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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AG 607808

Q/N=(3) 501081/22

22/02/2022  
12-45 PM

**DEVELOPMENT AGREEMENT**

**THIS DEVELOPMENT AGREEMENT** made this the ..21 st.  
day of February Two Thousand Twenty Two (2022).



**BETWEEN**

Sub-Registrar  
South 24 Parganas

Verified that the document is admitted to registration. The signature sheet/s and the endorsement stamp/s attached with this document are the part of this document

District Sub-Registrar  
South 24 Parganas

22 FEB 2022

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29 OCT 2021

38741

Rs. 100/- Date.....

Name.....

Address.....

Vendor.....

**BIPLAB DEY**

Advocate

(WB/660/1992)

The City Civil Court Bar Association  
2nd Floor

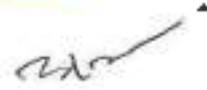
2 & 3, K. S. Roy Road, Kolkata-700 001

Aiipur Collectorate, 24 Pgs. (S)

**SUBHANKAR DAS**

**STAMP VENDOR**

Aiipur Police Court, Kol-27



District Sub-Registrar-I  
Aiipur, South 24 Parganas

Identified by me

*Biplab Dey*

Biplab Dey, Advocate

(WB/660/1992)

The City Civil Court Bar Association

2 & 3, K. S. Roy Road (2nd floor)

Kolkata-700 001

22 FEB 2022

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11/11/2022

### SPECIMEN FORM OF TEN FINGERPRINTS



LEFT HAND	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
RIGHT HAND	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

Gopal Kumbhar



LEFT HAND	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
RIGHT HAND	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

Sneha Kumbhar



LEFT HAND	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
RIGHT HAND	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

Shamshu Sagarji



LEFT HAND	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
RIGHT HAND	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

Kinan Singh



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District Sub-Registrar  
Almore, South 24 Parganas

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(1) **SRI GOPAL KUNDU**, (PAN-AFXPK7428J), (MOBILE No.9830135704), (AADHAR- 4611 9977 9799) son of Late Dasarath Kundu, (2) **SMT. RUNA KUNDU**, (PAN- AKYPK 5461F), (AADHAR- 3360 9097 8923), (MOBILE No.- 9830135750), wife of Gopal Kundu, both by faith: Hindu, both by occupation: Business, both by Nationality: Indian, both residing at 8/1A, Baishnabghata Bye Lane, Post Office: Naktala under Police Station Netaji Nagar, Kolkata - 700 047, (3) **SRI SHAMBHU SARAN SINGH**, (PAN- ALGPS2416M), (AADHAR- 9354 7380 4024), (MOBILE NO.- 9830089500), son of Late Ramayan Singh and (4) **SMT. KIRAN SINGH** (PAN- BOPPS2076N), (AADHAR- 5496 0989 0749), (MOBILE NO.- 9007867355), wife of Shambhu Saran Singh, both by faith : Hindu, both by occupation: Business, both by Nationality: Indian, both residing at 22B, Baishnabghata Bye Lane, Post Office. Naktala under Police Station Netaji Nagar, Kolkata - 700047, hereinafter referred to as the "**LAND OWNERS**", (Which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their heirs, executors, successors, legal representatives and assigns) of the **FIRST PART**;

**AND**

**G.S. ABASAN PRIVATE LIMITED**, a company incorporated under the companies Act. 1956 having its registered office at 19T, Baishnabghata By Lane, Post Office : Naktala under Police Station Netaji Nagar, Kolkata - 700047, presently at 9, Kendua Main Road, Post Office- Gana, Police Station- Patuti, Kolkata-700084, represented by it's two Directors, namely, 1) **SRI GOPAL KUNDU**, (PAN-AFXPK7428J), (MOBILE No.9830135704), (AADHAR- 4611 9977 9799) son of Late Dasarath Kundu, by faith: Hindu, by occupation : Business, by Nationality : Indian, residing at 8/1A, Baishnabghata Bye Lane, Post Office : Naktala under Police

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Station Netaji Nagar, Kolkata - 700 047 and 2) SRI SHAMBHU SARAN SINGH (PAN- ALGPS2116M), (AADHAR- 9554 7340 4024), (MOBILE NO.- 9830089360), son of Late Ramayan Singh of 22B, Baishnabghata Bye Lane, Post Office : Naktala under Police Station Netaji Nagar, Kolkata - 700047, 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 its Successors-in-office and assigns) of the SECOND PART :

WHEREAS one Sk. Khater Mollah, Sk. Sader Mollah and Sk. Sukur Mollah were the absolute recorded Owners in possession in respect of land measuring more or less 1 12 acres, lying and situate at Mouza-Naktala, P.S. the then Tollygunge Sardar, then Patuli now Netaji Nagar, in the District of 24-Parganas, presently South 24-Parganas.

AND WHEREAS said Sk. Sader Mullah gifted and transferred his undivided  $1/3^{\text{rd}}$  share of land measuring about 25.33 satak and 6 satak out of 2 Khatian totalling more or less 18 Cottah 13 Chittack (15 Cottah 3 Chittack + 3 Cottah 10 Chittack) out of dag no. 444, Khatian no. 100 & 326 by virtue of registered Heba Bill Ewaz Nama dated 16.11.1933, which was duly registered in the office of the District Sub-Registrar at Alipore, recorded in Book No. I, Volume No.70, pages from 167 to 187 being No. 4282 for the year 1933, unto and in favour of Rahila Khatoon Bibi alias Rahila Khatoon, wife of late Habibar Rahman Mistry

AND WHEREAS while thus absolutely seized and possessed of the aforesaid undivided property the said Rahila Khatoon Bibi alias Rahila Khatoon along with other co-owners jointly sold, conveyed and transferred a plot of land measuring more or less 1 Bigha 1 Cottah and 13 Chittack, out of total property i.e. 3 Bighas and 6 Cottah from from C.S. Dag No.444 in different Khatian of Mouza- Naktala in which Rahila Khatoon Bibi alias Rahila Khatoon was having 7 Cottah 5



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Chittack of land in C.S. Dag NO. 444 under Khatian No.100, 326 of Mouza- Naktala, Police Station formerly Jadavpur now within the jurisdiction of Netaji Nagar, by virtue of a registered Deed of conveyance dated 15.09.1974, which was duly registered in the office of the Sub-Registrar at Alipore and recorded in the Book No. 1, Volume No.118, pages from 62 to 73, being No. 5010 for the year 1974 in favour of Smt. Shisu Bala Dhar Roy.

**AND WHEREAS** after transfer of the aforesaid property said Rahila Khatoon Bibi alias Rahila Khatoon and other co-owners remained joint owners-in-possession of the balance land measuring more or less, 2 Bigha 5 Cottah 7 Chittack lying and situated at Mouza-Naktala, Police Station formerly Jadavpur now within the jurisdiction of Netaji Nagar Police Station, under Khatian No.100, 101, 326, comprised in Dag No.444 in the District of the then 24-Parganas, presently South 24-Parganas.

**AND WHEREAS** in terms of the said Heba Bill Ewaz Nama and after selling of her 7 Cottah and 5 Chittack of land said Rahila Khatoon Bibi alias Rahila Khatoon became the sole and absolute owner-in-possession of the said undivided plot of land measuring more or less 11 Cottah and 8 Chittack by v/ay of possessing the said land separately from the other co owners for more than 60 years by ousting i.e mutual consent them and having mutated her name and effected separation in K.M.C. Assessment dept. which plot was separately assessed as Premises No.20, DP.P. Road, under word No.100 (Assessee No 21-100-04-0104-7) of the K.M.C. and lying and situate at Mouza Naktala, Police Station formerly Jadavpur, now within the jurisdiction of Netaji Nagar Police Station, District 24-Parganas (South). Comprised in Dag No.444 under Khatian No.100 & 326 and she enjoyed the said property without any interruption from anybody whomsoever in any manner whatsoever by paying K.M.C. rates and taxes.

**AND WHEREAS** while thus absolutely seized and possessed of

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the aforesaid property as sole owner-in-possession, measuring about 11 Cottah and 8 Chittack, said Rahila Khatoon Bibi alias Rahila Khatoon died intestate on 11.07.95, leaving behind her five sons namely (1) Rabial Hossain, (2) Jiad Rahaman, (3) Lutfar Rahaman, (4) Amir Hossain, (5) Ahmed Hossain as her only legal heirs and successors who inherited her aforesaid property as per Sunni School of Mohamedan law Be it noted that the husband Habibur Rahaman Mistry alias Habibur Rahaman of said Rahila Khatoon Bibi alias Rahila Khatoon. Predeceased her on 21.03.1976. Thus each of her five son namely (1), Rabial Hossain, (2) Jiad Rahaman, (3) Lutfar Rahaman, (4) Amir Hossain, (5) Ahmed Hossain, became the owner of an undivided  $1/5^{\text{th}}$  share of land measuring more or less 2 Cottah 4 Chittack and 36 Sq.ft. out of total land of 11 Cottah and 8 Chittack.

**AND WHEREAS** by a deed of Gift (in Bengali languages) dated 09.09.2015, said Jiad Rahaman, son of Late Habibur Rahaman of 20, D.P.P. Road, Kolkata - 700047, gifted a plot of land 2 Cottah 4 Chittack 36 Sq.ft. be the same a little more or less in favour of his sons namely Safiur Rahaman and Rafique Rahaman, which was duly registered in the office of the District Sub-Registrar-I, Alipore, South 24-Parganas and recorded in Book No. 1, Volume No.1601-2015, pages from 42296 to 42313. being No. 160103609 for the year 2015

**AND WHEREAS** while thus seized and possessed of the said undivided  $1/5^{\text{th}}$  share of the aforesaid property said Lutfar Rahaman died intestate on 04.01.2006, leaving behind his wife Lathifunnesa Bibi, one son Obaldur Rahaman and one daughter Nafisa Parvin as his legal heirs and successors who inherited his  $1/5^{\text{th}}$  share of land measuring about 2 Cottah 4 Chittack and 36 Sq.ft. be the same a little more or less as per Sunni School of Mohamedan Law and thus Lathifunnesa Bibi became entitled to 4 Chittack and 27 Sq.ft. of land ( $1/8^{\text{th}}$  share of Lutfar Rahaman) and the balance  $7/8^{\text{th}}$  share of land 1 Cottah 5 Chittack and 21 Sq.ft. ( $2/3^{\text{rd}}$  share of Lutfar Rahaman) was obtained by son Obaldur Rahaman and 10 Chittacks and 33 Sq.ft. of



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land (1/3<sup>rd</sup> share of Lutfar Rahaman) was obtained by daughter namely Nafisa Parvin.

