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District Sub-Register-II
Alipore, South 24-Parganas

15 JUN 2022

DEVELOPMENT AGREEMENT

THIS DEED OF DEVELOPMENT AGREEMENT is made this the
15th day of June, 2022 (Two thousand Twenty-Two) *BETWEEN* ;

15/6
11-480
1777362

3367

- 2 JUN 2022

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

Name: Subrata Banerjee

Address: 6, Parasax Road, Kol-029

Vendor.....

Alipur Collectorate, 24 Pgs. (S)

SUBHANKAR DAS

STAMP VENDOR

Alipur Police Court, Kol-27



District Sub- Registrar-II
Alipore, South 24 Parganas

15 JUN 2022

Partly done
S/o Late R. N. Saha
Alipur police ct
KOL-27
Dated under,

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SRI SUBRATA BANERJEE, having PAN : AJCPB6325J, Aadhaar No.4054 2739 9699, .son of Late Gouri Prasad Banerjee, by creed : Hindu, Indian by National, by occupation : Business, residing at 6, Parasar Road, Post Office : Lake Market, Police Station : Tollygunge, Kolkata : 700029, District : 24 Parganas (South), hereinafter called and referred to as "the **OWNER** of the **UNDIVIDED 3/5TH SHARE**" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, successors, executors, administrators, legal representatives and assigns) of the **ONE PART**.

AND

SUN SHAKTI REALTOR LLP, LLPIN : AAV-0792, having PAN : AEHFS9308G, a Limited Liability Partnership Firm, having its registered Office at 21/7, Aswini Dutta Road, Post Office : Sarat Banerjee Road, Police Station : Lake, Kolkata : 700029, being represented by one of its Designated Partner viz. **SRI JAY S. KAMDAR**, having PAN : AKWPK2270L, Aadhaar No.7074 3050 7318, son of Late Sharad. H. Kamdar, by creed : Hindu, Indian by National, by occupation : Business, residing at 38A/26,



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Jyotish Roy Road, Post Office : New Alipore, Police Station : Behala, Kolkata : 700053, hereinafter called and referred to as "the **DEVELOPER/OWNER** of the **UNDIVIDED 2/5TH SHARE**" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor-in-office and assigns) of the **OTHER PART**.

WHEREAS originally one Beni Madhab Banerjee by purchase had become the sole and absolute Owner in respect of **ALL THAT** piece and parcel of land measuring about 3 (Three) Cottahs 6 (Six) Chittacks more or less together with brick built structure having an area of 2330 (Two Thousand Three Hundred Thirty) Square Feet more or less standing thereon, being Plot No.70 of Surplus land in the Calcutta Improvement Scheme No.XV(B) formed out of portion of Premises Nos.107, 119, Dhakuria Road and 113, Russa Road South being part of Holding Nos.106/77, 75 & 71/72 respectively in the Sub-Division : VI, Division : 6, Dihi : Panchannagram, Police Station : previously Tollygunge at present Charu Market, by virtue of a registered Deed of Conveyance from the Trustees for the Improvement of Calcutta for the valuable consideration as



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mentioned therein. The aforesaid Deed was duly registered on 24th June, 1927 in the Office of the Sub-Registrar at Alipore Sadar and recorded in Book No.I, Volume No.76, Pages 119 to 121, Being No.3995 for the year 1927.

AND WHEREAS while absolutely seized and possessed the aforesaid property as Owner thereof, said Beni Madhab Banerjee died intestate on 24th September, 1962 leaving behind him surviving his four sons viz. Chandi Prasad Banerjee, Gouri Prasad Banerjee, Tara Prasad Banerjee, Ashok Banerjee and one daughter Smt. Swati Bhattacharjee as his only legal heirs and successors, who jointly inherited the aforesaid property left by their father as per Hindu Succession Act, 1956, each having undivided 1/5th share of the same.

AND WHEREAS after such inheritance, the aforesaid four brothers and one sister became the joint Owners of the aforesaid property and while absolutely seized and possessed as joint Owners thereof, said Chandi Prasad Banerjee sold, transferred and conveyed his undivided 1/5th share of the aforesaid property unto and in favour of said Gouri Prasad Banerjee by virtue of a registered Deed of Conveyance for the



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valuable consideration as mentioned therein. The aforesaid Deed was duly registered on 15th December, 1971 in the Office of the District Sub-Registrar at Alipore and recorded in Book No.I, Volume No. 106, Pages 32 to 41, Being No.4975 for the year 1971.

AND WHEREAS after such purchase, said Gouri Prasad Banerjee became the Owner of the undivided 2/5th share of the aforesaid property and while absolutely seized and possessed the same as joint Owners thereof, he died on 13th December, 1984 leaving one Will dated 31st March, 1981 registered in the Office of the Sub-Registrar at Alipore on 19th March, 1982 and recorded in Book No.III, Volume No.3, pages 44, Being No.61 for the year 1982.

AND WHEREAS after demise of said Gouri Prasad Banerjee, the Executor of the aforesaid Will viz. Amar Nath Roy applied for Probate of the said Will before the Learned District Delegate at Alipore vide Act 39 Case No.166 of 1990. The Learned Court has been pleased to grant Probate of the aforesaid Will vide Order dated 4th February, 1997.



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AND WHEREAS the Executor of the aforesaid Will handed over property to the Beneficiary of the aforesaid Will viz. Subrata Banerjee and Smt. Uma Banerjee, who had life interest in the property of the aforesaid Will.

AND WHEREAS the said Uma Banerjee also died on and in terms of the aforesaid Will of Late Gouri Prasad Banerjee, his only son Subrata Banerjee has become the absolute Owner of the undivided 2/5th share of the property situated at 6, Parasar Road, left by his deceased father.

AND WHEREAS while absolutely seized and possessed as joint Owners thereof, said Tara Prasad Banerjee died intestate on 1st January, 1982 leaving behind him surviving his wife Smt. Annapurna Banerjee as his only legal heir and successor, who inherited the undivided 1/5th share of the aforesaid property left by her husband as per Hindu Succession Act, 1956.

AND WHEREAS after such inheritance, said Smt. Annapurna Banerjee became the Owner of the undivided 1/5th share of the aforesaid property and while absolutely seized and possessed the same as joint Owners thereof, she gifted away her aforesaid



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property unto and in favour of Subrata Banerjee by virtue of a registered Deed of Gift absolutely and forever. The aforesaid Deed was duly registered on 21st March, 1997 in the Office of the District Sub-Registrar at Alipore and recorded in Book No.I, Volume No.19, Pages 437 to 445, Being No.649 for the year 1997.

