

7096/23 VC-1613/23

I-6803/23



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AP 273588

18.05.23
17.05.23
3/12
6-2/12/0593

Notarized and the document is submitted to the Registrar, District Sub-Registrar and the Development Officer with the document and the 1 of the document.

District Sub-Registrar-II
Dumra, South 24 Parganas

18.05.23

REGISTERED DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT made this the 17th day of May....., 2023 (Two Thousand Twenty Three)

BETWEEN

2537 12 MAY 2023

NO. DATE RS.

NAME Rana Gaha Bakshi

ADDRESS Alipore Judges Court

ALIPORE JUDGES COURT
A. K. SAMAJPATI

SIGNATURE

Chanchal Sulta



5518

Chanchal Sulta



5519

Profulla Kumar Dutta



5524



L.T. of Sheela Dutta
by the pen of Profulla Bakshi



5520

Soma Pyne

DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS. ALIPORE
17 MAY 2023



5525

Profulla Bakshi
Alipore
Alipore Judges Court
16/1-700027
10B 342/340/88

(1) SRI PROFULLA KUMAR DUTTA @ PRAFULLA KUMAR DUTTA (PAN- ACTPD4749G, Aadhaar No. 4119 3071 4980, Mobile No. 9051342295), son of Late Panchanan Dutta, by faith - Hindu, by occupation - Retired Person, Nationality Indian, residing at 3A, K. P. Roy Lane, Post Office - Tollygunge, Police Station - Charu Market, Kolkata -700033, **(2) SRI CHANCHAL DUTTA** (PAN - ADNPD7131K, Aadhaar No. 2800 2934 6816, Mobile No. 9830068328), son of Late Jagadish Chandra Dutta, by faith - Hindu, by occupation - Business, Nationality Indian, residing at 26, Prince Baktiar Shah Road, Flat No. F-B1, Post Office - Tollygunge, Police Station - Charu Market, Kolkata - 700033, **(3) SMT. SHEELA DUTTA** (PAN - ADSPD5823B, Aadhaar No. 6186 5356 5656, Mobile No.6291083071), wife of Late Jagadish Chandra Dutta, by faith -Hindu, by occupation -Household work, Nationality Indian, residing at 3A, K.P. Roy Lane, Post Office - Tollygunge, Police Station - Charu Market, Kolkata - 700033, and **(4) SMT. SOMA PYNE** (PAN -



✓ Ashis Patra



✓ Pankaj Datta



Smriti Deleath



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS, ALIPORE
17 MAY 2023



Ravishankar K. K.
Advocate
S. N. Gupta Bldg
H. P. Co. Ltd.
Kolkata - 700067
WB 342/340/88

AFUPP0080L, Aadhaar No. 2333 0835 2529, Mobile No. 9051013714), daughter of Late Jagadish Chandra Dutta, wife of Santanu Pyne, by faith - Hindu, by occupation - Housewife, Nationality Indian, residing at 63/S, Tollygunge Road, Post Office - Tollygunge, Police Station - Charu Market, Kolkata - 700033, hereinafter jointly referred to as the **OWNERS** (which expression unless repugnant to the context shall mean and include each of their respective heirs, executors, administrators, representatives and assigns) of the **ONE PART**

AND

M/S. APS CONSTRUCTION (PAN - ABPFA2308F) a Partnership Firm having its office at 13D, Durga Charan Chowdhury Lane, Police Station - Charu Market, Post Office - Tollygunge, Kolkata - 700033 represented by its Partners **(1) ASHIS PATRA** (PAN - AGNPP4567G, Aadhaar No. 5143 0332 7247, Mobile No.9830930512),



son of Subodh Patra, by faith – Hindu, by occupation – Business, by Nationality – Indian, residing at 13D, Durga Charan Chowdhury Lane, Police Station – Charu Market, Post Office - Tollygunge, Kolkata – 700033 **(2) PRADYUT DUTTA** (PAN – AHWPD3149A, Aadhaar No. 9346 8939 8558, Mobile No.9748598777), son of Phani Bhusan Dutta, by faith – Hindu, by occupation – Business, by Nationality – Indian, residing at 49, Izzatullah Lane, Police Station – Charu Market, Post Office - Tollygunge, Kolkata – 700033 and **(3) SUMIT DEBNATH** (PAN: AUDPD3450G, Aadhaar No. 4938 8802 3628, Mobile No.7003135897), son of Late Ajit Debnath, by faith - Hindu, by occupation -Business, Nationality Indian, residing at 62, Izzatullah Lane, Post Office - Tollygunge, Police Station - Charu Market, Kolkata - 700033, District South 24-Parganas, West Bengal, hereinafter referred to as the **DEVELOPER** (which term or expression Unless excluded by or repugnant to the context shall mean and

include its successors in office and assigns) of the

OTHER PART

WHEREAS one Panchanan Dutta, son of Late Shyama Charan Dutta @ Shyama Charan Dutta Poddar, by a registered Bengali Deed of Gift dated 2nd day of February, 1968 corresponding to 19th day of Magh, 1374 B.S. transferred and conveyed **ALL THAT** 1 Cottah 11 Chittacks 19 Square Feet of land together with dilapidated CI shed structure of a part or portion of Premises No. 3A, K. P. Roy Lane unto and in favour of his son Jagadish Chandra Dutta and the same was duly registered in the office of the Joint Sub Registrar of Alipore at Behala 24- Parganas recorded in Book No. I, Volume No. 10, Pages 167 to 171, Being No. 601 for the year 1968;

AND WHEREAS by another Bengali registered Deed of Gift dated 30th day of May, 1975 corresponding to 15th

day of Jaistha 1382 B.S. the said Panchanan Dutta transferred and conveyed **ALL THAT** entire First Floor on a land measuring about 1717 Square Feet together with undivided proportionate share in the land underneath the said Premises No. 3A, K. P. Roy Lane unto and in favour of his said son Jagadish Chandra Dutta and the same was duly registered in the office of the District Sub Registrar at Alipore 24-Parganas recorded in Book No. I, Volume No. 102, Pages 268 to 271, Being No. 3912 for the year 1975;

AND WHEREAS the said Panchanan Dutta during his life time executed a Deed of Family Settlement dated 30th day of July, 1980 corresponding to 14th day of Shravan 1387 B.S. in respect of remaining portion of Premises No. 3A, K. P. Roy Lane, unto and in favour of his sons Prafulla Kumar Dutta, Jagadish Chandra Dutta and another son Madhablal Dutta, now deceased, and said