**AND WHEREAS** while thus Rabial Hossain, Jiad Rahaman, Amir Hossain, Ahmed Hossain and the heirs of the deceased Lutfar Rahaman Jointly seized and possessed of the said plot of land measuring about 11 Cottah and 8 Chittack being premises No.20, D.P.P. Road as owners-in-possession, the said Rabial Hossain, Amir Hossain, Ahmed Hossain, Latifunnasa Bibi, Obaidur Rahaman and Nafosa Parvin, the vendors therein, jointly being the owners of undivided 4/5<sup>th</sup> share of land equivalent to 9 Cottah 3 Chittack and 9 Sq.ft. out 11 Cottah and 8 Chittack of land lying and situate at Mouza-Naktala, Police Station no Netaji Nagar, J.L.No.32, R.S.No. 24, comprised in Dag No.444, under Khatian No.100 & 326, within the limits of ward No.100 of the Kolkata Municipal Corporation, being portion of premises No. 20, D.P.P. Road, Kolkata - 700047, in the district of South 24-Parganas in urgent need of money, offered to sell their undivided 4/5<sup>th</sup> share of Bastu land, measuring more or less 9 Cottah 3 Chittack 9 Sq.ft. together with structure standing thereon measuring more of less 450 Sq.ft. out of total property measuring about 11 Cottah 8 Chittack of land lying and situate at Mouza-Naktala, now Netaji Nagar, formerly Jadavpur, J.L.No.32, R.S.No. 24, comprised in Dag No.444, under Khatian No.100 & 326, within the limits of ward No.100 of the Kolkata Municipal Corporation, being portion of premises No. 20, D.P.P.Road, Kolkata - 700047, in the district of South 24-Parganas, more fully described in the schedule written therein and thereafter for the sake of brevity referred to as "The said property" together with all other rights of easements at or for a valuable consideration mentioned therein after knowing the same one Gopal Kundu, son of Late Dasarath Kundu, Shambhu Saran Singh, son of Ramayan Singh, Kiran singh, wife of Shambhu Saran Singh and Runa Kundu, wife of Gopal Kundu agreed to purchase the aforesaid bastu land measuring about 9 Cottah 3 Chittack and 9 Sq.ft. together with the structure standing therein and



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the said Deed of Conveyance was duly registered in the office of the Additional District Sub-Registrar, Alipore, South 24-Parganas and recorded in Book No. 1, CD Volume No.34 pages from 1361 to 1384, being No. 07770 for the year 2011 and became the absolute owners and enjoyed the said property peacefully after mutated their names in the record of the Kolkata Municipal Corporation.

**AND WHEREAS** one Mofiz Uddin Molla, son of late Sukur Mollah, had been the absolute Owner of one-third share of all that undivided bastu land measuring about more or less 1.12 acres along with asbestos structure standing thereon situated within C.S. Dag No. 444 appertaining to C.S. Khatian No. 100, 101 and 326, pargana Khaspur in Mouza- Naktala, J.L. No. 32, R.S. No. 24, Touzi No. 56, under Police Station - formally Tollygunge, then Patuli, now within the jurisdiction of Netaji Nagar Police Station in the District of 24- Parganas, now South 24 - Parganas.

**AND WHEREAS** the said Mofiz Uddin Molla had by execution and registration of a Bengall Kobala dated 22nd day of March 1927, transferred the said undivided property in equal share to Suratanachha Bibi being his first wife and to Rahila Khatoon Bibi being second wife and the same was registered in the office of the Sub-Registrar of Alipore Sadar and recorded in Book No.1, Volume No. 31, pages from 225 to 261, being No. 1383 for the year 1927 and accordingly, the Suratanchha Bibi and Rahila Khatoon Bibi became Owner of undivided 50% share each, that is, to the extent of 1/6 share each of the total 1.12 acres of land and structure standing thereon within the said property. The said Suratanchha Bibi and Rahila Khatoon Bibi mutated their names separately in the office of the Collector Allpore, 24 Pargana and enjoyed the said plot of land separately.

**AND WHEREAS** while thus absolutely seized and possessed of the aforesaid undivided property, the said Suratanchha Bibi and Rahila Khatoon Bibi along with others Co-Owners jointly sold, conveyed and



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transferred a plot of land measuring more or less 1 Bigha 1 Cottah and 13 Chittack out of total property 1.12 acres be the same a little more or less from C.S. Dag no. 444 in different Khatian of Mouza Naktala by virtue of a registered deed of conveyance dated 15.09.1974, which was duly registered in the office of the Sub-Registrar at Alipore and recorded in the Book no. 1, Volume no. 118 from pages 62 to 73, Being no. 5010 for the year 1974 in favour of Smt. Shisu Bala Dhar Roy.

**AND WHEREAS** the said Suratanchha Bibi and Rahila Khatoon Bibi thus absolutely seized and possessed their remaining undivided shares of the said plot of land measuring more or less 15 Cottah in C.S. Dag no. 444 appertain C.S. Khatian no. 100, 101 and 326 in Mouza Naktala.

**AND WHEREAS** at a later stage the said Suratanchha Bibi, being the first wife of Mafiz Uddin Molla, by execution and registration of Bengali Kobala dated 23rd day of December 1974, transferred her said share of the said property i.e. 7 Cottah 8 Chittack out of the said 15 Cottah of land and structures standing thereon absolutely unto the said Rahila Khatoon Bibi, the second wife of Mofiz Uddin Molla and the said Bengali Kobala dated 23rd day of December 1974 was registered in the office of the sub-Registrar at Alipore, in Book No.1, Volume No. 178, pages from 61 to 63, being No. 6517, for the year 1974 and thereby Rahila Khatoon Bibi wife of the said Mofiz Uddin Molla became absolutely entitled to and seized and possessed of the said divided and demarcated land measuring about total 15 Cottah and structure originally belonging to the said Mofiz Uddin Molla as more fully described in the schedule therein.

**AND WHEREAS** Rahila Khatoon Bibi duly mutated her name as absolute Owner of the schedule property in the records of the Kolkata Municipal Corporation and the schedule property was re-numbered as premises No. 23A, Durga Prasanna Paramhansa Road, Post Office- Naktala, under Police Station- previously Jadavpur but now Netajinagar, Kolkata - 7000 47, District- 24 Parganas South.

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**AND WHEREAS** while the said Rahita khatoon Bibi was seized and possessed of or otherwise absolutely entitled to the schedule property by execution and registration of two Bengali Kobala dated 26th day of July 1982, registered in the office of the District Sub Registrar, Alipore South 24- Parganas and recorded in Book No.1, Volume No. 272, pages from 113 to 121, being No. 10491 for the year 1982 another Deed was also recorded in Book No. 1, Volume No. 272, pages from 122 to 130 being no. 10492 for the year 1982 absolutely conveyed and transferred the schedule property measuring more or less 15 Cottah of bastu land together with structure standing thereon or equal share (i.e. 7 Cottah 8 Chittack + 7 Cottah 8 Chittack ) unto Smt Subhra Dey Sarkar, wife of Dilip Kumar Day Sarkar, residing at 1, Parry Mohan Roy Road, Chetta, Police Station- New Alipore, District- 24- Parganas and Smt. Sipra Saha wife of Sambhu Saha of 1A, Kader Bose Lane, under Police Station- Bhawanipore, Kolkata- 700025 and accordingly the said Subhra Dey Sarkar and Sipra Saha upon becoming absolute Owners of the schedule property went on enjoying the same without interruption.

**AND WHEREAS** the said Subhra Dey Sarkar and Sipra Saha by execution and registration of the INDENTURE OF SALE dated 15th day of February 2008, registered in the office of the Additional Registrar of Assurances-I, Kolkata, West Bengal and recorded in Book No.1, C.D. Volume No. 19, pages from 4724 to 4741, being No. 08502 for the year 2009, absolutely sold, transferred and conveyed the said property measuring about 15 Cottah bastu land be the same a little more or less, along with the structure standing thereon unto the **M/S. TIRUPATI AWAS PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956, having its registered office at 3, Clive Row, under Police Station- Hare Street, Kolkata- 700001 and said Company thus becoming Owner of the schedule property and in possession thereof got the same duly mutated in its name and they are now the absolute Owner of the said property having right to convey the same to any intending purchaser/purchasers.



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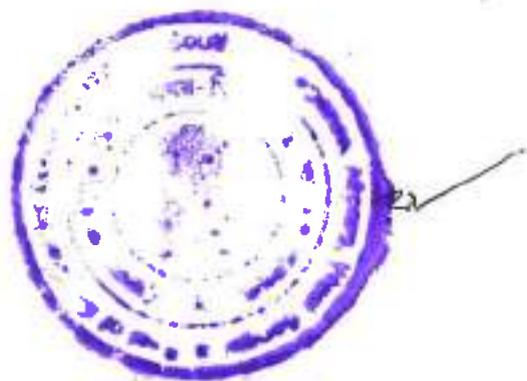
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**AND WHEREAS** while the Owner / Vendor therein was in possession and enjoyment of the schedule below property as absolute Owner thereof and during the possession of the said property, the Owner / Vendor also mutated its name in the record of the K.M.C., which is known and numbered as premises No. 23A, Durgaprasanna Paramhansa Road, Post Office- Naktala, under Police Station- Netaji Nagar, Kolkata- 7000 47, being Assessee No. 21-100-04-0109-6.

**AND WHEREAS** due to some limitation of the Owner / Vendor therein has declared for absolute sale of the total bastu land measuring about 15 Cottah be the same a little more or less along with kancha structure standing thereon being premises No. 23A, D.P.P. Road, Post Office- Naktala, under Police Station- now Netaji Nagar, Kolkata- 700047, within the jurisdiction of the Kolkata Municipal Corporation Ward No. 100, in C.S. Dag No. 444 in Mouza- Naktala, Police Station- previously Jadavpur but then Patuli now Netaji nagar, Kolkata- 7000 47. District- 24 Parganas (South) and the Purchasers namely **Sri Gopal Kundu**, son of late Dasarath Kundu, **Sri Shambhu Saran Singh**, son of late Ramayan Singh, **Smt Runa Kundu**, wife of Sri Gopal Kundu, and **Smt Kiran Singh**, wife of Sri Shambhu Saran Singh, therein agreed to purchase the said land. By execution and registration of the INDENTURE OF SALE dated 9th day of may 2012, registered in the office of the Additional District Sub-Registrar, Alipore, Kolkata, West Bengal and recorded in Book No.1, C.D. Volume No. 17, pages from 2211 to 2229, being No. 03715 for the year 2012 and became the absolute owners and enjoyed the said property peacefully after mutated their names in the record of the Kolkata Municipal Corporation.

**AND WHEREAS** after becoming the absolute owners of the said lands, the owners therein Sri Gopal Kundu, Sri Shambhu Saran Singh, Smt Runa Kundu and Smt Kiran Singh, jointly decided to amalgamate the said two plots of land into one. Then they amalgamated the said two lands one measuring about 11 Cottah 08 Chittack 00 Sq. ft of 20, D.P.P. Road, Naktala, Kolkata- 47 and



Kantor Sub-Registrasi-I  
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another measuring about 15 Cottah 00 Chittack 00 Sq. ft. of 23A, D.P.P. Road, Naktala, Kolkata- 47 on dated 12.12.2018, one new Amalgamated premises being no. 23A, D.P.P. Road, Naktala, Kolkata- 47, measuring about 26 Cottah 08 Chittack 00 Sq. ft, which was recorded by A.A.C. (Ward no. 100) Assessment Collection Dept. K.M.C. (T.T.D). 212, Rash Behari Avenue, Kolkata-700029, Kolkata Municipal Corporation, comprising in C.S. Dag No. 444 appertaining to C.S. Khatian No. 100, 101 and 326, Pargana Khaspur in Mouza-Naktala, J.L. No. 32, R.S. No. 24, Touzi No. 56, under Police Station - formally Tollygunge, then Patuli now within the jurisdiction of Netaji Nagar Police Station in the District of 24- Parganas, now South 24 – Parganas, within the jurisdiction of the Kolkata Municipal Corporation, Ward No. 100, and has been enjoying the said property by paying K.M.C. taxes regularly.

