA BHATTACHARYA** alias **SMT. SURAMA BHATTACHARJEE** and 1 (One) son namely **SRI KRISANU BHATTACHARYA** as his legal heirs and successors.

AND WHEREAS As per the Hindu Succession Act, 1956, aforesaid **SMT. SURAMA BHATTACHARJEE** and **SRI KRISANU BHATTACHARYA** became Joint owners having in the said property being Premises No. **34, Kali Kumar Banerjee Lane**, P.S.-Chitpur, P.O.- Cossipore under ward No. 6 of Kolkata Municipal Corporation, Kolkata-700002, Assessee No. 110061500406 being Four storied brick build dwelling house comprising of **980 Sq. Ft. on Ground floor, 1st floor, 2nd floor each and 500 sq. ft. on 3rd floor** togetherwith land measuring about **2 cottah 9 Chittaks** and seized an possessed of and/or otherwise sufficiently entitled to the same.

AND WHEREAS The said **SMT.SURAMA BHATTACHARYYA** alias **SMT. SURAMA BHATTACHARJEE**, wife of Late Dipankar Bhattacharya alias Dipankar Bhattacharjee, **died** intestate on 26.12.2019 and leaving behind her only son namely **SRI KRISANU BHATTACHARYA** as her legal heirs and successors.

AND WHEREAS In the manner followed by Hindu Succession Act, 1956, aforesaid **SRI KRISANU BHATTACHARYA**, became absolute owner and **mutated** his name in the Kolkata Municipal Corporation being Premises No. **34, Kali Kumar Banerjee Lane**, P.S.- Chitpur, P.O.- Cossipore under ward No. 6 of Kolkata Municipal Corporation, Kolkata-700002, Assessee No. 110061500406 being Four storied brick build dwelling house comprising of **980 Sq. Ft. on Ground floor, 1st floor, 2nd floor each and 500 sq. ft. on 3rd floor** together with land measuring about **2 cottah 9 Chittaks** and seized an possessed of and/or otherwise sufficiently entitled to the same free from all encumbrances.

AND WHEREAS Since then, the First Part **SRI KRISANU BHATTACHARYA** herein is peacefully enjoying the said land with four storied pucca dwelling house comprising of **980 Sq. Ft. on Ground floor, 1st floor, 2nd floor each and 500 sq. ft. on 3rd floor** standing thereon for his family purpose without any let, hindrance, claim, question or demand being raised by anyone else in this behalf and has been in absolute possession and enjoyment of the Schedule-A property and paying taxes and levies thereon, as sole and absolute owner thereof within the ambit of A.D.S.R. Sealdah, District 24 Parganas (South).

TITLE OF SCHEDULE – B

WHEREAS Bhupendra Nath Bandyopadhyay, Surendra Nath Bandyopadhyay both sons of Late Shyamacharan Bandyopadhyay and **Smt. Subarna Bala Devi**, wife of Late Jyanendra Nath Bandyopadhyay were joint owners and seized and possessed of and/or otherwise well and sufficiently entitled to All That partly Two (2) storied and One (1) storied brick build dwelling house together with piece and parcel of bastu land underneath measuring 4 Cottah 10 chittaks be the same a little more or less lying and situated at 33, Kali Kumar Banerjee Lane, Kolkata – 700002.

AND WHEREAS The said **Surendra Nath Bandyopadhyay alias Surendra Nath Banerjee** died intestate on 07.01.1958 leaving behind his one son namely **Dipen Banerjee** and one daughter namely **Smt. Jyotirmoyee Debi alias Jyotirmoyee Banerjee** as his legal heirs and successors who jointly inherited his **undivided 1/3rd share i.e. undivided 1/6th each** in the said property as per the Hindu Succession Act, 1956 where **his wife Smt. Durga Banerjee** predeceased of her husband said **Surendra Nath Bandyopadhyay alias Surendra Nath Banerjee** sometimes in the year 1937.

AND WHEREAS The said **Bhupendra Nath Bandyopadhyay alias Bhupendra Nath Banerjee** died intestate on 01.02.1963 and published his last will and Testament dated 29th July, 1959 whereby he bequeathed his **undivided 1/3rd share** in the said property to his niece (daughter of his brother Late Surendra Nath Banerjee) the said **Smt. Jyotirmoyee Debi alias Jyotirmoyee Banerjee** absolutely and forever.

AND WHEREAS After the death of the said **Bhupendra Nath Bandyopadhyay alias Bhupendra Nath Banerjee**, Letter of Administration of the said Last Will and testament of Late **Bhupendra Nath Bandyopadhyay alias Bhupendra Nath Banerjee** was **granted** by the Learned District Delegate, Learned 6th Sub-Judge, Alipore in Act 39 Case No. 73 of 1973 (L.A.) on **22nd June, 1973**, in favour of **Smt. Jyotirmoyee Debi alias Jyotirmoyee Banerjee**.

AND WHEREAS The said **Smt. Subarna Bala Devi**, wife of Late **Jyanendra Nath Bandyopadhyay** died intestate on 20.12.1966 and she was issueless till her death and her husband **Jyanendra Nath Bandyopadhyay** predeceased her and according to the Hindu Succession Act, 1956, her nephew, the said **Dipen Banerjee** and niece, **Smt. Jyotirmoyee Debi alias Jyotirmoyee Banerjee** became her only legal heirs and successors who jointly inherited her **undivided 1/3rd share i.e. undivided 1/6th share each** in the said Property.

AND WHEREAS After inheriting **undivided 1/6th share** in the said property from the said aunt (jyathima), Late Subarna Bala Devi, the said Smt. Jyotirmoyee Debi alias **Jyotirmoyee Banerjee** granted **transferred** conveyed her said undivided 1/6th share in the said property which she inherited from her aunt.

AND WHEREAS said Subarna Bala Devi, to her brother **Dipen Banerjee** by executing a **Deed of Gift** in his favour on 4th June, 1973 which was registered in the office of the Sub-Register, Sealdah and recorded in Book No.- I, Volume No.- 34, Pages from 63 to 66, Being No.- 941 for the year 1973.

AND WHEREAS In the manner aforesaid **Dipen Banerjee** and Smt. Jyotirmoyee Debi alias **Jyotirmoyee Banerjee** became joint owners having **undivided 1/2 share each in the said property.**

AND WHEREAS In order to avoid disputes and differences in future and for better use and enjoyment the said property said **Dipen Banerjee** and Smt. Jyotirmoyee Debi alias **Jyotirmoyee Banerjee** partitioned their said property among themselves by metes and bounds by executing a **Deed of Partition/ 'Bantannama'** in Bengali script on 13th july, 1973 which was registered in the office of the Register, Alipore, 24 Parganas and recorded in Book No.- I, Volume No.- 101, Pages from 104 to 110, Being No.- 3802 for the year 1973 wherein the said **Smt. Jyotirmoyee Debi alias Jyotirmoyee Banerjee** referred as party of the second part therein was allotted **northern side of the said property being premises No. 33, Kali Kumar Banerjee Lane, Kolkata- 700002** having an area of land measuring about **2 cottah 8 Chittaks 4 Sq.ft. together with one storied brick build dwelling house** which was shown and delineated in the plan markê as 'Lot-A' therein and bordered by 'red' colour annexed with the said deed of Partition and referred in the Schedule therein.

AND WHEREAS It is pertinent to mention herein that Jyotirmoyee Banerjee got married to Subhas Chatterjee and after marriage she was known as Jyotirmoyee Chatterjee and daughter of Late Surendra Nath Banerjee.

AND WHEREAS By virtue the said **Partition Deed** dated 13th July,1973 the said **Jyotirmoyee Chatterjee alias Jyotirmoyee Banerjee** became absolute **Owners** of the one storied brick build dwelling house together with land measuring about **2 cottah 8 Chittaks 4 Sq.ft. with 1500 Sq. Ft. constructed area on Ground Floor** standing thereon on the northern of said property being Premises No. 33, Kali Kumar Banerjee Lane, Kolkata – 700002 and she **mutated her name in the records of the Kolkata Municipal Corporation** as the absolute owners and after mutation her said demarcated northern portion is known and numbered as premises No. 33B, Kali Kumar Banerjee Lane, Kolkata – 700002, hereinafter called the "said premises" morefully described in the Schedule - A written hereunder.

AND WHEREAS he said **Jyotirmoyee Chatterjee** alias **Jyotirmoyee Banerjee** died intestate on 09.09.2021 and she was **issueless** till her death and her husband **Subash Chatterjee** predeceased her and her **Father Surendra Nath Banerjee** and her mother **Durga Banerjee** also predeceased her. According to **Section 15 of Hindu Succession Act, 1956** "property of a female Hindu who did not have father and mother and child, **devolves upon** heirs of her father" and therefore legal heirs of her full blood brother, **Dipen Banerjee**, since deceased have become her legal heirs and successors.