Panchanan Dutta made no provision regarding his two daughters Jayanti Dutta and Madhabi Dutta as the said daughters were given marriage and were well settled in their respective matrimonial homes and it is relevant to mention that the said son Madhab Lal Dutta now deceased was a mentally challenged person for which initially a miscellaneous case being Case No. 694 of 2015 under Section 34 of the Indian Trust Act, 1882 was filed by Prafulla Kumar Dutta, Sri Madhab Lal Dutta represented by his guardians Prafulla Kumar Dutta and Sri Chanchal Dutta and other two applicants Smt. Sheela Dutta, wife of Late Jagadish Chandra Dutta and Smt. Soma Pyne, daughter of Late Jagadish Chandra Dutta before the Learned District Judge at Alipore and another Misc. Case No. 120 of 2014 was filed before the Learned District Judge at Alipore by which the Petitioners of the said case Prafulla Kumar Dutta and Chanchal Dutta were appointed as guardians of the

mentally challenged person Madhab Lal Dutta now deceased;

AND WHEREAS due to change of circumstances the applicants other than the deceased Madhab Lal Dutta namely Prafulla Kumar Dutta, Chanchal Dutta, Smt. Sheela Dutta and Smt. Soma Pyne filed before the Learned District Judge at Alipore and by Order No. 22 dated 12.12.2022 the Learned District Judge was pleased to modify the order passed earlier in the said Misc. Case No. 694/2015;

AND WHEREAS the said Jagadish Chandra Dutta during his life time by a Bengali Deed of Gift dated 20th day of September 1991 corresponding to 3rd day of Aswin 1398 B.S. transferred and conveyed the said 1 Cottah 11 Chittacks 19 Square Feet of land with structures being Premises No. 3A/1, K.P. Roy Lane, thereon unto and in

favour of his son Sri Chanchal Dutta the Owner No. 2 above named and the said Deed of Gift dated 20.09.1991 was duly registered in the office of the DSR at Alipore recorded in Book No. 1, Volume No. 235 Being No. 4283 for the year 1991;

AND WHEREAS by another registered Deed of Gift dated 20.09.1991 the said Jagadish Chandra Dutta transferred and conveyed **ALL THAT** entire First Floor on a land measuring about 1717 Square Feet of Premises No. 3A, K.P. Roy Lane unto and in favour of his son Sri Chanchal Dutta the Owner No. 2 above named and the same was duly registered in the Office of the District Sub Registrar at Alipore recorded in Book No. 1, Being No. 4284 for the year 1991;

AND WHEREAS a Deed of Gift dated 26.04.2018 Chanchal Dutta gifted and transferred **ALL THAT** 100 Square Feet more or less out of 1717 Square Feet

comprised in the First Floor on land measuring 7 Cottahs 6 Chittaks 5 Square Feet situate, lying at and being Premises No. 3A, K.P. Roy Lane, Kolkata - 700033, Police Station - Charu Market, District : 24-Parganas (South) Ward No. 89 which is more fully and particularly described in the Schedule thereunder written in favour of Prafulla Kumar Dutta and three others. The said Deed of Gift was registered in the office of A.R.A. - I Kolkata and recorded in Book No. I, Volume No. 1901-2018, Page 138349 to 138398, Being No. 190103481 for the year 2018.

AND WHEREAS a Deed of Gift dated 26.04.2018 Chanchal Dutta gifted and transferred ALL THAT land measuring 100 Square Feet more or less comprised in land 1 Cottahs 11 Chittaks 19 Square Feet more or less situate, lying at and being Premises No. 3A/1, K.P. Roy Lane, Kolkata - 700033, Police Station - Charu Market, District : 24-Parganas (South) Ward No.

89 which is morefully and particularly described in the Schedule thereunder written unto and in favour of Prafulla Kumar Dutta and three others. The said Deed of Gift was registered in the office of A.R.A. - I Kolkata and recorded in Book No. I, Volume No. 1901-2018, Page 133096 to 133145, Being No. 190103321 for the year 2018.

AND WHEREAS a Deed of Declaration dated 03.08.2018 executed by Chanchal Dutta in respect of Deed No. 190103481 for the year 2018 for inadvertent and by oversight in Clause No. 4.1 of the said Deed of Gift dated 26.04.2018, a typographical error crept into where in the measurement of land was wrongful mentioned as land measuring 7 Cottahs 6 Chittaks and 5 Square Feet more or less in place of land measuring 5 Cottahs 10 Chittaks and 31 Square Feet more or less and declare that measurement of land is mentioned shall always be deemed to have been land

measuring 5 Cottahs 10 Chittaks 31 Square Feet more or less in the said Deed of Gift which is absolutely correct . The said Deed of Declaration was registered in the office of the A.R.A. - I Kolkata being Deed No. 6136 for the year 2018.

AND WHEREAS the said Madhab Lal Dutta died intestate on 19.08.2022 leaving behind his only surviving brother Prafulla Kumar Dutta as his only legal heirs.

AND WHEREAS the present Owners already filed necessary applications before the Kolkata Municipal Corporation for amalgamation of Premises No. 3A, K.P. Roy Lane (including one appd share) and Premises No. 3A/1, K.P. Roy Lane into one singular premises and the Kolkata Municipal Corporation amalgamated into one singular premises being Premises No. 3A, K.P. Roy Lane, bearing Assessee No. 210890900033

having land area 7 Cottahs 6 Chittaks 5 Square Feet i.e. 5315 Square Feet more or less togetherwith four storied brick built building standing thereon or on part thereof.

AND WHEREAS in the manner aforesaid the Owner No. 2 Chanchal Dutta own and possess 40% share of Premises No. 3A K. P. Roy Lane, remaining 40% by the Owner No. 1, Prafulla Kumar Dutta upon the demise of Madhab Lal Dutta and the Owner Nos. 2, 3 & 4 jointly inherited the remaining 20% share left by said Jagadish Chandra Dutta in equal $1/3^{\text{rd}}$ share;

AND WHEREAS in the manner aforesaid the Owners above named acquired absolute ownership in respect of the property described in the **SCHEDULE -'A'** hereunder;

AND WHEREAS the Owners hereby declare that they are in absolute possession of the said property free from all

encumbrances, attachments, charges, liens, lispendence, acquisition, requisition, suits or proceedings in any manner whatsoever.

AND WHEREAS the Owners have decided to raise construction of a proposed building for residential accommodation and having no requisite fund, experience and workmanship the Owners above named negotiated with the Developer above named and amicably settle the terms for development and to avoid any future dispute and differences the parties have been advised to sign, execute and register this agreement for development of the said Premises No. 3A, Kali Prasanna Roy Lane, Post Office -Tollygunge, Police Station - Charu Market, Kolkata - 700033, Ward No. 89 on the following terms and conditions: -

1. That the Landowners abovenamed hereby declare that the Landowners are the absolute owners of the

property described in the **SCHEDULE - A** hereunder written and the Owners above named have good right, full power and absolute legal authority to enter into this Agreement for Development and also to settle the terms and conditions of this Agreement as referred herein.