**AND WHEREAS** by dint of a Deed of Exchange executed on 09.10.2015 and registered in the Office of the District Sub-Registrar-I, Alipore, South 24-Parganas, West Bengal and recorded in Book No.1, Volume No. 1601-2015, pages from 53994 to 54025, being No. 160104024 for the year 2015, one Rafiq Rahaman and Safiyur Rahaman owners of a piece of land measuring about 2 Cottah 4 Chittack 36 sq. ft. on the south eastern corner of 20, D.P.P. Road, Kolkata-47, exchanged with Sri Gopal Kundu, Sri Shambhu Saran Singh, Smt Runa Kundu, and Smt Kiran Singh against a piece of land measuring about 2 Cottah 12 Chittack 40 sq. ft. out of 26 Cottah 08 Chittack on the front side of 23A D.P.P. Road, Kolkata-47. Therefore said Rafiq Rahaman and Safiyur Rahaman relinquished their right, title and interest over the land measuring about 2 Cottah 4 Chittack 36 Sq.ft. from premises no. 20, D.P.P. Road, Kolkata-47 and Sri Gopal Kundu, Sri Shambhu Saran Singh, Smt Runa Kundu, and Smt Kiran Singh, relinquished their right, title and interest over the land measuring about 2 Cottah 12 Chittack 40 Sq.ft from premises no. 23A, D.P.P. Road, Kolkata-47.



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**AND WHEREAS** thereafter the said owners namely **Sri Gopal Kundu, Sri Shambhu Saran Singh, Smt Runa Kundu,** and **Smt Kiran Singh,** jointly become the absolute owners of the schedule property measuring about 23 Cottah 11 Chittack 05 sq. ft. And after mutating their names in the record of the Kolkata Municipal Corporation and the said Corporation allotted premises no. 23A, D.P.P. Road, Post Office- Naktala, under Police Station- Netaji Nagar, Kolkata- 700047, within the jurisdiction of the Kolkata Municipal Corporation Ward No. 100, District- 24 Parganas (South).

**AND WHEREAS** thereafter the said owners namely **Sri Gopal Kundu, Sri Shambhu Saran Singh, Smt Runa Kundu,** and **Smt Kiran Singh,** jointly become the absolute owners of the remaining schedule property, measuring about 23 Cottah 11 Chittack 05 sq. ft. which is free from all encumbrances, lien, mortgages and lispendens whatsoever.

**AND WHEREAS** while enjoying said property namely 23A, D.P.P. Road, Kolkata- 700047, said Owners herein namely **Sri Gopal Kundu, Sri Shambhu Saran Singh, Smt Runa Kundu,** and **Smt Kiran Singh,** approached to the party of the Second part / the Developer herein, namely **M/s. G.S. ABASAN PRIVATE LIMITED,** a company incorporated under the companies Act, 1956 having its registered office at 19T, Baishnabghata Bye Lane, Post Office- Naktala, under Police Station- Netaji Nagar, Kolkata - 700047, presently at 9, kendua main road, Post Office- Garia, Police Station- Patuli, Kolkata-700084, represented by it's two Directors, namely, 1) **SRI GOPAL KUNDU,** son of Late Dasarath Kundu, by faith: Hindu, by occupation : Business, by Nationality : Indian, residing at 8/1A, Baishnabghata Bye Lane, Post Office : Naktala under Police Station Netaji Nagar, Kolkata - 700047 and 2) **SRI SHAMBHU SARAN SINGH,** son of Late Ramayan Singh of 22B, Baishnabghata Bye Lane, Post Office- Naktala, under Police Station- Netaji Nagar, Kolkata - 700047.



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plan, as to be sanctioned by The Kolkata Municipal Corporation, on some terms and conditions for consideration of their land stipulated in this Development agreement and based on sharing of built-up area in the proposed building to be constructed on the premises by the Developer more fully described in the **FIRST SCHEDULE** hereunder written.

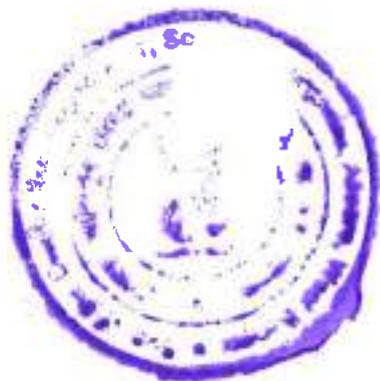
**AND WHEREAS** accordingly the Owners herein will get entire 2<sup>nd</sup> (Second) and 3<sup>rd</sup> (Third) floor of the proposed ground plus four (G+IV) storied building along with as per desire of the developer the owners will get 50% Car parking spaces on the ground floor of the proposed building as per Developer's choice, (Owners allocation) INCLUDING common areas and facilities TOGETHERWITH undivided proportionate share of land of the premises, more fully described in the **SECOND SCHEDULE** and the Developer is also entitled to get entire 1<sup>st</sup> (first) and 4<sup>th</sup> (Fourth) floor of the proposed ground plus four (G+IV) storied residential building and save and except the remaining 50% of the car parking spaces, mentioned hereinabove in the Owners' allocation, the remaining area of the ground floor of the proposed building will be allotted to the Developer, INCLUDING common areas and facilities of the premises, more fully described in the **THIRD SCHEDULE** (Developer's Allocation) hereunder written.

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

**ARTICLE - I**  
**DEFINITIONS**

1. **PREMISES** shall always mean the Premises No. 23A, D.P.P. Road, Post Office- Naktala, under Police Station- Netaji Nagar, Kolkata- 700047, within the jurisdiction of the Kolkata Municipal Corporation Ward No. 100, District- 24 Parganas (South), more

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ডিস্ট্রিক্ট সাব-রেজিস্ট্রার-১  
আলিপুরা, গোর্খা-২৪, ফরিদপুর

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fully described in the **SECOND SCHEDULE** and written hereunder or howsoever else the said premises will be or shall be known, numbered, called or distinguished.

- II. **PLANS** shall mean the plans, drawings and specifications of the building to be prepared by the Developer's authorized qualified person and to be sanctioned by The Kolkata Municipal Corporation for construction of ground plus four (G+IV) storied residential building on the premises PROVIDED THAT it shall include all alterations and/or modification therein made from time to time with the approval of the K.M.C.
- III. **BUILDING** shall mean the residential building ground plus four (G+IV) storied, with necessary additional rooms like pump house, care taker/darwan's rooms, servants' toilets etc. as may be decided by the Developer for construction thereof and shall include the car parking spaces and other spaces intended for the enjoyment of the building by its occupants.
- IV. **OWNERS AND DEVELOPER** shall mean and include their respective transferees/nominees or their assigns.
- V. **COMMON AREAS AND FACILITIES** shall include :-  
 (a) corridors (b) stairways (c) main gate (d) landings (e) side spaces (f) park ways (g) underground reservoirs (h) overhead tanks (i) passages (j) electric meter room, pump room (k) lift (l) outer walls of the main building (m) tap water lines, rain water pipe lines, waste water pipe lines (n) sewerage lines (o) rooftop and (p) other spaces and facilities whatsoever required for establishment, location, enjoyment, provision, maintenance and/or management of the building and/or the common facilities or any of them thereon as the case may be.
- VI. **SALABLE SPACE** shall mean built up space in the building available for independent use and occupation together with the



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provision for common areas and facilities and the space required therefore.

- VII. **OWNERS' ALLOCATION** in the proposed ground plus four (G+IV) storied building to be constructed on the premises, the Owners' allocation shall mean entire 2<sup>nd</sup> (Second) and 3<sup>rd</sup> (Third) floor of the proposed ground plus four (G+IV) storied building along with as per desire of the developer the owners will get 50% Car parking spaces on the ground floor of the proposed building as per Developer's choice, with right to use the common areas and facilities **TOGETHERWITH** undivided proportionate share of land of the premises.
- VIII. **DEVELOPER'S ALLOCATION** in the proposed ground plus four (G+IV) storied building to be constructed on the premises, the Developer's allocation shall mean entire 1<sup>st</sup> (first) and 4<sup>th</sup> (Fourth) floor of the proposed ground plus four (G+IV) storied residential building and save and except the remaining 50% car parking spaces, mentioned hereinabove in the Owners' allocation and the common areas, the remaining area of the ground floor of the proposed building will be allotted to the Developer with right to use the common areas and facilities of the premises.
- IX. **ARCHITECT/ENGINEER** shall mean any qualified person or persons or firm or firms to be appointed and nominated by the Developer as Architect/Engineer or Architects/Engineers of the building to be constructed on the said premises at the costs and expenses of the Developer
- X. **TRANSFER** with its grammatical variations shall mean and include a transfer by possession and by any other means adopted for effecting what is understood as a transfer of space in a multi-storied building to the Purchasers thereof and will include the meaning of the said terms as defined in the Income Tax Act, 1961.



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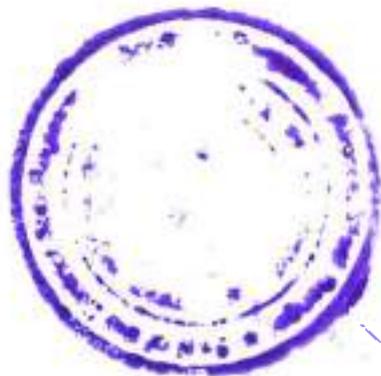
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- XI. **TRANSFeree** shall mean a person to whom any space in the building has been transferred.
- XII. **SINGULAR NUMBER** shall include plural numbers and vice versa.