AND WHEREAS The said **Dipen Banerjee** son of Late **Surendra Nath Banerjee** and brother of the said Late **Jyotirmoyee Chatterjee** died intestate on 23.05.1994, leaving behind his wife namely **SMT. CHAYYA BANNERJEE** and 2 (Two) sons namely (1) **ABHIJIT BANERJEE** and (2) **SRI INDRAJIT BANERJEE** as his legal heirs and successors.

AND WHEREAS The said **SRI ABHIJIT BANERJEE**, son of **Dipen Banerjee** died intestate on 14.02.2018 and leaving behind his widow namely **SMT. DAMAYANTI BANERJEEGHOSH** as his only legal heir and successor.

AND WHEREAS As per the Hindu Succession Act, 1956 as stated herein above said Property of Late Jyotirmoyee Chatterjee being **Premises No. 33B, Kali Kumar Banerjee Lane, Kolkata – 700002**, is being **inherited** by (1) **SMT. CHAYYA BANNERJEE**, wife of Late Dipen Banerjee , (2) **SRI INDRAJIT BANERJEE**, son of Late Dipen Banerjee and (3) **SMT. DAMAYANTI BANERJEE GHOSH**, wife of Late Abhijit Banerjee.

AND WHEREAS In the manner aforesaid (1) **SMT. CHAYYA BANNERJEE**, (2) **SRI INDRAJIT BANERJEE**, and (3) **SMT. DAMAYANTI BANERJEE GHOSH**, became joint owners having **1/3rd share each** in the said property being **Premises No. 33B, Kali Kumar Banerjee Lane, Kolkata – 700002** being one storied brick build dwelling house comprising of **1500 Sq. Ft. on Ground Floor** together with land measuring about **2 cottah 8 Chittaks 4 Sq.ft.** and seized and possessed of and/or otherwise sufficiently entitled to the same.

AND WHEREAS The said **SMT. CHAYYA BANNERJEE** transferred her **undivided 1/3rd share** to her said son **SRI INDRAJIT BANERJEE** and daughter-in-law **DAMAYANTI BANERJEE GHOSH** by executing a **Deed of Gift** in their favour which was registered in the office of the Additional Register of Assurances-II, Kolkata dated 22.07.2022 and recorded in Book No.- I, Volume No. 1902-2022, Pages from 310953 to 310969, Being No. 190208438 for the year 2022.

AND WHEREAS By virtue of the said Deed of Gift said **SRI INDRAJIT BANERJEE** and **SMT. DAMAYANTI BANERJEE GHOSH** have become joint owners of the said Property being **Premises No. 33B, Kali Kumar Banerjee Lane, Kolkata – 700002, Ward No.-6** of the Kolkata Municipal Corporation and they mutated their names in the book of records of the Kolkata Municipal Corporation as joint owners of the said premises and being the Assessee No. 110061500571 described in Schedule - A hereunder written free from all encumbrances.

AND WHEREAS Since then, the First Part **(1) SRI INDRAJIT BANERJEE** and **(2) SMT. DAMAYANTI BANERJEE GHOSH** herein is peacefully enjoying the said land with one storied pucca dwelling house comprising of 1500 Sq. Ft. constructed area standing thereon for his family purpose without any let, hindrance, claim, question or demand being raised by anyone else in this behalf and has been in absolute possession and enjoyment of the Schedule-A property and paying taxes and levies thereon, as sole and absolute owner thereof within the ambit of A.D.S.R. Sealdah, District 24 Parganas (South).

TITLE OF SCHEDULE – C

WHEREAS SRI SUDHANSHU NATH KHAN, son of Late Sarada Nath Khan, was the absolute owner and seized and possessed of and/or otherwise well and sufficiently entitled to the an old dilapidated two storied brick built dwelling house comprising of 1200 sq. ft. at ground floor and 400 sq. ft. on 1st. floor together with piece and parcel of land measuring about 2 (Three) Cottahs 00 Chitaks at 11A, Gobinda Paul Lane alias Gobinda Pal Lane, P.S.- Chitpur, P.O.- Cossipore under ward No. 6 of Kolkata Municipal Corporation, Kolkata- 700002 by virtue of a Deed of Conveyance dated 5th August, 1953 which was duly registered in the office of the Sub-Register, Sealdah and recorded in Book No.- I, Volume No.- 37, Pages from 105 to 109, Being No.- 1746 for the year 1953 where **SHEIK SUKUR MOHAMMAD**, son of Late Sheik Abdul Ajij was **VENDOR** and **SRI SUDHANSHU NATH KHAN** was mutated his name in the records of the Kolkata Municipal Corporation as the absolute owners of the said premises.

AND WHEREAS SRI SUDHANSHU NATH KHAN died intestate on 28.04.1976 and his wife namely **SMT. KAMALA KHAN** was predeceased him and Leaving behind their only son namely **SRI PANNALAL KHAN** as their legal heirs and successors.

AND WHEREAS As per the Hindu Succession Act, 1956, **SRI PANNALAL KHAN** became the owner of the above said Property of Late Sudhanshu Nath Khan being **KMC Premises No. 11A, GOBINDA PAUL LANE** alias **GOBINDA PAL LANE**, Post Office- Cossipore, Police Station- Chitpur, Kolkata – 700 002 under **Ward No. 006, Borough No. – I, Assessee No. 11 006 09 0026 7** and seized and possessed of and/or otherwise sufficiently entitled to the same.

AND WHEREAS The said SRI PANNALAL KHAN was mutated and recorded his name in the Kolkata Municipal Corporation being **KMC Premises No. 11A, GOBINDA PAUL LANE alias GOBINDA PAL LANE, Post Office- Cossipore, Police Station- Chitpur, Kolkata – 700 002 under Ward No. 006, Borough No. – I, Assessee No. 11-006-09-0026-7** as the absolute owner of the said property.

The said SRI PANNALAL KHAN died intestate on 17.06.2006 and leaving behind his wife namely **SMT. GOURI KHAN** and 1 (One) daughter namely **SMT. GOPA BASU** and 1 (One) son namely **PARTHA KHAN** as his legal heirs and successors.

AND WHEREAS As per the Hindu Succession Act, 1956, (1) **SMT. GOURI KHAN**, (2) **SMT. GOPA BASU** and (3) **PARTHA KHAN**, became joint owners having 1/3rd share each in the said property being **KMC Premises No. 11A, GOBINDA PAUL LANE alias GOBINDA PAL LANE, Post Office- Cossipore, Police Station- Chitpur, Kolkata – 700 002 under Ward No. 006, Borough No. – I, Assessee No. 11-006-09-0026-7** being two storied brick build dwelling house comprising of 1200 sq. ft. at ground floor and 400 sq. ft. on 1st. floor together with land measuring about 2 cottah 0 Chittaks 0 Sq.ft. and seized an possessed of and/or otherwise sufficiently entitled to the same.

AND WHEREAS The said **GOURI KHAN**, wife of Late Pannalal Khan, died intestate on 22.02.2024 and leaving behind her daughter namely **SMT. GOPA BASU** and son namely **PARTHA KHAN** as her legal heirs and successors.

AND WHEREAS As per the Hindu Succession Act, 1956, (1) **SMT. GOPA BASU** and (2) **PARTHAKHAN**, became joint owners having 1/2rd share each in the said property being **KMC Premises No. 11A, GOBINDA PAUL LANE alias GOBINDA PAL LANE, P. O. - Cossipore, P. S. - Chitpur, Kolkata – 700 002 under Ward No. 006, Borough No. – I, Assessee No. 11-006- 09-0026-7** being two storied brick build dwelling house comprising of 1200 sq. ft. at ground floor and 400 sq. ft. on 1st. floor together with land measuring about 2 cottah 0 Chittaks 0 Sq.ft. and seized an possessed of and/or otherwise sufficiently entitled to the same free from all encumbrances morefully and particularly described in Schedule-C hereunder written.

AND WHEREAS Since then, the First Part (1) **SMT. GOPA BASU** and (2) **PARTHA KHAN** herein is peacefully enjoying the said land with two storied pucca dwelling house standing thereon for his family purpose without any let, hindrance, claim, question or demand being raised by anyone else in this behalf and has been in absolute possession and enjoyment of the Schedule-A property and paying taxes and levies thereon, as sole and absolute owner thereof within the ambit of A.D.S.R. Sealdah, District 24 Parganas (South).