AND WHEREAS in the manner stated above, said Subrata Banerjee, Ashok Banerjee and Smt. Swati Bhattacharjee became the joint Owners of the aforesaid property and duly mutated their names with the Office of the Kolkata Municipal Corporation and after such mutation the aforesaid property known and numbered as Municipal Premises No.6, Parasar Road, Police Station : Tollygunge, Kolkata : 700029, within the limits of the Kolkata Municipal Corporation, under Ward No.87 and paying taxes thereto.

AND WHEREAS while absolutely seized and possessed the aforesaid property as joint Owners thereof, said Ashok Banerjee died intestate on 9th November, 2005 leaving behind him surviving his wife Smt. Sipra Banerjee and two daughters viz. Smt. Rumjhum Chattopadhyay and Smt. Piyali Chakraborty, as



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his only legal heirs and successors, who jointly inherited the undivided 1/5th share of the aforesaid property left by the deceased as per Hindu Succession Act, 1956.

AND WHEREAS thereafter said Smt. Sipra Banerjee also died intestate on 7th November, 2017 leaving behind surviving her two daughters viz. Smt. Rumjhum Chattopadhyay and Smt. Piyali Chakraborty, as her only legal heirs and successors, who jointly inherited the undivided share in the aforesaid property left by their mother as per Hindu Succession Act, 1956.

AND WHEREAS subsequently thereafter said Smt. Swati Bhattacharjee also died on 2nd September, 2004 and prior to her death she had published her last Will and Testament dated 15th June, 2004. After her demise the Executor of the aforesaid Will duly applied for probate of the Will before the Hon'ble High Court at Calcutta and the Hon'ble Court has been pleased to grant Probate of the said Will in P.L.A. No.345 of 2018 to the Executor. Accordingly in terms of the Probate of the said Will Mr. Tuhin Subhra Bhattacharjee became the Owner of the undivided 1/5th share of the said property.

AND WHEREAS thus after such inheritance, said Subrata Banerjee, Tuhin Subhra Bhattacharjee, Smt. Rumjhum



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Chattopadhyay and Smt. Piyali Chakraborty became the joint Owners of the aforesaid property i.e. **ALL THAT** piece and parcel of land measuring about 3 (Three) Cottahs 6 (Six) Chittacks more or less together with brick built structure having an area of 2330 (Two Thousand Three Hundred Thirty) Square Feet more or less standing thereon, being known and numbered as Municipal Premises No.6, Parasar Road, Police Station : Tollygunge, Kolkata : 700029, within the limits of the Kolkata Municipal Corporation, under Ward No.87, Additional District Sub-Registry Office at Alipore, morefully described in the **SCHEDULE** - "A" hereunder written and hereinafter called and referred to as "the **SAID PROPERTY**" and since then have been possessing the same uninterruptedly by doing all acts of ownership and paying taxes thereto, having their respective undivided share therein.

AND WHEREAS while absolutely seized and possessed the said property as joint Owners thereof, said Tuhin Subhra Bhattacharjee sold, transferred and conveyed his undivided 1/5th share of the said property unto and in favour of the Party hereto of the Other Part by virtue of a registered Deed of Conveyance for the valuable consideration as mentioned



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therein. The aforesaid Deed was duly registered on 11th May, 2022 in the Office of the District Sub-Registrar – II at Alipore and registered in Book No.I, Volume No.1602-2022, Pages 238700 to 238732, Being No.06295 for the year 2022.

AND WHEREAS while absolutely seized and possessed the said property as joint Owners thereof, said Smt. Rumjhum Chattopadhyay and Smt. Piyali Chakraborty also sold, transferred and conveyed their undivided 1/5th share of the said property unto and in favour of the Party hereto of the Other Part by virtue of a registered Deed of Conveyance for the valuable consideration as mentioned therein. The aforesaid Deed was duly registered on 11th May, 2022 in the Office of the District Sub-Registrar – II at Alipore and registered in Book No.I, Volume No.1602-2022, Pages 238634 to 238666, Being No.06296 for the year 2022.

AND WHEREAS in the manner aforesaid, the Party hereto of the Other Part become the Owner of undivided 2/5th share of the said property.

AND WHEREAS at present the Owner of the One Part is owned and possessed undivided 3/5th share of the said property and

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the Owner of the Other Part owned and possessed undivided 2/5th share of the said property.

AND WHEREAS the property of the Owner of the One Part is morefully described in the **SCHEDULE - "B"** hereunder written.

AND WHEREAS the Parties herein jointly decided to develop the said property and accordingly several discussions were held amongst the Parties herein and being satisfied with the title of the said property and ultimately the Party hereto of the Other Part has agreed to develop the said property as one of the Co-Owner of the same with some certain terms and conditions, which are set-forth hereunder below :-

NOW THIS AGREEMENT WITNESSETH are as follows :-

1. **OWNER** :-

Shall mean **SRI SUBRATA BANERJEE**, son of Late Gouri Prasad Banerjee of 6, Parasar Road, Post Office : Lake Market, Police Station : Tollygunge, Kolkata : 700029, District : 24 Parganas (South), being "the **OWNER** of the **UNDIVIDED 3/5TH SHARE**" and his heirs, successors, executors, administrators, legal representatives and assigns.



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AND

SUN SHAKTI REALTOR LLP, a Limited Liability Partnership Firm, having its registered Office at 21/7, Aswini Dutta Road, Post Office : Sarat Banerjee Road, Police Station : Lake, Kolkata : 700029, being represented by one of its Designated Partner viz. **SRI JAY S. KAMDAR**, son of Late Sharad. H. Kamdar of 38A/26, Jyotish Roy Road, Post Office : New Alipore, Police Station : Behala, Kolkata : 700053 being "the **OWNER** of the **UNDIVIDED 2/5TH SHARE**" and its successor-in-office and assigns.

2. **DEVELOPER** :-

Shall mean **SUN SHAKTI REALTOR LLP**, a Limited Liability Partnership Firm, having its registered Office at 21/7, Aswini Dutta Road, Post Office : Sarat Banerjee Road, Police Station : Lake, Kolkata : 700029, being represented by one of its Designated Partner viz. **SRI JAY S. KAMDAR**, son of Late Sharad. H. Kamdar of 38A/26, Jyotish Roy Road, Post Office : New Alipore, Police Station : Behala, Kolkata : 700053 and include its successor-in-office and assigns.



