

2340/23

I-2324/23



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AN 057733

Certified that the above mentioned number is
correctly entered in the register and
the same is correct and
correctly entered in the register
and the same is correct and
correctly entered in the register.

Distt. Sub-Register
Alipore, South 24-parg.

DEVELOPMENT AGREEMENT
BETWEEN
LANDOWNER & DEVELOPER FOR
CONSTRUCTION OF A MULTISTORIED BUILDING

16 FEB 2023

THIS ARTICLE OF DEVELOPMENT AGREEMENT is made on this the 16th day of
FEBRUARY, TWO THOUSAND TWENTY- THREE (2023) Christian Era.

BETWEEN

- (1) ENAMUL HAQUE (PAN NO. AAMPH5366E) (AADHAAR NO. 7401 1673
7635) son of Late Shamsuddoha Enayet Haque Alias S. Enayet Haque, by
Occupation- Retired Person, (2) MEHERUNNESSA BIBI (PAN NO.
AGUPB6578N) (AADHAAR NO. 4669 2701 8697), daughter of Late
Shamuddoha Enayet Haque, by Occupation- Service, (3)
MUSTARUNNESSA BIBI (PAN NO. DPSPB2336N) (AADHAAR NO. 7675
2149 2038), daughter of Late Enayet Haque and wife of Late Mohi-ud-
din Ahmed, by Occupation- Housemaker,

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16/02/23
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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AN 057733
 Certified that this stamp is numbered in
 accordance with the provisions of the
 Stamp Act, 1899 and the provisions of the
 Stamp Act, 1902.

16/02/23
 e-71260294

DEVELOPMENT AGREEMENT
 BETWEEN
 LANDOWNER & DEVELOPER FOR
CONSTRUCTION OF A MULTISTORIED BUILDING

X
 District Sub-Register
 Alipore, South 24-parg.

16 FEB 2023

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03 JAN 2023

No.....Rs.100/- Date.....

Name:

SUBHRO KANTI ROY CHOWDHURY
Advocate
High Court Calcutta

Address:

Vendor:

Alipore Collectorate, 24 Pgs. (South)

SUBHANKAR DAS

STAMP VENDOR

Alipore Police Court, Kol-27



Apurba Halder
S/o. Late Anil Krishna Halder
Couranga Nagar
P.3. - New Tola
Kolkata - 700159

DISTRICT SUB-REGISTRAR III
SOUTH 24 PGS. ALIPORE
16 FEB 2023

(4) EMADUL HAQUE (PAN NO. ACKPH4171P) (AADHAAR NO. 8111 3506 8744), son of Late Sekh Enayet Haque Alias Sk. Enayet Haque, by Occupation- Retired Person, (5) MUFIDUN NESSA BIBI (PAN NO. CCLPB9677D) (AADHAAR NO. 9410 9562 1075) daughter of Late Samsuddoha Enayet Haque Alias S. Enayet Haque and wife of Md. Hafiz-ud-din, by Occupation- Housewife, (6) EBADUL HAQUE (PAN NO. AHBPH2316J) (AADHAAR NO. 2957 0133 7446), son of Late Shamsuddoha Enayet Haque, by Occupation- Retired Person and all by Faith – Islam, Nationality - Indian, all are residing at 30A, Judges Court Road, Post Office – Alipore, Police Station – Alipore, Kolkata – 700027, District - South 24 Parganas, (7) NAYEEMA BEGUM (PAN NO. EPIPB5026Q) (AADHAAR NO. 2127 2749 0640), daughter of Late Enayat Haque and wife of Sk. Abdul Rafique, by Occupation- Housewife, by Faith – Islam, by Nationality - Indian and residing at 7D, Tiljala Place, Post Office – Circus Avenue, Police Station – Karaya, Kolkata – 700017, District - South 24 Parganas and (8) MUNIRUNNESSA BIBI ALIAS MUIRUN NESSA BIBI (PAN NO. BVVPB4340M) (AADHAAR NO. 9994 2273 9049), daughter of Late Enayet Haque Alias Shamsuddoha Enayet Haque and wife of Late Akram Hossain, by Occupation- Housemaker, by Faith - Islam, Nationality - Indian, residing at 3/H/1, Jhawtala Lane, Post Office – Circus Avenue, Police Station - Karaya, Kolkata – 700017, District - South 24 Parganas, hereinafter referred to as the “OWNERS/LANDOWNERS” (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, executors, administrators, successors, legal representatives and assigns) of the ONE PART.

AND

LLL REAL ESTATES LLP (PAN No. AAKFL2715M), a company incorporated pursuant to section 12(1) of the Limited Liability Partnership Act 2008, having its registered office at 289D, Darga Road, Circus Avenue, Park Circus, Kolkata – 700017, West Bengal, represented by its partners namely (1) FAIZ AHMED KHAN (PAN No. AIYPA1310P) (AADHAAR No. 7139 2435 8772), son of Javed Ahmed Khan, by Occupation- Business, by Religion – Islam, by Nationality- Indian, residing at Premises No. 2, Golam Jilani Khan Road, Post Office – Kasba & Police Station- Tiljala, Kolkata- 700039, West Bengal, (2) WASIM AHMED (PAN NO. AELPA5214P) (AADHAAR NO. 6941 0720 0581), son of Shaikh Mohammad Sayeed, by Occupation- Business, by Religion – Islam, by Nationality- Indian, residing at P-283, Darga Road, Circus Avenue, Kolkata- 700017, West Bengal and (3) FARHAN AHMED (PAN NO.



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ALBPA3359C) (AADHAAR NO. 9559 0919 0661), son of Amir Ahmed, by Occupation- Business, by Religion – Islam, by Nationality- Indian, residing at 22/6, C. N. Roy Road, P.O.- Tiljala, P.S.- Tiljala, South 24 Parganas, Pin- 700039, West Bengal, hereinafter referred collectively referred to as the “DEVELOPERS” (which term or expression shall unless otherwise excluded by or repugnant to the context or subject be deemed to mean and include its successors-in-interest and assigns) of the OTHER PART.

WHEREAS S. Enayet Haque, Zohra Khatun, Abdul Ahad, Abdul Mahmood, Abdur Rashid, Md. Jasim Ali, Nilufa Begum, Bilqis Ara Begum, Nazima Begum alias Gulshan Ara Begum and B. Azimul Haque were the joint owners in respect of a total piece and parcel of land measuring about 1 Bigha, 10 Cottahs, 6 Chittaks and 25 Sq. Ft. together with the structure situated thereon being Municipal Premises No. 30A, 30B and 30C, Judges Court Road out of which (i) Premises No. 30A, Judges Court Road having an area of land measuring about 7 Cottahs 2 Chittaks, (ii) Premises No. 30B, Judges Court Road having an area of land measuring about 18 Cottahs 9 Chittaks and 40 sq. ft. and Premises No. 30C, Judges Court Road having an area of land measuring about 1 Cottah, 14 Chittaks and 12 sq. ft.

AND WHEREAS S. Enayet Haque filed a suit for partition of the abovementioned properties in the Court of 1st Assistant District Judge at Alipore being Title Suit No. 91 of 1987 which was finally decreed on compromise on 13.01.1989 on the terms and conditions as contained in the said compromise application.

AND WHEREAS according to the compromise decree passed in the aforesaid Title suit No. 91 of 1987 dated 30.01.1989, Zohra Khatun, Abdul Ahad, Abdul Mahmood, Abdur Rashid, Md. Jasim Ali, Nilufa Begum, Bilqis Ara Begum, Nazima Begum alias Gulshan Ara Begum and B. Azimul Haque were exclusively allocated an area of land measuring 13 Cottahs 06 Chittaks and 35 sq. ft. more or less being divided demarcated northern portion of Premises No. 30B, Judges Court Road, Kolkata- 700027, Ward No. 74 and the remaining area being Premises Nos. 30A and 30C and Part of 30B, Judges Court Road was exclusively allocated to S. Enayet Haque, which, however, assessed to be measuring about 16 Cottahs 15 Chittaks and 35 sq. ft.



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AND WHEREAS all the parties in the said compromise decree duly demarcated their respective allocated portions by raising boundary wall and Zohra Khatun, Abdul Ahad, Abdul Mahmood, Abdur Rashid, Md. Jasim Ali, Nilufa Begum, Bilqis Ara Begum, Nazima Begum alias Gulshan Ara Begum and B. Azimul Haque mutated their names in the demarcated portion measuring about 13 cottahs 06 Chittaks and 35 sq. ft. which was duly recorded in the Kolkata Municipal Corporation as premises No. 30B, Judges Court Road and the remaining area which was exclusively allocated to S. Enayet Haque being the then premises Nos. 30A, 30C and part of premises No. 30B, Judges Court Road and after the demise of S. Enayet Haque his legal heirs were in the use and enjoyment of the same in exclusion of others.

AND WHEREAS the legal heirs of said S. Enayet Haque duly amalgamated their allocated portions of said premises Nos. 30A, 30C and part of premises No. 30B, Judges Court Road and recorded in the Kolkata Municipal Corporation and being re-numbered as Premises No. 30A, Judges Court Road, Kolkata- 700027, Ward No. 74. However, in course of physical measurement of the said allocated portion, it was actually found to be 19 Cottahs 8 Chittaks and 34 sq. ft. instead of 16 Cottahs 15 Chittaks and 25 sq. ft. i.e. an excess area of 2 Cottahs 6 Chittaks.

