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भारत

पचास रुपये रु.50

FIFTY RUPEES Rs.50

सत्यमेव जयते

INDIA

INDIA NON JUDICIAL

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Certified that the document is admitted to registration. The signature sheets and the endroesment sheets attached with document are the part of this document.

District Sub-Registrar-V
Alipore, South 24 Parganas

28 NOV 2023

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT made on this the 28th day of November **Two Thousand and Twenty Three (2023)**

BETWEEN

4868 25 JUL 2023

নং তাং

H. Sardar
Advocate
Baruipur Civil Court

ভেন্ডার :- শ্রী গণেশ দে
বারুইপুর সাব-রেজিস্ট্রারী অফিস
জেলা- দক্ষিণ ২৪ পরগণা

Identified By Me
Sunny Shaw
Advocate
Alipore Judges Court
S/o. Kishori Shaw
R/o. Sonarpur
Kol-700150

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ARUN PAUL (PAN – AONPP2786B) (AADHAAR NO. – 9901 4680 7472), son of Late Chandra Benode Paul, by faith - Hindu, by occupation - Retired person, by nationality - Indian, residing at 2/38 A/1 Sree Colony, Circus Avenue, Post Office - Regent Estate, Police Station - Netaji Nagar, Kolkata – 700092, District - South 24 Parganas, hereinafter called and referred to as the **"OWNER/VENDOR"** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, executors, administrators, legal representatives and/ or assign) of the **ONE PART.**

AND

YASHVI CONSTRUCTION (PAN- AADFY2168G) a Partnership Firm having its registered office at GE- 145, Phase- 1, 908, Rajdanga Main Road, Police Station- Kasba, Kolkata- 700107, South 24 parganas, duly represented by its Partners namely, **(1) SRI BIKASH AGARWAL (PAN AHAPA8484B) (AADHAR NO. 2723 8304 8531),** son of Late Rajendra Kumar Agarwal, by occupation- Business, by Nationality- Indian, by faith-Hindu, resident of 2052, Chakgaria, Upohar Condovilla, Panchasayar, Post Office- Panchasayar, Police Staion- Survey Park, Kolkata-700094, District – South 24 Parganas, West Bengal, **(2) SRI PAWAN AGARWAL (PAN- AFXPA0641R), (AADHAR NO. 6896 1598 8134),** son of Late Babulal Agarwal, by occupation- Business, by Nationality- Indian, by faith-Hindu, resident of Flat No. E 121, 4, Sight Model Town Complex, 437 Madhya Balia, Near Khudiram Metro Station, P.O. Garia, Kolkata- 700084 and **(3) SRI PRASHANT RAJ KRIT (PAN- AKJPR5854Q), (AADHAR 4816 2209**

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7453) son of Sri Ashok Gupta, by occupation- Business, by Nationality- Indian, by faith-Hindu, permanent resident of Anathalaya Road, Katihar, Amdabad Katihar Ward No.21, Police Station – Katihar, Pin -854105, Bihar and also resident of Flat No. UPE010316, Upohar Efficiency, Chak Garia, Kolkata- 700094, hereinafter referred to as the **"Promoters/Developers"** (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include the partners or partner for the time being of the said firm, the survivor or survivors of them and their heirs, executors and administrators of the last surviving partner and his /their assigns, successor – in - office) of the **OTHER PART**.

WHEREAS Saraswati Das was the absolute owner of all that the Shali land 48 Decimal be the same a little more or less comprised in R.S. Dag no. - 208/260, 208/261, 208/262, under R.S. Khatian No. - 44, Touzi No. – 56, Mouza - Nayabad, J.L. No. 25, District - South 24 Parganas, Sub-Registry office, Alipore.

AND WHEREAS the said Saraswati Das sold, conveyed and transferred all that piece and parcel of shali land admeasuring more or less 05 Cottah which is equivalent to 8.26 Decimal more or less in R.S. Dag No - 208/260, under R.S. Khatian No. - 44, Touzi No. - 56, comprised in Mouza – Nayabad, District - South 24 Parganas, Alipore in recorded in Book No. I, Volume No. 309, Pages from 127 to 131, for the year 1981, in Deed No.9381 registered in the office of District Sub Registry office in favour of Niranjan Mondal, son of Late Hara Kali Mondal absolutely and forever, for the valuable consideration mentioned therein.

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AND WHEREAS the said Saraswati Das sold, conveyed and transferred all that piece and parcel of Shali land measuring about 8 Decimal more or less out of total land measuring 40 decimal more or less in R.S. Dag No. 208/260 comprised in Mouza – Nayabad, 23 Decimals more or less in R.S. Dag No. 208/261 comprised in Mouza - Nayabad and 9 Decimals more or less in R.S. Dag No.208/262 comprised in Mouza - Nayabad, under R.S. Khatian no. - 44, Touzi No.- 56, District - South 24 Parganas, registered in the office of District Sub Registry office Alipore recorded in Book No - I, Volume No. 288, Pages from 212 to 215, Deed No. 8435 for the year 1981 in favour of Krishna Pada Mondal, s/o of Niranjan Mondal absolutely and forever, for the valuable consideration mentioned therein.