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3. **THE SAID PROPERTY** :-

Shall mean **ALL THAT** piece and parcel of land measuring an area of 3 (Three) Cottahs 6 (Six) Chittacks be the same a little more or less together with brick built structure having an area of 2330 (Two Thousand Three Hundred Thirty) Square Feet more or less standing thereon, being known and numbered as Municipal Premises No.6, Parasar Road, Police Station : Tollygunge, Kolkata : 700029, within the limits of the Kolkata Municipal Corporation, under Ward No.87, Additional District Sub-Registry Office at Alipore.

4. **BUILDING** :-

Shall mean and include the Building to be constructed at the premises mentioned in earlier paragraph.

5. **COMMON FACILITIES** :-

Shall mean and include corridors, stairs, ways, passages, way, if any drive ways, common electric meter, common lavatories, if provided by the Developer water pump and water and facilities, which will be provided by the Developer in the new Building. The Occupiers of the



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proposed multistoried Building and the Purchasers of the Flat of the proposed multistoried Building shall have the right to enjoy the roof of the proposed Building for all ceremonial occasions and for maintaining T.V. antenna and water reservoir.

6. **SALEABLE SPACE :-**

Shall mean the space in the new Building available for independent use and occupation by the Developer after making due provisions for common facilities and space required thereof and after providing the Owner's allocation in respect of his undivided 3/5th share of the said property.

7. **OWNER'S ALLOCATION IN RESPECT OF 3/5TH**

SAHRE :-

On completion of the proposed Building, the Owner of undivided 3/5th share of the said property will be entitled to get one self contained Flat having built up area 1000 (One Thousand) Square Feet more or less on the Front side of the Second Floor and one Car Parking Space measuring about 130 (One Hundred Thirty) Square Feet



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more or less under the roof in the Ground Floor from the said proposed Building in finished and complete condition to be constructed upon the said property and the entire Owner's allocation in respect of the undivided 3/5th share of the said property is more fully described in **SCHEDULE "C"** hereunder written and the fittings, fixtures and arrangements as will be provided by the Developer in the said Owner's allocation in respect of the undivided 3/5th share of the said property are fully described in the **SCHEDULE - "D"** hereunder written.

8. **DEVELOPER'S ALLOCATION/OWNER'S ALLOCATION
IN RESPECT OF 2/5TH SHARE :**

Shall mean the remaining portion of the new Building including the common facilities absolutely belonged to the Developer after providing the Owner's allocation in respect of the 3/5th share of the said property as aforesaid and together with the absolute right on the part of the Developer/Owner of the undivided 2/5th share of the said property and prospective buyer/s and intending transferee/s, lessee/s or in any way deal with the same but without in any way affecting the right and interest of the One Part and this allocation will be treated as the



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share of the undivided 2/5th share of the said property together with investment as will be incurred by the Developer for construction of the proposed Building upon the said property.

9. **THE ARCHITECT :**

Shall mean such person/s with requisite qualification who will be appointed by the Developer for designing and Planning of the new Building.

10. **BUILDING PLAN :**

Will mean such Plan prepared by the architect for the construction of the new Building and sanctioned by the Kolkata Municipal Corporation and/or any other competent Authority as the case may be.

11. **TRANSFER :**

With its grammatical variations shall include transfer by possession and by and other means adopted for effecting what is understood as a transfer of space in multistoried Building to purchase thereof although the same may not amount to a transfer in law without causing in any manner in convenience or disturbance to the Owner of the undivided 3/5th share of the said property.



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12. **TRANSFeree** :-

Shall mean a person Firm, Limited Company, Association of persons to whom any space in the Building will be transferred.

13. **TIME** :-

Shall mean the construction shall be completed positively within 42 (Forty-Two) months from the date of execution and registration of this Agreement.

14. **WORDS** :-

Importing singular shall include plural and vice-versa and the words importing masculine gender shall include feminine and vice-versa and neutral gender shall include masculine and feminine genders.

15. **COMMENCEMENT** :-

This Agreement shall be deemed to have commenced with effect from the date of execution of this Agreement.



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-:: OWNER'S RIGHT AND REPRESENTATION ::-

1. The Owner of the One Part and Other Part are absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the said property save and except the possession of the said property occupied by the Tenant and other Occupiers.
2. None other than the Owners have any claim, right, title and/or demand over and in respect of the said property and/or any portion thereof.
3. There is no excess vacant land at the said property within the meaning of the Urban Land (Ceiling and Regulation) Act, 1976.

-:: DEVELOPER'S RIGHT ::-

1. The Owner of the undivided $3/5^{\text{th}}$ share of the said property hereby grant, subject to what have been hereunder provided exclusive right to the Developer, who is also the Owner of the undivided $2/5^{\text{th}}$ share of the said property to build upon and to exploit commercially the said plot of land and shall be able to construct the new Building thereon in accordance with the Plan which will



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be sanctioned by the Kolkata Municipal Corporation at its own cost with or without any amendment and/or modification thereto made or cause to be made by the parties hereto.

2. All application, Plans and other papers and documents as may be required by the Developer for the purpose of obtaining necessary sanction from the appropriate authorities shall be prepared and submitted by the Developer on behalf of the Owner of the undivided 3/5th share of the said property at its own costs and expenses and the Developer shall pay charges and bear all fees including architect's fees required to be paid or deposited for exploitation of the said property and the Developer will bear the cost of construction provided, however that the Developer shall be exclusively entitled to all refunds or any or all payments and/or deposit made by the Developer.
3. Nothing in these presents shall be construed as a demise or assignment or conveyance in law by the Owner of the undivided 3/5th share of the said property or any part thereof to the Developer or has created any right, title or



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interest in respect of the Developer other than exclusive right and interest by the Developer commercially exploit the same in terms hereof and to deal with the Developer's allocation/Owner's allocation in respect of undivided 2/5th share of the said property in the new Building in the manner herein after stated.