AND WHEREAS the said excess area of 2 Cottahs 6 Chittaks was wrongfully claimed by the other co-owners in respect of premises No. 30A, Judges Court Road and accordingly a dispute has arisen between all the owners as a result whereof a suit was filed by the legal heirs of S. Enayet Haque against the legal heirs of Zohra Khatun & Ors. being Title Suit No. 603 of 2017, which was ultimately decreed on compromise whereby it was declared that the said premises being premises No. 30A, Judges Court Road, Kolkata - 700027, Ward No. 74 is measuring about 19 Cottahs 08 Chittaks and 34 Sq. Ft., which exclusively belong to the present Owners.

AND WHEREAS pursuant to the said compromise decree, the present Owners have duly mutated their names in the record of the Kolkata Municipal Corporation wherein the area of the said premises No. 30A, Judges Court Road have been reassessed by the Kolkata Municipal Corporation having an area of 19 Cottahs 08 Chittaks and 34 Sq. Ft.



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AND WHEREAS accordingly the Owners herein became the joint, lawful and absolute owners of and fully seized and possessed of and/or otherwise well and sufficiently entitled to ALL THAT piece and parcel of land measuring 19(Nineteen) Cottah 8(Eight) Chittack 34(Thirty Four) sq. ft. more or less being the Premises No. 30A, Judges Court Road, Kolkata – 700027, Ward No. 74, Police Station - Alipore, and at present within the Kolkata Municipal Corporation, District - South 24 Parganas and hereinafter referred to as “the said Premises” and more fully and particularly mentioned and described in the **Schedule “A”** hereunder written and have been enjoying the same peacefully, freely, absolutely and without any interruptions from any corner whatsoever and duly mutated their names in the record of Kolkata Municipal Corporation by paying usual rents and taxes to the proper authorities concerned in their own names as the absolute joint owners and possessors and have the absolute power of ownership and also entitle to sell, gift, lien, mortgage, assign the same to anybody else in any way as they will think fit and proper.

AND WHEREAS the Landowners herein intended to construct a multi-storied building comprised of several residential flats, commercial spaces, shops, car parking spaces etc. on the said Premises according to the sanctioned plans of the Kolkata Municipal Corporation. But due to lack of experience in construction line, non-availability of time and paucity of fund, the Landowners are in search of a well reputed developer to develop the said Premises.

AND WHEREAS the Landowners herein entered into an Agreement dated 28th August, 2020, registered in the office of District Sub-Registrar – III, South 24 Parganas, recorded in Book No. I, Volume No. 1603-2020, Pages from 52611 to 52667, being No. 160301526 for the year 2020 for the purpose of construction of building on the said premises with M/s. Asghar Projects Private Limited.

AND WHEREAS the Landowners herein also executed a General Power of Attorney dated 28th August, 2020, registered in the office of District Sub-Registrar – III, South 24 Parganas, recorded in Book No. I, Volume No. 1603-2020, Pages from 52668 to 52701, being No. 160301529 for the year 2020 for the purpose of construction of building on the said premises in favour of M/s. Asghar Projects Private Limited.



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AND WHEREAS M/s. Asghar Projects Private Limited was unable to proceed with the construction of building on the said Premises and hence the Landowners and M/s. Asghar Projects Private Limited executed a Cancellation of Development Agreement dated 16.02.2023, registered in the office of District Sub-Registrar- III, South 24 Parganas, recorded in Book No. I, being No. I-160302260, for the year 2023 and cancelled and annulled the said Agreement dated 28th August, 2020, being No. 160301526 for the year 2020. Further the Landowners and M/s. Asghar Projects Private Limited executed a Revocation of Power of Attorney dated 16.02.2023, registered in the office of District Sub-Registrar- III, South 24 Parganas, recorded in Book No. I, being No. IV-160300098 for the year 2023 and cancelled and annulled the said General Power of Attorney dated 28th August, 2020, being No. 160301529 for the year 2020.

Emadul Haque

AND WHEREAS thereafter, the Landowners and the Developers herein expressed its intention to develop the said Premises at the costs and expenses of the Developer and in accordance to the building plan to be sanctioned by the competent authority in the name of the Landowners herein, and / or any revised plan or plans to be prepared by the Developer at its sole discretion thereof.

LLL REAL ESTATES LLP
Partner

Now the parties herein to avoid any and/or all litigations and complications in future have agreed to enter into this Agreement under the Terms and Conditions containing hereunder.

NOW THIS AGREEMENT WITNESSETH and it is hereby agreed by and between the parties as follows:-

DEFINITION:

1. **LANDOWNERS/OWNERS** shall mean: (1) **ENAMUL HAQUE** (PAN NO. AAMPH5366E) (AADHAAR NO. 7401 1673 7635) son of Late Shamsuddoha Enayet Haque Alias S. Enayet Haque, by Occupation- Retired Person, (2) **MEHERUNNESSA BIBI** (PAN NO. AGUPB6578N) (AADHAAR NO. 4669 2701 8697), daughter of Late Shamuddoha Enayet Haque, by Occupation- Service, (3) **MUSTARUNNESSA BIBI** (PAN NO. DPSPB2336N) (AADHAAR NO. 7675 2149 2038), daughter of Late Enayet Haque and wife of Late Mohi-ud-din Ahmed, by Occupation- Housemaker, (4) **EMADUL HAQUE** (PAN NO. ACKPH4171P) (AADHAAR NO. 8111 3506 8744), son of Late Sekh Enayet



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Haque Alias Sk. Enayet Haque, by Occupation- Retired Person, (5) MUFIDUN NESSA BIBI (PAN NO. CCLPB9677D) (AADHAAR NO. 9410 9562 1075) daughter of Late Samsuddoha Enayet Haque Alias S. Enayet Haque and wife of Md. Hafiz-ud-din, by Occupation- Housewife, (6) EBADUL HAQUE (PAN NO. AHBPH2316J) (AADHAAR NO. 2957 0133 7446), son of Late Shamsuddoha Enayet Haque, by Occupation- Retired Person and all by Faith – Islam, Nationality - Indian, all are residing at 30A, Judges Court Road, Post Office – Alipore, Police Station – Alipore, Kolkata – 700027, District - South 24 Parganas, (7) NAYEEMA BEGUM (PAN NO. EPIP5026Q) (AADHAAR NO. 2127 2749 0640), daughter of Late Enayet Haque and wife of Sk. Abdul Rafique, by Occupation- Housewife, by Faith – Islam, by Nationality - Indian and residing at 7D, Tiljala Place, Post Office – Circus Avenue, Police Station – Karaya, Kolkata – 700017, District - South 24 Parganas and (8) MUNIRUNNESSA BIBI ALIAS MUIRUN NESSA BIBI (PAN NO. BVVPB4340M) (AADHAAR NO. 9994 2273 9049), daughter of Late Enayet Haque Alias Shamsuddoha Enayet Haque and wife of Late Akram Hossain, by Occupation- Housemaker, by Faith - Islam, Nationality - Indian, residing at 3/H/1, Jhawtala Lane, Post Office – Circus Avenue, Police Station - Karaya, Kolkata – 700017, District - South 24 Parganas, and include their heirs, executors, administrators, successors, legal representatives and assigns.

2. DEVELOPER shall mean LLL REAL ESTATES LLP (PAN No. AAKFL2715M), a company incorporated pursuant to section 12(1) of the Limited Liability Partnership Act 2008, having its registered office at 289D, Darga Road, Circus Avenue, Park Circus, Kolkata – 700017, West Bengal, represented by its partners namely (1) FAIZ AHMED KHAN (PAN No. AIYPA1310P) (AADHAAR No. 7139 2435 8772), son of Javed Ahmed Khan, by Occupation- Business, by Religion – Islam, by Nationality- Indian, residing at Premises No. 2, Golam Jilani Khan Road, Post Office – Kasba & Police Station- Tiljala, Kolkata- 700039, West Bengal, (2) WASIM AHMED (PAN NO. AELPA5214P) (AADHAAR NO. 6941 0720 0581), son of Shaikh Mohammad Sayeed, by Occupation- Business, by Religion – Islam, by Nationality- Indian, residing at



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P283, Darga Road, Circus Avenue, Kolkata- 700017, West Bengal and (3) FARHAN AHMED (PAN NO. ALBPA3359C) (AADHAAR NO. 9559 0919 0661), son of Amir Ahmed, by Occupation- Business, by Religion – Islam, by Nationality- Indian, residing at 22/6, C. N. Roy Road, Tiljala, South 24 Parganas, Pin- 700039, West Bengal, and include its successors-in-interest and assigns.

3. **THE PREMISES** shall mean ALL THAT piece and parcel of land measuring 19(Nineteen) Cottah 8(Eight) Chittack 34(Thirty Four) sq. ft. more or less being the Premises No. 30A, Judges Court Road, Kolkata – 700027, Ward No. 74, Police Station - Alipore, and at present within the Kolkata Municipal Corporation, District - South 24 Parganas and more fully and particularly mentioned and described in the Schedule "A" hereunder written.
4. **THE BUILDING/BUILDINGS** shall mean multi-storied building so to be constructed on the said premises, morefully described in the Schedule A hereunder written, on the basis of the said sanctioned building plan duly sanctioned by the concerned authority.
5. **COMMON FACILITIES & AMENITIES**: shall mean entrance of the building/s, pump room, overhead water tank, water pump and motor, lift and lift areas and other facilities, which may be required for enjoyment, maintenance or management of the said building/s by all occupiers of the building/s, more fully described in the Schedule "D" stated hereunder written.
6. **COMMON EXPENSES** mention more fully described in the Schedule "E" hereunder written.
7. **SALEABLE SPACE**: Shall mean the space within the building/s, which is to be available as a unit/flat for independent use and occupation in respect of Landowners' Allocation & Developer's Allocation as mentioned in this Agreement.