2. That the Owners hereby grant exclusive right and authority for development of the said property in favour of the Developer subject to the performance of the terms, conditions, stipulations and respective obligations on the part of the Developer contained in this agreement.

3. The Developer hereby undertakes to complete the construction of the proposed building as per the Building Plan to be sanctioned by the Kolkata Municipal Corporation and as per the Specification annexed to this Agreement marked annexure to this agreement in strict compliance of the Kolkata Municipal Building Rules.

4. That the Developer further undertakes to complete the construction of the proposed building with all standard building materials and shall complete the construction of the proposed building within a period of 30 months from the date of obtaining vacant possession of the property or the sanctioned building plan whichever is later.

5. That if Developer fails to complete the construction within the aforesaid period of 30 months, the Developer shall be entitled to an extended period of 6 months and even if the Developer fails to complete the construction of the proposed building of the said extended period of 6 months, in such event the Developer shall be liable to pay Rs.1,000/- per diem till the delivery of complete constructed possession of the Owners' allocated flats and car parking spaces in the proposed building.

6. It is distinctly agreed and understood by and between the parties herein that the Owners shall be

liable to meet up all Third Party claims prior to the execution and registration of this Agreement for Development including arrear municipal taxes, or any other person or persons relating to the said property and shall keep the Developer harmless and indemnified against such Third Party claim.

7. That the Developer further undertakes to engage a competent or qualified Architect, Engineer, Supervisor, Surveyor, Labour, Contractor, Guards, Plumber, Electrician and such other person or persons for the purpose of construction of the proposed building and shall pay or bear their remunerations, fees, wages, salaries, etc. and shall keep the owners harmless and indemnified against all Third Party claim.

8. That the Developer shall purchase or procure all standard building materials, like cement, steel, iron, stone-chips, sands, bricks and all required building

materials, electrical equipments and devices plumbing materials and shall pay or bear all costs on such account and the Owners shall not in any way liable to pay any cost or price for construction of the proposed building but the Owners shall pay or bear the extra costs for any extra items in excess of the specification.

9. It is further agreed and understood by and between the parties herein that if the Developer is prevented due to any sufficient cause beyond its control namely any act of God, earth-quake, riot or any order of court of law or due to any of the statutory embargo period in that event such period shall not be considered and automatically the affected period shall be extended ifsofacto, without any penal compensation to the Owners.

10. It is distinctly agreed and understood by and between the parties herein that the Developer shall allot **ALL THAT** 51% constructed area of the newly

constructed building along with right to use the common parts & common areas **TOGETHER WITH UNDIVIDED** proportionate share and interest in the land underneath the said portion mentioned in **SCHEDULE 'A'** hereunder and non-refundable consideration money of Rs.10,00,000/- (Rupee Ten Lacs) only the description of the Owner's Allocation are fully and particularly referred in the **SCHEDULE - B** hereunder written and such amount shall be utilized by the Owners to obtain vacant possession from the existing occupants of the property other than the Owners and their respective family members.

11. It is distinctly agreed and understood by and between the parties herein that the Owner No. 2 Chanchal Dutta by a registered Deed of Gift executed by his father Jagadish Chandra Dutta now deceased, acquired absolute ownership in respect of 40% undivided share in the said property, described in the

SCHEDULE -A hereunder and inherited undivided 1/3rd share of Jagadish Chandra Dutta out of 20% of the total property along with his mother Sheela Dutta, the Owner No. 3 and his married sister Soma Pyne, Owner No. 4 and in view of the existing share or ownership of the property, the allotted flat area and car parking space in the proposed building, said Chanchal Dutta, Owner No. 2 herein, shall get or shall be entitled to the flat area and the car parking spaces according to his share and in similar terms the Owner No. 1 Prafulla Kumar Dutta having his undivided 20% share in the said property and upon the demise of his brother Madhab Lal Dutta, now deceased, who was a bachelor and according to the Hindu Law of Succession Prafulla Kumar Dutta acquired absolute ownership in respect of undivided 40% share in the said property described in the **SCHEDULE - A** hereunder by way of inheritance and accordingly, the flat area and car parking spaces to be allotted to said Prafulla Kumar Dutta, Owner No. 1 shall be according to

his share of ownership in the said property and in similar terms Sheela Dutta and Soma Pyne having their undivided 1/3rd share each so left by their predecessor Jagadish Chandra Dutta who had undivided 20% share and upon the demise of said Jagadish Chandra Dutta, his said 20% share devolved upon the Owner No. 2, 3 and 4 herein who will get 20% undivided share of the flat areas and car parking spaces in the proposed building.

12. That besides the aforesaid Owner's allocation in the proposed building, the Developer shall retain or shall have the exclusive right to commercially deal with the remaining 49% constructed area of the proposed newly constructed building (save and except owners' allocation), mentioned hereinbefore as Developer's exclusive area, along with right to use the common parts & common areas **TOGETHER WITH UNDIVIDED** impartible proportionate share in land appurtenant thereof, the description of the Developer's Allocation are

fully and particularly referred in the **SCHEDULE -C** hereunder written.

13. That the Developer shall pay or bear the costs for construction of the common areas and facilities in the proposed building, the description of such common areas and facilities in the proposed building are fully and particularly referred in the **SCHEDULE - E** hereunder written. The Developer however shall apply for and obtain the Completion Certificate from the Kolkata Municipal Corporation in accordance with the building rules before delivery of possession of any flat/flats either to the Owners or any Purchaser or Purchasers.

14. That the Developer shall appropriate the sale proceeds of the scrap building materials or debris and shall incur all expenses on such account relating to the existing building in the above property.

15. That the Developer shall provide two separate one 3 BHK flat and one 2 BHK flat as alternative accommodation to the owners during the period of construction till the completion of the proposed building.

16. That the Owners hereby agree and undertake to sign and execute all letters, papers, receipts, documents, declarations, forms, applications, or any other paper or papers or documents if required by the Developer for the purpose of obtaining the revised sanctioned building plan from the Kolkata Municipal Corporation or to any other statutory authority and the Developer shall bear all costs on such account.

17. It is distinctly agreed and understood by and between the parties that the Developer shall have right and authority to receive booking money, earnest money, consideration money of the Developer's allocated portion in the proposed building as referred in the

SCHEDULE - C hereunder in order to raise funds and/or to meet up the Owners shall not be in any event liable to pay bear or refund any such booking money, earnest money and/or consideration money as the Developer shall deal with its prospective Purchaser or Purchasers.