-:: CONSIDERATION ::-

1. In consideration of the Owner of the undivided 3/5th share of the said property having agreed to permit the Developer to commercially exploit the said property and to construct, erect and build a new Building in accordance with the Plan at its own cost, which will be sanctioned and in accordance with the Specification and materials description of which are stated in details in **SCHEDULE - "D"** hereunder written.
2. On completion of the proposed Building, the Owner of undivided 3/5th share of the said property will be entitled to get one self contained Flat having built up area 1000 (One Thousand) Square Feet more or less on the Front side of the Second Floor and one Car Parking Space measuring about 130 (One Hundred Thirty) Square Feet



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more or less under the roof in the Ground Floor from the said proposed Building in finished and complete condition to be constructed upon the said property and the entire Owner's allocation in respect of the undivided 3/5th share of the said property is more fully described in **SCHEDULE "C"** hereunder written and the fittings, fixtures and arrangements as will be provided by the Developer in the said Owner's allocation in respect of the undivided 3/5th share of the said property are fully described in the **SCHEDULE - "D"** - "" hereunder written.

3. Besides the above, the Developer shall pay a refundable amount of Rs.5,00,000/- (Rupees Five Lac) only to the Owner of the One Part towards his consideration at the time of execution and registration of this Agreement and the Developer shall bear the shifting charges as a rent till handover the Owner's allocation to the Owner as per terms of this Agreement.

-:: POSSESSION ::-

1. The Owner of the One Part shall hand over symbolical possession in respect of his undivided 3/5th share under as is where is basis of the aforesaid property to the Developer simultaneously with the execution of this



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Agreement enabling the Developer/Owner of undivided 2/5th share of the said property to survey the entire premises and for making soil testing and preparation of the proposed Building Plan.

2. The Developer/Owner of undivided 2/5th share of the said property shall complete the construction of the Building positively within 24 (Twenty-Four) months from the date of sanction of the Plan and/or from the date of getting peaceful vacant khas possession of the said property from the Owner of undivided 3/5th share of the said property, whichever is later and shall hand over the Owner's allocation in respect of undivided 3/5th share of the said property by the Developer/Owner of undivided 2/5th share of the said property with the arrangements and other accessories as per Specification given details in **SCHEDULE - "D"** hereunder written. Besides this the handover the Flat to Occupier/Tenant of the portion of the Owner, the Party of the One Part from its allocation and/or will negotiate with the said Occupier / Tenant and will meet his/her/their demand as its own cost without imposing any financial



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liabilities whatsoever in any nature upon the Owner of the 3/5th share of the said property.

3. The Developer shall on completion of the new Building put the Owner of the One Part in undisputed possession of the Owner's allocation in respect of undivided 3/5th share of the said property together with all rights in common to the common portion as absolute Owner thereof.
4. The Developer shall be exclusively entitled to the Developer's allocation/Owner's allocation in respect of undivided 2/5th share of the said property in the new Building with exclusive right to transfer or otherwise deal with or dispose of, without any right, title, claim or interest therein whatsoever of the Owner of the One Part and he shall not be able to disturb the quiet and peaceful possession of the Developer's allocation/Owner's allocation in respect of undivided 2/5th share of the said property. The Owner of the One Part shall only transfer by way of proper Deed of Conveyance either in favour of the Developer or in favour of the nominee/s of the Developer,



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the undivided share of the land excepting the proportionate share of land of the Owner of the One Part.

5. The Owner of the One Part undertakes to give the Developer a Power of Attorney in a form and manner reasonably required by the Developer for development of the premises as well as to sell the Developer's allocation together with its allied jobs. It being understood however that such dealings shall not in any manner fasten or create any financial or legal liabilities upon the Owner of the One Part nor there shall be any clause inconsistent with or against the terms mentioned in this Agreement.
6. That the Owner of the One Part shall execute the Deed of Conveyance/s in favour of the Developer or its nominee/s in respect of the Developer's allocation in the new Building as shall be required by the Developer, all costs and all expenses in that behalf will be borne and paid by the Developer.

-:: COMMON FACILITIES ::-

1. The Developer shall pay and bear all property taxes and other previous dues and outgoings in respect of the said



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Building accruing due as and from the date of execution of this Agreement. If there are any dues of property taxes or any other taxes regarding the said property before the date of handing over the same to the Developer that has to be borne by the Owner of the One Part and Other Part jointly as per their respective shares.

2. As soon as the new Building shall be completed within the time hereinafter mentioned the Developer shall give written notice to the Owner of the One Part for his allocation in the Building and there being no dispute regarding the completion of the Building in terms of this Agreement and according to the Specification and Plan thereof and certificate of the completion being produced to the effect and after 30 (Thirty) days from the date of service of such notice and at all times thereafter the Owner of the One Part shall be exclusively responsible for payment of all Municipal and property taxes, rates, duties and other public outgoings and imposition whatsoever (hereinafter for the sake of brevity referred to as "the **SAID RATES**") payable in respect of the Owner's allocation of the One Part, the said rates to be apportioned pro-rata



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with reference to the saleable space in the Building if they are levied on the Building as a whole.

3. Any transfer of any part of the Owner's allocation in the new Building shall be subject to the provisions hereof and the transferee shall thereafter be responsible in respect of the space transferred for payment of the said rate and service charges for the common facilities.
4. The Owner of the One Part shall not do any acts, deeds or things whereby the Developer shall be prevented from construction and completion of the said Building so long as the Developer construct the Building as per Plan to be sanctioned from the Kolkata Municipal Corporation and as per terms of this Agreement.

-:: COMMON RESTRICTION ::-

The Owner's allocation of the One Part in the new Building shall be subject to the same restrictions on transfer and use as are applicable to the Developer's allocation/Owner's allocation in respect of undivided 2/5th share of the said property in the new



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Building intended for common benefits of all Occupiers of the new Building which shall include the followings :-

1. The Owner of the One Part shall not use or permit to be used of the Owner's allocation of the One Part in the new Building 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 nuisances hazard to the Owner, Occupiers of the new Building. The Developer and its nominee/s shall also not use or permit to be used of the Developer's allocation/Owner's allocation in respect of undivided 2/5th share of the said property in the new Building or any portion thereof for carrying of any obnoxious, illegal and immoral trade or activity nor use thereof for any purpose which may cause any nuisance hazards to the Owner of the One Part of the new Building.
2. Both the parties shall abide by all laws, bye-laws, rules and regulation of the Government, local bodies and associations when formed in future as the case may be without invading the right to the Owner of the One Part.



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3. The respective allottee shall keep their respective allocation in the Building in good working conditions and repairs.
4. Neither party shall throw accumulate any dirt, rubbish, waste or refuse or permit the same to be thrown or accumulated in or around the new Building or in the compound corridors any other portions of the new Building.