**ARTICLE - II**  
**(TITLE AND INDEMNITIES)**

- I. The Owners do hereby declare and the developer has been satisfied that the Owners have a good marketable title to the said whole property, more fully described in the **FIRST SCHEDULE** hereto. No other persons have any right, title, interest, claim or demand whatsoever in the said property or any portion thereof. The Owners are seized and possessed of or otherwise well and sufficiently entitled to enter into this Development agreement with the Developer. The Owners do hereby undertake to indemnify the Developer against any third party claims, actions and demands whatsoever, if any.
- II. The Owners do hereby declare and after going through all the documents, the Developer has been satisfied that the said property, more fully described in the **FIRST SCHEDULE** hereto, is free from all encumbrances, liens, mortgages, charges, leases, claims, demands, lispendens whatsoever to the best of his knowledge.
- III. The Owners do hereby declare and the Developer has been satisfied that there is no premises<sup>1</sup> tenant, lessee/ licensee or trespasser in the said whole property or in any portion thereof.
- IV. The Owners doth hereby declare that by virtue of this Development agreement and subject to observance of the legal obligation created by this agreement, the Developer shall be entitled to construct and complete the proposed ground plus four (G+IV) storied building on the premises, after demolition of



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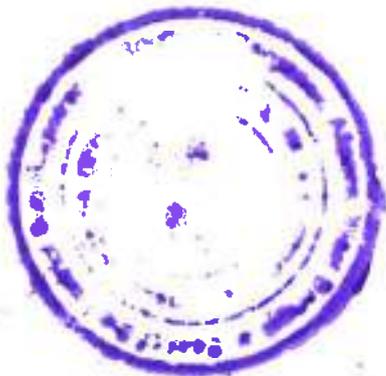
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the existing structure thereon at its cost and initiative. Save and except, the Owner's allocation, the Developer retain possession or transfer or deliver possession of the remaining flats and car parking spaces in the Developer's allocation to the intending Purchaser/s without any interruption or interference from the Owners or any person or persons claiming through or under the Owners.

v. THE DEVELOPER doth hereby undertake to do as follows :-

- A) Immediately after execution of this Development agreement, and after obtaining the sanction of the plan of the proposed building serve a written notice upon the Owners and on receipt of the said notice, the Owners shall deliver vacant possession of the said property, more fully described in the **FIRST SCHEDULE** hereto, to the Developer as early as possible from the date of receipt of such notice.
- B) The Developer will demolish the existing structure standing thereon at Premises No. 23A, D.P.P. Road, Post Office- Naktala, under Police Station- Netaji Nagar, Kolkata- 700047, within the jurisdiction of the Kolkata Municipal Corporation Ward No. 100, District- 24 Parganas (South), at its own cost and the Owners will not have any claim on the building materials, debris, pebbles, rubbish, etc. so collected after the demolition of the said building.
- C) To prepare building plan by its own Architects/Engineers at its own costs.
- D) To obtain sanction of the building plan at its own costs.
- E) To obtain water connection from the Water Works Dept. Main electric supply from C.E.S.C. and drainage and sewerage connection. Under The Kolkata Municipal Corporation at its own costs.
- F) After observing all the aforesaid conditions, the Developer at

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its own costs will start and complete the construction deliver the Owner's allocation to the owners as per terms of the agreement in habitable condition within 36 (Thirty-six) months from the date of obtaining sanction plan of the proposed building in respect of the premises, along with copies of sanctioned building plan, letter of possession up to date paid up tax bill, paid up electric bill, permanent water supply line with adequate ferrule, drainage and sewerage connection and completion certificate.

- VI. The Developer undertakes to construct the building in accordance with the Building Plan, to be sanctioned by The Kolkata Municipal Corporation.
- VII. The Developer shall act as an independent contractor in constructing the building and also undertakes to keep the Owner indemnified from and against any third party claims and action and action arising out of any act or omission of the Developer in or relating to the construction of the allotted portions of the said Owners as well as the whole building on the said premises.

#### **ARTICLE - III**

##### **(CHOICE OF ARCHITECT AND STRUCTURAL ENGINEER)**

Any Architect/Engineer of Kolkata who is empanelled as L.B.S. or L.B.A. of The Kolkata Municipal Corporation will be employed by the Developer.

#### **ARTICLE - IV**

##### **(QUALITY / SPECIFICATION)**

'A' class construction shall be built by the Developer using standard quality building materials. Details of the technical specification of the proposed flats in the Owners allocation in the building are given in the schedule of specification annexed herewith and marked as Annexure - A.

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**ARTICLE - V**  
**(OBLIGATIONS OF THE OWNER)**

- i) That the Owners of the said whole property may have to execute and/or register other deed or deeds, document or documents for the purpose of development of the said property and they will execute and register such deed or deeds, document or documents and shall sign or fill up any applications or forms or affidavits if required for the said purpose by the Developer at its costs and shall assist and co-operate with the Developer for the purpose of development of the said property in all respects.
- ii) The Owners shall sign the building plan and other relevant papers and documents to be filed before the K.M.C. or any other department for obtaining sanction of building plan in respect of the premises or for the purpose of carrying on the project.
- iii) The Owners shall appoint, nominate and constitute **M/s. G.S. ABASAN PRIVATE LIMITED** of 9, Kendua Main Road, Post Office- Garia, Police Station- Patuli, Kolkata - 700084, represented through its Directors namely **Sri Gopal Kundu**, son of Late Dasarath Kundu, resident of 8/1A, Baishnabghata Bye Lane, Post Office- Naktala, under Police Station Netaji Nagar, Kolkata - 700 047, and **Sri Sambhu Saran Singh**, son of Late Ramayan Singh of 22B, Baishnabghata Bye Lane, Post Office- Naktala, under Police Station- Netaji Nagar, Kolkata - 700047, the two Directors of the Developer company, herein, as their lawful attorney in their names and on their behalf to do all work regarding development of the said property and to sell the Developer's allocation to the intending Purchaser/s.
- iv) The Owners shall pay income tax, wealth tax, GST etc if applicable, on the valuation of the Owners' allocation only. The



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Developer shall be liable to pay Income Taxes on the earnings from the selling price of number of flats, car parking spaces together with common areas and common facilities in the Developer's allocation.

- v) The Owners doth hereby grant exclusive right to the Developer to build upon and to exploit the said property by constructing thereon a ground plus four (G+IV) storied residential building on the said property as per approved plan of K.M.C.
- vi) All applications, plans and other papers and documents, referred to hereinbefore, shall be submitted by the Developer in the names of the Owners but otherwise at the costs and expenses in all respects of the Developer and the Developer shall pay and bear all submissions and other like fees, charges and expenses required to be paid or deposited for sanction of the plan, altered plan or modified plan for construction of the building on the premises. Provided always that the Developer shall be exclusively entitled to all refunds and/or all payments and/or deposits made by the Developer.
- vii) The Owners shall render to the Developer all reasonable assistance necessary to obtain all sanctions, permissions, clearances, approvals and/or authorities and/or to do any other act, thing or matter and/or to directly collect or receive back any refunds or other payments or deposits made by the Developer to any authority or authorities and shall further grant a **DEVELOPMENT POWER OF ATTORNEY** in favour of the Developer Company or its director to develop the premises and/or to construct, erect and complete the said building on the premises, to dispose of the flats and car parking spaces in Developer's allocation by execution and registration of the Deed of Conveyance subject to the terms to be mentioned therein.
- viii) After getting delivery of possession of the Owners allocation,



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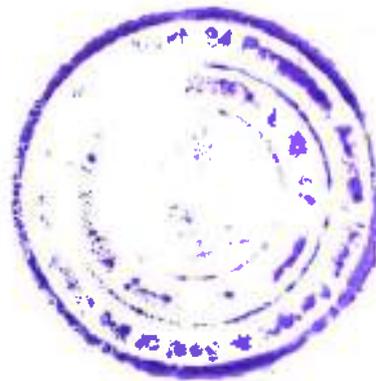
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the Owners shall be liable to bear proportionate share of the taxes levied by The Kolkata Municipal Corporation in respect of the said owners allocation at the said premises.

**ARTICLE - VI**

**(OBLIGATIONS OF THE DEVELOPER)**

- i) The Developer shall at its own costs construct building on the premises No. 23A, D.P.P. Road, Post Office- Naktala, under Police Station- Netaji Nagar, Kolkata- 700047, within the jurisdiction of the Kolkata Municipal Corporation Ward No 100, District- 24 Parganas (South), in accordance with the sanctioned building plan of the K.M.C. obtained in respect of premises and in accordance with the specification approved by the Architect/Engineer and the specification of materials stated hereinbefore shall be used by the Developer in the construction of the Owners' allocation of the building.
  - ii) The Developer shall construct and provide the said building at its own cost, within a period of 36 (Thirty-six) months after obtaining the sanctioned plan from the KMC underground water storage tank and overhead reservoir required to be provided in the building in terms of the said building plan or under any application of statutory bye-laws and regulations or under any sanction or approval relating to the construction of the building on the premises.
  - iii) The Developer shall be authorized in the names of the Owners, in so far as necessary, to apply for and to obtain quotas, establishments and other allocations for cement, steel, bricks and other materials allocable to the Owners for the construction of the proposed building and similarly to apply for and to obtain temporary and/or permanent connections of water, electricity and sewerage to the building and other inputs and facilities for the construction or enjoyment of the building. The Developer hereby undertakes to construct the building diligently and expeditiously to make over the Owners' allocation within the time stipulated hereinbefore unless prevented by the circumstances beyond its control.
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iv) The Developer shall be acting on behalf of the Owners, as an attorney of the Owners and be entitled to submit any plan or revised plan or modify or alter plan or plans to The Kolkata Municipal Corporation or any appropriate authority or authorities on behalf of the Owners to enable the Developer to construct the said building on the said premises and to obtain all such clearance, approvals, permission and/or authorities as shall be necessary for the purpose of construction of building on the premises. The Owners shall extend their best possible co-operation to the aforesaid functions of the Developer.

#### **ARTICLE - VII**

**◀ The Developer's special right to enter into agreement for sale with intending Purchaser/s ▶**

- i) During the subsistence of this agreement, the Developer will be at liberty to enter into any agreement for sale in respect of the flats and car parking spaces and othe spaces under the Developer's allocation, more fully described in the **THIRD SCHEDULE** hereto and to receive advances or earnest money whatsoever from such intending Purchaser or purchasers provided that the Owners shall have no pecuniary obligations to refund such earnest money to such intending purchaser or purchasers. It is always provided that for delivery of possession of the flats and car parking spaces, more fully described in the **THIRD SCHEDULE**.
- ii) The Developer will be at liberty to give insertions in the news papers inviting Purchasers for the sale of flats, car parking spaces in its allocated portion and shall also be entitled to fix up or hang any hoardings in the premises inviting intending Purchasers.



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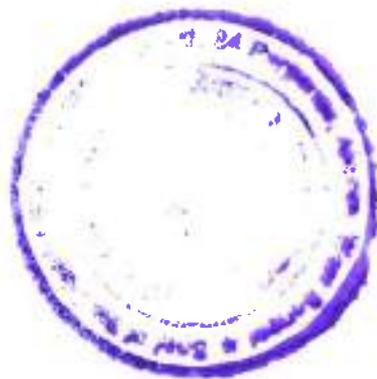
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**ARTICLE - VIII**  
**(COMMON FACILITIES)**

- I) After the Developer is put in possession of the said whole property, the Developer shall be liable to make payment of all the property taxes and other outgoings in respect of the said property until such time the building is completed. Provided however that in case any payment is to be made towards any previous tax liabilities of the Owners, in such event the Owners shall be liable to pay and discharge the same and in case the Owner fails to do so, the Developer shall be entitled to pay and discharge the same and to recover the amount from the Owners.
- II) As soon as the construction of the Owners' allocation will be fully completed with water supply, power connections etc., the Developer shall give written notice to the Owners requiring the Owner to take possession of the Owner's allocation in the proposed building within 15 (fifteen) days from the date of receipt of the said notice and at all times thereafter i.e. after receipt of the said notice, the Owners shall be exclusively responsible for payment of all K.M.C. and property taxes, rates, imposition whatsoever payable in respect of the Owner's allocation and in case such taxes, rates or impositions are not separately demanded by the K.M.C. or any other authorities only for Owners' allocation, then the Owner shall be responsible for payment of such taxes, rates or impositions in proportion to his share of the total built up area.
- III) The Owners shall punctually and regularly pay the said taxes and other outgoings in respect of the Owners' allocation to the concerned authorities or to the Developer or otherwise as specified by the Developer.
- IV) After getting the owners' allocation as per terms of this

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agreement, the Owners shall not only grant, right, title, interest to the Developer in respect of proportionate land of Developer's allocation, more fully described in the **THIRD SCHEDULE** hereto but shall also effectively execute and register conveyances in favour of the Developer's nominated intending Purchaser and/or Purchasers in respect of undivided proportionate share of land of Developer's allocation. Such conveyances shall be jointly executed and registered by the Owners collectively with the Developer. The Owners shall sell, convey and transfer undivided proportionate share of land of the premises and the Developer shall sell, convey and transfer flats, car parking spaces and common areas and facilities. The stamp duties, registration fees and incidental expenses shall be borne by the Developer or its nominated Purchasers. The draft of such Conveyance and registration of such Conveyance shall be done by the Developer's Ld. Advocate.