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8. **LANDOWNERS'/OWNERS' ALLOCATION:** the Landowners/Owners shall will be entitled to have the allocation in the manner as follows which are morefully described in **Schedule B** hereunder written below:-

- i) That the Land Owners shall receive 50% of the total sanction area which shall be demarcated only after receiving the building sanction plan from the Competent Building Plan Sanctioning Authority.
- ii) All arrear taxes in respect of the properties to be developed shall be paid by the Developer herein.
- iii) That on the date of the signing of the development agreement and general power of attorney by and between Land Owners' and the Developer herein, the Land Owners' shall hand over free, vacant peaceful, physical possession of the Land Owners' possession in the said existing structure.
- iv) That other existing structures occupied by the tenants or occupiers shall be vacated and handed over to the Developer by the Land Owners within 15(Fifteen) days from the date of receive of the notice for handover of physical possession to be issued by the Developers to the Land Owners herein.
- v) In case, there is a question of any shifting charges incurred for shifting of tenants the same shall be borne by the Land Owners. However, if the Land Owners failed to makes such payment the cost shall be borne by the Developer and the same shall be adjusted against the area of the owners' allocation, as per market rate or the same may be Refunded by the Land Owners.
- vi) All other costs, if any, which shall be borne/paid by the Developer on behalf of the Land Owners shall be adjusted from the area allotted to the Land Owners under the head of owner's allocation, as per market rate or or the same may be Refunded by the Land Owners.
- vii) The Land Owners shall pay the proportionate cost for installation of electricity line in the said building and also the cost incurred for bringing the electric meters in the name of Owners, including the cost



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paid as security deposit to Electric Supply Department/ Company.

- i) **DEVELOPER'S ALLOCATION**: The Developer shall receive 50% (Fifty Percent) ratio of the sanctioned area which is the remaining portion of the entire building/s (excluding Landowners' Allocation as described above) will be exclusively be treated as Developer's Allocation, with exclusive power to sell, transfer and convey the units under the purview of Developer's Allocation to any third parties which is more fully described in **SCHEDULE "C"** written herein below.
10. **ARCHITECT/ENGINEER**: Shall mean such person or persons being appointed by the Developer.
11. **TRANSFER**: With its grammatical variations shall include transfer by possession and by any other means adopted for effecting what is under the Landowners as a transfer of space in the said building/s to intending purchasers thereof.
12. **BUILDING PLAN**: Shall mean said sanctioned plan sanctioned by the concerned authority and/or such plan or revised sanctioned plan for the construction of the multi storied building/s, which will be sanctioned by the concerned authority for construction of the building/s, including its modification and amenities and alterations.
13. **LANDOWNERS' RIGHT & REPRESENTATION**:

Indemnification regarding Possession & Delivery: The Landowners' are now seized and possessed of and/or otherwise well and sufficiently entitled to the said premises in as it is condition and deliver physical as well as identical possession to the Developer to develop the said premises, which is more fully described in the **SCHEDULE "A"** hereunder written.
14. **FREE FROM ENCUMBRANCE**: The Owners' also indemnify that the said premises is free from all encumbrances and the Owners' have marketable title in respect of the said premises.



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15. **DEVELOPMENT AGREEMENT** shall mean this agreement dated 16th day of February, 2023, between the Landowners and the Developer in respect of SCHEDULE "A" Premises and construction of building thereon with terms and conditions embodied herein detailed.



DEVELOPER'S RIGHTS:

1. **Authority of Developer:** The Developer shall have authority to deal with the said premises in terms of this present agreement or negotiate with any person or persons or enter into any contract or agreement or borrow money or take any advance against his allocation or acquired right under this agreement.
2. **Right of Construction:** The Landowners hereby grant permission an exclusive rights to the Developer to build new building upon the said premises which is morefully described in the SCHEDULE "A" hereunder written.
3. **Construction Cost:** The Developer shall carry total construction work of the proposed building/s at his own costs and expenses. No liability on account of construction cost will be charged from Landowners' Allocation.
4. **Sale Proceeds of Developer's Allocation:** The Developer will take the sale proceeds of Developer's Allocation exclusively.
5. **Booking & Agreement for Sale:** Booking from intending purchaser for Developer's Allocation will be taken by the Developer and the agreement with the intending purchasers will be signed by the Developer and on behalf of the Landowners as their Registered Power of Attorney Holder.

Selling Rate: The selling rate of entire project will be fixed by the Developer and all sales shall be operated from a single point of sale. The cost of marketing shall be



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borne by the Developer herein and the Land Owners shall have to pay a commission @ of 2% on the cost of sale of the Land Owner's allocation to the common sales point.

In case, the Land Owners wishes to sale the Owners allocation separately then the Land Owners and the Developer shall at first finalized the common selling price and thereafter the marketing/advertisement cost shall be borne proportionately by the Land Owners and the First Party/Developer at equal ratio.

6. **Profit & Loss:** The profit & loss earned from the project will be entirely received or borne by the Developer and no amount will be adjusted from the Landowners' Allocation on accounts of loss or vice versa on account of profit from Developer's Allocation.
7. **Possession to the Landowners:** On completion of the project, the Developer will handover undisputed possession of the Landowners' Allocation together with all rights of the common facilities and amenities to the Landowners with Possession Letter and will take release from the Landowners by executing a Deed of Release.
8. **Possession to the intending purchaser:** On completion of the project, the Developer will handover possession to the intending purchasers, possession letters will be signed by the Developer as the representative and Power of Attorney holder of the Landowners.
9. **Deed of Conveyance:** The Deed of Conveyance in respect of Developer's Allocation will be signed by the Developer on behalf of and as representative and registered Power of Attorney Holder of the Landowners.



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CONSIDERATION:

Permission against Consideration: The Landowners grant permission for exclusive right to construct the proposed building in consideration of Landowners' Allocation to the Developer.

DEALING OF SPACE IN THE BUILDING:

1. **Exclusive Power of Dealings of Landowners:** The Landowners shall be entitled to transfer or otherwise deal with Landowners' Allocation in the building and the Developer shall not in any way interfere with or disturb the quiet and peaceful possession of the Landowners' Allocation.
2. **Exclusive Power of Dealings of Developer:** The Developer shall be exclusively entitled to the Developer's Allocation in the building with exclusive right to transfer any right, claim, interest therein irrespective of the Landowners and the Landowners shall not in any way interfere with or disturb the quiet and peaceful possession of the Developer's Allocation.

POWER AND PROCEDURE:

The Landowners are executing Power of Attorney in favour of the Developer including power of preparing and executing and signing and also presenting for registration of Deed of Conveyance for Developer's Allocation as follows:-

1. To appear and represent before the authorities of Kolkata Municipal Corporation, CESC, Income Tax Department Authorities under the Town and Country Planning Act, Assurance of Calcutta, District Registrar, Additional District Sub-Registrar, and before all other statutory and local bodies as and when necessary for the purpose of construction of a new building/s and do all the needful as per the terms and conditions mentioned in this present Development Agreement for registration of flats, shops, garage spaces of Developer's Allocation.



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2. To apply obtain, electricity, water, sewerage orders and permissions from the necessary authorities as to expedient for sanction, modification and/or alteration of the development, plans and to submit and take delivery titles deeds concerning the said premises and also other papers and documents as may be required by the necessary authorities and to appoint Engineers, Architects and other agents and Sub-Contractor for the aforesaid purpose as the said attorney may think fit and proper.
3. To defend possession, manage and maintain the said premises including the building/s to be constructed thereon.
4. To sign, verify and file application, forms, building plans and revised building plans for multi storied building, documents and papers in respect of the said premises before the concerned authority and/or any other statutory authorities for the purpose of maintenance, protection, preservation and construction of a building/s over and above the said premises.
5. To pay all Municipal and other Statutory Taxes, Rates and charges in respect of the said premises and building/s on behalf of the Landowners and in the name of the Landowners as and when the same will become due and payable.
6. To enter into any Agreement for Sale, Memorandum of Understanding, Deed Conveyance and/or any other instrument and document in respect of flat/s, units and/or car parking spaces within Developer's Allocation in the said new building/s in favour of the intending purchaser/s except the area to be retained by the Landowners in terms of this present Development Agreement. To take finance/loan in the name of the Attorney and/or any nominated purchaser of the attorney from any financial concern by depositing and mortgaging flat/flats/shops from Developer's Allocation and to sign in the papers and documents for the said purpose.



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7. To receive the consideration money in cash or by cheque/draft and/or any other mode in the name of attorney from the intending purchaser or purchasers for sale or booking of flat/s or units or car parking spaces and shall grant receipts thereof and to give full discharge to the purchaser/s as lawful representative.
8. To sign and execute necessary Deeds of Conveyance in favour of the intending purchasers for flats, shops/garages and car spaces within the Developer's Allocation by putting signature on behalf of the Landowners and to receive full and final consideration of the flats, shops/garages and car spaces within the Developer's Allocation and giving discharge to the intending purchasers by issuing money receipts in the name of the attorney.
9. To instruct the Advocate/Lawyer for preparing and/or drafting such agreements, instruments, documents and other such papers as per the terms and conditions agreed upon by both the parties in this present agreement as may be necessary for the purpose for sale of the flats/units and car parking spaces in the said building/s over and above the said premises.
10. To commence, prosecute, enforce, defend, answer and oppose all actions, demands and other legal proceedings touching any of the matter concerning the said premises or any part or portion thereof.
11. To sign, declare and/or affirm any Complaint, Written Statement, Petition, Affidavit, Verification, Vakalatnama, Warrant of Attorney, Memo of Appeal or any other documents or papers in any proceedings relating to the said premises or in any way connected therewith.