18. That the Developer shall be liable to pay or bear all claims damages dues demands in any manner whatsoever or any labour disputes or claim for accident if any, during the period of construction.

19. That the Owners shall have the right to take inspection of the said property during the period of construction to ascertain or verify the nature of construction and the quality of building materials to be used by the Developer but under no circumstances the owners shall be entitled to cause any hindrance obstruction or interference in the matter of construction

of the building if the Developer proceeds with the construction in terms of the building plan and the specification of the building materials as annexed to this agreement.

20. That upon completion of the building the Developer shall inform in writing to the Owners to take possession of the owners' allocated portion in the proposed building after obtaining completion certificate from the Kolkata Municipal Corporation and simultaneously, the Owners shall at the costs of the Developer or its nominee or prospective Purchasers sign, execute and register necessary Deed of Conveyance/ Conveyances in order to discharge the obligations of the Owners as stipulated in this agreement.

21. It is further agreed and understood by and between the parties herein that the Developer shall not entertain any complain regarding the nature of construction, mode

of finishing or measurement of the flats to be allotted to the Owners after delivery of possession of the said flat of the Owners' allocation.

22. It is further agreed and understood that this agreement is neither a partnership nor the demise or a joint venture and the present agreement is purely an agreement on principle to principle basis.

23. That the Developer shall have the exclusive right and authority to publish any advertisement in any newspaper or advertising agency to draw the attraction of the prospective Purchasers/Nominees.

24. That the parties hereby further agree and undertake to sign, execute and register any other documents, agreement, forms, applications if required, to meet up any statutory restrictions, liabilities, dues, demands or any other supplementary agreement

considering the facts and circumstances subsequent thereto.

25. The Owners hereby agree and undertake to sign, execute and register all letters, papers, receipts, forms, documents, applications, plans, agreement for sale, deed of conveyance/ conveyances, instruments etc. from time to time as the Developer may require on such account for the purpose of construction and/or to deal with the Developer's allocated portion in the said proposed building and the owners further agree and undertake to appear before all Municipal authorities, statutory bodies, and/or any other court or government office or offices, District Registrar, Sub-Registrar to facilitate the construction of the proposed building obtaining the sanctioned building plan or for execution and registration of any valid Deed of Conveyance/ Conveyances in favour of the nominee or prospective Purchasers of the Developer's allocated portion in the

proposed building without any consideration money whatsoever.

26. The Owner No.4 shall be entitled from the Developer in respect of her undivided share in the **SCHEDULE -A** property in the form of one self contained flat on the Fourth Floor having standard built up area measuring 450 Square Feet more or less.

27. The Owner No.2 shall be entitled from the Developer in respect of his undivided share in the **SCHEDULE -A** property in the form of one self contained flat on the Fourth Floor having standard built up area measuring 450 Square Feet more or less and also entitled to get other usufructs in respect of his undivided 40% share in the **SCHEDULE -A** property.

28. The parties further agree that in case of installation of new electric meter for supply of electricity to the

respective flats/units, both Owners' allocated flats, and the Developer's allocated portion/flats, the respective costs for installation of electric meter with adequate load shall be paid or deposited by the parties from their own account. The responsibility of getting the connection lies exclusively with the Developer.

29. That in future if any further floor is allowed to be constructed by the K.M.C. on the ultimate roof /terrace of the proposed New Building, then and in such event the Developer have the right to construct further floor on the ultimate roof/terrace of the New Building and in that case the benefit/usufructs of such further construction shall lies exclusively to the Owners and Developer in the ratio of 51% and 49%.

30. That the Owners shall be liable to pay such tax if any, imposed by any statutory authority relating to the Owners' allocated portion in the proposed building.

31. That the Owners further agree and undertake to sign, execute and register a General Power of Attorney in favour of the Developer and the Developer shall pay or bear all such costs for execution and registration of the said Power of Attorney so that the Developer may complete the construction of the proposed building and to represent the Owners smoothly to the prospective Purchasers of the flats of the Developer's share.

SCHEDULE - A ABOVE REFERRED TO

ALL THAT piece or parcel of land measuring 7 [Seven] Cottahs 6 [Six] Chittacks 5 [Five] Square Feet of land more or less i.e. 5315 Square Feet together with a 4 [Four] storied residential building (all cemented) Ground Floor 1500 Square Feet more or less , First Floor 500 Square Feet more or less, Second Floor 590 Square Feet more or less, Third Floor 500 Square Feet more or less

being Premises No. 3A, Kali Prasanna Roy Lane (K.P. Roy Lane), Post Office - Tollygunge, Police Station formerly Regent Park, now Charu Market, Kolkata - 700033, ADSR Alipore, District South 24-Parganas, within the municipal limits of The Kolkata Municipal Corporation, Ward No. 089, Assessee No. 210890900033 whereon and whereupon proposed New Building is to be constructed and/or built, the said land is butted and bounded as follows: -

ON THE NORTH : 60 Feet wide Tollygunge Circular Road

ON THE SOUTH : Premises No. 19 & 18, U. K. Mondal Lane

ON THE EAST : Premises No. 2, K. P. Roy Lane

ON THE WEST : 8'-5.6" common passage along with 3B & 3D, K. P. Roy Lane.

SCHEDULE - A-1 ABOVE REFERRED TO*(Subject matter of Misc. Case No. 694 of 2015)*

ALL THAT piece or parcel of land measuring 5 [Five] Cottahs 10 [Ten] Chittacks 31 [Thirty One] Square Feet being a part or portion of Premises No. 3A, Kali Prasanna Roy Lane (K.P. Roy Lane), Post Office - Tollygunge, Police Station formerly Regent Park, now Charu Market, Kolkata - 700033, ADSR Alipore, District South 24-Parganas, within the municipal limits of The Kolkata Municipal Corporation Ward No. 089, Assessee No. 210890900033, where a proposed Ground plus Four storied building shall be erected comprising of three flats/units in each floor in the ratio :-

Flat A (in the First Floor & Second Floor) - 776 Square Feet x 2 = 1552 Square Feet

Flat B (in the First Floor & Second Floor) - 710 Square Feet x 2 = 1420 Square Feet

Flat C (in the First Floor & Second Floor) - 766
 Square Feet x 2 = 1532 Square Feet

Flat A (in the Third Floor & Fourth Floor) - 776
 Square Feet x 2 = 1552 Square Feet

Flat B (in the Third Floor & Fourth Floor) - 710
 Square Feet x 2 = 1420 Square Feet

Flat C (in the Third Floor & Fourth Floor) - 766
 Square Feet X 2 = 1532 Square Feet

(subject to approval by the Kolkata Municipal Corporation)

5 (Five) Car parking spaces in the Ground Floor, 2 (Two) measuring about 284 Square Feet and 3 (Three) measuring about 305 Square Feet (subject to approval by the Kolkata Municipal Corporation), common areas & facilities as would be approved or sanctioned by the Building Department, Kolkata Municipal Corporation in

the sanctioned building plan. The said land is butted and bounded as follows: -

ON THE NORTH : 60 Feet wide Tollygunge Circular Road

ON THE SOUTH : Premises No. 19 & 18, U. K. Mondal Lane

ON THE EAST : Premises No. 2, K. P. Roy Lane

ON THE WEST : 8'-5.6" common passage along with 3B & 3D, K. P. Roy Lane.