- V) After an association is formed by all the flat Purchasers in the Developer's allocation and the Owners in respect of the said building and registered under the West Bengal Apartment Ownership Act '1972, within a reasonable time, the Developer will hand over management of the common areas and facilities and fund to the said association and the original documents.

#### **ARTICLE - IX**

#### **(NAME OF THE BUILDING)**

The name of the building will be "G.S. GREEN.FIELD." decided by Developer, which the Owner and the flat Purchasers shall not be entitled to change or alter afterwards.

#### **ARTICLE - X**

#### **(COMMON RESTRICTIONS)**

The Owners' allocation in the building shall be subject to the same restriction on transfer and use as are applicable to the Developer's

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allocation in the building intended for the common benefit of all occupiers of the building which shall include as follows :-

- i) The Owners or the Developer or any of their transferees, assignees or sub-lessees or tenants shall not use or permit to use their respective allocations in the building or any portion thereof for carrying on any obnoxious, illegal and immoral trade or activity nor use or allow the user thereof for any purpose which may create a nuisance or hazard to the other occupier of the building and the Owners and the Developer or the Intending Purchasers of the Developer's allocation or their nominee or nominees or their legal heirs or successors shall not be entitled to run any business or any commercial activities in the proposed building forever.
- ii) The Owners or the Developer or any of their transferees shall not demolish or permit demolition of any wall or other structure in their respective allocations or any portion thereof or make any structural alteration therein without the previous permission in writing of The Kolkata Municipal Corporation (Building Department) and/or Management of the Society/Association or Holding Organization.
- iii) The Owners shall not transfer or permit transfer of the Owners' allocation or any portion thereof unless :-
  - a) The Owners have observed and performed all the terms and conditions on the part of the Owners to be observed and performed and in particular before acceptance of delivery of possession of Owners' allocation.
  - b) The Owners upon obtaining possession of Owners' allocation, shall pay to the Developer or the Association on the headings :- K.M.C. taxes, property taxes, service charges, electricity bills, maintenance charges, repair

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charges, replacement of equipment charges, if any, proportionately.

- c) the proposed transferee shall have given a written undertaking to the Developer or the Association, as the case may be, to be bound by the terms and conditions hereof and to duly and promptly pay all and whatsoever shall be payable in relation to the area in their possession.
- iv) The Owners and the Developer and their transferees shall abide by the laws, bye-laws, rules and regulations of the Government, local bodies, as the case may be and shall attend to answer and be responsible for any deviation, violation and/or breach of any of the said bye-laws, rules and regulations.
- v) The Owners and the Developer and their transferees shall keep the interior and walls, sewers, drains, pipes and other fittings and fixtures and appurtenances and floor and ceiling etc. in their respective allocations in the building in good working condition and repair and in particular so as not to cause any damage to the building or any other space or accommodation therein and shall keep the Owners and/or the Developer and other occupiers of the building as the case may be, indemnified from and against the consequences of any breach.
- vi) The Owners or the Developer and/ or all the transferees shall not do or cause or permitted to be done any act or thing which may render void/voidable any insurance of the building or any part thereof and shall keep the Owners or the Developer and other occupiers of the building as the case may be, harmless and indemnified against the consequences of any breach.
- vii) No goods shall be kept by the Owners and/or the Developer or their transferees for display in the corridors, landing and the common areas, meant for common use of all the flat Owners

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and no hindrance shall be caused in any manner in the free movement in the common areas and in case any such hindrance is caused, the Developer or the Management of the Society/Association/ Holding Organization shall be authorized to remove the same at the risk and cost of the person who keeps such goods or creates such hindrance.

- viii) The Owners or the Developer or their transferees shall not throw or accumulate any dirt, rubbish, waste or refuse or permit the same to be thrown or accumulated in or about the building or in the compounds, landings, stairs or any other portion or portions of the said building.
- ix) The Owners or the Developer and/or their transferees shall permit the Developer or the Management of the Society/ Association/Holding Organization or its servants and agents with or without workmen at all reasonable times, to enter into, upon their respective allocation in the building and any part thereof to view and examine the state and condition thereof and the Owners or the Developer or any of their transferees, as the case may be, shall rectify immediately upon receipt of such notice, all such defects of which notice in writing shall be given by the Developer or the Management of the Society/Association/ Holding Organization.
- x) The Owners or the Developer or their transferees shall permit the Developer or the Management of the Society/Association/Holding Organization and its servants and agents with or without workmen and others at all reasonable times, to enter into and upon their respective allocation and every part thereof for the purpose of maintaining or repairing any part of the building and/or for the purpose of repairing, maintaining, rebuilding, cleaning, lighting and keeping in order and good condition, any common facilities and/or for the purpose of maintaining, repairing and testing drains, gas and



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water pipes and electric wires and for any similar purpose. Subject to 24 Hrs prior notice to that effect.

- xi) All the common restrictions herein agreed upon shall apply to the Owners and the Developer and/or their respective transferees or assignees or any person claiming through them unless agreed upon by them in writing.

**ARTICLE - XI**  
**(MISCELLANEOUS)**

- I) The Owners and the Developer have entered into this Development agreement purely on a principal to principal basis and nothing stated herein shall be deemed or construed as a partnership between the Developer and the Owners or as a joint venture or joint adventure between the Owners and the Developer nor shall the Developer and the Owner in any manner constitute an association of persons. Each party shall keep the other party indemnified from and against the same.
- II) The Developer shall not be considered to be in breach of any obligation to the extent that the performance in the relative obligation is prevented by the existence of a force majeure with a view that obligation of the Developer affected by the force majeure shall be suspended for the duration of the force majeure. Force majeure shall mean irresistible compulsion or observation recognized as irresistible and shall include flood, earthquake, war, severe abnormal storm, tempest, civil commotion, state-wise strike and any other act beyond the control of the Developer affected thereby but shall not include normal bad weather or processions which are normal to the city of Kolkata.
- III) It is understood that from time to time to enable the construction of the building by the Developer, various acts, deeds, matters

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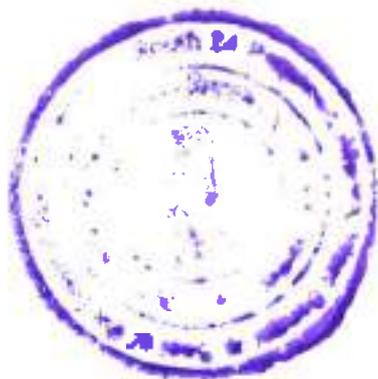
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and things, not herein specifically referred to, may be required to be done by the Developer for which the Developer may require the authority of the Owners and various specifications and other documents may be required legally to be signed or made by the Owners relating to which no specific provision has been made herein. The Owners hereby authorizes the Developer to do all acts, deeds, matters and things and undertake forthwith upon being required by the Developer on their behalf to execute any such additional power or powers of attorney and/or other authorization or authorizations as may be legally required by the Developer for the said purpose as also undertakes to sign and execute all such additional applications and other documents as may be required for the said purpose. All costs in this connection including legal costs and stamp duties and registration fees if any, including the legal expenses shall be paid and borne by the Developer.

- IV) The Owners hereby further agree and covenants with the Developer as follows :-
- a) The certificate of measurement by the joint Architect/ Engineer of both the parties in the matter of determining/calculating size of flat in built up area in Owners' allocation or certificate regarding completion of the Owner's allocation in terms of the sanctioned building plan, shall be final and binding on both the parties herein and none of the parties shall be entitled to dispute the calculation.
  - b) That the Developer shall use first class materials, articles and things of such specifications in the said building as shall be decided by them but shall be of such standard as are used for the construction of a prestigious building.
  - c) That during the course of construction of the said building, the Owners shall not in any way interfere or



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cause any hindrance or impediment in construction or completion of the said building. So long it does not affect the interest of the owners.

- V) The Developer and the owners jointly shall be entitled to frame scheme for the management and administration of the said building and/or common areas and facilities thereof. The parties hereto agree to abide by all such rules and regulations of such management, society, association, holding organization and hereby give her consent to abide by the same.
- VI) Any notice required to be given by the Developer shall without prejudice to any other mode of service available be deemed to have been served on the Owners, if delivered by hand or sent by prepaid registered post and shall likewise be deemed to have been served on the Developer if delivered by hand or sent by prepaid registered post, to be sent to the address of the Developer.
- VII) Nothing in these presents shall be construed as a demise or assignment, conveyance in law by the owners of whole property or any part thereof to the Developer as creating any right, title or interest in respect thereof in favour of the Developer other than an exclusive license to the Developer to commercially exploit the same in terms hereof.
- VIII) As and from the date of completion of the building, the Developer and/or its transferees and the Owners and/or their transferee(s) shall each be liable to pay and bear proportionate charges on account of ground rent and wealth and other taxes payable in respect of their respective spaces.
- IX) This Development Agreement shall be construed as a transaction involving allowing the possession of the said property to be taken or retained in part performance of the



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contract in the nature referred to under section 53A of the Transfer of Property Act whereby the Developer shall acquire

right in or with respect to the building to be constructed or any part or portion of the building to be constructed at the said property.

- X) It has been further agreed by and between the parties that any of the parties as their desire use their car parking spaces in any manner whatsoever without damage the structure of the building and also obtained necessary permission from the authority concern, if necessary.

**FIRST SCHEDULE ABOVE REFERRED TO**  
**(The Said Property)**

**ALL THAT** piece or parcel of land measuring an area of measuring an area of 23 Cottah 11 Chittack 05 Sq.ft, be the same a little more or less, together with a structure standing thereon, lying and situate at Mouza- Naktala, C.S. Dag No. 444 appertaining to C.S. Khatian No. 100, 101 and 326, Pargana Khaspur, J.L. No. 32, R.S. No. 24, Touzi No. 56, K.M.C. premises no. 23A, D.P.P. Road, Post Office- Naktala, under Police Station- Netaji Nagar, Kolkata- 700047, within the jurisdiction of the Kolkata Municipal Corporation Ward No. 100, butted and bounded by in the manner following :

**TO THE NORTH BY:** 3.6 metre wide black top Road;

**TO THE SOUTH BY :** 6 metre wide black top Road;

**TO THE EAST BY :** Premises no. 20A, 20C/1, 20C/1/1, D.P.P. Road;

**TO THE WEST BY :** Premises no.19, D.P.P Road.

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*[Handwritten signature]*

District Sub-Registrar-I  
Alipora, South 24 Parganas

22 FEB 2022

**SECOND SCHEDULE ABOVE REFERRED TO**  
**(Owners' Allocation)**

**OWNERS' ALLOCATION** in the proposed ground plus four (G+IV) storied building to be constructed on the premises, the Owners' allocation shall mean entire 2<sup>ND</sup> (Second) and 3<sup>RD</sup> (Third) floor of the proposed ground plus four (G+IV) storied building along with as per desire of the developer the owners will get 50% Car parking spaces on the ground floor, of the proposed building, with right to use the common areas and facilities TOGETHERWITH undivided proportionate share of land of the premises

**THIRD SCHEDULE ABOVE REFERRED TO**  
**(Developer's Allocation)**

**DEVELOPER'S ALLOCATION** in the proposed ground plus four (G+IV) storied building to be constructed on the premises, the Developer's allocation shall mean entire 1<sup>ST</sup> (first) and 4<sup>TH</sup> (Fourth) floor of the proposed ground plus four (G+IV) storied residential building and save and except the remaining 50% car parking spaces, mentioned hereinabove in the Owners' allocation and the common areas, the remaining area of the ground floor of the proposed building will be allotted to the Developer with right to use the common areas and facilities of the premises.