AND WHEREAS the said Niranjan Mondal, son of Late Hara Kali Mondal and Krishnapada Mondal, son of Niranjan Mondal sold, conveyed and transferred all that piece and parcel of Shali land measuring about 01 Cottah 09 Chittaks 12 Sq. Ft. more or less out of total land measuring 3 Katha in R.S. Dag no. 208/260 and 01Cottah 06 Chittaks 33 Sq.Ft. more or less in R.S. Dag no. 208/261 comprised in Mouza - Nayabad, R.S. Khatian no. 44, Touzi No. - 56, District - South 24 Paraganas, registered in the office of District Sub Registry, Alipore recorded in Book No - I, Volume No. 203, Pages from 125 to 130, Deed No 7361 for the year 1983 in favour of Nirmal Chandra Pal (now deceased) (now deceased), Son of Late Chandra Benode Pal absolutely and forever, for the valuable consideration mentioned therein.

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AND WHEREAS the said Nirmal Chandra Pal (now deceased), son of Late Chandra Benode Pal gifted and transferred out of love and affection all that piece and parcel of shali land measuring more or less 4.95 Decimals which is equivalent to 03 Cottah (the split up being 01 Cottah 09 Chittak 12 Sq. Ft. more or less in R.S. Dag no. 208/260 and 01 Cottah 6 Chittak 33 Sq. Ft. more or less in R.S. Dag no. - 208/261) comprised in Mouza - Nayabad, under R.S. Khatian no. - 44, Touzi No 56, District - South 24 Parganas, by virtue of Deed of Gift registered in the office of the District Sub Registry office III at Alipore, being Deed No. 6638 for the year 2009 in favour of Arun Paul, son of Late Chandra Benode Pal absolutely and forever.

AND WHEREAS the said Krishna Pada Mondal, son of Niranjan Mondal sold, conveyed and transferred all that piece and parcel of Shali land measuring more or less 01 Cottah 10 Chittaks 39 sq. Ft. (the split up being 15 Chittaks 3 sq. Ft. more or less in R.S. Dag no. 208/261 and 11 Chittaks 36 Sq. Ft. more or less in R.S. Dag no. 208/262) comprised in Mouza - Nayabad, under R.S.Khatian no. - 44, Touzi No. 56, District - South 24 Paraganas, registered in the office of Additional District Sub Registry office at Alipore, being Deed No. 16279 for the year 1983 in favour of Monorama (Dutta) Pal, daughter of Late Chandra Benode Pal absolutely and forever, for the valuable consideration mentioned therein.

AND WHEREAS the said Monorama (Dutta) Pal, daughter of Late Chandra Benode Pal by virtue of Deed of Gift gifted and transferred out of love and all that piece and parcel of Shali land 01 Cottah10 Chittaks 39 sq. Ft. (the split up being 15 Chittaks 3 sq. Ft. more or

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less in R.S. Dag no. 208/261 and 11 Chittaks 36 sq. Ft. more or less in R.S. Dag 208/262) comprised in Mouza - Nayabad, under R.S. Khatian no. - 44, Touzi No 56, District - South 24 Parganas, registered in the office of District Sub- Registry III, Alipore, recorded in Book No.1,Volume No 26, Pages from 4679 to 4691, Deed no. 6639 for the year 2009 in favour of Arun Paul , son of Late Chandra Benode Paul, absolutely and forever.

AND WHEREAS Arun Paul, son of Late Chandra Binode Pal, thus became the absolute owner by virtue of two Deed of Gifts registered on 05/10/09 at D.S.R.-III, Alipore, South 24-Parganas in Book- I, CD Volume No. 26, pages from 4822 to 4837, Being no. 6638 for the year 2009 (03 Cottah more or less) and registered on 05/10/09 at D.S.R.-III Alipore, South 24-Parganas in Book- I, CD Volume No.26, pages from 4679 to 4691, Being no. 6639 for the year 2009 (01 Cottah 10 Chittaks 39 sq. ft. more or less) of **ALL THAT** piece and parcel of undivided land measuring total **04 Cottahs10 Chittaks 39 sq. ft**. which is equivalent to **7.72 decimal** more or less in R.S. & L.R. Dag No. 208/260, in R.S & L.R. Dag No. 208/261, in R.S & L.R. Dag No. 208/262, L.R Khatian No.2895, under R.S Khatian No. 44, comprised in Mouza- Nayabad, J.L. No.25, Touzi No.56, South 24 Paragana, under R.S Khatian No. 44, District Sub Registrar – III Alipore, Police Station – Purba Jadavpur, hereinafter referred to as the "SAID PROPERTY".

AND WHEREAS the Owner herein approached **YASHVI CONSTRUCTION**, the Developer herein, in order to fulfil his desire of developing the Said Property more fully described in the **FIRST**

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SCHEDULE hereunder written, and the Developer herein having accepted the said proposal of the Owner, agreed to enter into a Development Agreement for construction of a residential building on the Said Property as per plan to be sanctioned by the Kolkata Municipal Corporation or any other appropriate authority.