SCHEDULE - B ABOVE REFERRED TO

(Owners' Allocation)

ALL THAT 51% constructed area of the newly constructed building along with right to use the common parts & common areas **TOGETHER WITH UNDIVIDED** proportionate share and interest in the land underneath the said portion mentioned in **SCHEDULE - A-1**

hereinbefore and non-refundable consideration money of Rs.10,00,000/- (Rupees Ten Lacs) only to be paid by the Developer to the Owners later on .

SCHEDULE - C ABOVE REFERRED TO

(Developer's Allocation)

ALL THAT remaining 49% constructed area of the newly constructed building (other than owners' allocation) along with right to use the common parts & common areas **TOGETHER WITH UNDIVIDED** proportionate share and interest in the land underneath the said portion mentioned in **SCHEDULE - A-1** hereinbefore.

SCHEDULE -D ABOVE REFERRED TO

(General Specification)

Sl No	Type of work	Area	Specs	Make/Brand
1.	Flooring	Living & Dining	Vitrified tiles 600 x 600 mm	Johnson, Euro, Nitco or equivalent

2.	Flooring	Bed rooms	Vitrified tiles 600 x 600 mm	Johnson, Nitco equivalent	Euro, or
3.	Flooring	Kitchen	Anti skid Ceramic tiles 400 x 400 mm	Johnson, Nitco equivalent	Euro, or
4.	Flooring	Balcony	Vitrified tiles 600 x 600 mm	Johnson, Nitco equivalent	Euro, or
5.	Flooring	Toilet	Anti skid ceramic tiles 400 x 400 mm	Johnson, Nitco equivalent	Euro, or
6.	Wall tiling /dado of 2 feet height along the length of the counter	Kitchen	Ceramic tiles 200 x 300 mm / 200 x 300 mm	Johnson, Nitco equivalent	euro, or
7.	Wall tiling/dado upto door height	Toilet	Ceramic tile 200 x 300 mm/ 200 x 200 mm	Johnson, Nitco equivalent	Euro, or

8.	Granite counter	Kitchen	Upto 6' in length and 2' in width	Ruby red/Jet black
9.	SS Sink	Kitchen	Suitable to fit within the granite counter	Nirali or equivalent
10	Sanitary fittings	Toilet	White 'p' - Trap commode	Parryware/Hindware
11	Sanitary fittings	Toilet	White PVC cistern	Parryware/Hindware
12	Sanitary fittings	Toilet/dining space	White pedestal basin	Parryware/Hindware
13	Sanitary fittings	Toilet/kitchen	Chrome plated [CP] stop cock/pillar cock/Bib cock / shower spout/basin mixture	Essco/ Jaguar or equivalent

14	Geysar Hot water plumbing line (without Geyser)	Toilet with shower facility (for master toilet only)	Geyser Hot - water line [without geyser] to 1 Basin and 1 shower point	Essco/ Jaguar or equivalent
15	Door frame	All	Sal wood	Indian
16	Doors	Main	Panel type wooden door, single leaf, hinged mounted	Indian
17	Doors	Other doors	Flush type wooden doors and finished in wood primer with all hardware	ISI marked
18	Window	All windows	Aluminum, powder coated, glazed with coloured glass	Smoke grey browse

19	Wall finish	Entire flat's plastered surface	Birla putty	Average 3 mm thk.
20	Window grill	All windows	Ms square bar with flats and angles	
21	Electrical work	Bedrooms	Each 1 ceiling fan point, 2 wall light points, 1 AC point, 2 power point and necessary Modular switches for the same	Anchor Roma, Crabtree Model
22	Electrical work	Living & dining	2 ceiling fan point, 3 wall light points, 3 power point, 1 AC point and necessary	Anchor Roma, Crabtree Model

			Modular switches for the same	
23	Electrical work	Master toilet	1 exhaust point, 1 wall light point and 1 power point for geyser	Anchor Roma, Crabtree Modely
24	Electrical work	Toilet with WC only	1 exhaust point, 1 wall light point	Anchor Roma, Crabtree Model
25	Electrical work	Kitchen	1 Exhaust point, 1 wall light point, 3 power point	Anchor Roma, Crabtree Model
26	Electrical work	Balcony	1 wall light point, 1 power point	Anchor Roma, Crabtree Model
27	Electrical	Roof	3 wall light point, 1 power point	Anchor Roma, Crabtree Model
28	Electrical wiring			Finolex or equivalent

29	Miscellaneous	Staircase, lift lobby	Marble flooring with Ms railing	Indian Marble/MS
30	Miscellaneous	Ground floor	Interlocking concrete tiles/ paver tiles	
31	Miscellaneous	Outside finish	Exterior acrylic emulsion paint (weather coat)	Asian, Berger or equivalent
32	Elevator	4 persons		Big boss make

SCHEDULE 'E' ABOVE REFERRED TO

(Common Parts and Common Areas)

- 1) Stair cases on all the floors up to the roof.
- 2) Stair case landings and lift landings on all floors.

- 3) Meter space, watchman's booth, common w.c. Common passage and lobby in the ground floor except Parking spaces in the ground floor.
- 4) Lift, lift duct, lift machine room and its stair on the top.
- 5) All electrical wiring and fittings for common areas of the building and premises.
- 6) Water (domestic) pump, overhead water tank, underground water reservoir, water pipes and other common plumbing installations of the building.
- 7) Drainage and sewers.
- 8) Boundary walls and main gates.
- 9) Such other common parts / areas, equipments, installations, fixtures and fittings and space in or about

the said building as are necessary for common user and occupancy of the building and as are specified by the Developer expressly to be the common parts after construction of the building.

SCHEDULE 'F' ABOVE REFERRED TO

(Common Expenses)

1. All costs of maintenance, operating, replacing, fixture and fittings, outside painting, rebuilding, reconstructing, decorating and lighting of the common parts and areas mentioned in Schedule 'D' hereinbefore.
2. Electricity charges for common parts and common areas.
3. The remuneration of all persons including caretaker for maintenance of the common parts and areas including watchman remuneration.