**ANNEXURE - A**  
**(Schedule of Specification)**

Technical specifications of the proposed building as will be constructed by the Developer are given hereunder:-

1. R.C.C. work : shall be Reinforced cement concrete for column, beam, slab etc. as per drawing.
2. Brick : shall be 1<sup>st</sup> Class Brick or 2<sup>nd</sup> Class picket will be used for 10", 8", 5" and 3" brick work mortar; ratio (sand: cement), shall be 6:1, 5:1 and 4:1



*[Handwritten signature]*

District Sub-Registrar-I  
Alipora, Smt. 24 Parganas

22 FEB 2022

respectively. Soling Brick would be used in case of only soling purpose.

3. Plaster work : shall be any wall plaster (inside or outside), any ceiling plaster will be in the respective ratio of 6:1 and 4:1 & ceiling would be chipped before plaster.
4. Floor work : shall be Vitrified Tiles.
5. Wall work : shall be 4" skirting in room and living area up to 7' height tiles and toilet, cooking wall platform will be of Granite Marble and the adjacent wall tiles will be fitted up to 2' height in the kitchen.
6. Door Frame : shall be 4" x 2½" Malaysian Sal wood door frame according to the door size for the main door, all other doors would be 3" x 3" and kitchen and toilet doors would be 3" x 2½" thick.
7. Door : shall be Main door will be phenol bonding made of flush door of 35 mm thick and other inside doors will be 30 mm thick phenol bonded flush door finished with wood primer and necessary fittings.
8. Window : shall be Aluminum window with M.S. Grill (Straight lane design) of 5 mm strip with iron stay and handle covered with 3 mm glass (P-Net) proper painted with primer.
9. Water Supply : shall be Main source of water will be the supply of Corporation. Water will be stored in an underground reservoir and lifting of water to overhead reservoir will be done by a 2 H.P. electric operated pump (standard make). Water will be supplied to each flat from overhead tank.
10. Sanitary & Plumbing : shall be the sewerage line inside the premises of the proposed building shall be connected with the Corporation's sewer through the master trap (underground), all soil pipe will be of P.V.C. 4" dia. will be properly fixed with the wall and concealed to pit. Main water line from road to the underground reservoir & to the overhead reservoir will be through pump by 1" tube of

201



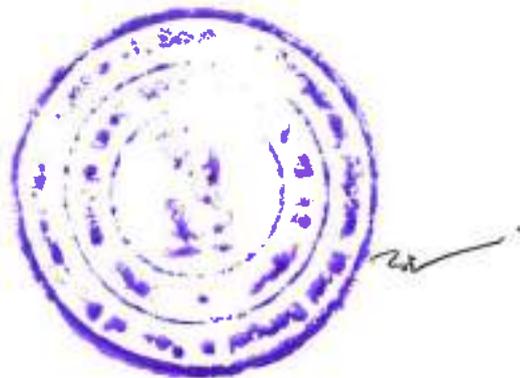
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District Sub-Registrar-1  
Alincro, South 24 Parganas

22 FEB 2022

standard make. All connections between overhead reservoir to each flat will be by  $\frac{3}{4}$ " tube of standard make P.V.C. All the internal connections viz. inside the bathroom, kitchen would be of  $\frac{1}{2}$ " P.V.C. tubes (HDP) of standard make open system. P.V.C. rain water pipe will be used for roof water disposal.

- 11. Bathroom** : shall be English type all would be open (non-concealed) with Cistern. All porcelain material will be of standard make and of white colour. 2 (two) nos. of Bib clock and 1 (one) no. shower connection will be provided.
- 12. Basin** : shall be 2 (two) basins of white colour will be provided. 1 (one) basin will be in one Toilet and the other in the 2<sup>nd</sup> toilet. All bathroom fittings will be Hindware and C.P. fittings will be Jaguar / Esco.
- 13. Electric** : shall be Electrical fittings such as bulb, tube, fan, bell, exhaust fan, etc will not be provided. But provision for bulb point, tube point, fan point, bell point, exhaust fan point and provision for AC point will be provided. The expenses like deposit of money for installing the meter from the CESC Ltd. for every individual along with service charges or any other relevant expenses towards installing the same from the C.E.S.C will be borne by the each intending Purchaser and the Owners also; however arrangement for the main line laying will be done by the Developer.
- 14. Common Point** : shall be Common Point for main gate passage surrounding the building pump room stair gate land, terrace.
- 15. Bedroom** : shall be 2 (two) light points, 1 (one) fan point (5 Amp) plug point at board (Concealed), 1 (one) AC point and 1 (one) power point (15 Amp).
- 16. Dining/Drawing** : shall be 2 (two) light points, 2 (two) fan points, 1 (one) plug point (5 Amp) at Board, 1 (one) power



District Sub-Registrar-1  
Alhoda, South 2<sup>nd</sup> Pantana

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- point (15 Amp) for Freeze (Concealed) and 1 (one) AC point.
17. Bathroom shall be 1 (one) light point, 1 (one) power point (15 Amp) at Board (Concealed).
18. Kitchen (Con) : shall be 1 (one) light point, 4 (four) power point (15 Amp.) at Board, 1 (one) exhaust fan point.
19. Balcony : shall be 1 (one) light point (Concealed).

**NOTE :** Every wire will be of Fenolex brand and switch plugs etc. of Crabtree/Anchor Brand and switch board will be plastic sheet.

20. Roof treatment : shall be Roof will be treated by I.P.S. floor, neat cement finish after chemical works and will be covered by shade made of Tata Sheet and one toilet for common use purpose and one basin and one tap.
21. Pavement/Parking : shall be 3" flat soling (Jhama soling 1" cement concrete with 3/4" stone chips cement and sand 4:3:1 ratio) finished good quality Paver block.
22. Main Gate : shall be made with the M.S. Bar (Modern design with locking arrangement).
23. Painting : shall be Plaster of Paris rooms and outside 2 (two) coats ultima, 1 coat primer and 2 coats enamel painted doors, windows and grills.
24. Lift / Elevator : Electrically operated lift, with a capacity of carrying 4 passengers at a time, of manufacturer "Greenline" will be provided with RCC lift Shaft.

**Any extra item should be charged in the following manner:-**

Cost of extra item (current Market value) plus 20% extra.

**Any alternative item should be charged in the following manner:-**

Cost of alternative item cost of original item (current rate) plus 20% extra

*Devi*



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District Sub-Registrar-I  
Alipore, South 24 Parganas

22 FEB 2022

**IN WITNESS WHEREOF** the Owner and the Developer have signed this Development Agreement as token of acceptance of the terms contained herein on the day, month and year first above written.

**SIGNED, SEALED AND DELIVERED** by the **PARTIES** in the presence of **WITNESSES** :

1. Biplab Dey  
3/62, C. E. Colony,  
Jadapur,  
Kolkata - 700032

Gopal Kundu.  
Rene Kundu

2. Rama Dev Narty  
city civil court.  
2 & 3 K. S. Roy Road  
Kolkata - 700001

S. Laxmibai Saran Singh  
Kulian Singh  
**SIGNATURE OF THE  
FIRST PART/ OWNERS**

Director  
Gopal Kundu  
S. Laxmibai Saran Singh  
Director  
**SIGNATURE OF THE  
SECOND PART/ DEVELOPER**

**Drafted & printed in my office :**

Biplab Dey  
Mr. Biplab Dey (WB/660/1992)  
Advocate  
The City Civil Court Bar Association  
2 & 3 K. S. Roy Road,  
2<sup>nd</sup> floor, Kolkata-700001  
(G.P.H.)



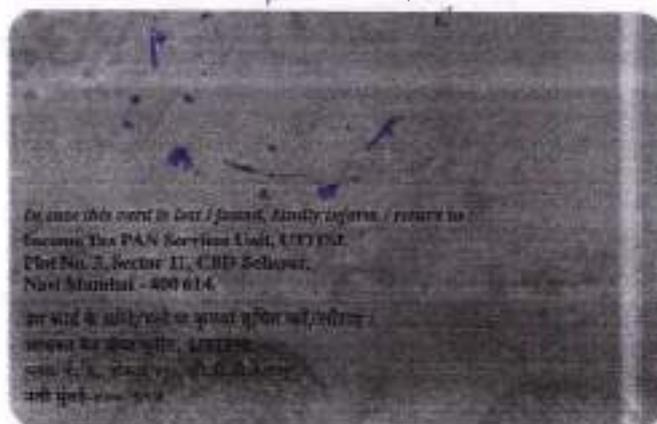
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District Sub-Registrar-I  
Alipore, South 24 Parganas

22 FEB 2022



... Pvt. Ltd.  
*Deepal Kumbhar*  
Director  
*Satguru Sarvesh Singh*  
Director





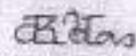
स्थाई लेखा संख्या / PERMANENT ACCOUNT NUMBER  
**AFXPK7428J**


 नाम / NAME  
**GOPAL KUNDU**

पिता का नाम / FATHER'S NAME  
**DASARATHI KUNDU**

जन्म तिथि / DATE OF BIRTH  
**01-01-1969**

हस्ताक्षर / SIGNATURE  
*Gopal Kundu*

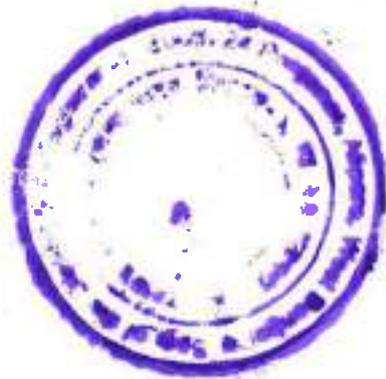
  
 अध्यक्ष, आय. वि. वि. वि.  
 COMMISSIONER OF INCOME-TAX, W.B. - XI

धारण अधिकारी को सूचित / धारण कर के  
 सौजन्य-आधारित आगुआ/पदवि एवं कर्मचारी,  
 ७७,  
 सी.पी. एम.ए.ए.,  
 बंगलुरु - ७०० ९६६.

In case this card is lost/stolen, kindly inform/notify to  
 the issuing authority:  
 Joint Commissioner of Income-Tax (Systems & Technology),  
 P-3,  
 Chowringhee Square,  
 Calcutta- 700 049.