TITLE OF SCHEDULE – D

WHEREAS SRI KRISANU BHATTACHARJEE sold the schedule property **ALL THAT** "Undivided and Undemarcated Share" admeasuring **200 Square feet land and 106.22 Square feet pucca Structure** out of piece and parcel of land measuring about **2 Cottahs 9 Chittaks 0 Sq.ft.** more or less with **80 years old four storied building** standing thereon comprising of built up area **980 Sq. Ft.** on **Ground Floor, 1st floor, 2nd floor each and 500sq.ft. on 3rd floor** solely self residential use lying and situated at Premises No. **34, KALI KUMAR BANERJEE LANE**, P.O.-'Cossipore', P.S.- 'Chitpur', Kolkata-700002, Ward No. 06, Borough No. 1 of K.M.C. Assessee No. **11-006-15-0040-6** free from all encumbrances which is butted and bounded as follows where ingress & egress of the premises is **33 (Thirty Three) Feet:** to (i) **SRI INDRAJIT BANERJEE**, (ii) **SMT. DAMAYANTI BANERJEE GHOSH**, (iii) **PARTHA KHAN** & (iv) **SMT. GOPA BASU** by virtue of a Deed of Conveyance dated **23RD April, 2024** which was duly registered in the office of the Sub-Register, Sealdah and recorded in Book No.- I, Volume No.- 1606-2024, Pages from 42738 to 42761, Being No.- 160601565 for the year 2024 and the said Purchaser was mutated his name in the records of the Kolkata Municipal Corporation as the absolute owners of the said premises.

AND WHEREAS SRI INDRAJIT BANERJEE AND SMT. DAMAYANTI BANERJEE GHOSH sold **ALL THAT** "Undivided and Undemarcated Share" admeasuring **200 Square feet land and 167 Square feet pucca Structure** out of piece and parcel of land measuring about **2 Cottahs 8 Chittaks 4 Sq.ft.** more

or less with **90 years old one storied building** standing thereon comprising of built up area **1500 Square feet** on **Ground floor** solely self residential use lying and situated at Premises No. **33B, Kali Kumar Banerjee Lane**, P.O.- 'Cossipore', P.S.: 'Chitpur', Kolkata – 700 002, Ward No. 06, Borough No. I of KMC Assessee No. 11-006-15-0057-1 free from all encumbrances which is butted and bounded as follows where ingress & egress of the premises is **03 (Six) Feet common passage** to (i) SRI KRISANU BHATTACHARYA, (ii) PARTHA KHAN & (iii) SMT. GOPA BASU by virtue of a Deed of Conveyance dated 23RD April, 2024 which was duly registered in the office of the Sub-Register, Sealdah and recorded in Book No.- I, Volume No.- 1606-2024, Pages from 42786 to 42809, Being No.- 160601566 for the year 2024 and the said Purchaser was mutated his name in the records of the Kolkata Municipal Corporation as the absolute owners of the said premises.

AND WHEREAS SRI PARTHA KHAN AND SMT. GOPA BASU sold **ALL THAT** "Undivided AND Undemarcated Share" admeasuring **200 Square feet land** and **114.28 Square feet pucca Structure** out of piece and parcel of land measuring about comprising land area of **2 Cottahs** more or less with **80 years old two storied building** standing thereon comprising of built up area **1200 Square feet** on **Ground floor** and **400 Square feet** on **1st floor** solely self residential use lying and situated at Premises No. **11A, Govinda Paul Lane**, P.O.- 'Cossipore', P.S.: 'Chitpur', Kolkata – 700 002, Ward No. 06, Borough No. I of KMC Assessee No. **11-006-09-0026-7** free from all encumbrances which is butted and bounded as follows where ingress & egress of the premises is **08 (Eight) Feet** to (i) SRI KRISANU BHATTACHARYA, (ii) SRI INDRAJIT BANERJEE, (iii) SMT. DAMAYANTI BANERJEE GHOSH by virtue of a Deed of Conveyance dated 23RD April, 2024 which was duly registered in the office of the Sub-Register, Sealdah and recorded in Book No.- I, Volume No.- 1606-2024, Pages from 42810 to 42832, Being No.- 160601567 for the year 2024 and the said Purchaser was mutated his name in the records of the Kolkata Municipal Corporation as the absolute owners of the said premises.

And since then the said property as described in Schedule – A, Schedule – B and Schedule – C has been merged or amalgamated in the Premises No. **34, KALI KUMAR BANERJEE LANE**, P.O.-'Cossipore', P.S.: 'Chitpur', Kolkata – 700 002, Ward No. 06, Borough No. I of KMC Assessee No. **11-006-15-0040-6** free from all encumbrances which is butted and bounded as follows where ingress & egress of the premises is **33 (ThirtyThree) Feet**, as the joint ownership of (i) **SRI KRISANU BHATTACHARYA**, (ii) **SRI INDRAJIT BANERJEE**, (iii) **SMT. DAMAYANTI BANERJEE GHOSH**, (iv) **PARTHA KHAN & (v) SMT. GOPA BASU** and the premises belonging as 7Cottah - 1Chittak - 4Sq.Ft.

AND WHEREAS the Owners herein desire to make construction of building in the said property and for which he negotiated with the present Developer to develop and to make construction multi-storied building in the said property according to the plan which will be sanctioned by the Kolkata Municipal Corporation and the Developer also has agreed to develop the said property by investing his own money on the basis of some terms and condition mentioned in this Development Agreement and to avoid any future dispute between the parties have agreed to enter into the said agreement as hereunder written.

**NOW THIS AGREEMENT FOR DEVELOPMENT BETWEEN THE OWNER
AND DEVELOPER WITNESSETH AS FOLLOWS :-**

DEFINITION

1.

- a) **OWNER :- means 1) SRI KRISANU BHATTACHARYA [AADHAAR NO: 3323 01901304], [PAN- AHBPB0222H], [Mobile – 9830166276], [Date of Birth: 11-12- 1973], Son of Late Dipankar Bhattarcharjee, by faith Hindu, by occupation- Service, by Nationality- Indian, residing at 34, Kali Kumar Banerjee Lane, P.S.- Chitpur, P.O.- Cossipore, Kolkata – 700002, 2) SRI INDRAJIT BANERJEE [AADHAAR NO: 8208 8143 9426], [PAN NO - BEGPB2759N], [Mobile – 6289710414], [Date of Birth: 17-11-1971], Son of Late Dipen Banerjee, by faith Hindu, by occupation- service, by Nationality- Indian, residing at 33B, Kali Kumar Banerjee Lane, P.S.- Chitpur, P.O.- Cossipore, Kolkata – 700002,**

3) **SMT. DAMAYANTI BANERJEE GHOSH [AADHAAR NO : 5841 2899 0063], [PAN- AKBPG9145R], [Mobile – 8240029186], [Date of Birth: 02-01-1976],** wife of Late Abhijit Banerjee, by faith Hindu, by occupation- Service, by Nationality- Indian, residing at 33B, Kali Kumar Banerjee Lane, P.S.- Chitpur, P.O.- Cossipore, Kolkata – 700002, 4) **SMT. GOPA BASU [AADHAAR NO: 6137 0263 2266], [PAN-CQVPB9001R], [Mobile – 6290406041], [Date of Birth: 27-11-1970],** wife of Saswata Basu and Daughter of Late Pannalal Khan, by faith Hindu, by occupation- Housewife, by Nationality -Indian, residing at 11A, Govinda Paul Lane, P.S.- Chitpur, P.O.- Cossipore, Kolkata– 700 002, 5) **SRI PARTHA KHAN [AADHAAR NO : 2392 7770 5598], [PAN- AOXP8324E], [Mobile – 9830157188], [Date of Birth: 20-06-1975],** Son of Late Pannalal Khan, by faith- Hindu, by occupation- Service, by Nationality- Indian, residing at 11A, Govinda Paul Lane, P.S.- Chitpur, P.O.- Cossipore, Kolkata- 700002, and their heirs, executors, administrators, legal representatives, successors and assigns.

- b) **DEVELOPER:- means M/S. TRIKUTA INFRA [PAN NO.:- AAVFT8351L]** a partnership firm having its registered office at 33A, Kali Kumar Banerjee Lane, P.S.- Chitpur, P.O.- Cossipore, Kolkata – 700002, represented by its partners (1) **SRI ABHISEK SHAW [AADHAAR NO. :- 4907 8858 7463], [PAN NO :- JCTPS4131Q], [Mobile – 7980777179], [Date of Birth:05.12.1998],** son of Sri Arun Kumar Shaw by faith Hindu, by occupation- business, Nationality- Indian, residing at 16/1A, Pran Krishna Mukherjee Road, P.S.- Chitpur, P.O.- Cossipore, Kolkata – 700002 , (2) **SRI PRITAM DUTTA [AADHAAR NO. :- 5750 5433 4782], [PAN NO :- CAPPD5929N], [Mobile –], [Date of Birth:.....]** son of Sri Pradip Dutta, by faith Hindu, by occupation- business, Nationality- Indian, residing at 2/1/1A, BagBazaar Street, P.O.-Baghbazar, P.S.- Shyampukur, Kolkata – 700003, residing at 1/6C, Cossipore Road, P.S.- Chitpur, P.O.- Cossipore, Kolkata – 700002.