-:: OWNER'S OBLIGATION ::-

1. The Owner of the One Part hereby agrees and covenants with the Developer not to cause any interference or hindrance in the construction of the Building at the said property by the Developer so long as the Developer acts and performs as per terms of this Agreement.
2. The Owner of the One Part hereby agrees and covenants with the Developer not to do any acts or deeds or things where by the Developer/Owner of the Other Part may be prevented from selling, assigning and/or disposing of any portion or portions of the Developer's allocation/Owner's



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allocation in respect of undivided 2/5th share of the said property or portion in the Building.

3. The Owner of the One Part hereby agrees and covenants with the Developer not to let out, grant, lease, mortgage and/or charges the allocated portion of the Developer in the super built up construction but shall have all right to let out, grant, lease, mortgage and/or charges, his allocated portion to any person/s, company/ies save and except the Developer's allocation/Owner's allocation in respect of undivided 2/5th share of the said property. The Developer also shall not have any right to let, grant, lease, mortgage and/or charges the allocated built up area of the owner of the one part but shall have all right to let out, grant lease, take booking money, ect's from the person/s, company/ies in respect of the Developers allocation/owners allocation in respect of undivided 2/5th share of the said property.



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:: 29A ::

4. The owner shall not ask for any money from the Developer in respect of the allocation of the Developer, who is also the owner of undivided 2/5 share of the said property, either now or in future. The aforesaid Developers allocation described in **SCHEDULE - D** here under written always be the absolute property of the Developer and Developer has every right to dispose of the same in favour of its nominee/s at or for a consideration, which includes the cost for the undivided proportionate share of the land together with cost for construction of the proposed building in terms of the present agreement and the party here to of the one part admits the same and declares that save and accept his alteration the Developer shall have the unfettered right to sell its allocation and to receive sale proceeds without giving any share to the one part.

:: DEVELOPER'S OBLIGATION ::

The Developer hereby agrees and covenants with the Owner:



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1. The Owner of the Other Part as Developer shall complete the construction of the new Building within 24 (Twenty-Four) months from the date of demolition of the present existing structure standing upon the said property and/or from the date of sanction of the Building Plan, whichever will be the later and the time of completion of the Building shall be strictly observed. The period of construction will be extended if there be any force majeure, natural calamity or situation beyond the control of the Developer.
2. The Developer shall not violate or contravene any of the provisions or rules applicable for construction of the Building.
3. The Developer will meet any Third Party legal claim or any claim from the Tenant or Occupiers of the Building from its own without imposing any financial liability upon the Owner of the One Part. But if it finds that due to the fault of the Party hereto of the One Part, the said legal claim acquire then the Party hereto of the One Part shall meet up the same.
4. The Developer at its own costs shall demolish the present existing structure standing thereon and shall enjoy the debris and salvages at its own whims and desire.



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5. The Developer shall at its own cost arrange alternative accommodation of two bed rooms apartment for the Owner herein during the period of constructional work of the proposed Building in the locality till handing over possession of his allocation as per term of the Agreement.

-:: OWNER'S INDEMNITY ::-

The Owner of the One Part hereby undertakes that the Developer shall be entitled to the said construction and shall enjoy its allocated portion without any interference and/or disturbance provided the Developer perform and fulfills all and singular the terms and conditions herein contained and/or its part to be observed and performed.

-:: DEVELOPERS INDEMNITY ::-

1. The Developer hereby undertakes to keep the Owner of the One Part indemnified against all Third Party claims or any claims from the Tenants or Occupiers of the Building and actions arising out of any sorts of acts or commission of the Developer in or in relation to the construction of the said new Building strictly in terms of the Plan to be sanctioned by the Kolkata Municipal Corporation on that behalf or in the matter of any defect therein.



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2. The Developer hereby undertakes to keep the Owner of the One Part indemnified against all action suits, costs, proceedings and claim that may arise out of the Developer's allocation/Owner's allocation in respect of undivided 3/5th & 2/5th share of the said property respectively with regard to the development of the said property and/or in the matter of construction of the Building and/or any defect therein.

-:: MISCELLANEOUS ::-

1. The Owner of the One Part and the Developer have entered into the Agreement purely as a contract and nothing contained herein shall be deemed to construe as partnership between the Developer and the Owner of the One Part. The Parties hereto can proceed with this Agreement.
2. Nothing in these presents shall be construed as a demise or assignment or conveyance in land by the Owner of undivided 3/5th share of the said property or any part thereof to the Developer or as creating any right, title and interest in respect thereof in the Developer other than its



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own undivided 2/5th share, an exclusive right to exploit the same in terms thereof provided however the Developer shall be entitled to borrow money from any Bank/s without creating any financial liability on the Owner of the One part and his estate shall not be encumbered and/or be liable for payment of any dues of such Bank/s and for that purpose the Developer shall keep the Owner of the One Part indemnified against all actions, suits, proceedings, and cost, charges and expenses in respect thereof.

3. Any notice required to be given by the Developer shall without prejudice to any other mode of service available be deemed to have been served upon the Owner of the One Part, if sent to him under registered post with acknowledgement due at the addresses, where the Developer will shift the Owner of the One Part given in this Agreement vis-à-vis to the Developer.
4. That the Owner of the One Part hereby fully agree and consent that the Developer shall have the right to advertise, fix hoarding or signboard of any kind relating to the publicity for the benefit or commercial exploitation of



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the new Building from the date of execution of this Agreement and on completion of the Building or earlier all such advertisements and hoardings shall be cleared or by the Developer at its own costs.

5. The original Deeds and other documents relating to the title of the said property shall remain in the custody of the Owner of the 3/5th share of the said property i.e. the Developer herein.

-:: FORCE MAJEURE ::-

1. The Parties hereto shall not be considered to be liable for any obligation hereunder to the extent that the performance of the relative obligations was prevented by any force majeure and this contract shall remain suspended during such majeure, if any.
2. The force majeure shall mean floods, earth quake, riot, Pandemic war, storm, tempest, civil commotion, pandemic, strikes, lock-out and/or any other fact or commission beyond the control of the parties hereto.