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12. That attorney will do all the necessary steps before the proper Registering Officer according to the condition mentioned in this present Development Agreement.
13. For all or any of the purposes hereinbefore stated and to appear and represent the Landowners before all concerned authorities having jurisdiction over the said premises as per the condition mentioned in the present Development Agreement.
14. The attorney will do the aforesaid act, deed and things regarding development of the said premises mentioned in the Schedule "A" of the present Development Agreement.

NEW BUILDING:

1. **Completion of Project:** The Developer shall at his own costs construct, and complete the proposed building with good and standard material as may be specified by the Engineer of the Developer from time to time.
2. **Installation of Common Amenities:** The Developer shall install and erect in the building at Developer's own cost and expenses, pump water, storage tank, overhead reservoir, electrification, permanent electric connection from the CESC Ltd.(Land Owners shall pay the proportionate cost as mentioned in clause vii of the Owners allocation as mentioned in Schedule "B" herein underwritten) and until permanent electric connection will be obtained, temporary electric connection shall be provided in a residential building/s having self-contained apartments and constructed for sale of flats therein on for which the consumption charge shall be borne by the part who shall use the said sub- meter or the mother meter as per the demand for use placed by the Developer herein.
3. **Architect Fees etc.:** All costs, charges and expenses including Architect's fees, Engineer's fees, plan/revised plan charges, supervision charges etc. shall be



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discharged and paid by the Developer and the Landowners shall bear no responsibility in this context.

4. **Municipal Taxes & Other Taxes of the said Premises:** The Developer shall pay and clear up all the arrears on account of Municipal taxes and outgoing of the said premises upto the date of this agreement. And the Developer will also pay the same from the date of execution of these presents till the date of completion of the construction and allocation. From the date of completion and allocation of the floor area between the Landowners and the Developer the Municipal taxes and other taxes payable for the said premises shall be borne in proportionate of area of Developer and area of Landowners, by the Developer and/or his nominees and the Landowners and/or their nominee/nominees respectively.
5. **Upkeep Repair & Maintenance:** Upkeep repair and maintenance of the said building/s and other erection and/or structure and common areas including electricity, water supply sanitation and other fittings and fixtures, storage and rendering common services to the buyer and occupiers of the said premises or any part or portions thereof.

PROCEDURE OF DELIVERY OF POSSESSION TO LANDOWNERS:

1. **Delivery of Possession:** As soon as the building will be completed, the Developer shall give written notice to the Landowners requiring the Landowners to take possession of the Landowners' Allocation in the building and certificate of the Architect/L.B.S of the authority being provided to that effect.
2. **Payment of Municipal Taxes:** Within 15(Fifteen) days from the receive possession of Landowners' Allocation and at all times there after the Landowners shall be exclusively responsible for payment of all Municipal and property taxes duties and other public outgoing and imposition whatsoever (hereinafter for the sake of brevity referred to as 'the said rates') payable in respect of the Landowners' Allocation only.
3. **Share of Common Expenses & Amenities:** As and from the date of delivery of possession to be received, the Landowners shall also be responsible to pay and bear and shall pay to the Developer/Flat Owners Association, the service charges for the



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common facilities in the new building payable in respect of the Landowners' Allocation such charges is to include proportionate share of premium for the insurances of the building/s, water, fire and damaging charges and taxes, light, sanction and maintenance, occasioned repair and renewal charges for bill collection and management of the common facilities, renovation, replacement, repair and maintenance charges and expenses for the building/s and of all common wiring, pipes, electrical and mechanical installations, appliances, stairways, and other common facilities whatsoever as may be mutually agreed from time to time.

COMMON RESTRICTION:

Restriction of Landowners and Developer in common: The Landowners' Allocation in the building/s shall be subject to the same restriction and use as are applicable to the Developer's Allocation in the building/s intended for common benefits of all occupiers of the building/s, which shall include as follows :-

1. Neither party shall use or permit to be used the respective allocation in the building/s or any portion thereof for carrying on any obnoxious, illegal and immoral trade or activity nor use thereof for any purpose, which may cause any nuisance or hazard to the other occupiers of the building/s.
2. Neither party shall demolish any wall or other structures in their respective allocation or any portion hereof or make any structural alteration therein without the previous consent of the other in this behalf.
3. Neither party shall transfer or permit to transfer of their respective allocation or any portion thereof unless (s) such party shall have observed and performed all to terms and conditions on their respective part to be observed and/or performed (n) the proposed transferee shall have given a written undertaking to the terms and conditions hereof and of these presents and further that such transferee shall pay all and whatsoever shall be payable in relation to the area in their possession.
4. Both parties shall abide by all laws, byelaws, rules and regulation of the Government statutory bodies and/or local bodies and shall attend to answer and be responsible



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for any deviation, violation and/or breach of any of the said laws, byelaws and regulation.

5. The respective allocation shall keep the interior walls, sewers, drains, pipes and other fittings and fixtures and appurtenances and floor and ceiling etc. in each of their respective allocation in the building/s in good working conditions and repair and so as not to cause any damage to the building or any other space or accommodation therein and shall keep the other of them and/or the occupation of the building indemnified from and against the consequence of any breach.
6. No goods of other items shall be kept by the either party for display or otherwise in the corridors or other place of common use in the building/s and no hindrance shall be caused in any manner in the free covenant of users in the corridors and other place of common use in the building/s.
7. Neither party shall throw or accumulate any dirt, rubbish and waste and refuse to permit the same to be thrown or accumulate in or about the building/s or in the compound corridor or any other portion or portions of the building/s.
8. The Landowners shall permit the Developer and his servants and agents with or without workman and other at all reasonable times to enter and upon the Landowners' Allocation and every part thereof for the purpose of maintenance or repairing any part of the building/s and/or for the purpose of repairing, maintaining, cleaning, lighting and keeping in order the purpose of pulling down maintaining, repairing and testing drainage and pipes electric wires and for any similar purpose.

LANDOWNERS' OBLIGATION:

- **No Interference;**
- **The Landowners hereby agree and covenant with the Developer:**
 - a) Not to cause any interference or hindrance in the construction of the building/s by the Developer;



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- b) Not to do any act, deed or thing, whereby the Developer may be prevented from selling, assigning and/or disposing of any of the Developer's allocated portion in the building/s;
- c) Not to let out, grant, lease, mortgage and/or charge the said premises or any portion thereof without the consent in writing of the Developer during the period of construction;
- d) Not to sale out portion of the Landowners' allocation individually without the consent of the single sales team to be appointed jointly with the Developer for the sale of the units in the said project.

DEVELOPER'S OBLIGATIONS:

1. **Time Schedule of Handing Over Landowners' Allocation:** The Developer will handover possession of Landowners' Allocation (morefully described in the Schedule B hereunder written) on and within 30 (Thirty) months from the date of sanction of the building plan from the Kolkata Municipal Corporation. The Developer is also empowers by the Landowners for a grace period of 6 (Six) months more to deliver the Landowners' Allocation.
2. **No Violation:** The Developer hereby agrees and covenants with the Landowners not to violate or contravenes any of the provisions of rules applicable to construction of the said building/snot to do any act, deed or thing, whereby the Landowners are prevented from enjoying, selling, assigning and/or disposing of any Landowners' Allocation in the building/s at the said premises vice versa.

LANDOWNERS' INDEMNITY

Indemnity: The Landowners hereby undertake that the Developer shall be entitled to the said construction and shall enjoy its allocated space without any interference



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or disturbances provided the Developer perform and fulfill the terms and conditions herein contained and/or its part to be observed and performed.

That in case of any litigation now or in future related to the said premises more fully described in the Schedule A hereunder written, Landowners shall defend the same and handover a clear and marketable title along with physical possession to the Developer which is the basic essence of this development agreement, therefore any litigation or other encumbrances which may obstruct the construction work shall be the sole liability of the Land Owners and the Developer herein shall allow a period of 2(Two) months to the Land Owners to clear such disputes for commencement of the construction work, failing which the Land Owners shall compensate the First Party for loss of capital expenses and notional losses @ of 15% p.a. from the date of expenditure the date of recovery of such loss.

DEVELOPER'S INDEMNITY:

The Developer hereby undertakes to keep the Landowners indemnified against third party claiming and actions arising out of any sort of act of omission or commission of the Developer in relation to the construction of the said building/s against all actions, suits, costs, proceedings and claims that may arise out of the Developer's actions about the development of the said premises and/or for any defect therein.

MISCELLANEOUS:

1. **Contract Not Partnership:** The Landowners and the Developer have entered into this agreement purely as a contract and nothing contained herein shall be deemed to constitute as a partnership between the Landowners and the Developer in any manner nor shall the parties hereto be constituted as association of persons.
2. **Not specified Premises:** It is understood that from time to time to facilitate the construction of the building/s by the Developer various deeds, matters and things not hereby specified may be required to be done by the Developer and for which the Developer may need the



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authority of the Landowners and various applications and other documents may be required to be signed or made by the Landowners related to which specific provisions may not have been mentioned herein. The Landowners hereby undertake to do all such legal acts, deeds, matters and things as and when required and the Landowners shall execute any such additional power of attorney and/or authorization as may be required by the Developer for any such purposes and the Landowners also undertake to sign and execute all such additional applications and other documents as the cause may be provided that all acts, deeds, matters and things do not in any way infringe on the rights of the Landowners and/or against the spirit of these presents.