(3) **SRI RAJESH KUMAR BISWAKARMA** [AADHAAR NO. :- 5186 9709 5957], [PAN NO :- AKJPB1852G], [Mobile - 9903935020], [Date of Birth:] son of Sri Srinath Biswakarma, by faith Hindu, by occupation- business, Nationality- Indian, (4) **SRI SUBAL PAUL** [AADHAAR NO. :- 8016 6889 4896], [PAN NO :- AGBPP4054A], [Mobile – 8961738666], [Date of Birth:01.01.1965] son of Sri Pran Krishna Paul, by faith Hindu, by occupation- business, Nationality- Indian, residing at 1, M. C. Garden Road, South Dumdum (Municipality), North 24 Parganas, P.O.-Dumdum, P.S.- Dumdum, Kolkata – 700030, and its heirs, executors, administrators, legal representatives, successors and assigns.

- c) **PREMISES:-** Shall mean ALL THAT piece and parcel of Bastu land measuring more or less **7 Cottahs 1 Chittaks 4 Square Feet** more or less with old Brick build Dwelling House in various part (as described in Schedule-A, B & C) solely self residential use lying and situated at Premises No. **34, Kali Kumar Banerjee Lane, P.O.- Cossipore, P.S. – Chitpur, Kolkata – 700002, Ward No. – 06, Borough No. – I of KMC Assessee No. 11-006-15-0040-6 of the Kolkata Municipal Corporation, A.D.S.R. at Sealdah, District 24 Parganas (South)**, morefully and particularly described in the Schedule – “D”.
- d) **PROPOSED SANCTION** : The plan which will be sanctioned by the Kolkata Municipal Corporation under Borough-VII, in respect of the property detailed below in the Schedule “A”.
- e) **OWNER'S ALLOCATION:** shall mean **ALL THAT** the Owners shall be allotted **50%** of the total constructed area of the sanction plan of the proposed multi storied building within the limits of the Kolkata Municipal Corporation being Municipal premises No. **34, Kali Kumar Banerjee Lane, P.O.- Cossipore, P.S. – Chitpur, Kolkata – 700002, Ward No. – 06, Borough No. – I, A.D.S.R. at Sealdah, District – 24 Parganas (South)**, and all other easement and appurtenances thereto morefully and particularly detailed below in the Schedule “E”.

- f) **DEVELOPER'S ALLOCATION** : shall mean **ALL THAT** the Developer shall be allotted the **50%** of the total constructed area building of the proposed **multi** storied building within the limits of the Kolkata Municipal Corporation being Municipal premises No. **34, Kali Kumar Banerjee Lane, P.O.- Cossipore, P.S. – Chitpur, Kolkata – 700002, Ward No. – 06, Borough No. – I, A.D.S.R. at Sealdah, District 24 Parganas (South)**, and all other easement and appurtenances thereto morefully and particularly detailed below in the Schedule "F".
- g) **COMMON FACILITIES AND AMENITIES** : shall mean include corridors, ultimate roof, parapet wall of the roof, underground water reservoir, overhead water tank, water pump and motor and other facilities which may be mutually agreed upon by and between the parties hereto and required for the establishment, location, enjoyment, provisions maintenance and/or management of the building.
- h) **"PROPORTIONATE SHARE"** with all its cognate variations shall mean such ratio which the covered area of any Unit shall be in relation to the covered area of all the units in the proposed building.
- i) **"TIME"** the building shall be completed within **30 (Thirty) months** from the date of execution of this Development Agreement and/or handing over the possession of the property to the Developer, whichever is later and the time for completion of the project may be extended for further **6 (six) months** on mutual understanding due to any unavoidable circumstances like riot, flood, earth quake or any other circumstances which is beyond the control of human being.
- j) **"SPECIFICATIONS"** shall mean the specifications to complete the new building as stated in the Schedule "E" hereto.
- k) **TRANSFERRABLE SPACE** : Shall mean the space in the building available for independent use and occupation after making due provisions for common facilities and the space required therefore.

- l) **THE ARCHITECT** : shall mean such person or persons who may be appointed by the developer for designing and planning of the proposed building to be constructed on the said premises.
- m) **FLOOR AREA RATIO** : shall mean the floor area ratio available maximum for the purpose of getting the sanction of the building plan from the Kolkata Municipal Corporation for the construction purpose of the said premises as per building rules now prevailing.
- n) **ROOF** : shall mean and include the entire open space on the top of the building and parapet wall of the floor to be constructed excluding the space provided for installation of overhead tank, stair case cover and lift room.
- o) **LEGAL PROCEEDINGS**: the owner and the Developer shall strictly comply with the terms and condition as mentioned in the Agreement for Development and in violation of any clause by any party, the other party shall have the right, liberty and authority to move before competent court of law, through Specific Performance of Contract for enforcement of the Agreement.
- (i) **Jurisdiction**: Both the parties have agreed to make the jurisdiction in the Courts governed by the Honble' High Court Calcutta.
- (ii) **Disputes**: All disputes and / or differences between the parties hereto regarding the construction and/or interpretation of this agreement and touching these premises or determination of any liability shall be referred to the joint arbitration of two persons, one to be appointed by the attorneys and one to be appointed by the purchaser and if the arbitrators differ in their awards then the same shall be referred to one umpire to be jointly appointed by the joint arbitrators and the same shall be deemed to be a reference within the meaning of the Arbitration and Re- Conciliation Act, 1996.

None of the parties hereto shall be entitled to proceed before any court or from before referring the same to the arbitration of the Arbitrators and the Arbitrators have given their award. The Arbitrators shall have summary power and the Arbitrators shall have power to give interim award and/or directions.

Disputes of differences in relation to or arising out of or touching this Agreement of the validity, interpretation, construction, performance, breach or enforceability of this Agreement (collectively Disputes) shall be referred to the competent court of having jurisdiction to entertain the same.

2. This agreement shall be deemed to have been commenced with effect from the date of signing of the agreement and shall remain in full force and effect till completion of the project, and also it will be in force till the completion of sale process of Developer's allocation.

3. **THE OWNER DECLARES AS FOLLOWS: -**

- (i) That all certified copies of relevant papers and documents relating to the said property shall be delivered to the Developer simultaneously with the execution of this agreement including other documents of title if required to clarify the title of the property as may be asked by the Developer before submitting the plan for sanction before K.M.C and before demolition of existing structure.
- (ii) That the Owners directly has not received any notice for acquisition or requisition of the said premises mentioned hereinabove or any part or portion thereof under any of the laws for the time being in force.
- (iii) That the Owners have not entered in to any Agreement for Sale and/or, Development or otherwise for transfer and/or development of the said premises mentioned herein or any part or portion thereof in favour of any other person other than the Developer herein.
- (iv) That the owners shall handover peaceful vacant Khas possession of the property to the Developer before starting construction and also shall allow the developer to take exact measurement of the plot and for testing of soil etc. before starting construction.

- (v) That simultaneously with the execution of this agreement the owner shall also execute a Development Power of Attorney in favour of the Developer enabling and/or empowering the Developer to conduct all necessary works of Development of the said property including the power to get the plan sanctioned by the Kolkata Municipal Corporation or to rectify or alter the plan and to enter into Agreement for Sale of the Developer's allocation mentioned herein with the intending purchaser.

5. THE OWNER AND THE DEVELOPER DO HEREBY DECLARE AND COVENANTS FOLLOWS:-

- a) That the Developer shall at its own costs and expenses construct and complete the new **multi** storied building at the said premises and shall confirm the specification as mentioned in the Schedule "E" hereunder written as may be recommended by the Architect from time to time appointed for the said purpose and it is hereby understood and agreed that the decision of the Architect regarding the best quality of the materials used and to be used shall be final and binding on the parties hereto as per agreed specification. **If any additional floor constructed after multi storied building then the ratio shall be 50% to the Owner** (That the co-owner shall be entitled the proportionate share in the sanctioned plan after amalgamation of the adjoining premises and the co-owner will be entitled as per quantum of share of their land as per Deed) **and 50% to the Developer.**
- b) That all outstanding dues of Municipal Rates Taxes and/or other outgoings in respect of the said premises shall be paid by the Owners herein till the date of signing of this agreement and from the date of execution of the instant agreement, the expenses shall be borne by the Developer.
- c) That the Owner shall not do any act deed or thing beyond the scope of law whereby the Developer shall be prevented from construction and completion of the said building.