*Gopal Kundu*

*Gopal Kundu*



भारत सरकार  
Unique Identification Authority of India  
Government of India

Enrollment No.: 2091/78644/00122

To  
Gopal Kundu  
S/O Dasarath Kundu,  
S/A, BAISHNABGHATA BYE LANE,  
VTC, Naktala,  
PO, Naktala  
Sub District, Circus Avenue, District, Kolkata,  
State: West Bengal,  
PIN Code: 700047  
Mcode: 9630135704  
19971908 07/01/2012  
  
UA036015846IN



आपका आधार क्रमांक / Your Aadhaar No. :

**4611 9977 9796**

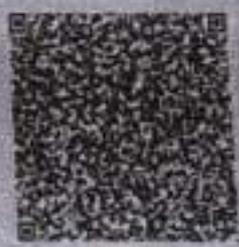
मेरा आधार, मेरी पहचान



भारत सरकार  
Government of India



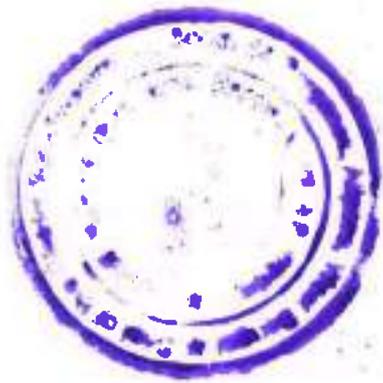
Gopal Kundu  
DOB : 01/01/1969  
MALE



**4611 9977 9796**

मेरा आधार मेरी पहचान

*Gopal Kundu*



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

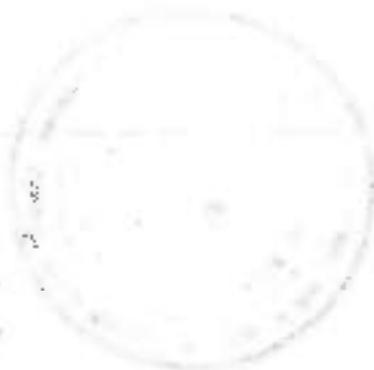
RUNA KUNDU  
ARUN KUMAR ROY

04/12/1973  
Permanent Account Number  
AKYPK5461F



Signature

*Runa Kundu*







**भारत सरकार**  
**Unique Identification Authority of India**  
**Government of India**

Enrollment No. 2091/78544/00121

To  
 Runa Kundu  
 W/O Ganga Kundu,  
 5/1A BAIKUNABAGATA BYELANE,  
 VTC Hajpara,  
 PO: Naktala  
 Sub District Circus Avenue, District: Kolkata,  
 State: West Bengal.  
 PIN Code: 700047.  
 Mobile: 9748244150

180067370  
 09/02/2014



आपका आधार क्रमांक / Your Aadhaar No. :

**3360 9007 8923**

मेरा आधार, मेरी पहचान



Runa Kundu  
 DOB: 04/12/1973  
 FEMALE



**3360 9007 8923**

मेरा आधार, मेरी पहचान

*Runa Kundu*





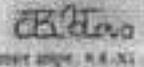
PERMANENT ACCOUNT NUMBER  
ALGPS2416M

MR. NAME  
SHAMBHU SARAN SINGH

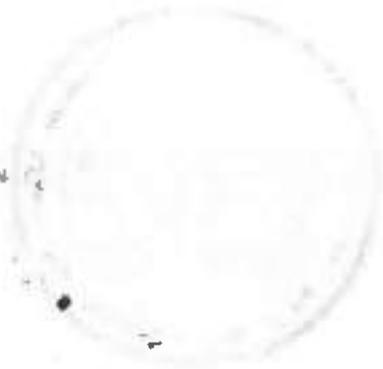
FATHER'S NAME  
RAMAYAN SINGH

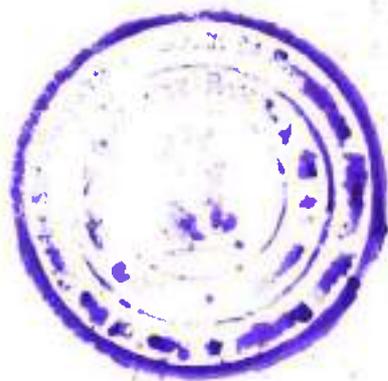
DATE OF BIRTH  
05-10-1963

COMMISSIONER OF INCOME TAX, W.B. - XI



*Shambhu Saran Singh*  
*Shambhu Saran Singh*







ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ  
**ভারত সরকার**  
**Unique Identification Authority of India**  
**Government of India**

ভূমিকাত্বতির আই ডি/Enrollment No.: 1040/20046/00120

To  
 শঙ্কু সরন সিং  
 Shambhu Saran Singh  
 22 B BASHNABGHATA BYE LANE  
 BASHNABGHATA BYE LANE  
 NAKTALA Naktala S.O  
 Naktala Kolkata  
 West Bengal 700047

171102012



MN1560377150F



আপনার আধার সংখ্যা/ Your Aadhaar No. :

**9554 7380 4024**

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার  
 GOVERNMENT OF INDIA



শঙ্কু সরন সিং  
 Shambhu Saran Singh  
 পিতা : রামায়ন সিং  
 Father : RAMAYAN SINGH  
 জন্ম সাল / Year of Birth : 1963  
 লিঙ্গ / Male



**9554 7380 4024**

আধার - সাধারণ মানুষের অধিকার

9830089560

*Shambhu Saran Singh*  
*Shambhu Saran Singh*



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

KIRAN SINGH

GOPAL SANKAR SINGH

05/12/1968

Permanent Account Number

BOPPS2076N

*Kiran Singh*

Signature



12/11/2007

*Kiran Singh.*

*Kiran Singh*







ভারত সরকার

ভারত সরকার

Unique Identification Authority of India  
Government of India

হসিকাঙ্কিত আই ডি/Enrollment No.: 1040/20045/00122

To  
কিরন সিং  
Kiran Singh  
22 B BAISHNABGHATA EYE LANE  
BAISHNABGHATA EYE LANE  
NAKTALA Naktala S.O  
Naktala Kolkata  
West Bengal 700047

051102012



MN155969000DF



আপনার আধার সংখ্যা/ Your Aadhaar No. :

**5496 0989 0749**

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার  
GOVERNMENT OF INDIA



কিরন সিং  
Kiran Singh  
পিতা : গোপাল শঙ্কর সিং  
Father : GOPAL SHANKAR SINGH  
জন্ম তারিখ / Year of Birth : 1968  
লিঙ্গ / Female



**5496 0989 0749**

আধার - সাধারণ মানুষের অধিকার

*Kiran Singh*  
9007867555

*Kiran Singh*





10





ভারতের নির্বাচন কমিশন  
পরিচয় পত্র  
ELECTION COMMISSION OF INDIA  
IDENTITY CARD

KNH0939058



নির্বাচকের নাম : রুনা কুন্ডু

Elector's Name : Runa Kundu

স্বামীর নাম : গোপাল কুন্ডু

Husband's Name : Gopal Kundu

লিঙ্গ/Sex : স্ত্রী / F *Runa Kundu*

জন্ম তারিখ : XX/XX/1971

Date of Birth

Handwritten marks and symbols in the top right corner, including a small circular emblem and some illegible characters.





# BAR COUNCIL OF WEST BENGAL

STATUTORY BODY UNDER THE ADVOCATES ACT, 1961  
2 & 3, KIRANSANKAR ROY ROAD, CALCUTTA-700 001  
PHONES : 248-8956/7233

## IDENTITY CARD

Name .....

**BIPLAB DEY**

Advocate

Father's/Husband's Name .....

**NARAYAN CHANDRA DEY**

*Signed*

*M*

CHAIRMAN EX-COMMITTEE

CHAIRMAN





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

GRN Details

**GRN:** 192021220188496988 **Payment Mode:** Online Payment (SBI Epay)  
**GRN Date:** 19/02/2022 17:36:08 **Bank/Gateway:** SBlePay Payment Gateway  
**BRN :** 2854630051412 **BRN Date:** 19/02/2022 17:02:20  
**Gateway Ref ID:** 202205063749898 **Method:** State Bank of India New PG DC  
**Payment Status:** Successful **Payment Ref. No:** 3000501081/7/2022  
[Query No\*/Query Year]

Depositor Details

**Depositor's Name:** GOPAL KUNDU  
**Address:** 8/1A BAISHNAB GHATA BYE LANE KOLKATA- 47  
**Mobile:** 9830135704  
**Depositor Status:** Buyer/Claimants  
**Query No:** 3000501081  
**Applicant's Name:** Mr Biplab Dey  
**Identification No:** 3000501081/7/2022  
**Remarks:** Sale, Development Agreement or Construction agreement Payment No 7

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	3000501081/7/2022	Property Registration- Stamp duty	0030-02-103-003-02	74920
2	3000501081/7/2022	Property Registration- Registration Fees	0030-03-104-001-16	21
			<b>Total</b>	<b>74941</b>

**IN WORDS:** SEVENTY FOUR THOUSAND NINE HUNDRED FORTY ONE ONLY.



*[Handwritten signature]*

**Joint Sub-Registrar-I  
Alipore, South 24 Parganas**

**22 FEB 2022**

### Major Information of the Deed

Deed No :	I-1601-00613/2022	Date of Registration	22/02/2022
Query No / Year	1601-3000501081/2022	Office where deed is registered	
Query Date	16/02/2022 1:50:33 PM	1601-3000501081/2022	
Applicant Name, Address & Other Details	Biplab Dey Alipore Court,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027. Mobile No. : 9831294305, Status :Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration (No of Declaration : 2)		
Sel Forth value	Market Value		
Rs 2/-	Rs. 4,70,96,621/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 75,020/- (Article:48(g))	Rs. 53/- (Article:E, E)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assesment slip.(Urban area)		

#### Land Details :

District: South 24-Parganas, P. S:- Patuli, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Durga Prasanna Paramhansa Road, , Premises No: 23A, , Ward No: 100 Pin Code : 700047

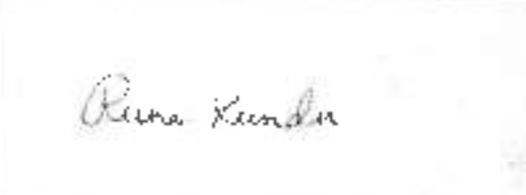
Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :- )		Bastu		23 Ketha 11 Chalak 5 Sq Ft	1/-	4,70,69,621/-	Property is on Road
<b>Grand Total :</b>					<b>39.0958Dec</b>	<b>1/-</b>	<b>470,69,621/-</b>	

#### Structure Details :

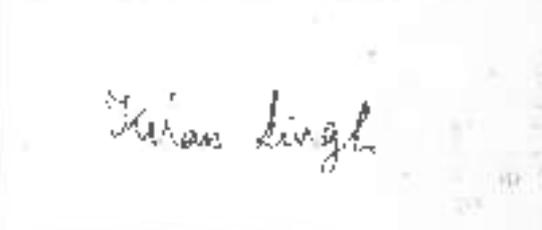
Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	1/-	27,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
<b>Total :</b>		<b>100 sq ft</b>	<b>1/-</b>	<b>27,000/-</b>	