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-:: JOINT OBLIGATION ::-

1. The Developer shall develop and construct multistoried Buildings on the said land as per Corporation Rules after utilizing the available F.A.R. as per present rules in vogue at its own cost.
2. The Owner of the One Part will lend his name and signature in all paper, Plans, documents and deeds those may come on the way of the Developer for successful implementation of the project since the project will be developed in the name of the Owner of the undivided 3/5th share of the said property and also the name of the Owner of the 2/5th share of the said property and under the Owner's allocation.
3. The Owner of the One Part will forward to the Developer, the original of the title deed of the said property on execution of the Agreement for Developer's record and reference. The Owner of the One Part shall ultimate be returned to the Owner's Association, which will be formed in future for its preservation.



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4. If the Developer deliberately fails and neglects to delay in completing the entire project and/or to hand over the Owner's allocation of the One Part within the stipulated period the Developer shall pay a sum of Rs.1,000/- (Rupees One Thousand) only per month to the Owner of the One Part towards compensation.
5. The Developer shall negotiate with the Occupiers/Tenants of the Owner of the One Part and will settle his/her/their claim at its own cost without shifting any financial liability upon the Owner of the One Part. Be it mentioned here that the Party of the One part discloses about his Tenant/s and the Developer after verifying the same and being satisfied after knowing the same enter into this Agreement with the assurance that the Developer will not raise any further dispute in this regard.

THE SCHEDULE - "A" ABOVE REFERRED TO

(DESCRIPTION OF THE SAID PROPERTY)

ALL THAT piece and parcel of land measuring an area of 3 (Three) Cottahs 6 (Six) Chittacks be the same a little more or less together with brick built structure having an area of 2330 (Two Thousand Three Hundred Thirty) Square Feet more or less standing thereon, being known and numbered as Municipal



~~Sub-Registrar~~
Alipore, North 24 Parganas

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Premises No.6, Parasar Road, Police Station : Tollygunge, Kolkata : 700029, within the limits of the Kolkata Municipal Corporation, under Ward No.87, Additional District Sub-Registry Office at Alipore, together with all right, title, interest and right of easements attached thereto and the same is butted & bounded by :-

ON THE NORTH BY : 28A & 28B, Sardar Sankar Road ;
ON THE SOUTH BY : 8, wide Parasar Road ;
ON THE EAST BY : 42' wide Parasar Road ;
ON THE WEST BY : 26, Sardar Sankar Road.

THE SCHEDULE - "B" ABOVE REFERRED TO

(DESCRIPTION OF THE PROPERTY OF THE OWNER OF THE ONE PART)

ALL THAT undivided 3/5th share of said property i.e. land measuring comes to undivided 2 (Two) Cottahs 18 (Eighteen) Chittack more or less together with undivided 3/5th share of the brick built structure i.e. structure area comes to undivided 1398 (One Thousand Three Hundred Ninety-Eight) Square Feet more or less, being known and numbered as Municipal Premises No.6, Parasar Road, Police Station : Tollygunge, Kolkata : 700029, within the limits of the Kolkata Municipal



উপ-রেজিস্ট্রার
আলিপুর, দক্ষিণ চব্বিশ পরগণা

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Corporation, under Ward No.87, morefully described in the **SCHEDULE - "A"** hereinabove written.

THE SCHEDULE - "C" ABOVE REFERRED TO
(DESCRIPTION OF THE OWNER'S ALLOCATION FOR
UNDIVIDED 3/5TH SHARE)

On completion of the proposed Building, the Owner of undivided 3/5th share of the said property will be entitled to get one self contained Flat having built up area 1000 (One Thousand) Square Feet more or less consisting of three bed rooms, one dining space, one kitchen, two toilets and one verandah on the Front side of the Second Floor and one Car Parking Space measuring about 130 (One Hundred Thirty) Square Feet more or less under the roof in the Ground Floor from the said proposed Building in finished and complete condition to be constructed upon the said property and and the fittings, fixtures arrangements as will be provided by the Developer in the said Owner's allocation in respect of the undivided 3/5th share of the said property are fully described in the **SCHEDULE "D"** hereunder written

THE SCHEDULE - "D" ABOVE REFFERRED TO
(DESCRIPTION OF THE SPECIFICATION)

FOUNDATION :

Building designed of R.C.C. foundation.



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Alipore, South 24 Parganas

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❖ **STEEL** :-

Standard quality available in the market.

❖ **CEMENT** :-

Standard quality available in the market viz. ACC, L&T & Tata Steel Cement.

❖ **SAND** :-

Course sand.

❖ **STONECHIPS** :-

Standard quality available in the market.

❖ **BRICKS** :-

1st class available in the market.

❖ **FLOORING & SKIRTING** :-

Bed rooms, living-cum-dining room, toilets, kitchen and balcony will be finished with Marble.

❖ **KITCHEN** :-

Kitchen will have R.C.C. Cooking platform with 2' height glazed tiles and black stone top of the platform. One steel



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sink will be provided, one tap on the sink and other under the sink for washing utensils.

❖ **BATHROOM & TOILETS** :-

Floorings of the bathroom and toilet shall be marble finished.

❖ **TOILETS** :-

7' high glaze tiles round. Toilet attached to the Bedroom will have one Western commode (colour) with cistern, taps, shower. Common Toilet will have Western commode (colour) with cistern, one wash basin (white) taps, towel rod, soap tray and Shower. Geyser point will be provided in this Toilet. Both the toilet will have good quality G.I. concealed pipelines.

❖ **DOORS** :-

P.V.C. door in toilets and good quality phenol bounded commercial flash doors in all inside doors and wooden panel doors in main door.

❖ **WINDOWS** :-

Aluminum channel windows with mild steel grill.



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❖ **ELECTRICAL WORKS :-**

Electrical points for light, fan, refrigerator, television, geyser and one number of A.C. point at bed room will be provided with concealed P.V.C. wiring and complete with distribution boards, sub-distribution board, switch board, with piano type switches and 5 & 15amp plug point, electrical points will be provided as required.

❖ **ELECTRICAL METER :-**

The Developer will arrange for the electric meter for common services like roof lights, stair case, passages and Flat Owners except the Party hereto of the One Part will pay the deposit amount proportionately.

❖ **EXTRA WORK :-**

Request for extra work or change from above mentioned specifications and fixing of costly items will be entertained before commencement of the work of the specified items and extra cost to be paid in advance basis as required.