- d) That the Owner shall not re-enter into any fresh Agreement for Sale or transfer or Development of the said property till the instant Agreement shall remain in force except their allocation in the said proposed building unless the Developer do not violate the clause of the instant Development Agreement.
- e) That after completion of construction of the building, the Developer shall handover the possession of the Owner's allotment to the Owner and the Developer shall have the right, liberty and authority to sell/convey their allotted portion to their nominated persons and to realize the cost of construction including profit of the business and the Developer shall have exclusive right to fix up the price of the flat etc. in respect of Developer's Allocation only. The Owner shall not claim a single farthing from the Developer on account of the Developer's allotment and the Owner through their constituted attorney shall be bound to sign all Deeds which would be executed in favour of the nominated persons of the Developer, in respect of Developer's Allocation only.
- f) That it is mutually agreed between the parties herein that, from the date of purchase of the said land mentioned in the "Schedule A" by the present vendor/owner, all outstanding taxes and any other K.M.C. related expense till the year of 2023 for the said land shall be borne by the Owner herein.

6. DEVELOPERS RIGHT AND OBLIGATION :-

- a) That, the owner hereby grant subject to what has been hereunder provided, exclusive right to develop, to built upon the said premises by constructing at new building thereon in accordance with the plan sanctioned by the KMC entirely at the cost and expenses of the developer, subsequent modification and amendment of the sanction plan if require, shall be made in consultation with the owner in accordance with law.

- b) That, noting in this presence shall be construed as a demise or assignment or conveyance in law by the owner of the said premises or any part thereof to the developer or as creating any right title in respect thereof to the Developer other than an exclusive license to the Developer to exploit the same in terms thereof and to deal with the Developers Allocation.
- c) That, the Developer shall abide by all the laws, by laws, rules and regulations of the Government and local statutory bodies and shall remain responsible for any deviation, violation and breach of such law, by law, rules regulations etc. the Developer also shall take responsibility to deal with the co-operative housing society and also to obtain required permission from the society regarding construction of building (if necessity).
- d) That, the Developer shall not sell or encumber in any manner the owner's allocation in the building and shall not also present the owner in any way to enjoy sell, assign their allocated portion.
- e) That, After the date of execution of this agreement, the developer shall pay and discharge all taxes and outgoings including the Municipal taxes etc. that may be levied by any public body or other authorities which would be payable by the owners as the owner. The Developer shall indemnify and keep indemnified the owners from and against nonpayment thereof since the date of execution of the agreement.
- f) That, the Developer shall not create and/or restricted to create any mortgage or hypothecation of the said property and shall not create any financial liability on the owners or effecting its estate and interest in the said property and the Developer shall keep the owners indemnified against all actions suits and proceedings and costs, charges expenses in respect thereof.

- g) That in case of sale of allotted share of the Developer, the Owner shall be bound to sign and execute the Deed of Conveyance in favour of the nominated person/persons of the Developer either himself or through his Power of Attorney holder.
- h) That in case of sale of allotted share of the Owner, the Developer shall be bound to sign and execute the Deed of Conveyance in favour of the nominated person/persons of the Owner and the Owner also shall sign in the said Deed as Vendor and shall realize the sale proceeds in respect of Owner's allotment and the Developer shall have no claim on the said amount.

7. CONSIDERATION AND SPACE ALLOCATION :

- i) The Developer shall be entitled to transfer by sell its Developer's Allocation to the intending Purchasers for residential purpose and for that purpose shall have the right to enter into Agreement/ Agreements with the proposed Purchaser/ Purchasers and to realize part payment or full consideration from the intending Purchaser/Purchasers on its own account.
- ii) That the ultimate roof of the building shall be treated as common utility area of all the flat Owner of the said building.
- iii) That the underground water tank, overhead water tank, four sides boundary wall, common passage of the ground floor, lift, stair case, stair case landing, sewerage system of the building etc. shall be treated as common utility area of the Owner and other flat Owners of the said building.
- iv) That both the parties shall have the right and liberty to move before the competent court of law to enforce the agreement in case of non-fulfillment of the terms of the Agreement by any party.
- v) That the building shall be used for both residential and commercial purpose.

8. THE OWNERS AND THE DEVELOPER FURTHER HEREBY AGREE AND COVENANTS AS FOLLOWS :-

- a) That the existing structure on the said premises shall be demolished by the Developer and the Developer shall be entitled to dispose of the old building materials at such price as they deem fit and proper and the owner shall have no claim over such sale proceeds.
- b) That the underground water tank, overhead water tank, four sides boundary wall, common passage of the ground floor, stair case, stair case landing, sewerage system of the building etc. shall be treated as common utility area of the owners and other flat owners of the said building.
- c) That after obtaining sanction plan if required a supplementary agreement will be executed in between the owner and the Developer in respect of their specific allotment.
- d) That the existing meter shall be kept in the premises.
- e) All legal disputes if any even after handover the possession shall be the liability of the Developer to solve the same.

9. DEVELOPER'S RIGHTS AND OBLIGATIONS :-

- a) That the Developer shall hold all original documents relating to the title of the property and shall handover the same to the Association to be formed after completion of building.
- b) That during the period of construction if any dispute arise between the parties then the same shall be solved amicably between the parties, before moving to the competent court.
- c) That it has been agreed between the parties that the common electric meter box will be installed in the Ground Floor under the stair case of the said building.

- d) That the Developer shall provide alternative accommodation (shifting) to the Owner during the period of construction and the said alternative accommodation will continue till the date of handover vacant possession of the respective flat to the owner and the entire cost including rent for the shifting shall be borne by the Developer.
- 10. That if any party violate any terms and condition of the Development Agreement then the parties on mutual understanding shall try to solve the problem and in failure to do so, then the aggrieved party shall have the right, liberty and authority to move before the competent court of law for proper relief.
- 11. That the Developer has signed this agreement being satisfied about the Title of the Property.
- 12. That the Developer shall take necessary steps to mutate the name of the Owners in their respective flats but the cost of mutation of the Owner's allocation shall be borne by the Owner.
- 13. That during the period of construction the Owner shall have the liberty to appoint Engineer at his own cost to supervise the construction work.
- 14. That for non – compliance of any clause of this Agreement either by the Owner or by the Developer, any party shall have the right, liberty and authority to move before the competent court of law for legal relief.
- 15. **FORCE MAJEURE:**

Notwithstanding anything elsewhere to the contrary contained in this Agreement, the parties hereto shall not be considered to be in default in performance of the obligations or be liable for any obligation hereunder to the extent that the performance of the relative obligations are prevented by the existence of the force majeure and time for performance shall remain suspended during the duration of the force majeure. In the event or combination of events or circumstances which are beyond control of any of the parties are detailed as follows:

- i) Acts of God i.e. fire, draught, flood, earthquake, storms, lightning, epidemics, pandemic and other natural disaster;
- ii) Explosions or accidents, Pandemic, etc.;
- iii) General strikes and/or lock-outs (not being any strike or lockout by agents or staff of the Developer or its appointee at the construction site), civil disturbances, curfew etc.;
- iv) Civil commotion, insurgency, war or enemy action or terrorist action;
- v) Change in Law, Rules and Regulations, injunctions, prohibitions, or stay granted by court of law, Arbitrator, Government;

Any event or circumstances which the parties mutually agree in writing as being beyond the control of the parties.

The Owner hereby consents and agrees for amalgamation and/or otherwise joint development in terms of clauses above and further agrees and accepts that all and entire FAR and other benefits allowable in respect of any construction or other utilization arising due to the Developer acquiring any such neighbouring other properties (independently or consequent to amalgamation or joint development as the case may be) and irrespective of the same being utilized in the said property, shall entirely and exclusively belong to the Developer alone and the Developer hereby agrees that the entitlement of the Owner as regards 50% of the total constructed area that could be sanctioned in respect of the said Property as per the laws then in force shall not be affected due to any such inclusion of other properties in the development and the Owner's Allocation shall not be reduced or enhanced in any manner whatsoever.