AND WHEREAS both the Parties herein are entering into this Agreement for Development in order to set out their respective rights and obligations in relation to the development of the Said Property by the Developer herein, and other matters relevant in connection therewith, which they agree to abide by, act upon, govern solely in accordance with the terms and conditions agreed upon and reduced into writing as under.

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

ARTICLE –I : DEFINITION

OWNER: shall mean and include the Party of the One Part herein and his heirs, executors, legal representatives, administrators and/or assigns.

DEVELOPER: shall mean and include the Party of the Other Part herein and their respective heirs, executors, administrators, legal representatives and/or assigns.

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SAID PROPERTY: shall mean and include **ALL THAT** piece and parcel of undivided shali land measuring total **04 Cottahs10 Chittaks 39 sq. ft**. which is equivalent to **7.72 decimal** more or less in R.S. & L.R. Dag No. 208/260**,** in R.S & L.R. Dag No. 208/261, in R.S & L.R. Dag No. 208/262, L.R Khatian No.2895, under R.S Khatian No. 44, comprised in Mouza- Nayabad, J.L. No.25, Touzi No.56, South 24 Paragana, under R.S Khatian No. 44, District Sub Registrar – III Alipore, Police Station – Purba Jadavpur which is more fully and particularly described in the **FIRST SCHEDULE** hereunder written, and hereinafter referred to as the **'SAID PROPERTY'**.

The terms in these presents shall unless contrary or repugnant to the context mean and include the following:

1.1 **NEW BUILDING**: shall mean and include such G+III or G+IV building/s to be constructed on the said property as per the Building Plan to be sanctioned by the Kolkata Municipal Corporation.

1.2 **COMMON FACILITIES**: shall mean and include corridors, stair-cases, lobbies, ways, landings, common passages, boundary wall, water reservoirs, water tanks, pump motor, electrical and sanitary installations, fixtures and fittings, ingress and egress to and from the said proposed New Building etc. and roof of the building and other facilities and amenities to be provided thereat.

OWNER'S ALLOCATION: The Owner will be entitled to get **40 % (Forty Percent)** share of the total F.A.R. or Constructed Area comprising of several flats and other spaces, as will be sanctioned

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on the schedule land by the Kolkata Municipal Corporation together with undivided proportionate share or interest in the said land, together with undivided proportionate share in the common areas, and common parts, amenities and facilities therein provided, subject to the provisions of the covenants of the Owner, incorporated herein and The Developer shall pay to the Owner a total Interest Free Refundable Security Deposit of Rs. 8,00,000/- (Rupees Eight Lakhs only) (Refundable Security Deposit) out of which Rs. 4,00,000/-(Rupees Four Lakh Only) has been paid through cheque and cash and rest amount of Rs. Rs.4,00,000/-(Rupees Four Lakhs only) will be paid after issuance of the sanction plan and the same amount of Rs. 8,00,000/- (Rupees Eight Lakhs only) shall be refunded in full by the owner to the developer entirely by the Owners' Allocation herein.

1.3 **DEVELOPER'S ALLOCATION**: The Developer will be entitled to get **60 % (Sixty Percent)** of the total F.A.R. or Constructed Area, comprising of several flats and other spaces, as will be sanctioned on the schedule land by the Kolkata Municipal Corporation being the remaining F.A.R. or Constructed Area together with undivided proportionate share or interest in the said land together with undivided proportionate share in the common areas, and common parts, amenities and facilities therein provided.

1.4 **BUILDING PLAN**: shall mean and include the building plan and/or the modified plan to be approved by the parties hereto

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and thereafter duly sanctioned by the Kolkata Municipal Corporation.

1.5 **COMMON PORTIONS:** shall mean all the common areas and installations to comprise in the said Property after development which is more fully described in the **Fifth Schedule** hereto.

1.6 **COMMON EXPENSES :** shall mean and include all expenses inclusive of maintenance of the said Property as more fully described in the **Sixth Schedule** hereto.

1.7 **PROPORTIONATE :** with all its cognate variations shall mean such ratio of the covered area of any Unit which shall be in relation to the super built up of the covered areas of all the Units in the new building/s.

ARTICLE - II: DATE OF COMMENCEMENT

This Agreement shall be deemed to have been commencing on and from the date of 22.04.2022 and shall remain in full force as long as the Developer's Allocation remains unsold to the intending purchasers.

ARTICLE –III: OWNER'S REPRESENTATION

3.1. The Owner is absolutely seized and possessed of or otherwise well and sufficiently entitled to the Said Property more fully and particularly described in the **First Schedule** hereunder written, free from all encumbrances whatsoever and he has not encumbered the said property by entering into any agreement or contract with any person or persons in respect of thereof or otherwise, and he has not received any advance or part payment in respect thereof.

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3.2. The said land is not affected by any Scheme of acquisition or requisition of the State/Central Govt. or any local body/authority and the same has a clear and marketable title.