4. Insurance premiums for insuring the building against earthquake, fire extinguishing, damage, civil commotion etc. if necessary.
5. All charges and deposits for supplies of common utilities.
6. The expenses to be incurred for the management arrangement for common purpose.
7. All other expenses and outgoings as are deemed by the Management Committee, to be formed, to the necessary incidental for regulating inter rights of the owners and occupiers of different units and parking spaces in the building.
8. All expenses referred to above shall be borne by the owners/occupiers of different units/parking spaces on

and from the date of taking charge and/or possession of the respective flats/office/parking spaces.

The owners hereby empower the developer to act as its constituted attorney for development of the above property as follows:-

1. To sign, execute, cancel, alter, draw, approve and all papers, documents, declarations, affidavits, applications, returns, confirmations and consents as may in any way be required to be so done, for and on connection with the said premises on behalf of the appointments.
2. To appear before the Kolkata Municipal Corporation and/or any other authority/s and government departments and/or officers and also all other State, Executive, Judicial or Quasi- Judicial and

other authorities and also all Courts and Tribunals for sanction of the building plan/s and also for all the matters relating to the Said Premises.

3. To pay all outgoings, including Corporation taxes and other charges whatsoever payable for and on account of the said premises and receive refunds and other moneys in connection therewith attributable to the Developer's allocation only.

4. To sign, execute and submit all papers, documents, statements, affidavits, forms, undertakings, declarations, and plans as be required for having such plans sanctioned, modified and/or altered by the Kolkata Municipal Corporation.

5. To pay fees, obtain sanction and such other orders or permissions from the necessary authorities as be

expedients for modification and/or alteration of plans concerning the Said Premises and other documents as may be required by the necessary authorities to this effect.

6. To commence, prosecute, enforce, defend, answer and oppose all actions and/or other legal proceedings, including any Suit or Arbitration proceedings and demands touching any of the matters relating to the Said Premises or any part thereof and to compromise, settle, refer to arbitration, abandon, submit to judgement in any such action or proceedings aforesaid before any Civil or Criminal Court.

7. To sign, verify, declare and/or affirm, complaints, written statements, petitions, affidavits, verifications, objections, cross objections, counter claims, application for execution, revision, review, new trial or stay or of

whatsoever nature, Memorandum of Appeal, Swear Affidavits and to do generally all other acts, deeds and things as the Said Attorney in its discretion shall think fit and proper in any proceedings or in any way therewith so as to defend our possession and title in the Said Premises.

8. To warn off and prohibit, and, if necessary, proceed in due form of law against all or any tenants/occupiers/trespassers in the Said Premises or any parts thereof and to take appropriate steps by legal actions and to abate all nuisances.

9. For the purposes as aforesaid, to appoint Advocates and sign and execute Vakalatnama or any other documents, authorizing such Advocates to act and to terminate such authority and to pay fees of such Advocate/s.

10. To apply for and obtain electricity, gas, water, sewerage, drainage or any other connections of any other utilities in the said premises and also the completion and other certificates from the Kolkata Municipal Corporation, Fire Brigade authorities, WBSEDCL/CESC limited and/or other authorities and for that purpose and/or to make alterations therein and to close down and/or have disconnection of the same and for that to sign, execute and applications, documents and plans and do all other acts, deeds and things as may be deemed fit and proper by our Said Attorney to this effect.

11. To negotiate on terms for and to agree to and enter into and conclude any agreement for sale, transfer and/or leasing out the flats in the proposed Building/s and to sign and execute and deliver such agreements for sale/transfer of land thereof or any other agreement for

holding/delivering possession of the flat/s in the proposed building/s at the Said Properties relating to the developer's allocated portion (other than our allocated portion).

12. To receive from the intending purchaser or purchasers any earnest money and/or advance or advances and also the balance consideration money to give valid receipts and discharge for the same other than the owners' allocated portions.

13. To sign and execute proper deed or deeds of conveyance/ conveyances in respect of the sale and/or transfer of all that undivided proportionate share or interest of land with building as standing thereon either in part or in full the particulars of such property more fully described in the Schedule hereto in favour of the purchaser or purchasers and to present for registration

of the same and to admit execute of the same and to do all necessary acts and deeds required for the purpose of registration of the said document in respect of the schedule property hereunder written and to give valid discharge thereof and to do all acts deeds and things for registration of the deeds of transfer in respect of the schedule property hereunder written.

14. To cancel any agreement and forfeit any money advanced by the prospective purchasers for reason of their committing default and/or file Suit for Specific Performance and to realize or unrealized amount together with interest and damages as the case may be and to do all such acts deeds matters and things in respect of selling and/or transferring the flats together with the undivided proportionate share in the land and to enter into all sorts of documents in commitments

understanding etc. relating to the Developer allocation only.

15. To sign and execute and deliver Deed/s of Conveyance or Sale and all other instruments of transfer, undertakings, declarations, confirmations and to present the same whether executed by me or by our Said Attorney and to admit the execution thereof and present for registration before the Registrar of Assurances, Kolkata or any other District Sub-Registrar or Addl. District Sub-Registrar having jurisdiction concerning the said Premises or before any Notary Public in respect of the flats and the undivided proportionate share of land relating to the developer's allocated portion.

16. To give inspection of the original title deeds and other related papers before the Kolkata Municipal Corporation or to any recognized financial institution

enabling the prospective Purchaser/Purchasers to avail housing finance from any Bank or recognized financial institution and to sign and execute all such related papers to complete the formalities in favour of the prospective Purchaser/ Purchasers to avail the housing loan.

17. To sign, execute and register any Deed of Mortgage relating to any part or portion or saleable space or spaces of the developer's allocated portion in the proposed building to facilitate any prospective Purchaser/Purchasers to avail housing loan or housing financial from any Bank or recognized financial corporation without creating any liability upon us towards the repayment thereof and perform all such formalities to that effect.

18. To deliver possession and/or make over the portions and issue letter of possession and to do and

perform all and everything that shall be necessary for completing the sale. To receive all moneys, advances and also the balance of the purchase amount from the Purchaser/s and grant proper receipts in respect of the amounts to be received on sale and disposal of portions, etc. and/or otherwise in connection with the flats/apartments/ spaces/portions/car parking spaces in the Said Building (only developer's allocated portion).

AND to do all acts, deeds and things concerning the authorities as enumerated hereinabove hereby granted in respect of the Said Premises for the purpose of sanction of the building plan which we ourselves, could have done lawfully under our own hand and seal if personally present AND we do hereby ratify and confirm and agree to ratify and confirm all and whatsoever the said Attorney shall lawfully do or cause to be done in or about the Said Premises as contained hereinabove.