3. **Not Responsible**: The Landowners shall not be liable for any income tax, wealth tax or any other taxes in respect of the Developer's Allocation and the Developer shall be liable to make payment of the same and keep the Landowners indemnified against all actions, suits, proceedings, costs, charges and expenses in respect thereof.
4. **Process of Issuing Notice**: Any notice required to be given by the Developer to the Landowners shall without prejudice to any other mode of service available be deemed to have been served on the Landowners if delivered by hand and duly acknowledged or sent by prepaid registered post with due acknowledgment and shall likewise be deemed to have been served on the Developer by the Landowners if delivered by hand and acknowledged or sent by prepaid registered post with due acknowledgment to the registered office of the Developer.
5. **Formation of Association**: After the completion of the said building/s and receiving peaceful possession of the allocation, the Landowners hereby agree to abide by all the rules and regulations to be framed by any society/association/holding organization and/or any other organization, who will be in charge of such management of the affairs of the building



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and/or common parts thereof and hereby given their consent to abide by such rules and regulations.

6. **Name of the Building**: The name of the building/s shall be decided mutually by the Developer and the Landowners in due course.
7. **Right to borrow fund**: The Developer shall be entitled to borrow money at his risk and responsibility from any bank or banks or any financial institution without creating any financial liability of the Landowners or effecting their estate and interest in the said premises it being expressly agreed and understood that in no event the Landowners nor any of their estate shall be responsible and/or be made liable for payment of any due to such bank or banks and the developer shall keep the Landowners indemnified against all actions, suits, proceedings and costs, charges and expenses in respect thereof.
8. **Documentation**: The Landowners delivered all the original title deeds relating to the said premises. If it is necessary to produce original documents before any authority for verification, the Landowners will bound to produce documents in original before any competent authority for inspection.
9. **Maintenance**: The Landowners will bear and pay proportionate cost of maintenance charges of their Owner's Allocation as described in the **Schedule "E"** hereunder written to the Developer/Association (so to be formed later on), from the date of taking possession of their Owner's Allocation.
10. The Electrical Transformer will be installed by the CESC LTD in the project. The process of installation of transformer will be taken by the developer. The Developer will not be liable for any delay caused by CESC LTD. regarding installation of Transformer in the project within the stated



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period of handing over the possession and under no circumstances; the Landowners and purchaser/s of the building will blame and will take any steps on this point to the developer.

11. That the Developer shall demolish the existing structure at their own cost and consideration received from the sale of the old structure and material shall be received by the Developer exclusively.
12. That if the Landowners herein like or intend to do extra work inside in their allotted portion apart from the **Schedule - "F"** mentioned herein below then the same should be done at their own cost without replacing or damaging the original structure of the building.

LEGAL DOCUMENTATION:

That all documentation and registrations and legal works related to the project of Development of the property more fully described in the First Schedule herein under written, shall be executed by S K Roy Chowdhury and Associates LLP, a law firm, represented by its Partner Advocate Subhro Kanti Roy Chowdhury.

FORCE MAJEURE:

The parties shall not be considered to be liable to any obligations hereunder to the extent that the performance of the relating obligations are prevented by the existence of the force majeure and shall be suspended from the obligations during the duration of the force majeure.

Force Majeure shall mean flood, earthquake, riot, war, storm, tempest, civil commotion, strike and/or any other act of commission beyond the reasonable control of the parties hereto.

DISPUTES:

Disputes or differences in relation to or arising out of or touching this Agreement or the validity, interpretation, construction, performance, breach or enforceability of this Agreement (collectively Disputes) shall be referred to the Arbitral Tribunal and



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finally resolved by arbitration under the Arbitration and Conciliation Act, 1996, with modifications made from time to time. In this regard, the Parties irrevocably agree that:

- **Constitution of Arbitral Tribunal:** The Arbitral Tribunal shall consist of one arbitrator, who shall be an Advocate, to be nominated jointly by the Legal Advisors of the Developer and Landowners.
- **Place:** The place of arbitration shall be Kolkata only.
- **Binding Effect:** The Arbitral Tribunal shall have summary powers and be entitled to give interim awards/directions regarding the Dispute and shall further be entitled to avoid all rules relating to procedure and evidence as are expressly avoidable under the law. The interim/final award of the Arbitral Tribunal shall be binding on the Parties.

JURISDICTION:

In connection with the aforesaid arbitration proceeding, only the District Judge, South 24 Parganas District and the High Court at Calcutta shall have jurisdiction to entertain and try all actions and proceedings.

SCHEDULE "A" ABOVE REFERRED TO

("said Premises")

ALL THAT piece and parcel of land measuring 19 cottah 8 chittack 34 sq. ft. more or less, along with several tile shade structures total admeasuring 2750 Sq. Ft. more or less standing thereupon, being the Premises No. 30A, Judges Court Road, Kolkata – 700027, together with exclusive right over the 20' feet wide passage running from main road to the aforesaid property, Ward No. 74, Police Station- Alipore, and at present within the Kolkata Municipal Corporation, District - South 24 Parganas which is butted and bounded as follows :

ON THE NORTH BY :- Partly by Premises Nos. 28/1 and 28/2, Judges Court Road, 60' feet Judges Court and partly by Premises No. 30B, Judges Court Road;

ON THE SOUTH BY :- 4/A, Aftab Mosque Lane, Mazaar, 4/6 & 4/8, Aftab Mosque Lane;



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ON THE EAST BY :- Partly by Premises Nos. 32A, Judges Court and partly by Premises No. 30B, Judges Court Road;

ON THE WEST BY :- Premises Nos. 26, 28, 28/1 and 28/2, Judges Court Road & KMC Passage.

SCHEDULE "B" ABOVE REFERRED TO
(the Landowners' Allocation)

The Landowners' Allocation shall mean that Landowners/Owners will be entitled to have the allocation in the manner as follows which are:-

- i) That the Land Owners shall receive 50% of the total sanction area which shall be demarcated only after receiving the building sanction plan from the Competent Building Plan Sanctioning Authority.
- ii) All arrear taxes in respect of the properties to be developed shall be paid by the Developer herein.
- iii) That on the date of the signing of the development agreement and general power of attorney by and between Land Owners' and the Developer herein, the Land Owners' shall hand over free, vacant peaceful, physical possession of the Land Owners' possession in the said existing structure.
- iv) That other existing structures occupied by the tenants or occupiers shall be vacated and handed over to the Developer by the Land Owners within 15(Fifteen) days from the date of receive of the notice for handover of physical possession to be issued by the Developers to the Land Owners herein.
- v) In case, there is a question of any shifting charges incurred for shifting of tenants the same shall be borne by the Land Owners. However, if the Land Owners failed to makes such payment the cost shall be borne by the Developer and the same shall be adjusted against the area of the owners' allocation, as per market rate or the same may be refunded by the Land Owners.

- vi) All other costs, if any, which shall be borne/paid by the Developer on behalf of the Land Owners shall be adjusted from the area allotted to the Land Owners under the head of owner's allocation, as per market rate or or the same may be Refunded by the Land Owners.
- vii) The Land Owners shall pay the proportionate cost for installation of electricity line in the said building and also the cost incurred for bringing the electric meters in the name of Owners, including the cost paid as security deposit to Electric Supply Department/ Company.

SCHEDULE "C" ABOVE REFERRED TO

(Developer's Allocation)

DEVELOPER'S ALLOCATION: The Developer shall receive 50% ratio of the sanctioned area which is the remaining portion of the entire building/s (excluding Owners' Allocation as described above) will be exclusively be treated as Developer's Allocation, with exclusive power to sell, transfer and convey the units under the purview of Developer's Allocation to any third parties.

SCHEDULE "D" ABOVE REFERRED TO

(COMMON FACILITIES AND AMENITIES)

THE OWNER AND THE INTENDING PURCHASER OR PURCHASERS ARE ENTITLED TO COMMON USER OF THE COMMON AREAS AND THE COMMON PARTS MENTIONED IN THIS INDENTURE SHALL INCLUDE:

1. The Foundation Column, Beams, Supports, Corridor, Lobbies, Stair Ways, Entrance and Exits Path ways.
2. Drains : Sewerage from the premises to the main road.
3. Water Reservoir.
4. Drainage Pipes from the Units to the Drains and swear connection to the premises.
5. Toilets on the Ground Floor of the premises for use of the Durwans, Caretakers of the premises and/or servants.
6. Meter room.



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7. Boundary Walls of the premises including outside wall of the building and main gate.
8. COMMON PARTS :
 - a) Pump and Meter with installation and room thereof.
 - b) Water pump, underground reservoir, water pipes and other common plumbing installation and space required thereto.
 - c) Transformer (if any), electric wiring meter for lighting stair case lobby and other common areas (excluding those as are installed for any particular floor) and space required thereto.
 - d) Windows, Doors and other fittings of the common area of the premises.
 - e) Lift and there accessories installations and space required therefore.
 - f) Such other common parts areas equipments installations fixtures fittings covered and open space in or about the said premises of the building as are necessary for use and occupancy of the Units as are required.