3.3 There is no vacant land in the Said Property within the meaning of the Urban Land (Ceiling and Regulation) Act, 1976.

3.4 The Said Property is free from all encumbrances, charges, mortgages, lien, lispendens, attachments whatsoever or howsoever and there is no tenant (of any type whatsoever) in the property or in any portion thereof.

ARTICLE-IV: DEVELOPER'S REPRESENTATIONS

4.1 The Developer have sufficient knowledge and experience in the matter of development of immovable properties and construction of new building/s and also have arrangement for sufficient funds to carry out the work of development of the Said Property and/or construction of the proposed New Building/s.

4.2 The Developer after inspection of all title deeds regarding the property described in the **First Schedule** and also being satisfied about the right, title and interest of the Owner herein in the **First Schedule** mentioned property intends to develop and/or construct the **First Schedule** mentioned property subject to the fulfillment of the terms and conditions hereunder written.

ARTICLE –V: DEVELOPMENT WORK

5.1 The Developer shall have the liberty to amalgamate the said Property with other properties, if thought to be so, and carry on or

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cause to be carried on the work of development in respect of the Said Property after such amalgamation if at all affected, by constructing building/s, comprised of several self-contained flats, car parking space/s and other space/s, and will sell the flats, car parking space/s and other spaces together with undivided proportionate share or interest in the land and proportionate share in the common parts, common areas, amenities and facilities provided thereat unto and in favour of the prospective purchaser or purchasers, out of the Developer's Allocation stated above, save and except the Owners' Allocation.

ARTICLE –VI: DEVELOPER'S COVENANTS

6.1 The Developer out of its own fund shall complete and/or cause to be completed the construction of the Said New Building/s and cause delivery to the owners' their Allocation as stated hereinbefore, within **24 months** from the date of obtaining the Sanction of the multistoried building Plan and further there shall be a grace period of **6 months** for completion of construction of the Said New Building/s.

6.2 The Development costs of the Said Property and/or construction of the proposed New Building/s shall be made by the Developer on behalf of the Owner herein at their own cost.

6.3 The Developer at its own costs and expenses apply for and obtain all necessary approvals, clearances, permissions, registration, licenses, sanctions and/or permission or No Objection Certificates from the appropriate authorities as may from time to time be necessary for the purpose of carrying on the work of development of the Said Property.

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ARTICLE-VII: OWNER'S COVENANTS

7.1 The Owner shall appoint, nominate and constitute the Developer as her Constituted Attorney by executing a General Power of Attorney in favour of the Developer duly registered, authorizing and/or empowering the Developer to do all acts, deeds, matters and things necessary for completion of the work of development of the Said Property and/or for construction of the said proposed New Building/s and/or to sell and mortgage the Developer's Allocation as per terms of this Agreement.

7.2 The Owner shall be bound if so required by the Developer, to sign, execute and deliver all agreements with the intending purchaser(s) applications, papers, documents and declarations, to enable the Developer to apply for and obtain due sanction for electricity, sewerage, water and other public utility services to be provided in or upon the Said New Building/s and to co-operate with the Developer in respect of modification of and/or rectification to the plan sanctioned by the MNC and for all these acts, deeds and things the Owner shall grant further Power of Attorney in favour of the Developer as and when it may be necessary.

7.3 The Owner shall not in any manner obstruct the carrying on with the development work of the Said Property and/or construction of New Building/s on the said land by the Developer as agreed. Moreover the Owner and the Developer shall have no right to claim anything except their respective allocations in the said proposed New Building/s.

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7.4 The Owner shall not in any manner obstruct the carrying on with the Development work of the Said Property and/or construction of New Building/s on the said land as agreed. Moreover the Owner and the Developer shall have no right to claim anything except their respective allocations in the said proposed New Building/s.

7.5 The Owner shall handover photocopies of her title deed/s and all other papers and documents relevant to the title of himself to the Developer at the time of singing of this agreement. The Owner shall provide his title deed in original and all other papers and documents relevant to the title, to the Developer at the time of selling and transferring the said Developer's Allocation.

7.6 The Developer shall be entitled to sell only its Allocation with the proportionate share or interest in the land to the intending purchaser/s but there shall be prospect of executing supplementary between the Parties herein for delegation of right to sale the Owners' Allocation to the Developer herein and in that case the Owner shall be simultaneously reimbursed from the consideration money of the sale proceeds.

7.7 The land lord shall be liable to pay all/any governmental charges that shall /might be levied on the land lord allotted proportioned land in the part and parcel as mentioned above, the developer shall himno liability against the payment of the same.

ARTICLE-VIII: CONSTRUCTION

8.1 The construction of the said New Building/s shall be made by the Developer as per the Building Plan sanctioned by the Kolkata

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Municipal Corporationand in accordance with the process of work agreed on mutual consent of the Parties herein.

8.2 The Developer shall be entitled to cause necessary modification of and/or rectification to the Building Plan/s and obtain sanction thereof by The Kolkata Municipal Corporation if required, for the purpose of completion of construction of the New Building/sand discuss the same with the Land owner.