(SCHEDULE -A)

ALL THAT piece and parcel of land measuring about comprising land area of **2 Cottahs 9 Chittaks 0 Sq.ft.** more or less with **80 years old four storied building** standing thereon comprising of built up area **980 Sq. Ft. on Ground Floor, 1st floor, 2nd floor each and 500sq.ft. on 3rd floor** solely self residential use lying and situated at Premises No. **34, KALI KUMAR BANERJEE LANE**, P.O.-'Cossipore', P.S.: 'Chitpur', Kolkata – 700 002, Ward No.06, Borough No. 1 of KMC Assessee No. **11-006-15-0040-6** free from all encumbrances which is butted and bounded as follows where ingress & egress of the premises is **33 (Thirty Three) Feet**:

ON THE NORTH : 20 Feet Common Passage

ON THE SOUTH : Kali Kumar Banerjee Lane (35Feet)

ON THE EAST : 6D/3, B. T. Road, 6D/1, B. T .Road and 6F, B.T. Road,

ON THE WEST : 33A & 33B, Kali Kumar Banerjee Lane and 11A, Gobinda Paul Lane,

(SCHEDULE -B)

ALL THAT piece and parcel of land measuring about comprising land area of **2 Cottahs 8 Chittaks 4 Sq.ft.** more or less with **90 years old one storied building** standing thereon comprising of built up area **1500 Square feet on Ground floor** solely self residential use lying and situated at Premises No. **33B, Kali Kumar Banerjee Lane**, P.O.-'Cossipore', P.S.: 'Chitpur', Kolkata – 700 002, Ward No. 06, Borough No. 1 of KMC Assessee No. 11-006-15-0057-1 free from all encumbrances which is butted and bounded as follows where ingress & egress of the premises is **03 (Six) Feet common passage**:

ON THE NORTH : 11A, Gobinda Paul Lane,

ON THE SOUTH : 33A, Kali Kumar Banerjee Road & 03 Feet Passage of 33B, Kali Kumar Banerjee Road,

ON THE EAST : 34, Kali Kumar Banerjee Road,

ON THE WEST : 32, Kali Kumar Banerjee Road,

SCHEDULE – C

ALL THAT piece and parcel of land measuring about of **2 Cottahs** more or less with **80 years old two storied building** standing thereon comprising of built up area **1200 Square feet** on **Ground floor** and **400 Square feet** on **1st floor** solely self residential use lying and situated at Premises No. **11A, Govinda Paul Lane**, P.O.-'Cossipore', P.S.: 'Chitpur', Kolkata – 700 002, Ward No. 06, Borough No. I of KMC Assessee No. **11-006-09-0026-7** free from all encumbrances which is butted and bounded as follows where ingress & egress of the premises is **06 (Six) Feet**:

ON THE NORTH: 20 Feet Common Passage,
 ON THE SOUTH: 33B, Kali Kumar Banerjee Road
 ON THE EAST: 34, Kali Kumar Banerjee Road,
 ON THE WEST: 08 feet common passage and 11A/1, Gobinda Paul Lane,

SCHEDULE – D

After amalgamated of Schedule-A, Schedule-B & Schedule-C **ALL THAT** piece and parcel of land measuring about of **7 (seven) Cottahs 1 (one) Chittack 4 (four) Square Feet** more or less with old Brick build Dwelling House in various part (as described in Schedule-A, B & C) solely self residential use lying and situated at Premises No. **34, Kali Kumar Banerjee Lane**, P.O.- Cossipore, P.S. – Chitpur, Kolkata – 700002, Ward No. – 06, Borough No. – I, Assessee No. **11-006-15-0040-6**, A.D.S.R. at Sealdah, District 24 Parganas (South) which is free from all encumbrances which is butted and bounded as follows where ingress & egress of the premises:

ON THE NORTH: 20 Feet Common Passage
 ON THE SOUTH: Kali Kumar Banerjee Lane
 ON THE EAST: 6D/3, B. T. Road, 6D/1, B.T .Road and 6F, B.T. Road,
 ON THE WEST: 33A & 33B, Kali Kumar Banerjee Lane and
 11A, Gobinda Paul Lane.

SCHEDULE "E" PROPERTY
OWNERS ALLOCATION

ALL THAT the Owners shall be allotted 50% of the total constructed area of the sanction plan of the proposed multi storied building within the limits of the Kolkata Municipal Corporation being Municipal premises No. 34, Kali Kumar Banerjee Lane, P.O.- Cossipore, P.S. – Chitpur, Kolkata – 700002, Ward No. – 06, Borough No. – I, A.D.S.R. at Sealdah, District – 24 Parganas (South),

SCHEDULE "F" PROPERTY
DEVELOPERS ALLOCATION

ALL THAT the Developer shall be allotted 50% of the total constructed area of the sanction plan of the proposed multi storied building within the limits of the Kolkata Municipal Corporation being Municipal premises No. 34, Kali Kumar Banerjee Lane, P.O.- Cossipore, P.S. – Chitpur, Kolkata – 700002, Ward No. – 06, Borough No. – I, A.D.S.R. at Sealdah, District – 24 Parganas (South),

THE SECOND SCHEDULE ABOVE REFERRED TO #

Tentative Common Areas and Installations:

Common Areas & Installations at any Block:

- i. Concealed Electrical wiring and fittings and fixtures for lighting the staircase, common areas, lobby and landings and operating the installation of two lifts at the Designated Block.
- ii. Electrical installations with main switch and meter and space required therefore in the Building.
- iii. Overhead water tank with water distribution pipes from such Overhead watertank connecting to the different Units of the Building.
- iv. Water waste and sewerage evacuation pipes and drains from the Units to drains and sewers common to the Building.

Common Areas & Installations at the Building Complex:

- i. Electrical installations and the accessories and wirings in respect of the Building Complex and the space required therefore, if installed.
- ii. Underground water reservoir, water pump with motor with water distribution pipes to the Overhead water tanks of Buildings.
- iii. Water waste and sewerage evacuation pipes and drains from the several buildings to the municipal drains.

THE THIRD SCHEDULE ABOVE REFERRED TO:

STRUCTURE: The building shall be constructed with RCC framed in accordance with the plan and drawing prepared by the Architects and sanctioned by the appropriate authority.

COMMON FLOORING: Flooring in the common areas shall be of vitrified tiles.

UNIT:

- | | | |
|--------|------------|--|
| (i) | Flooring | : Floor tiles. |
| (ii) | Walls | : Plaster of Paris or Wall Putty. |
| (iii) | Windows | : Aluminium Sliding with Glass windows. |
| (iv) | Electrical | : Copper concealed insulated wiring, semi - modular. |
| (v) | Plumbing | : Concealed pipes, white sanitary wares in toilet. |
| (vi) | Doors | : Flush Doors with latch. |
| (vii) | Kitchen | : Black stone, stainless sink with 3' tiles in platform. |
| (viii) | Toilets | : Commode, Basin, Shower, 6' height wall tiles. |
| (ix) | Elevator | : Reputed company, capacity of four passengers. |
| (x) | Extra Work | : Any extra works required to be done at extra cost. |

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and seals on the day, month and year above written.

SIGNED, SEALED AND DELIVERED

at Kolkata in the presence of: -

WITNESSES: -

- 1) S. D. S.
Sealdah COO 21
Kolkata 14
- 2) N. Nag
Tangra, Kat-15

- ① Kriam Bhattacharya
- ② Seeljit Banerjee
- ③ Damayanti Banerjee Ghosh
- ④ Gopal Basu
- ⑤ Partha Khan

SIGNATURE OF THE OWNERS

TRIKUTA INFRA
Abhishek Shaw

Partner

TRIKUTA INFRA

Subodh Paul

Partner

TRIKUTA INFRA

Rajesh Kumar Bishwakarma

Partner

TRIKUTA INFRA

Pratim Datta

Partner

SIGNATURE OF THE DEVELOPER

Drafted by :-

Rajib Kr. Mondal










Advocate,
Enrolment No. -
Sealdah Civil Court
Kolkata - 700014.