SCHEDULE "E" ABOVE REFERRED TO

(COMMON EXPENSES)

The proportionate expenses which will be borne by the Purchaser and the Owners with other occupiers or Owners of the flats of the said building:

1. The cost of maintaining, repairing, white washing, painting, re-building, replacing and decorating the main structure of the said building including the exterior thereof and in particular the common portion of the roof, terrace if any, landing and staircase of the said building, rain water pipes, motor pumps, tube well gas pipes, electrical wires, sewerage and all other common parts of the fixtures, fittings and equipment in, under or upon the said building enjoyed or used in common by the occupiers thereof.
2. The cost of acquisitions, legal proceedings, cost of cleaning, and electricity of the common entrances, passages, landings, staircase, main walls and other parts of the said building as enjoyed or used in common by the occupiers thereof.
3. The salary of managers, clerks, bills collectors, chowkidars, plumbers,



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electricians, sweepers etc. as decided by the Association.

4. The cost of working, repairing, replacement and maintenance of lights, pumps and other plumbing work including all other service charges for services rendered in common to all other occupiers.
5. Municipal and other taxes (both Owners and occupiers) and other outgoings.
6. Insurance of the building against fire, earthquake or any other damages caused by natural calamities.
7. All electricity charges payable in common for the said building.

SCHEDULE "F" ABOVE REFERRED TO
(SPECIFICATIONS)

A. NATURE OF CONSTRUCTION:

R. C.C. column, structure, with 8" thick external and 5" & 8" thick brick partition walls, inside will be finished by cement and finished with plaster of parish and outer walls will be plastered and finished with cement based paints.

B. DOORS:

- a) White painted main door, solid core flush door with Godrej tribolt lock and latches. Other doors flush door with Godrej locks.
- b) Sal/kapur wood door frame as approved by the Architect.
- c) Anodized tower bolt 8" long from inside.
- d) Electric bell point.

C. WINDOWS:

All windows will be made of 1.5mm Aluminium fitted with 5mm glass panels (Anodized Aluminium window sliding type with glass panels).



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D. **KITCHENS:**

Cooking platform and Sink built in Granite, and the dado of cooking platform will be built with Kajaria tiles/any other ISI brand tiles. Counter table with granite top and stainless steel sink Kajaria tiles/any other ISI brand tiles upto 2' feet height of counter table.

E. **TOILETS:**

Toilets of each flat on Western/Indian type with shower, bibcock, white basin, and tiles floor and one commode will be provided at attached toilet.

All bathrooms will be provided with concealed pipe lines for hot and cold water in shower and basin. White sanitary ware, chromium plated fittings of reputed make or Essco. Kajaria tiles/any other ISI brand tiles upto 7' feet height. Exhaust fan points in all toilets.

F. **FLOORS:**

Floors of all rooms will be finished with marble, bathrooms upto 7' feet height will be provided with Kajaria tiles/any other ISI brand tiles.

Flats are fully marble 4" height marble skirting where required staircase with Granite, marble flooring, 4" height marble skirting where required.

G. **ELECTRIC:**

Switches of Havels or Crabtree equivalent make. PVC conduit pipes with copper wiring in all rooms 15 Amp power points in all living rooms, bed rooms, kitchen and toilets. 4 Amp points adequate number of points in all rooms/other areas. Call bell points at the entrance, T.V. points in living room and one bed room, external lighting with water tight fittings in children's play area and internal roads and exhaust fan points in all kitchens, Exhaust fan points in all toilets, (21 points in a flat)

H. **WATER SUPPLY:**

Water supply to the respective flat from K.M.C water connection.



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I. **EXTRA CHARGES:**

The Parties of the First Part have to pay the sum of Rs.20,000/- each (which cost will be applicable) towards the proportionate cost of installation charges of separate electric meter in the name/s of the Land Owners/Purchaser separately in addition to the total consideration of the flat/shop/car parking space together with common areas and proportionate share of land.

J. **EXTRA WORKS:**

Any extra work other than our standard specification shall be charged extra as decided by our authorised Engineers and such amount will be deposited before the execution of work.

K. **EXTRA COMMON FACILITIES:**

- i. Main gate of the said premises and common passage.
- ii. Installation of common services viz. electricity, water pipes, sewerage, drains, rain water pipes.
- iii. Water pump with motor and pump house.
- iv. Reservoir on the roof.
- v. 24 Hours supply of water from overhead tank to the respective flats.
- vi. Lighting in the common space, passage, staircase, including fixture and fittings.
- vii. Common Electric meter and box.
- viii. 2 Elevators: 5 passengers for each elevator of Escor or equivalent make.



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IN WITNESS WHEREOF the parties hereto above-named set and subscribed their respective hands and signature on this deed on the day, month and year first above written.

SIGNED, SEALED & DELIVERED

by the **OWNERS** and the **DEVELOPERS**

at Kolkata, in the presence of

WITNESSES

1. *Apurba Halder*
Gouranga Nagar
P. 3. - New Town
Kolkata - 700159

2. *Shifullah Khan*
40/1, Janmagan Road
Kolkata - 700017

Enamul Haque

Meherumessabibi

Mustarun Nessa Bibi

Emadul Haque

Mufidun Nessa Bibi

Ebadul Haque

Nayyera Begum

Munir-un Nessa Bibi

SIGNATURE OF THE OWNERS/LANDOWNERS

LLL REAL ESTATES LLP

Faiz Ahmed Khan
Partner

LLL REAL ESTATES LLP

[Signature]
Partner

LLL REAL ESTATES LLP

Faheer Ahmed
Partner

SIGNATURE OF THE DEVELOPERS

Drafted and prepared by me












Subho Kanti Roy Chowdhury

Subho Kanti Roy Chowdhury
Advocate
High Court Calcutta
Reg. No. WB - 478/2000

202 20 June 20














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Name ENAMUL HAQUE

Signature Enamul Haque

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Name

Signature Meherunnessa Bili












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Name

Signature Mustarun nessa Bili














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Name

Signature *Emadul Haque*

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Name

Signature *Muhammad Nessa Bibi*












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Name

Signature *Emadul Haque*














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| | right hand |  |  |  |  |  |












Name

Signature Nayeema Begum

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|--|------------|---|---|--|---|---|
|  | left hand |  |  |  |  |  |
| | right hand |  |  |  |  |  |

Name

Signature Munir-un-Nessa Bili


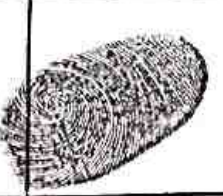









| | | Thumb | 1st finger | middle finger | ring finger | small finger |
|---|------------|---|---|--|---|---|
|  | left hand |  |  |  |  |  |
| | right hand |  |  |  |  |  |

Name FAIZ AHMED KHAN

Signature Faiz Ahmed Khan













DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS, ALIPORE
16 FEB 2023

| | | Thumb | 1st finger | middle finger | ring finger | small finger |
|---|------------|---|---|---|---|---|
|  | left hand |  |  |  |  |  |
| | right hand |  |  |  |  |  |

Name Wasim Ahmed

Signature 

| | | Thumb | 1st finger | middle finger | ring finger | small finger |
|--|------------|---|---|---|---|---|
|  | left hand |  |  |  |  |  |
| | right hand |  |  |  |  |  |

Name Farhan Ahmed

Signature 

| | | Thumb | 1st finger | middle finger | ring finger | small finger |
|-------|------------|-------|------------|---------------|-------------|--------------|
| PHOTO | left hand | | | | | |
| | right hand | | | | | |

Name

Signature



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS. ALIPORE
16 FEB 2023



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India
Government of India

তালিকাভুক্তির আই ডি / Enrollment No.: 2017/25089/08892

To
অপূর্ব হালদার
Apurba Haldar
S/O: Anil Krishna Haldar
GOURANGANAGAR NATUN PALLY
GHUNI
Aswini Nagar
Aswini Nagar
Deshbandhunagar North 24 Parganas
West Bengal 700159
9051237944

23/02/2016
337398704



MA373987044FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

4830 0387 5185

আমার আধার, আমার পরিচয়



ভারত সরকার
Government of India



অপূর্ব হালদার
Apurba Haldar
জন্মতারিখ / DOB : 16/06/1986
পুরুষ / Male



4830 0387 5185

আমার আধার, আমার পরিচয়

Apurba Haldar

Major Information of the Deed

| | | | |
|--|--|---|------------|
| Deed No : | I-1603-02324/2023 | Date of Registration | 16/02/2023 |
| Query No / Year | 1603-2000360294/2023 | Office where deed is registered | |
| Query Date | 09/02/2023 7:00:14 PM | D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas | |
| Applicant Name, Address & Other Details | BAPI PAUL 27 K B SARANI, Thana : Dum Dum, District : North 24-Parganas, WEST BENGAL, PIN - 700079, Mobile No. : 9836380754, Status : Solicitor firm | | |
| Transaction | Additional Transaction | | |
| [0110] Sale, Development Agreement or Construction agreement | [4305] Other than Immovable Property, Declaration [No of Declaration : 2] | | |
| Set Forth value | Market Value | | |
| Rs. 2/- | Rs. 21,93,04,671/- | | |
| 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 assement slip.(Urban area) | | |

Land Details :



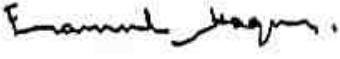


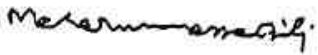


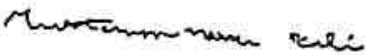
District: South 24-Parganas, P.S:- Alipore, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Judges Court Road, Road Zone : (Hastings House -- Alipore Road (Premises nos. 4 to 20E)) , , Premises No: 30A, , Ward No: 074
Pin Code : 700027