❖ **WATER SUPPLY :-**

Water will be supplied from the supply of Kolkata Municipal Corporation. Water supply from Kolkata



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Corporation will be arranged with underground reservoir and cost of water connection from Kolkata Corporation authority will be borne by the Flat Owners on proportionate cost basis.

PAINTING :

All internal walls will be finished with Plaster of Paris. All external paintings will be with cement based paints. All doors and windows will be enamel paints.

SANITARY :

All internal pipelines will be of concealed type. Soil lines are to be connected to underground drainage pipes terminating in septic tank.

THE SCHEDULE - "E" ABOVE REFERRED TO

(DESCRIPTION OF SPECIFICATION OF COMMON AREAS)

AREAS :

- A. Entrance and exits to the said property and the Building/s.
- B. Darwans room, if any.



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- C. Boundary walls and main gate of the said property.
- D. Lift and lift machine room.
- E. Staircase, stair head room and lobbies on all the floors.
- F. Entrance lobby, electric/utility room, water pump room, if any and the Office room, to be used by the Association/Committee, if any.
- G. Common installations on the roof and in the Ground Floor and also in each floor.
- H. Right to access on the roof above the top of the floor of the Building/s.
- I. The open land in the said property, foundation columns, beams, supports, common passage and boundary walls of the Building/s.

2. **WATER PLUMBING AND DRAINAGE :-**

- A. Drainage and sewerage lines and other installations for the same (except only those as are installed within the exclusive area of any unit! or exclusively for the same.



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- B. Water supply system of the whole Building.
- C. Water pump, underground and overhead water reservoirs together with all common plumbing installations for carriage of water (save only those are within the exclusive area of any unit and/or exclusively for its use).

3. **ELECTRICALS INSTALLATIONS** :-

- A. Electrical wiring and other fittings (excluding only those as are installed within the exclusive area of any Unit or exclusively for its use).
- B. Lighting of common portions.
- C. Electrical installations for receiving electricity from suppliers and meters for recording the supply.
- D. Electric installation for lift.
- E. Machineries and accessories, if any (at extra cost).

4. **OTHERS** :-

Such other common parts, areas, equipments, installations, fittings, fixtures and spaces in or around the said property and the Building/s as are necessary for passage to and/or user of the units in common by the Co-Owners.



District Sub-Registrar-II
Alipore, South 24 Parganas
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:: 45 ::

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

SIGNED, SEALED AND DELIVERED

by the Parties at Kolkata
in the presence of :-

WITNESSES :-

1. Mhinmay Naskar
393 A, Rabindra Saha,
Kolkata - 70005.

Subrata Banerjee
Signature of the **OWNER**

2. Ballari Pal
351, BALARAM BOSE GHAT ROAD,
KOLKATA - 700025.

Drafted by me :-
Arijit Kumar Bose
ADVOCATE
Alipore Police Court
No. - P/1168/2014
Advocate
Alipore Judges' Court, Kol : 27.

SUN SHAKTI REALTOR LLP

J. K. K.
Authorised Signatory/Designated Partner

Signature of the **DEVELOPER**

Computer Typed by :-

Debasish Naskar

DEBASISH NASKAR
Alipore Judges' Court, Kol : 27.



District Sub-Registrar-II
Alipore, South 24 Parganas

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MEMO OF CONSIDERATION

RECEIVED of and from the within named Developer the within mentioned sum of Rs.5,00,000/- (Rupees Five Lac) only towards the non-refundable amount in terms of this Agreement, as per Memo below :-

MEMO

Paid vide cheque No. 063958, dated 15.06.2022 on Federal Bank at its B. B. D. Bag Branch of Rs. 5,00,000/- (Rupees Five Lac) only.

TOTAL Rs.5,00,000/-

(RUPEES FIVE LAC) ONLY

WITNESSES :-

1. Mrinmay Naskar
393A, Rabindra,
Sahaw,
Kolkata-700005.

Subrata Banerjee

Signature of the **OWNER**

2. Ballan Pal .
35/1, BALARAM BOSE GHAT ROAD,
Kolkata-700005.



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Alipore, South 24 Parganas

15 JUN 2022



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

NAME SUBRATA BANERJEE
SIGNATURE Subrata Banerjee



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

NAME JAY S. KAMDAR
SIGNATURE J. Kamdar



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

NAME
SIGNATURE



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

NAME
SIGNATURE



District Sub-Registrar-II
Alipore, South 24 Parganas

15 JUN 2022



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

GRN Details

GRN:	192022230049885038	Payment Mode:	Online Payment (SBI Epay)
GRN Date:	14/06/2022 18:11:52	Bank/Gateway:	SBIEpay Payment Gateway
BRN :	9330581744840	BRN Date:	14/06/2022 18:14:34
Gateway Ref ID:	99228411	Method:	Federal Bank NB
Payment Status:	Successful	Payment Ref. No:	2001771362/1/2022

[Query No*/Query Year]

Depositor Details

Depositor's Name: SUN SHAKTI REALTOR LLP
Address: 21/7, ASWINI DUTTA ROAD
Mobile: 9830718888
EMail: sunshakti2020@gmail.com
Depositor Status: Buyer/Claimants
Query No: 2001771362
Applicant's Name: Mr PARTHA SANA
Identification No: 2001771362/1/2022
Remarks: Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001771362/1/2022	Property Registration- Stamp duty	0030-02-103-003-02	20020
2	2001771362/1/2022	Property Registration- Registration Fees	0030-03-104-001-16	21
			Total	20041

IN WORDS: TWENTY THOUSAND FORTY ONE ONLY.



आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

SUBRATA BANERJEE

GOURI PROSAD BANERJEE

11/01/1955

Permanent Account Number

AJCFB6325J

Subrata Banerjee

Signature



Subrata Banerjee



ভারত সরকার

ভারত সরকার

Unique Identification Authority of India

Government of India

ভালিকাভুক্তির আই ডি/Enrollment No.: 1040/19753/02509

To
28/10/2012
সুব্রত ব্যানার্জী
Subrata Banerji
6 PARASAR ROAD
SARAT BOSE ROAD Sarat Bose Road S O
Sarat Bose Road Kolkata
West Bengal 700029
9051882111

16753266



MN162932662DF



আপনার আধার সংখ্যা/ Your Aadhaar No. :

4054 2739 9699

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

GOVERNMENT OF INDIA



সুব্রত ব্যানার্জী
Subrata Banerji
পিতা : গৌরী প্রসাদ ব্যানার্জী
Father : GOURI PROSAD BANERJE
জন্ম তারিখ / Year of Birth : 1955
পুরুষ / Male