**Land Lord Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Mr Gopal Kundu</b> <b>(Presentant)</b> Son of Late Dasarathi Kundu Executed by: Self, Date of Execution: 21/02/2022 , Admitted by: Self, Date of Admission: 22/02/2022 ,Place : Office			
	22/02/2022	LN 22/02/2022	22/02/2022	
8/1 A, Balshnab Ghata Lane / Bye Lane, City:- Kolkata, P.O:- Naktala, P.S:-Jadavpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AFxxxxxxB], Aadhaar No: 46xxxxxxxx9796, Status :Individual, Executed by: Self, Date of Execution: 21/02/2022 , Admitted by: Self, Date of Admission: 22/02/2022 ,Place : Office				
2	<b>Name</b> <b>Smt Runa Kundu</b> Wife of Mr Gopal Kundu Executed by: Self, Date of Execution: 21/02/2022 , Admitted by: Self, Date of Admission: 22/02/2022 ,Place : Office			
	22/02/2022	LN 22/02/2022	22/02/2022	
8/1 A, Balshnab Ghata Lane / Bye Lane, City:- Kolkata, P.O:- Naktala, P.S:-Jadavpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AKxxxxxx1F, Aadhaar No: 33xxxxxxxx8923, Status :Individual, Executed by: Self, Date of Execution: 21/02/2022 , Admitted by: Self, Date of Admission: 22/02/2022 ,Place : Office				
3	<b>Name</b> <b>Mr Shambhu Saran Singh</b> Son of Late Ramayan Singh Executed by: Self, Date of Execution: 21/02/2022 , Admitted by: Self, Date of Admission: 22/02/2022 ,Place : Office			
	22/02/2022	LN 22/02/2022	22/02/2022	
22B,, Balshnab Ghata Lane / Bye Lane, City:- Kolkata, P.O:- Naktala, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ALxxxxxx6M, Aadhaar No: 95xxxxxxxx4024, Status :Individual, Executed by: Self, Date of Execution: 21/02/2022 , Admitted by: Self, Date of Admission: 22/02/2022 ,Place : Office				

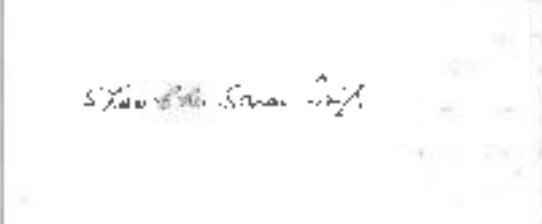
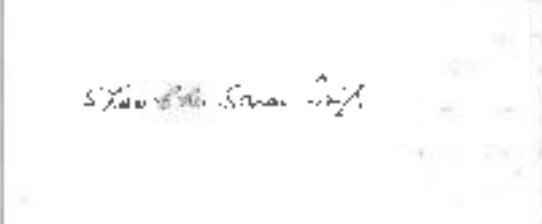
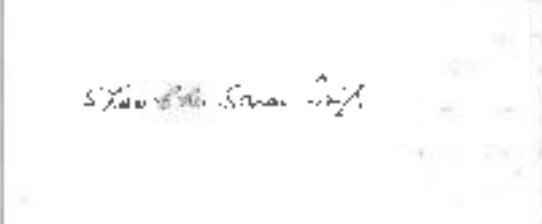


Name	Photo	Finger Print	Signature
<b>Smt Kiran Singh</b> Wife of Mr Shambhu Saran Singh Executed by: Self, Date of Execution: 21/02/2022 , Admitted by: Self, Date of Admission: 22/02/2022 ,Place : Office			
	22/02/2022	LTI 22/02/2022	22/02/2022
22B, Baishnab Ghata Lane / Bye Lane, City:- Kolkata, P.O:- Naktala, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: B0xxxxxx6N, Aadhaar No: 54xxxxxxxx0749, Status :Individual, Executed by: Self, Date of Execution: 21/02/2022 , Admitted by: Self, Date of Admission: 22/02/2022 ,Place : Office			

**Developer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>G S ABASAN PRIVATE LIMITED</b> 19T., Baishnab Ghata Lane / Bye Lane, City:- Kolkata, P.O:- NAKTALA, P.S:-Jadavpur, District -South 24-Parganas, West Bengal, India, PIN:- 700047 , PAN No.:: AAxxxxxx9F,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

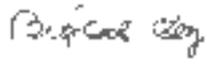
**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature																
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Mr Gopal Kundu</b>            Son of Late Dasarath Kundu            Date of Execution - 21/02/2022 , Admitted by: Self, Date of Admission: 22/02/2022, Place of Admission of Execution: Office         </td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td>Feb 22 2022 12:53PM</td> <td>LTI 22/02/2022</td> <td>22/02/2022</td> </tr> <tr> <td colspan="4">           8/1A, Baishnab Ghata Lane / Bye Lane, City:- Kolkata, P.O:- Naktala, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFxxxxxx8J, Aadhaar No: 46xxxxxxxx9796 Status . Representative, Representative of : G S ABASAN PRIVATE LIMITED (as PARTNER)         </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	<b>Mr Gopal Kundu</b> Son of Late Dasarath Kundu Date of Execution - 21/02/2022 , Admitted by: Self, Date of Admission: 22/02/2022, Place of Admission of Execution: Office					Feb 22 2022 12:53PM	LTI 22/02/2022	22/02/2022	8/1A, Baishnab Ghata Lane / Bye Lane, City:- Kolkata, P.O:- Naktala, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFxxxxxx8J, Aadhaar No: 46xxxxxxxx9796 Status . Representative, Representative of : G S ABASAN PRIVATE LIMITED (as PARTNER)			
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2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Mr SHAMBHU SARAN SINGH</b>            Son of Late RAMAYAN SINGH            Date of Execution - 21/02/2022 , Admitted by: Self, Date of Admission: 22/02/2022, Place of Admission of Execution: Office         </td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td>Feb 22 2022 12:55PM</td> <td>LTI 22/02/2022</td> <td>22/02/2022</td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	<b>Mr SHAMBHU SARAN SINGH</b> Son of Late RAMAYAN SINGH Date of Execution - 21/02/2022 , Admitted by: Self, Date of Admission: 22/02/2022, Place of Admission of Execution: Office					Feb 22 2022 12:55PM	LTI 22/02/2022	22/02/2022				
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<b>Mr SHAMBHU SARAN SINGH</b> Son of Late RAMAYAN SINGH Date of Execution - 21/02/2022 , Admitted by: Self, Date of Admission: 22/02/2022, Place of Admission of Execution: Office																	
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22B, City:- Kolkata, P.O:- NAKTALA, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, , PAN No.:: ALxxxxxx6M, Aadhaar No: 95xxxxxxx4024 Status : Representative, Representative of : G S ABASAN PRIVATE LIMITED (as PARTNER)

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr BIPLAB DEY</b> Son of Late N C DEY CITY CIVIL COURT, City:- Kolkata, P.O:- N S BUILDING, P.S:-Hare Street, District:- Kolkata, West Bengal, India, PIN:- 700001			
	22/02/2022	22/02/2022	22/02/2022

Identifier Of Mr Gopal Kundu, Smt Runa Kundu, Mr Shambhu Saran Singh, Smt Kiran Singh, Mr Gopal Kundu, Mr SHAMBHU SARAN SINGH

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mr Gopal Kundu	G S ABASAN PRIVATE LIMITED-9 77396 Dec
2	Smt Runa Kundu	G S ABASAN PRIVATE LIMITED-9 77396 Dec
3	Mr Shambhu Saran Singh	G S ABASAN PRIVATE LIMITED-9.77396 Dec
4	Smt Kiran Singh	G S ABASAN PRIVATE LIMITED-9.77396 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Mr Gopal Kundu	G S ABASAN PRIVATE LIMITED-25.00000000 Sq Ft
2	Smt Runa Kundu	G S ABASAN PRIVATE LIMITED-25.00000000 Sq Ft
3	Mr Shambhu Saran Singh	G S ABASAN PRIVATE LIMITED-25.00000000 Sq Ft
4	Smt Kiran Singh	G S ABASAN PRIVATE LIMITED-25.00000000 Sq Ft



On 22-02-2022

**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 12:45 hrs on 22-02-2022, at the Office of the D.S.R. - I SOUTH 24-PARGANAS by Mr Gopal Kundu , one of the Executants.

**Certificate of Market Value(WB PUV) rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 4,70,96,621/-

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

Execution is admitted on 22/02/2022 by 1. Mr Gopal Kundu, Son of Late Dasarath Kundu, 8/1 A, Road; Baishnab Ghata Lane / Bye Lane, , P.O: Naktala, Thana: Jadavpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession Business, 2. Smt Runa Kundu, Wife of Mr Gopal Kundu, 8/1 A, Road; Baishnab Ghata Lane / Bye Lane, , P.O: Naktala, Thana: Jadavpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession Business, 3. Mr Shambhu Saran Singh, Son of Late Ramayan Singh, 22B,, Road; Baishnab Ghata Lane / Bye Lane, , P.O: Naktala, Thana: Jadavpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession Business, 4. Smt Kiran Singh, Wife of Mr Shambhu Saran Singh, 22B, Road; Baishnab Ghata Lane / Bye Lane, ; P.O: Naktala, Thana: Jadavpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession Business

Identified by Mr BIPLAB DEY, , Son of Late N C DEY, CITY CIVIL COURT, P.O: N S BUILDING, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

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

Execution is admitted on 22-02-2022 by Mr Gopal Kundu, PARTNER, G S ABASAN PRIVATE LIMITED, 19T,, Baishnab Ghata Lane / Bye Lane, City:- Kolkata, P.O:- NAKTALA, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047

Identified by Mr BIPLAB DEY, , Son of Late N C DEY, CITY CIVIL COURT, P.O: N S BUILDING, Thana: Hare Street,, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate . . .

Execution is admitted on 22-02-2022 by Mr SHAMSHU SARAN SINGH, PARTNER, G S ABASAN PRIVATE LIMITED, 19T,, Baishnab Ghata Lane / Bye Lane, City:- Kolkata, P.O:- NAKTALA, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047

Identified by Mr BIPLAB DEY, , Son of Late N C DEY, CITY CIVIL COURT, P.O: N S BUILDING, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 53/- ( E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 32/-, by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 19/02/2022 5:38PM with Govt. Ref. No: 192021220188496988 on 19-02-2022, Amount Rs: 21/-, Bank: SBI EPay ( SBIPay), Ref. No. 2854630051412 on 19-02-2022, Head of Account 0030-03-104-001-16



**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 75,020/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 74,920/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 38741, Amount: Rs.100/-, Date of Purchase: 29/10/2021, Vendor name: S Das  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 19/02/2022 5:38PM with Govt. Ref. No: 192021220188496988 on 19-02-2022, Amount Rs: 74,920/-, Bank:  
SBI EPay (SBIPay), Ref. No. 2854630051412 on 19-02-2022, Head of Account 0030-02-103-003-02

*Mondal*

**Soumitra Mondal**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - I SOUTH 24-**  
**PARGANAS**  
**South 24 Parganas, West Bengal**

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Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1601-2022, Page from 33825 to 33885

being No 160100613 for the year 2022.



Digitally signed by SOUMITRA MONDAL  
Date: 2022.02.22 15:33:19 +05:30  
Reason: Digital Signing of Deed.

*Soumitra Mondal*

(Soumitra Mondal) 2022/02/22 03:33:19 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - I SOUTH 24-PARGANAS  
West Bengal.

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