8.3 The Developer may appoint employ and retain such masons, Architects, Engineers, Contractor, manager, supervisors, caretaker/s and other employees for the purpose of carrying on the work of development of the Said Property and/or for carrying on with the construction of the said New Building/s, as the Developer shall at its own discretion deem fit and proper.

8.4 The Developer herein shall solely be liable to or responsible for the payment of salaries, wages, charges and remuneration of masons, supervisors, architects, contractors, Engineers, caretaker and other staff and employees as may be retained appointed and/or employed by the Developer till completion of construction of the Said New Building/s along with all cost of construction and in this regard the Owner shall not in any manner would be made responsible or held liable for the same.

ARTICLE-IX: SPACE ALLOCATION

9.1 There shall be a Supplementary Agreement by and between the Parties herein, regarding the specific allocation of their respective

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spaces in the New Building/s after the building plan has finally been sanctioned by the Municipality.

9.2 There shall be a Supplementary Agreement by and between the Parties hereto, regarding allocation of their respective spaces in the New Building/s after the building plan is finally been sanctioned by the KMC.

ARTICLE-X: RATES & TAXES

10.1 The Owner, Developer and their respective transferees shall bear and pay the municipal taxes, building taxes and other rates and taxes and all other outgoings whatsoever as may be found payable in respect of the Said New Building after taking possession of their respective allocations.

10.2 The Owner, Developer and their respective transferees after taking possession of their allocation/flats and other portions shall bear and pay the proportionate amount of maintenance and service charges at the rate of Rs. 3/- per sq. ft. of super built up area towards their respective area of Allocations in the Said New Building/s and such charges shall be paid by the Owner to the Developer starting from the date of intimation taking possession of her allocation. The Owner shall pay the total maintenance charges for the first one year through P.D.C. cheques of each month to the Developer.

10.3 The owner/ purchasers and/or occupiers of the respective flats in the Said New Building/s will form an Association for the purpose of proper maintenance of the Said New Building/s, inclusive of the

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common areas and essential services thereof, including collection and disbursement of the maintenance costs and other expenses and the Developer shall deliver all the relevant documents in original to the said Association.

10.4 The Owner and developer shall be liable to bear and to pay Income Tax, Wealth Tax, CGST and SGST or any other taxes, when will be applicable by the competent authority of the State Government and Central Government, as the case may be, in respect of their relevant allocations, the Developer shall not be liable for any taxes payable by the Owner in respect of their allocation.

ARTICLE-XI: JOINT DECLARATION

11.1 During the continuance of this Agreement, the Owner herein shall not sell, transfer, encumber, mortgage or otherwise deal with or dispose of her right, title and interest in the Said Property in any manner whatsoever and shall not do any act, deed, matter or thing which may in any manner whatsoever cause obstruction in the matter of development and construction of the New Buildings in the Said Property.

11.2 The Developer unless prevented by any act of God or act beyond the control of the Developer, shall complete the construction of the said building within the stipulated time period, subject to Clause No. 6.1 herein.

11.3 The Owner do hereby undertake that till date he has not taken any advance from any person or persons towards booking of any portion of his allocation in the Said Property and the Owner has not

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encumbered the same in any manner whatsoever and declare that the Said Property is free from all encumbrances whatsoever and howsoever, and that she has a good, clear and marketable title into the Said Property.

11.4 The Owner shall make registration of sale deed/s in respect of all flats and spaces in respect of the Developer's Allocation to be done at the cost of the intending Purchaser(s) but without any claim or demand thereof whatsoever. The Owner shall co-operate with the Developer for such registration, and shall have no objection to join the said proposed Deeds of Conveyance as one of the parties.

11.5 Nothing contained in these presents shall be construed to be as a demise or assignment or conveyance or transfer in law by the Owner in favour of the Developer save herein as expressly provided and also the exclusive license granted and/or made with to the Developer to commercially exploit the Said Property in terms hereof on specific agreement basis subject to fulfillment of terms and conditions, failing which the Developer shall have no right to sell the flats and spaces in the said New Building.

11.6 The Owner and Developer have entered into this Agreement purely on contract basis, and nothing herein contained shall be deemed or construed to be a partnership between the parties in any manner whatsoever nor shall the parties hereto shall be construed to have constituted an Association of persons.

11.7 The Owner shall appear physically with respective documents in the Government Office and Court when will be required to appear.

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ARTICLE-XII: INDEMNITY

12.1 The Owner shall keep the Developer indemnified against all liabilities in respect of the said Property of any nature whatsoever and the Developer shall keep the Owner indemnified against damages that may arise during the course of construction till completion of the Said New Building in the Said Property.

12.2 The Developer will take necessary action against any constructional work found to have been defective, and shall withhold any claims or demands made by the contractor or sub-contractor as the case may be, within appropriate time and may compensate for the without holding the Owner in any way liable in any manner.