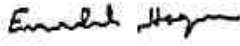


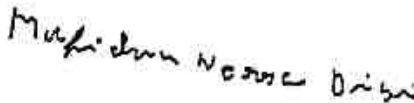



| Sch No | Plot Number | Khatian Number | Land Use Proposed ROR | Area of Land | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details |
|----------------------|-------------|----------------|-----------------------|----------------------------|-------------------------|-----------------------|---|
| L1 | (RS :-) | | Bastu | 19 Katha 8 Chatak 34 Sq Ft | 1/- | 21,85,62,171/- | Property is on Road Adjacent to Metal Road, |
| Grand Total : | | | | 32.2529Dec | 1 /- | 2185,62,171 /- | |






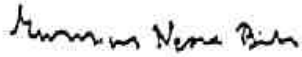
Structure Details :

| Sch No | Structure Details | Area of Structure | Setforth Value (In Rs.) | Market value (In Rs.) | Other Details |
|---|-------------------|-------------------|-------------------------|-----------------------|---------------------------|
| S1 | On Land L1 | 2750 Sq Ft. | 1/- | 7,42,500/- | Structure Type: Structure |
| Gr. Floor, Area of floor : 2750 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete | | | | | |
| Total : | | 2750 sq ft | 1 /- | 7,42,500 /- | |

Land Lord Details :

| SI No | Name,Address,Photo,Finger print and Signaturo | | | |
|---|---|---|--|---|
| 1 | Name | Photo | Finger Print | Signaturo |
| | ENAMUL HAQUE Son of Late SHAMSUDDOHA ENAYET HAQUE ALIAS S ENAYET HAQUE Executed by: Self, Date of Execution: 16/02/2023 , Admitted by: Self, Date of Admission: 16/02/2023 ,Place : Office |  16/02/2023 |  LTI 16/02/2023 |  16/02/2023 |
| 30A, JUDGES COURT ROAD, City:- Not Specified, P.O:- ALIPORE, P.S:-Alipore, District:-South24-Parganas, West Bengal, India, PIN:- 700027 Sex: Male, By Caste: Muslim, Occupation: Retired Person, Citizen of: India, PAN No.:: AAxxxxxx6E, Aadhaar No: 74xxxxxxxx7635, Status :Individual, Executed by: Self, Date of Execution: 16/02/2023 , Admitted by: Self, Date of Admission: 16/02/2023 ,Place : Office | | | | |
| 2 | Name | Photo | Finger Print | Signaturo |
| | MEHERUNNESSA BIBI Daughter of Late SHAMUDDOHA ENAYET HAQUE Executed by: Self, Date of Execution: 16/02/2023 , Admitted by: Self, Date of Admission: 16/02/2023 ,Place : Office |  16/02/2023 |  LTI 16/02/2023 |  16/02/2023 |
| 30A, JUDGES COURT ROAD, City:- Not Specified, P.O:- ALIPORE, P.S:-Alipore, District:-South24-Parganas, West Bengal, India, PIN:- 700027 Sex: Female, By Caste: Muslim, Occupation: Service, Citizen of: India, PAN No.:: AGxxxxxx8N, Aadhaar No: 46xxxxxxxx8697, Status :Individual, Executed by: Self, Date of Execution: 16/02/2023 , Admitted by: Self, Date of Admission: 16/02/2023 ,Place : Office | | | | |
| 3 | Name | Photo | Finger Print | Signaturo |
| | MUSTARUNNESSA BIBI Daughter of Late ENAYET HAQUE Executed by: Self, Date of Execution: 16/02/2023 , Admitted by: Self, Date of Admission: 16/02/2023 ,Place : Office |  16/02/2023 |  LTI 16/02/2023 |  16/02/2023 |
| 30A, JUDGES COURT ROAD, City:- Not Specified, P.O:- ALIPORE, P.S:-Alipore, District:-South24-Parganas, West Bengal, India, PIN:- 700027 Sex: Female, By Caste: Muslim, Occupation: Others, Citizen of: India, PAN No.:: DPxxxxxx6N, Aadhaar No: 76xxxxxxxx2038, Status :Individual, Executed by: Self, Date of Execution: 16/02/2023 , Admitted by: Self, Date of Admission: 16/02/2023 ,Place : Office | | | | |









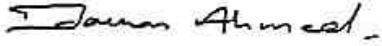
| 4 | Name | Photo | Finger Print | Signature |
|---|--|---|--|---|
| | EMADUL HAQUE Son of Late SEKH ENAYET HAQUE ALIAS SK ENAYET HAQUE Executed by: Self, Date of Execution: 16/02/2023 , Admitted by: Self, Date of Admission: 16/02/2023 ,Place : Office |  16/02/2023 |  LTI 16/02/2023 |  16/02/2023 |
| 30A, JUDGES COURT ROAD, City:- Not Specified, P.O:- ALIPORE, P.S:-Alipore, District:-South24-Parganas, West Bengal, India, PIN:- 700027 Sex: Male, By Caste: Muslim, Occupation: Retired Person, Citizen of: India, PAN No.:: ACxxxxxx1P, Aadhaar No: 81xxxxxxxx8744, Status :Individual, Executed by: Self, Date of Execution: 16/02/2023 , Admitted by: Self, Date of Admission: 16/02/2023 ,Place : Office | | | | |
| 5 | Name | Photo | Finger Print | Signature |
| | MUFIDUN NESSA BIBI Daughter of Late SAMSUDDOHA ENAYET HAQUE ALIAS S ENAYET HAQUE Executed by: Self, Date of Execution: 16/02/2023 , Admitted by: Self, Date of Admission: 16/02/2023 ,Place : Office |  16/02/2023 |  LTI 16/02/2023 |  16/02/2023 |
| 30A, JUDGES COURT ROAD, City:- Not Specified, P.O:- ALIPORE, P.S:-Alipore, District:-South24-Parganas, West Bengal, India, PIN:- 700027 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India, PAN No.:: CCxxxxxx7D, Aadhaar No: 94xxxxxxxx1075, Status :Individual, Executed by: Self, Date of Execution: 16/02/2023 , Admitted by: Self, Date of Admission: 16/02/2023 ,Place : Office | | | | |
| 6 | Name | Photo | Finger Print | Signature |
| | EBADUL HAQUE Son of Late SHAMSUDDOHA ENAYET HAQUE Executed by: Self, Date of Execution: 16/02/2023 , Admitted by: Self, Date of Admission: 16/02/2023 ,Place : Office |  16/02/2023 |  LTI 16/02/2023 |  16/02/2023 |
| 30A, JUDGES COURT ROAD, City:- Not Specified, P.O:- ALIPORE, P.S:-Alipore, District:-South24-Parganas, West Bengal, India, PIN:- 700027 Sex: Male, By Caste: Muslim, Occupation: Retired Person, Citizen of: India, PAN No.:: AHxxxxxx6J, Aadhaar No: 29xxxxxxxx7446, Status :Individual, Executed by: Self, Date of Execution: 16/02/2023 , Admitted by: Self, Date of Admission: 16/02/2023 ,Place : Office | | | | |

| 7 | Name | Photo | Finger Print | Signature |
|---|--|--|--|---|
| | NAYEEMA BEGUM Daughter of Late ENAYAT HAQUE Executed by: Self, Date of Execution: 16/02/2023 , Admitted by: Self, Date of Admission: 16/02/2023 ,Place : Office |  |  |  |
| | | 16/02/2023 | LTI 16/02/2023 | 16/02/2023 |
| 7D, TILJALA PLACE, City:- Not Specified, P.O:- CIRCUS AVENUE, P.S:-Karaya, District:-South24-Parganas, West Bengal, India, PIN:- 700017 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India, PAN No.:: EPxxxxxx6Q, Aadhaar No: 21xxxxxxxx0640, Status :Individual, Executed by: Self, Date of Execution: 16/02/2023 , Admitted by: Self, Date of Admission: 16/02/2023 ,Place : Office | | | | |
| 8 | Name | Photo | Finger Print | Signature |
| | MUNIRUNNESSA BIBI, (Alias: MUIRUN NESSA BIBI) Daughter of Late ENAYET HAQUE ALIAS SHAMSUDDOHA ENAYET HAQUE Executed by: Self, Date of Execution: 16/02/2023 , Admitted by: Self, Date of Admission: 16/02/2023 ,Place : Office |  |  |  |
| | | 16/02/2023 | LTI 16/02/2023 | 16/02/2023 |
| 3/H/1, JHAWTALA LANE, City:- Not Specified, P.O:- CIRCUS AVENUE, P.S:-Karaya, District:-South 24-Parganas, West Bengal, India, PIN:- 700017 Sex: Female, By Caste: Muslim, Occupation: Others, Citizen of: India, PAN No.:: BVxxxxxx0M, Aadhaar No: 99xxxxxxxx9049, Status :Individual, Executed by: Self, Date of Execution: 16/02/2023 , Admitted by: Self, Date of Admission: 16/02/2023 ,Place : Office | | | | |

Developer Details :

| SI No | Name,Address,Photo,Finger print and Signature |
|-------|--|
| 1 | LLL REAL ESTATES LLP 289D, DARGA ROAD, PARK CIRCUS, City:- Not Specified, P.O:- CIRCUS AVENUE, P.S:-Karaya, District:-South 24-Parganas, West Bengal, India, PIN:- 700017 , PAN No.:: AAxxxxxx5M,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative |

Representative Details :

| SI No | Name,Address,Photo,Finger print and Signature | | | |
|-------|--|---|--|---|
| 1 | Name FAIZ AHMED KHAN (Presentant) Son of JAVED AHMED KHAN Date of Execution - 16/02/2023, , Admitted by: Self, Date of Admission: 16/02/2023, Place of Admission of Execution: Office |  Feb 16 2023 2:33PM |  LTI 16/02/2023 |  16/02/2023 |
| | 2, GOLAM JILANI KHAN ROAD, City:- Not Specified, P.O:- KASBA, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700039, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.:: Alxxxxxx0P, Aadhaar No: 71xxxxxxxx8772 Status : Representative, Representative of : LLL REAL ESTATES LLP (as PARTNER) | | | |
| 2 | Name WASIM AHMED Son of SHAIKH MOHAMMAD SAYEED Date of Execution - 16/02/2023, , Admitted by: Self, Date of Admission: 16/02/2023, Place of Admission of Execution: Office |  Feb 16 2023 2:34PM |  LTI 16/02/2023 |  16/02/2023 |
| | P283, DARGA ROAD, City:- Not Specified, P.O:- CIRCUS AVENUE, P.S:-Karaya, District:-South 24-Parganas, West Bengal, India, PIN:- 700017, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.:: AExxxxxx4P, Aadhaar No: 69xxxxxxxx0581 Status : Representative, Representative of : LLL REAL ESTATES LLP (as PARTNER) | | | |
| 3 | Name FARHAN AHMED Son of AMIR AHMED Date of Execution - 16/02/2023, , Admitted by: Self, Date of Admission: 16/02/2023, Place of Admission of Execution: Office |  Feb 16 2023 2:35PM |  LTI 16/02/2023 |  16/02/2023 |
| | 22/6, C. N. ROY ROAD, City:- Not Specified, P.O:- KASBA, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700039, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.:: ALxxxxxx9C, Aadhaar No: 95xxxxxxxx0661 Status : Representative, Representative of : LLL REAL ESTATES LLP (as PARTNER) | | | |

Identifier Details :

| Name | Photo | Finger Print | Signature |
|--|---|---|---|
| Apurba Halder Son of Late Anil Krishna Halder Gouranga Nagar, City:- Not Specified, P.O:- Gouranga Nagar, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700159 |  |  |  |

| | | | |
|--|------------|------------|------------|
| | 16/02/2023 | 16/02/2023 | 16/02/2023 |
| Identifier Of ENAMUL HAQUE, MEHERUNNESSA BIBI, MUSTARUNNESSA BIBI, EMADUL HAQUE, MUFIDUN NESSA BIBI, EBADUL HAQUE, NAYEEMA BEGUM, MUNIRUNNESSA BIBI, FAIZ AHMED KHAN, WASIM AHMED FARHAN AHMED | | | |

Transfer of property for L1

| SI.No | From | To. with area (Name-Area) |
|-------|--------------------|----------------------------------|
| 1 | ENAMUL HAQUE | LLL REAL ESTATES LLP-4.03161 Dec |
| 2 | MEHERUNNESSA BIBI | LLL REAL ESTATES LLP-4.03161 Dec |
| 3 | MUSTARUNNESSA BIBI | LLL REAL ESTATES LLP-4.03161 Dec |
| 4 | EMADUL HAQUE | LLL REAL ESTATES LLP-4.03161 Dec |
| 5 | MUFIDUN NESSA BIBI | LLL REAL ESTATES LLP-4.03161 Dec |
| 6 | EBADUL HAQUE | LLL REAL ESTATES LLP-4.03161 Dec |
| 7 | NAYEEMA BEGUM | LLL REAL ESTATES LLP-4.03161 Dec |
| 8 | MUNIRUNNESSA BIBI | LLL REAL ESTATES LLP-4.03161 Dec |

Transfer of property for S1

| SI.No | From | To. with area (Name-Area) |
|-------|--------------------|---|
| 1 | ENAMUL HAQUE | LLL REAL ESTATES LLP-343.75000000 Sq Ft |
| 2 | MEHERUNNESSA BIBI | LLL REAL ESTATES LLP-343.75000000 Sq Ft |
| 3 | MUSTARUNNESSA BIBI | LLL REAL ESTATES LLP-343.75000000 Sq Ft |
| 4 | EMADUL HAQUE | LLL REAL ESTATES LLP-343.75000000 Sq Ft |
| 5 | MUFIDUN NESSA BIBI | LLL REAL ESTATES LLP-343.75000000 Sq Ft |
| 6 | EBADUL HAQUE | LLL REAL ESTATES LLP-343.75000000 Sq Ft |
| 7 | NAYEEMA BEGUM | LLL REAL ESTATES LLP-343.75000000 Sq Ft |
| 8 | MUNIRUNNESSA BIBI | LLL REAL ESTATES LLP-343.75000000 Sq Ft |

On 16-02-2023

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

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

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

Presented for registration at 13:31 hrs on 16-02-2023, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by FAIZ AHMED KHAN .

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 21,93,04,671/-

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

Execution is admitted on 16/02/2023 by 1. ENAMUL HAQUE, Son of Late SHAMSUDDOHA ENAYET HAQUE ALIAS S ENAYET HAQUE, 30A, JUDGES COURT ROAD, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Muslim, by Profession Retired Person, 2. MEHERUNNESSA BIBI, Daughter of Late SHAMUDDOHA ENAYET HAQUE, 30A, JUDGES COURT ROAD, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Muslim, by Profession Service, 3. MUSTARUNNESSA BIBI, Daughter of Late ENAYET HAQUE, 30A, JUDGES COURT ROAD, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Muslim, by Profession Others, 4. EMADUL HAQUE, Son of Late SEKH ENAYET HAQUE ALIAS SK ENAYET HAQUE, 30A, JUDGES COURT ROAD, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Muslim, by Profession Retired Person, 5. MUFIDUN NESSA BIBI, Daughter of Late SAMSUDDOHA ENAYET HAQUE ALIAS S ENAYET HAQUE, 30A, JUDGES COURT ROAD, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Muslim, by Profession House wife, 6. EBADUL HAQUE, Son of Late SHAMSUDDOHA ENAYET HAQUE, 30A, JUDGES COURT ROAD, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Muslim, by Profession Retired Person, 7. NAYEEMA BEGUM, Daughter of Late ENAYAT HAQUE, 7D, TILJALA PLACE, P.O: CIRCUS AVENUE, Thana: Karaya, , South 24-Parganas, WEST BENGAL, India, PIN - 700017, by caste Muslim, by Profession House wife, 8. MUNIRUNNESSA BIBI, Alias MUIRUN NESSA BIBI, Daughter of Late ENAYET HAQUE ALIAS SHAMSUDDOHA ENAYET HAQUE, 3/H/1, JHAWTALA LANE, P.O: CIRCUS AVENUE, Thana: Karaya, , South 24-Parganas, WEST BENGAL, India, PIN - 700017, by caste Muslim, by Profession Others

Identified by Apurba Halder, , Son of Late Anil Krishna Halder, Gouranga Nagar, P.O: Gouranga Nagar, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700159, by caste Hindu, by profession Service

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

Execution is admitted on 16-02-2023 by FAIZ AHMED KHAN, PARTNER, LLL REAL ESTATES LLP (Partnership Firm), 289D, DARGA ROAD, PARK CIRCUS, City:- Not Specified, P.O:- CIRCUS AVENUE, P.S:-Karaya, District:-South 24-Parganas, West Bengal, India, PIN:- 700017

Identified by Apurba Halder, , Son of Late Anil Krishna Halder, Gouranga Nagar, P.O: Gouranga Nagar, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700159, by caste Hindu, by profession Service

Execution is admitted on 16-02-2023 by WASIM AHMED, PARTNER, LLL REAL ESTATES LLP (Partnership Firm), 289D, DARGA ROAD, PARK CIRCUS, City:- Not Specified, P.O:- CIRCUS AVENUE, P.S:-Karaya, District:-South 24-Parganas, West Bengal, India, PIN:- 700017

Identified by Apurba Halder, , Son of Late Anil Krishna Halder, Gouranga Nagar, P.O: Gouranga Nagar, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700159, by caste Hindu, by profession Service

Execution is admitted on 16-02-2023 by FARHAN AHMED, PARTNER, LLL REAL ESTATES LLP (Partnership Firm), 289D, DARGA ROAD, PARK CIRCUS, City:- Not Specified, P.O:- CIRCUS AVENUE, P.S:-Karaya, District:-South 24-Parganas, West Bengal, India, PIN:- 700017

Identified by Apurba Halder, , Son of Late Anil Krishna Halder, Gouranga Nagar, P.O: Gouranga Nagar, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700159, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 53.00/- (E = Rs 21.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 15/02/2023 6:22PM with Govt. Ref. No: 192022230297225841 on 15-02-2023, Amount Rs: 21/-, Bank: ICICI Bank (ICIC0000006), Ref. No. 95321983 on 15-02-2023, 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 100.00/-, by online = Rs 74,920/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 3649, Amount: Rs.100.00/-, Date of Purchase: 03/01/2023, Vendor name: Subhankar Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 15/02/2023 6:22PM with Govt. Ref. No: 192022230297225841 on 15-02-2023, Amount Rs: 74,920/-, Bank: ICICI Bank (ICIC0000006), Ref. No. 95321983 on 15-02-2023, Head of Account 0030-02-103-003-02



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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2023, Page from 86828 to 86874

being No 160302324 for the year 2023.



Dhar

Digitally signed by Debasish Dhar
Date: 2023.02.24 12:24:10 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 2023/02/24 12:24:10 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)