RAJIB KR. MONDAL
Sealdah Civil & Criminal
Court, Kolkata - 700014
F1813A/1583/1999

FORM FOR EXECUTION & FINGER PRINTS












NAME : SRI INDRAJIT BANERJEE (OWNER/FIRST PART)

Indrajit Banerjee

					
	(LEFTHAND)				
					
(RIGHTHAND)					

NAME: SMT. DAMAYANTI BANERJEE GHOSH (OWNER/FIRST PART)

Damayanti Banerjee Ghosh

					
	(LEFTHAND)				
					
(RIGHTHAND)					










NAME: SMT. GOPA BASU (OWNER/FIRST PART)

Gopa Basu

					
	(LEFTHAND)				
					
(RIGHTHAND)					












NAME: SRI PARTHA KHAN (OWNER/FIRST PART)

Partha Khan

					
	(LEFTHAND)				
					
(RIGHTHAND)					

NAME: SRI KRISANU BHATTACHARJEE (OWNER/FIRST PART)

Krisanu Bhattacharya

					
	(LEFTHAND)				
					
(RIGHTHAND)					

FORM FOR EXECUTION & FINGER PRINTS












NAME : SRI ABHISHEK SHAW (DEVELOPER/SECOND PART)

Abhishek Shaw

					
	(LEFTHAND)				
					
(RIGHTHAND)					












NAME: SRI PRITAM DUTTA (DEVELOPER/SECOND PART)

Pritam Dutta

					
	(LEFTHAND)				
					
(RIGHTHAND)					












NAME: SRI RAJESH KUMAR BISWAKARMA (DEVELOPER/SECOND PART)

Rajesh Kumar Biswakarma,

					
	(LEFTHAND)				
					
	(RIGHTHAND)				

NAME: SRI SUBAL PAUL (DEVELOPER/SECOND PART)

Subal Paul

					
	(LEFTHAND)				
					
	(RIGHTHAND)				



Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



210620242008743751

GRIPS Payment Detail

GRIPS Payment ID:	210620242008743751	Payment Init. Date:	21/06/2024 13:25:50
Total Amount:	39941	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	8896026528436	BRN Date:	21/06/2024 13:26:16
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

Depositor's Name: Mr Abhishek Shaw
Mobile: 9831427509

Payment(GRN) Details

Sl. No.	GRN	Department	Amount(₹)
1	192024250087437528	Directorate of Registration & Stamp Revenue	39941
Total			39941

IN WORDS: THIRTY NINE THOUSAND NINE HUNDRED FORTY ONE ONLY.

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



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



192024250087437528

GRN Details

GRN:	192024250087437528	Payment Mode:	SBI Epay
GRN Date:	21/06/2024 13:25:50	Bank/Gateway:	SBlePay Payment Gateway
BRN :	8896026528436	BRN Date:	21/06/2024 13:26:16
Gateway Ref ID:	5794392203	Method:	Indian Bank NB
GRIPS Payment ID:	210620242008743751	Payment Init. Date:	21/06/2024 13:25:50
Payment Status:	Successful	Payment Ref. No:	2001529753/7/2024
[Query No*/Query Year]			

Depositor Details

Depositor's Name:	Mr Abhishek Shaw
Address:	16/1A, P K Mukherjee Road, Kolkata - 700002
Mobile:	9831427509
Period From (dd/mm/yyyy):	21/06/2024
Period To (dd/mm/yyyy):	21/06/2024
Payment Ref ID:	2001529753/7/2024
Dept Ref ID/DRN:	2001529753/7/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001529753/7/2024	Property Registration- Stamp duty	0030-02-103-003-02	39920
2	2001529753/7/2024	Property Registration- Registration Fees	0030-03-104-001-16	21
Total				39941

IN WORDS: THIRTY NINE THOUSAND NINE HUNDRED FORTY ONE ONLY.

Major Information of the Deed

Deed No.	I-1606-02420/2024	Date of Registration	03/07/2024
Query No.	1606-2001529753/2024	Other Information	SEALDAH
Query Date	20/06/2024 7:30:01 PM	A.D.S.R. SEALDAH, District: South 24-Parganas	
Applicant Name, Address & Other Details	ANIRUDHA GUHA ROY 43, KARAYA ROAD, BECKBAGAN,, Thana : Karaya, District : Kolkata, WEST BENGAL, PIN - 700017, Mobile No. : 8910671495, 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. 2,14,13,796/-		
Stamp Duty Rs. (S)	Registration Fee Rs. (R)		
Rs. 40,020/- (Article:48(g))	Rs. 21/- (Article:E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip (Urban area)		

Land Details :



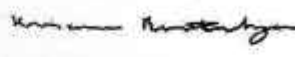


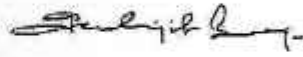


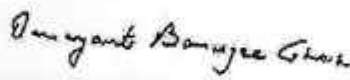
District: South 24-Parganas, P.S:- Chitpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Kall Kr. Banerjee Rd, , Premises No: 34, , Ward No: 006 Pin Code : 700002






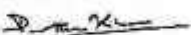
Sch. No.	Plot Number	Khata Number	Proposed RGR	Area of Land (Sq. Ft.)	Set Forth Value (in Rs.)	Market Value (in Rs.)	Other Details
L1	(RS :-)		Bastu	7 Katha 1 Chatak 4 Sq Ft		2,07,30,359/-	Property is on Road
Grand Total :				11.6623Dec	0/-	207,30,359 /-	

Structure Details :

Sch. No.	Structure	Area of Structure (Sq. Ft.)	Set Forth Value (in Rs.)	Market Value (in Rs.)	Other Details
S1	On Land L1	1500 Sq Ft.	0/-	6,83,437/-	Structure Type: Structure
Gr. Floor, Area of floor : 1500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		1500 sq ft	0/-	6,83,437 /-	

Land Lord Details :




Sr	Name	Photo	Finger Print	Signature
1	Krisanu Bhattacharya Daughter of Late Dipankar Bhattacharya Executed by: Self, Date of Execution: 21/06/2024 , Admitted by: Self, Date of Admission: 21/06/2024 ,Place : Office	 21/06/2024	 Captured LTI 21/06/2024	 21/06/2024
Kali Kumar Banerjee Lane, 34, City:- Kolkata, P.O:- Cossipore, P.S:-Chitpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700002 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: IndiaDate of Birth:XX-XX-1XX3 , PAN No.:: AHxxxxxx2H, Aadhaar No: 33xxxxxxxx1304, Status :Individual, Executed by: Self, Date of Execution: 21/06/2024 , Admitted by: Self, Date of Admission: 21/06/2024 ,Place : Office				
2	Indrajit Banerjee Son of Late Dipen Banerjee Executed by: Self, Date of Execution: 21/06/2024 , Admitted by: Self, Date of Admission: 21/06/2024 ,Place : Office	 21/06/2024	 Captured LTI 21/06/2024	 21/06/2024
Kali Kumar Banerjee Lane, 33B, City:- Not Specified, P.O:- Cossipore, P.S:-Chitpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700002 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: IndiaDate of Birth:XX-XX-1XX1 , PAN No.:: bxxxxxxx9n, Aadhaar No: 82xxxxxxxx9426, Status :Individual, Executed by: Self, Date of Execution: 21/06/2024 , Admitted by: Self, Date of Admission: 21/06/2024 ,Place : Office				
3	Damayanti Banerjee Ghosh Wife of Late Abhijit Banerjee Executed by: Self, Date of Execution: 21/06/2024 , Admitted by: Self, Date of Admission: 21/06/2024 ,Place : Office	 21/06/2024	 Captured LTI 21/06/2024	 21/06/2024
KALI KUMAR BANERJEE LANE, 33B, City:- Not Specified, P.O:- COSSIPORE, P.S:-Chitpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700002 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: IndiaDate of Birth:XX-XX-1XX6 , PAN No.:: AKxxxxxx5R, Aadhaar No: 58xxxxxxxx0063, Status :Individual, Executed by: Self, Date of Execution: 21/06/2024 , Admitted by: Self, Date of Admission: 21/06/2024 ,Place : Office				






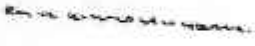



S. No.	Name	Photo	Finger Print	Signature
4	Gopa Basu Wife of Saswata Basu Executed by: Self, Date of Execution: 21/06/2024 , Admitted by: Self, Date of Admission: 21/06/2024 ,Place : Office		 Captured 21/06/2024 LTI 21/06/2024	 21/06/2024
11A, Gobinda Paul Lane, City:- Not Specified, P.O:- Cossipore, P.S:-Chitpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700002 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX0 , PAN No.: cqxxxxxx1r, Aadhaar No: 61xxxxxxxx2266, Status :Individual, Executed by: Self, Date of Execution: 21/06/2024 , Admitted by: Self, Date of Admission: 21/06/2024 ,Place : Office				
5	Partha Khan Son of Late Pannalal Khan Executed by: Self, Date of Execution: 21/06/2024 , Admitted by: Self, Date of Admission: 21/06/2024 ,Place : Office		 Captured 21/06/2024 LTI 21/06/2024	 21/06/2024
11A, Gobinda Paul Lane, City:- Not Specified, P.O:- Cossipore, P.S:-Chitpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700002 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: IndiaDate of Birth:XX-XX-1XX5 , PAN No.: aoxxxxxx4e, Aadhaar No: 23xxxxxxxx5598, Status :Individual, Executed by: Self, Date of Execution: 21/06/2024 , Admitted by: Self, Date of Admission: 21/06/2024 ,Place : Office				