12.3 It is agreed and recorded that the Owner and the Developer shall mutually indemnify and keep indemnified each other against all actions suits, losses, claims, damages, costs, charges, expenses that may be incurred or suffered by the Owner and/or the Developer on account of or arising out of any breach of any of these terms or breach any law, rules or regulations or otherwise howsoever.

ARTICLE – XIII : OBLIGATIONS OF DEVELOPER

13.1 That the Owner and the Developer shall frame a scheme for the management and administration of the said New Building/s to be constructed in the Said Property and all intending Purchasers and occupiers shall abide by all the rules and regulations to be framed in connection with the management of the affairs of the Said New Building/s.

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13.2 On completion of the construction of the Said New Building/s by the Developer, and when upon the same be made ready having been made ready for delivery of occupation, the Developer shall give written notice to the Owner or his notified nominee/s to occupy their respective constructed areas and/or Allocations in the Said New Building/s and on expiry of 30 (thirty) days from the date of the said notice the Owner and Developer shall become liable for payment of proportionate maintenance charges and Municipal rates and taxes and duties or any impositions payable in respect thereof henceforth at the rate of Rs. 3/- per sq. ft. towards their respective areas of Allocation in the Said New Building/s in the Said Property.

ARTICLE - XIV : ARBITRATION & JURISDICTION

14.1 In case of any dispute or differences between the parties hereto concerning or relating to or arising out of this Agreement or with regard to the construction or interpretation of this Agreement or any of the terms herein contained, the same shall be settled amicably between the parties hereto. If the same is not settled amicably then the matter will be referred to Arbitration consisting of three arbitrators each party will appoint one and the third arbitrator will be appointed by the two appointed arbitrators and the decision of the majority will be binding upon the parties hereto. The arbitration shall be conducted in terms of the provisions of Arbitration and Conciliation Act, 1996 as amended up to date.

14.2 The arbitration shall be conducted in the English language and the arbitration sittings shall be held in the City of Kolkata only.

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14.3 The Courts at District South 24-Parganas at Baruipur alone shall have the jurisdiction to entertain try and determine all actions, suits and proceedings arising out of these presents between the Parties hereto.

14.4 During the continuance of this Agreement, if any of the land owner died leaving behind his/her legal successor/s, the successor/s shall be liable to continue this Instant Development Agreement and also shall execute Development Power in favour of the Developer without raising any further objection and/or claim whatsoever.

14.5 The Developer shall unless prevented by any Act of God or act beyond the control of the Developer, complete the construction of the said building/s within **24 months** from the date of obtaining the building plan duly sanctioned by the Municipality and further there shall be a grace period of **6 months** for completion of construction of the Said New Building/subject to Clause No. 6.1 herein.

ARTICLE-XVI : SUPPLEMENTARY AGREEMENT

The Parties hereby explicitly declare and agree that the Supplementary Agreement shall be executed by and between the parties hereto regarding allocation of the newly constructed Building/safter final municipal plan sanction and there shall be other Supplementary Agreements by and between the parties, if any, for alteration and/or modification of any of the terms and conditions contained in this Agreement.

DISTRICT SUB REGISTRAR-V
ALIPORE, SOUTH 24 PGS.

28 NOV 2023

FIRST SCHEDULE ABOVE REFERRED TO

(Total Property)

ALL THAT piece and parcel of undivided shali land measuring total **04 Cottahs10 Chittaks 39 sq. ft**. which is equivalent to **7.72 decimal** more or less in R.S. & L.R. Dag No. 208/260, in R.S & L.R. Dag No. 208/261, in R.S & L.R. Dag No. 208/262, L.R Khatian No.2895, under R.S Khatian No. 44, comprised in Mouza- Nayabad, J.L. No.25, In Premises No.4008, Nayabad, Vide Assessee No.311090840555,Street Name, Nayabad, Ward No. 109, Touzi No.56, District Sub Registrar – V, Alipore, Police Station – Purba Jadavpur, Post Office-Panchasayar, Police Station – Purba Jadavpur, District – South-24 Parganas, Kolkata-700094,within the limits of Kolkata Municipal Corporation, adjacent to Nayabad Road, along with 100 sq.ft cemented floor tile shed structure together with all easements rights and appurtenances thereto attached being butted and bounded as follows:-

ON THE NORTH	:R.S. DAG 235(P), 237(P) & 239 (P) **(Narayan Das & Bhabotosh Sikder)**
ON THE SOUTH	:R.S.DAG 208/262(P), 208/261(P) & 208/260(P)**(Vivekananda Maity)**
ON THE EAST	:17 Ft. ROAD & R.S. DAG 204(P) & 259 (P)
ON THE WEST	:R.S. DAG 208/263(P) **(Pradip Das)**

DISTRICT SUB REGISTRAR-V
ALIPORE, SOUTH 24 PGS.

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SECOND SCHEDULE ABOVE REFERRED TO

(ALLOTTED PORTION OF THE OWNER)

The Owner's Allocation will consist of:-

The Owner will be entitled to get **40% (forty percent)** of the total constructed area, and/or F.A.R. of the proposed building together with undivided proportionate share in the said land, together with undivided proportionate share in the common areas, and common parts, amenities and facilities provided therein, comprised in the total constructed area in the said entire project together with Car Parking Spaces, subject to the provisions of the covenants of the Owner, incorporated herein, and it is subject to the provisions in Owner's Covenants Clause and Security Deposit & Advance Clause.