4054 2739 9699

আধার - সাধারণ মানুষের অধিকার

Subrata Banerji



SUN SHAKTI REALTOR LLP

J. K. K.
Authorised Signatory/Designated Partner

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



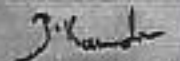
स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AKWPK2270L

नाम / Name
JAY S KAMDAR

पिता का नाम / Father's Name
SHARD H KAMDAR

जन्म की तारीख / Date of Birth
12/06/1982


हस्ताक्षर / Signature



2015015

J. Kamdar



भारत सरकार
GOVERNMENT OF INDIA



Jay. S. Kamdar

DOB: 12/06/1982
MALE



7074 3050 7318

मेरा आधार, मेरी पहचान



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address

S/O Late Sharad H Kamdar, 38A/26,
JYOTISH ROY ROAD, New Alipore,
Kolkata,
West Bengal - 700053

7074 3050 7318

1947
1800 300 1947

help@uidai.gov.in www.uidai.gov.in

P.O. Box No. 1947,
Bangalore-560 001



Major Information of the Deed

Deed No :	I-1602-07743/2022	Date of Registration	15/06/2022
Query No / Year	1602-2001771362/2022	Office where deed is registered	
Query Date	13/06/2022 1:44:35 PM	D.S.R. -I I SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	PARTHA SANA ALIPORE POLICE COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9830737513, Status :Deed Writer		
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. 1/-	Rs. 1,18,78,651/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 20,120/- (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: Parasar Road, , Premises No: 6, , Ward No: 087 Pin Code : 700029

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	2 Katha 18 Sq Ft	1/-	1,09,35,001/-	Property is on Road
Grand Total :				3.3413Dec	1 /-	109,35,001 /-	




Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1398 Sq Ft.	0/-	9,43,650/-	Structure Type: Structure
Gr. Floor, Area of floor : 1398 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		1398 sq ft	0 /-	9,43,650 /-	

100
100
100






Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr SUBRATA BANERJEE Son of Late GOURI PRASAD BANERJEE Executed by: Self, Date of Execution: 15/06/2022 , Admitted by: Self, Date of Admission: 15/06/2022 ,Place : Office			
	15/06/2022		LTI 15/06/2022	15/06/2022
6 PARASAR ROAD, City:- , P.O:- LAKE MARKET, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AJxxxxxx5J, Aadhaar No: 40xxxxxxxx9699, Status :Individual, Executed by: Self, Date of Execution: 15/06/2022 , Admitted by: Self, Date of Admission: 15/06/2022 ,Place : Office				

Developer Details :



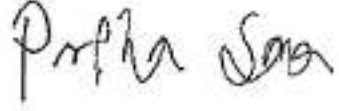
Sl No	Name,Address,Photo,Finger print and Signature			
1	SUN SHAKTI REALTOR LLP 21/7 ASWINI DUTTA ROAD, City:- , P.O:- SARAT BANERJEE ROAD, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 , PAN No.:: AExxxxxx8G,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr JAY S KAMDAR (Presentant) Son of Late SHARAD H KAMDAR Date of Execution - 15/06/2022, , Admitted by: Self, Date of Admission: 15/06/2022, Place of Admission of Execution: Office			
	Jun 15 2022 4:01PM		LTI 15/06/2022	15/06/2022
38A/26 JYOTISH ROY ROAD, City:- , P.O:- NEW ALIPORE, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700053, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AKxxxxxx0L, Aadhaar No: 70xxxxxxxx7318 Status : Representative, Representative of : SUN SHAKTI REALTOR LLP (as DESIGNATED PARTNER)				



Identifier Details :

Name	Photo	Finger Print	Signature
Mr PARTHA SANA Son of Late R N SANA ALIPORE POLICE COURT, City:- , P.O:- ALIPORE, P.S:-Allpore, District:-South 24 -Parganas, West Bengal, India, PIN:- 700027			
	15/06/2022	15/06/2022	15/06/2022
Identifier Of Mr SUBRATA BANERJEE, Mr JAY S KAMDAR			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr SUBRATA BANERJEE	SUN SHAKTI REALTOR LLP-3.34125 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr SUBRATA BANERJEE	SUN SHAKTI REALTOR LLP-1398.00000000 Sq Ft



Endorsement For Deed Number : I - 160207743 / 2022

On 15-06-2022

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

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

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

Presented for registration at 11:48 hrs on 15-06-2022, at the Office of the D.S.R. -I I SOUTH 24-PARGANAS by Mr JAY S KAMDAR ,.

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 1,18,78,651/-

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

Execution is admitted on 15/06/2022 by Mr SUBRATA BANERJEE, Son of Late GOURI PRASAD BANERJEE, 6 PARASAR ROAD, P.O: LAKE MARKET, Thana: Tollygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by Profession Others

Indetified by Mr PARTHA SANA, , , Son of Late R N SANA, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Deed Writer

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

Execution is admitted on 15-06-2022 by Mr JAY S KAMDAR, DESIGNATED PARTNER, SUN SHAKTI REALTOR LLP (LLP), 21/7 ASWINI DUTTA ROAD, City:- , P.O:- SARAT BANERJEE ROAD, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029

Indetified by Mr PARTHA SANA, , , Son of Late R N SANA, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Deed Writer

Payment of Fees

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

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 14/06/2022 6:14PM with Govt. Ref. No: 192022230049885038 on 14-06-2022, Amount Rs: 21/-, Bank: SBI EPay (SBlePay), Ref. No. 9330581744840 on 14-06-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 20,020/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 20,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 780410, Amount: Rs.100/-, Date of Purchase: 02/06/2022, Vendor name: Subhankar Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 14/06/2022 6:14PM with Govt. Ref. No: 192022230049885038 on 14-06-2022, Amount Rs: 20,020/-, Bank: SBI EPay (SBlePay), Ref. No. 9330581744840 on 14-06-2022, Head of Account 0030-02-103-003-02



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



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1602-2022, Page from 293451 to 293505
being No 160207743 for the year 2022.



Digitally signed by SUMAN BASU
Date: 2022.06.24 13:22:08 +05:30
Reason: Digital Signing of Deed.

(Suman Basu) 2022/06/24 01:22:08 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. -II SOUTH 24-PARGANAS
West Bengal.



(This document is digitally signed.)