IN WITNESS WHEREOF both the parties have set their respective hands and seals on the day month and year first above written.

WITNESSES :

1. *Kijal Sultana*
60/B, Tollygunge Road
Kolkata - 700033.

Profulla Kumar Dutta
Chanchal Dutta

— T I of Sharda Dutta by the pen of Paraghat Bhatnagar

Soma Bhatnagar
SIGNATURE OF THE OWNERS

2. *Paraghat Bhatnagar*
Advocate
Alipore Judges' Court
Kol - 27

APS CONSTRUCTION
Ashis Patra *Paraghat Dutta* *Somit Bhatnagar*
Partner Partner Partner

SIGNATURE OF THE DEVELOPER

Drafted by:

Paraghat Bhatnagar
Advocate (WB/342/340/88)
Alipore Judges' Court
Kolkata - 700 027












Computer Print by :

Soma Bhatnagar
SRI RAM COMPUTER
Alipore Judges' Court
Kolkata 700027

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PHOTO	left hand					
	right hand					


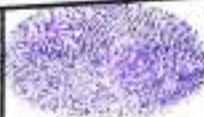









Name

Signature

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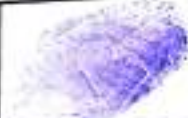









Name PROFULLA KUMAR DUTTA @ PRAPULLA KUMAR DUTTA

Signature Profulla Kumar Dutta

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
	left hand					
	right hand					

Name CHANCHAL DUTTA

Signature Chanchal Dutta

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
	left hand					
	right hand					












Name SHEELA DUTTA

Signature L.T.I of Sheela Dutta by the pen of Pranjali Bhatia

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PHOTO	left hand					
	right hand					












Name

Signature

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	left hand					
	right hand					

Name SOMA PYNE












Signature Soma Pyne

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	left hand					
	right hand					

Ashis Patra

Name ASHIS PATRA

Signature Ashis Patra

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
	left hand					
	right hand					

Name PRADYUT DUTTA

Signature Pradyut Dutta

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PHOTO	left hand					
	right hand					

Name

Signature



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left hand						
right hand						

Name SUMIT DEBNATH

Signature *Sumit Debnath*

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					

Name RANA GUHA BAKSHI

Signature *Rana Guha Bakshi*

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PHOTO	left hand					
	right hand					

Name

Signature



IDENTITY CARD ALIPORE BAR ASSOCIATION

(AFFILIATED UNDER BAR COUNCIL OF WEST BENGAL)

KOLKATA - 700 027

PHONE : CIVIL : 2479-9335/7330, CRIMINAL : 2479-1477

Card No. : VC/249



Name ... RANA GUHA BAKSHI ... Advocate

Father's/Husband's name ... Late Satyendra Narayan
Guha Bakshi

Address ... 66, Prince Baktar Shah Road, Kolkata - 73

P.S. - Charu Market, P.O. - Tollygunge

Ph. No. ... 98300 63774 / 2424 2475

W.B. Bar Council Enrolment No. ... WB / 342 / 341 / 88

SECRETARY

Rana Guha Bakshi

Major Information of the Deed

Deed No :	I-1603-06803/2023	Date of Registration	18/05/2023
Query No / Year	1603-2001210593/2023	Office where deed is registered	
Query Date	12/05/2023 6:05:52 PM	D S R - III SOUTH 24-PARGANAS District	South 24-Parganas
Applicant Name, Address & Other Details	Rana Guhabakshi Alipore Judges Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL PIN - 700027, Mobile No. : 9830063774, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 1,89,05,403/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 40,020/- (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:- Tollygunge, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Kali Prasanna Roy Lane., Premises No: 3A., Ward No: 089 Pin Code : 700033

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	7 Katha 6 Chatak 5 Sq Ft	1/-	1,68,19,653/-	Width of Approach Road: 60 Ft.,
Grand Total :				12.1802Dec	1/-	168,19,653/-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	3090 Sq Ft.	1/-	20,85,750/-	Structure Type: Structure
Gr. Floor, Area of floor : 1500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 2, Area of floor : 590 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 3, Area of floor : 500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		3090 sq ft	1/-	20,85,750/-	

and Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>Shri Profulla Kumar Dutta, (Alias: Prafulla Kumar Dutta) Son of Late Panchanan Dutta 3A, K. P. Roy Lane, City:- , P.O:- Tollygunge, P.S:-Charu Market, District:- South 24-Parganas, West Bengal, India, PIN:- 700033 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: acxxxxxx9g, Aadhaar No: 41xxxxxxx4980, Status :Individual, Executed by: Self, Date of Execution: 17/05/2023 , Admitted by: Self, Date of Admission: 17/05/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 17/05/2023 , Admitted by: Self, Date of Admission: 17/05/2023 ,Place : Pvt. Residence</p>
2	<p>Shri Chanchal Dutta (Presentant) Son of Late Jagadish Chandra Dutta 26, Prince Baktiar Shah Road, Flat No. F-B1, City:- , P.O:- Tollygunge, P.S:- Charu Market, District:-South 24-Parganas, West Bengal, India, PIN:- 700033 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: adxxxxxx1k, Aadhaar No: 28xxxxxxx6816, Status :Individual, Executed by: Self, Date of Execution: 17/05/2023 , Admitted by: Self, Date of Admission: 17/05/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 17/05/2023 , Admitted by: Self, Date of Admission: 17/05/2023 ,Place : Pvt. Residence</p>
3	<p>Smt Sheela Dutta Wife of Late Jagadish Chandra Dutta 3A, K P Roy Lane, City:- , P.O:- Tollygunge, P.S:-Charu Market, District:- South 24-Parganas, West Bengal, India, PIN:- 700033 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: ADxxxxxx3B, Aadhaar No: 61xxxxxxx5656, Status :Individual, Executed by: Self, Date of Execution: 17/05/2023 , Admitted by: Self, Date of Admission: 17/05/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 17/05/2023 , Admitted by: Self, Date of Admission: 17/05/2023 ,Place : Pvt. Residence</p>
4	<p>Smt Soma Pyne Daughter of Late Jagadish Chandra Dutta 63/S, Tollygunge Road, City:- , P.O:- Tollygunge, P.S:-Charu Market, District:-South 24-Parganas, West Bengal, India, PIN:- 700033 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: afxxxxxx0l, Aadhaar No: 23xxxxxxx2529, Status :Individual, Executed by: Self, Date of Execution: 17/05/2023 , Admitted by: Self, Date of Admission: 17/05/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 17/05/2023 , Admitted by: Self, Date of Admission: 17/05/2023 ,Place : Pvt. Residence</p>