THIRD SCHEDULE ABOVE REFERRED TO

(Developer's Allocation)

The Developer will be entitled to get **60 % (Sixty percent)** of the total F.A.R. or Constructed Area, comprising of several flats and other spaces, as will be sanctioned on the schedule land by the Kolkata municipal corporation being the remaining F.A.R. or Constructed Area together with undivided proportionate share or interest in the said land together with undivided proportionate share in the common areas, and common parts, amenities and facilities therein provided.

DISTRICT SUB REGISTRAR-V
ALIPORE, SOUTH 24 PGS.

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FOURTH SCHEDULE ABOVE REFERRED TO

(Specification of the Construction)

ANNEXTURE – "X"

FOUNDATION: The building will be R.C.C structure frame work on R.C.C. foundation, concrete grade confirming to M-15/ M-20 as per the design and specification of the Architect and structural Engineer.

MATERIALS : The building materials used for construction in following manner

1. Cement : Ultratech/ ACC/ Lafarge
2. Steel / Rod : Elegant/Serb
3. Bricks : Fly Ass/ AAC
4. Sand: As required.
5. Pipe and Pipe Fittings : P.V.C
6. Electrical Wire : Havells or reputed make
7. Electric Fittings : Modular Switch and Board of Hovels/ reputed make

BRICK WORK : All the external wall shall be 200 mm. thick with 1:6 cement mortar and internal partition walls will be 100 mm./125/75 mm. thick in 1:4 cement mortar provide with partition net in every fourth layer.

PLASTER : The outside of the building will have 19 mm (avg.) thick plaster whereas the inside and ceiling plaster will be 12 mm. thick (avg.).

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FLOORING : All bed rooms, living cum dining room, kitchen, balcony, stair case and landings will be marble finished and toilet, W.C., finished with anti skit floor tiles.

ROOF : to be finished pates stone with net cement/tiles.

WALL : All inside walls of the flat shall be finished with wall putty. Toilet and W.C. wall would be finished with colour glaze ceramic tiles up to 6' feet height from the floor. The kitchen wall above the work slab top will be fitted with as per developer choice glazed tiles up to 600 mm. height from the work top level.

MAIN DOOR : Flush Door/ Steel Door.

OTHER DOORS: Door cylindrical locks

WINDOW : Aluminium with white glass (3mm)

KITCHEN : 8" * 2" Granite Slab would be finished with/ black stone on the top and back wall of the oven slab top would be finished with ceramic tiles up to 2' height from kitchen platform, one stainless steel (ISI brand) sink of required size shall be provided in the kitchen. Two bib cocks-one on the sink with arrangement for aqua guard connection and one just below the sink.

ELECTRICAL AND INSTALLATIONS :

(i) All wiring will be concealed with re-wearable fuse DB. (ii) All bed rooms will be provide with 1 fan point, 2 light points, 1 Tube 1 plug point, AC point, (iii) All dining and living rooms will be provided with 2 No. of Light Point, 2 No. fan point and 1 No. cable point (both without

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ALIPORE, SOUTH 24 PGS.

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cables). (iv) Kitchen, Toilet and W.C. will be provided with 1 No. 5/15 amp plug point, 1 No. exhaust fan point and 1 light point each. (vi) Only main service electric meter will be provided for common use only, (vii) 440 k.w. electrical service connection shall be provided only, individual meter at extra cost. (viii) Generator / Power backup.

TOILET : All pipes will be concealed. Walls will be covered with designed tiles/ceramic tiles (8" * 12" size) minimum up to 5' height from the floor with concealed pipelines (Geyser line in toilets only) for water supply. 2 toilets in one flat.

ALL BRANDED QUALITY

Shower (1)

Bib cock (2)

Wall mixture (1) (for hot and cold water)

Colour/Floral commode (1) Hind ware

Colour Basin

W.C. Best quality/matching colour

DINNING & DRAWING –one basin with pedestal (coloured)

ALL BASINS & COMMODES COLOURED (HINDWARE)

INTERIOR WALL COAT: All the interior walls will be finished with a coat of putty with a coat of primer.

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All outside walls will be finished with situated shades of water-proof cement paint. Roof top finished with tiles.

COLOURING : Outside weather coat colour only on the entire outside wall.

WATER SUPPLY: Connection of Corporation Tap line up to toilet. W.C. and Kitchen through reservoir and overhead tank.

EXTRA WORKS: Any extra work other than the standard Specification shall be charged extra and such amount shall be deposited before the Execution of work.