Developer Details :

S. No.	Name	Photo	Finger Print	Signature
1	TRIKUTA INFRA Kali Kumar Banerjee Lane, 33A, City:- Not Specified, P.O:- Cossipore, P.S:-Chitpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700002 Date of Incorporation:XX-XX-2XX4 , PAN No.: AAxxxxxx1L,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			

Representative Details :

S. No.	Name	Photo	Finger Print	Signature
1	Abhishek Shaw (Presentant) Son of Arun Kumar Shaqw Date of Execution - 21/06/2024, , Admitted by: Self, Date of Admission: 21/06/2024, Place of Admission of Execution: Office		 Captured Jun 21 2024 2:53PM LTI 21/06/2024	 21/06/2024

16/1A, Pran Krishna Mukherjee Road, City:- Not Specified, P.O:- Cossipore, P.S:-Chitpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700002, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX8 , PAN No.: JCxxxxxx1Q, Aadhaar No: 49xxxxxxxx7463 Status : Representative, Representative of : TRIKUTA INFRA (as partner)				
2	Name	Photo	Finger Print	Signature
Pritam Dutta Son of Pradip Dutta Date of Execution - 21/06/2024, , Admitted by: Self, Date of Admission: 21/06/2024, Place of Admission of Execution: Office			 Captured	
Bag Bazar Street, 2/1/1A, City:- Not Specified, P.O:- Bag Bazar, P.S:-Shyampukur, District:-Kolkata, West Bengal, India, PIN:- 700003, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX9 , PAN No.: caxxxxxx9n, Aadhaar No: 57xxxxxxxx4782 Status : Representative, Representative of : TRIKUTA INFRA (as partner)		Jun 21 2024 2:56PM	LTI 21/06/2024	21/06/2024
3	Name	Photo	Finger Print	Signature
Rajesh Kumar Bishwakarma Son of Late Srinath Bishwakarma Date of Execution - 21/06/2024, , Admitted by: Self, Date of Admission: 21/06/2024, Place of Admission of Execution: Office			 Captured	
1/60, Cossipur Road, City:- Not Specified, P.O:- Cossipore, P.S:-Chitpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700002, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX3 , PAN No.: AKxxxxxx2G, Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : TRIKUTA INFRA (as partner)		Jun 21 2024 2:56PM	LTI 21/06/2024	21/06/2024
4	Name	Photo	Finger Print	Signature
Subal Paul Son of Late Pran Krishna Paul Date of Execution - 21/06/2024, , Admitted by: Self, Date of Admission: 21/06/2024, Place of Admission of Execution: Office			 Captured	
M C Garden Road,south Dumdum, 1, City:- Not Specified, P.O:- Dumdum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700030, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX5 , PAN No.: AGxxxxxx4A, Aadhaar No: 80xxxxxxxx4896 Status : Representative, Representative of : TRIKUTA INFRA (as partner)		Jun 21 2024 2:56PM	LTI 21/06/2024	21/06/2024

Endorsement For Deed Number : I - 160602420 / 2024

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

Section 52 of Rule 22A of 1964 West Bengal Registration Rules, 1962

Presented for registration at 14:22 hrs on 21-06-2024, at the Office of the A.D.S.R. SEALDAH by Abhishek Shaw ..

Section 52 of Rule 22A of 1964 West Bengal Registration Rules, 1962

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 2,14,13,796/-

Admission of Execution Under Section 58 West Bengal Registration Rules, 1962

Execution is admitted on 21/06/2024 by 1. Krisanu Bhattacharya, Daughter of Late Dipankar Bhattacharya, Kali Kumar Banerjee Lane, 34, P.O: Cossipore, Thana: Chitpur, City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700002, by caste Hindu, by Profession Service, 2. Indrajit Banerjee, Son of Late Dipen Banerjee, Kali Kumar Banerjee Lane, 33B, P.O: Cossipore, Thana: Chitpur, South 24-Parganas, WEST BENGAL, India, PIN - 700002, by caste Hindu, by Profession Service, 3. Damayanti Banerjee Ghosh, Wife of Late Abhijit Banerjee, KALI KUMAR BANERJEE LANE, 33B, P.O: COSSIPORE, Thana: Chitpur, South 24-Parganas, WEST BENGAL, India, PIN - 700002, by caste Hindu, by Profession Service, 4. Gopa Basu, Wife of Saswata Basu, 11A, Road: Gobinda Paul Lane, P.O: Cossipore, Thana: Chitpur, South 24-Parganas, WEST BENGAL, India, PIN - 700002, by caste Hindu, by Profession House wife, 5. Partha Khan, Son of Late Pannalal Khan, 11A, Road: Gobinda Paul Lane, P.O: Cossipore, Thana: Chitpur, South 24-Parganas, WEST BENGAL, India, PIN - 700002, by caste Hindu, by Profession Service

Identified by Mr SADHAN BAR, Son of Late SUDHANGSHU BAR, DEBENDRA CHANDRA DEY ROAD, 53/3, P.O: DHAPA, Thana: Tiljala, South 24-Parganas, WEST BENGAL, India, PIN - 700015, by caste Hindu, by profession Business

Admission of Execution Under Section 58 West Bengal Registration Rules, 1962 (Representative)

Execution is admitted on 21-06-2024 by Pritam Dutta, partner, TRIKUTA INFRA (Partnership Firm), Kali Kumar Banerjee Lane, 33A, City:- Not Specified, P.O:- Cossipore, P.S:-Chitpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700002

Identified by Mr SADHAN BAR, Son of Late SUDHANGSHU BAR, DEBENDRA CHANDRA DEY ROAD, 53/3, P.O: DHAPA, Thana: Tiljala, South 24-Parganas, WEST BENGAL, India, PIN - 700015, by caste Hindu, by profession Business

Execution is admitted on 21-06-2024 by Rajesh Kumar Bishwakarma, partner, TRIKUTA INFRA (Partnership Firm), Kali Kumar Banerjee Lane, 33A, City:- Not Specified, P.O:- Cossipore, P.S:-Chitpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700002

Identified by Mr SADHAN BAR, Son of Late SUDHANGSHU BAR, DEBENDRA CHANDRA DEY ROAD, 53/3, P.O: DHAPA, Thana: Tiljala, South 24-Parganas, WEST BENGAL, India, PIN - 700015, by caste Hindu, by profession Business

Execution is admitted on 21-06-2024 by Subal Paul, partner, TRIKUTA INFRA (Partnership Firm), Kali Kumar Banerjee Lane, 33A, City:- Not Specified, P.O:- Cossipore, P.S:-Chitpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700002

Identified by Mr SADHAN BAR, Son of Late SUDHANGSHU BAR, DEBENDRA CHANDRA DEY ROAD, 53/3, P.O: DHAPA, Thana: Tiljala, South 24-Parganas, WEST BENGAL, India, PIN - 700015, by caste Hindu, by profession Business

Execution is admitted on 21-06-2024 by Abhishek Shaw, partner, TRIKUTA INFRA (Partnership Firm), Kali Kumar Banerjee Lane, 33A, City:- Not Specified, P.O:- Cossipore, P.S:-Chitpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700002

Identified by Mr SADHAN BAR, Son of Late SUDHANGSHU BAR, DEBENDRA CHANDRA DEY ROAD, 53/3, P.O: DHAPA, Thana: Tiljala, South 24-Parganas, WEST BENGAL, India, PIN - 700015, by caste Hindu, by profession Business

Certified that required Registration Fees payable for this document is Rs 21.00/- (E = Rs 21.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 21/06/2024 1:26PM with Govt. Ref. No: 192024250087437528 on 21-06-2024, Amount Rs: 21/-, Bank: SBI
EPay (SBIEPay), Ref. No. 8896026528436 on 21-06-2024, Head of Account 0030-03-104-001-16

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 39,920/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 689583, Amount: Rs.100.00/-, Date of Purchase: 13/06/2024, Vendor name: S CHATTERJEE

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 21/06/2024 1:26PM with Govt. Ref. No: 192024250087437528 on 21-06-2024, Amount Rs: 39,920/-, Bank: SBI EPay (SBIEPay), Ref. No. 8896026528436 on 21-06-2024, Head of Account 0030-02-103-003-02

Amitava Ghosal

Amitava Ghosal

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. SEALDAH

South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1606-2024, Page from 77459 to 77506
being No 160602420 for the year 2024.



Amitava Ghosal

Digitally signed by AMITAVA GHOSAL
Date: 2024.07.03 15:29:10 +05:30
Reason: Digital Signing of Deed.

(Amitava Ghosal) 03/07/2024
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SEALDAH
West Bengal.