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>APS CONSTRUCTION 13D, Durga Charan Chowdhury, City:- , P.O:- Tollygunge, P.S:-Charu Market, District:-South 24-Parganas, West Bengal, India, PIN:- 700033 , PAN No.:: ABxxxxxx8F, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative</p>

Representative Details :

Name, Address, Photo, Finger print and Signature

1 Ashis Patra

Son of Mr Subodh Patra 13D, Durga Charan Chowdhury Lane, City:- , P.O:- Tollygunge, P.S:-Charu Market, District:-South 24-Parganas, West Bengal, India, PIN:- 700033, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: agxxxxxx7g, Aadhaar No: 51xxxxxxxx7247 Status : Representative, Representative of : APS CONSTRUCTION (as Partner)

2 Pradyut Dutta

Son of Phani Bhusan Dutta 49, Izzatullah Lane, City:- , P.O:- Tollygunge, P.S:-Charu Market, District:-South 24-Parganas, West Bengal, India, PIN:- 700033, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ahxxxxxx9a, Aadhaar No: 93xxxxxxxx8558 Status : Representative, Representative of : APS CONSTRUCTION (as Partner)

3 Sumit Debnath

Son of Late Ajit Debnath 62, Izzatullah Lane, City:- , P.O:- Tollygunge, P.S:-Charu Market, District:-South 24-Parganas, West Bengal, India, PIN:- 700033, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: auxxxxxx0g, Aadhaar No: 49xxxxxxxx3628 Status : Representative, Representative of : APS CONSTRUCTION (as Partner)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Rana Guhabakshi Son of Late S N Guhabakshi Alipore Judges Court, City:- , P.O:- Alipore, P.S:-Alipore, District:-South 24- Parganas, West Bengal, India, PIN:- 700027			
Identifier Of Shri Profulla Kumar Dutta, Shri Chanchal Dutta, Smt Sheela Dutta, Smt Soma Pyne, Ashis Patra, Pradyut Dutta, Sumit Debnath			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri Profulla Kumar Dutta	APS CONSTRUCTION-3.04505 Dec
2	Shri Chanchal Dutta	APS CONSTRUCTION-3.04505 Dec
3	Smt Sheela Dutta	APS CONSTRUCTION-3.04505 Dec
4	Smt Soma Pyne	APS CONSTRUCTION-3.04505 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Shri Profulla Kumar Dutta	APS CONSTRUCTION-772.50000000 Sq Ft
2	Shri Chanchal Dutta	APS CONSTRUCTION-772.50000000 Sq Ft
3	Smt Sheela Dutta	APS CONSTRUCTION-772.50000000 Sq Ft
4	Smt Soma Pyne	APS CONSTRUCTION-772.50000000 Sq Ft

17-05-2023

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

Presented for registration at 15:17 hrs on 17-05-2023, at the Private residence by Shri Chanchal Dutta, one of the Executants.

Certificate of Market Value (WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,89,05,403/-

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

Execution is admitted on 17/05/2023 by 1. Shri Profulla Kumar Dutta, Alias Prafulla Kumar Dutta, Son of Late Panchanan Dutta, 3A, K. P. Roy Lane, P.O: Tollygunge, Thana: Charu Market, South 24-Parganas, WEST BENGAL, India, PIN - 700033, by caste Hindu, by Profession Retired Person, 2. Shri Chanchal Dutta, Son of Late Jagadish Chandra Dutta, 26, Prince Baktiar Shah Road, Flat No. F-B1, P.O: Tollygunge, Thana: Charu Market, South 24-Parganas, WEST BENGAL, India, PIN - 700033, by caste Hindu, by Profession Business, 3. Smt Sheela Dutta, Wife of Late Jagadish Chandra Dutta, 3A, K P Roy Lane, P.O: Tollygunge, Thana: Charu Market, South 24-Parganas, WEST BENGAL, India, PIN - 700033, by caste Hindu, by Profession Others, 4. Smt Soma Pyne, Daughter of Late Jagadish Chandra Dutta, 63/S, Tollygunge Road, P.O: Tollygunge, Thana: Charu Market, South 24-Parganas, WEST BENGAL, India, PIN - 700033, by caste Hindu, by Profession Others

Indetified by Mr Rana Guhabakshi, Son of Late S N Guhabakshi, Alipore Judges Court, P.O: Alipore, Thana: Alipore, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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

Execution is admitted on 17-05-2023 by Ashis Patra, Partner, APS CONSTRUCTION (Partnership Firm), 13D, Durga Charan Chowdhury, City:-, P.O:- Tollygunge, P.S:-Charu Market, District:-South 24-Parganas, West Bengal, India, PIN:- 700033

Indetified by Mr Rana Guhabakshi, Son of Late S N Guhabakshi, Alipore Judges Court, P.O: Alipore, Thana: Alipore, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Execution is admitted on 17-05-2023 by Pradyut Dutta, Partner, APS CONSTRUCTION (Partnership Firm), 13D, Durga Charan Chowdhury, City:-, P.O:- Tollygunge, P.S:-Charu Market, District:-South 24-Parganas, West Bengal, India, PIN:- 700033

Indetified by Mr Rana Guhabakshi, Son of Late S N Guhabakshi, Alipore Judges Court, P.O: Alipore, Thana: Alipore, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Execution is admitted on 17-05-2023 by Sumit Debnath, Partner, APS CONSTRUCTION (Partnership Firm), 13D, Durga Charan Chowdhury, City:-, P.O:- Tollygunge, P.S:-Charu Market, District:-South 24-Parganas, West Bengal, India, PIN:- 700033

Indetified by Mr Rana Guhabakshi, Son of Late S N Guhabakshi, Alipore Judges Court, P.O: Alipore, Thana: Alipore, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate



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

On 18-05-2023

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.

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 15/05/2023 10:43AM with Govt. Ref. No: 192023240053176288 on 15-05-2023, Amount Rs: 21/-, Bank: SBI
EPay (SBIPay), Ref. No. 3016245229740 on 15-05-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,020/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 39,920/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 2537, Amount: Rs.100.00/-, Date of Purchase: 12/05/2023, Vendor name: A K Samajpati
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 15/05/2023 10:43AM with Govt. Ref. No: 192023240053176288 on 15-05-2023, Amount Rs: 39,920/-,
Bank: SBI EPay (SBIPay), Ref. No. 3016245229740 on 15-05-2023, 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 199811 to 199877

being No 160306803 for the year 2023.



Dhar

Digitally signed by Debasish Dhar
Date: 2023.05.23 11:26:46 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 2023/05/23 11:26:46 AM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)