FIFTH SCHEDULE ABOVE REFERRED TO

(The Common Areas)

1. Entrance and exits of the premises.
2. Security Guard's room/care taker's room.
3. Elevator/Lift with capacity of five passengers of Adams or equivalent make.
4. Any common area in the new building, foundation, columns, beams etc.
5. Pump and motor, Stair Case, common passage, water lines, boundary wall, water tank and reservoir, electrical wiring, transformer, fixtures and fittings, vacant space, roof, gates, A.C. Community Hall, Children's Park.

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ALIPORE, SOUTH 24 PGS.

2 8 NOV 2023

SIXTH SCHEDULE ABOVE REFERRED TO

(common expenses to be paid proportionately)

Maintenance charges, municipal taxes, khajna, common electric charges, repairing and colouring in respect of the common areas, amenities and facilities provided in the Said New Building etc. morefully described in the **SECOND SCHEDULE** hereinabove.

DISTRICT SUB REGISTRAR-V
ALIPORE, SOUTH 24 PGS.

28 NOV 2023

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 & DELIVERED

In presence of witnesses:-

1. Raman Pradhan
Kamalguzi Main Road
Kol - 105.

Arun Paul

SIGNATURE OF OWNER/VENDOR

2. Sukhan Das
Kol - 103

1.

2. Pawan Agarwal

3. Prashant

SIGN OF PARTNERS OF YASHVI CONSTRUCTION

SIGNATURE OF DEVELOPER

Drafted by :

Advocate
F- 1345-1246-2015
Alipore Judges Court

DISTRICT SUB REGISTRAR-V
ALIPORE, SOUTH 24 PGS.

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MEMO OF CONSIDERATION

RECEIVED from the Developer within mentioned sum of **Rs. 4,00,000/- (Rupees Four Lakh only)** as refundable security deposit of the said land as per memo below:

Sl. No.	Date	Bank and Branch	Cheque No.	Amount
1.	22.04.2022	Axis Bank Ltd. Narendrapur Branch.	112359	1,00,000/-
2.	03.05.2022	Axis Bank Ltd. Narendrapur Branch.	112361	1,50,000/-
3.	12.05.2022	Axis Bank Ltd. Narendrapur Branch.	112360	1,50,000/-
TOTAL				**Rs. 4,00,000/-**

Total amount of Rs. 4,00,000/- (Rupees Four Lakh only)

WITNESS:-

1. Sunny Shaw
Kol-103

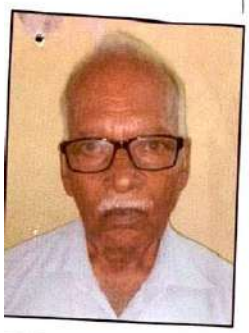
2.

Arun Pal

SIGNATURE OF THE OWNER/VENDOR

DISTRICT SUB REGISTRAR-V
ALIPORE, SOUTH 24 PGS.

28 NOV 2023



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

NAME .....

SIGNATURE ..... Arun Paul .....

	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 ..... Pawan Agarwal .....

DISTRICT SUB REGISTRAR-V
ALIPORE, SOUTH 24 PGS.

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

NAME ...Prashant Raj Kant.....

SIGNATURE ....Prashant.....

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

NAME .....

SIGNATURE .....

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

NAME .....

SIGNATURE .....

DISTRICT SUB REGISTRAR-V
ALIPORE, SOUTH 24 PGS.

28 NOV 2023

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

192023240239958181

GRN Details

GRN:	192023240239958181	**Payment Mode:**	Online Payment
GRN Date:	29/09/2023 12:52:31	**Bank/Gateway:**	State Bank of India
BRN :	IK0CLUIBC1	**BRN Date:**	29/09/2023 12:56:05
GRIPS Payment ID:	290920232023995817	**Payment Init. Date:**	29/09/2023 12:52:31
Payment Status:	Successful	**Payment Ref. No:**	2002487634/2/2023 [Query No/*/Query Year]

Depositor Details

Depositor's Name:	BIKASH AGARWAL
Address:	GARIA, SONARPUR
Mobile:	9831376881
Contact No:	9830459894
Depositor Status:	Buyer/Claimants
Query No:	2002487634
Applicant's Name:	Miss MANIDIPA SARDAR
Identification No:	2002487634/2/2023
Remarks:	Sale, Development Agreement or Construction agreement
Period From (dd/mm/yyyy):	29/09/2023
Period To (dd/mm/yyyy):	29/09/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002487634/2/2023	Property Registration- Stamp duty	0030-02-103-003-02	9971
2	2002487634/2/2023	Property Registration- Registration Fees	0030-03-104-001-16	4021
			Total	**13992**

IN WORDS: **THIRTEEN THOUSAND NINE HUNDRED NINETY TWO ONLY.**

PAID

Government of West Bengal
GRIPS 2.0 Acknowledgement Receipt
Payment Summary

290920232023995817

GRIPS Payment Detail

GRIPS Payment ID:	290920232023995817	**Payment Init. Date:**	29/09/2023 12:52:31
Total Amount:	13992	**No of GRN:**	1
Bank/Gateway:	State Bank of India	**Payment Mode:**	Online Payment
BRN:	IK0CLUIBC1	**BRN Date:**	29/09/2023 12:56:05
Payment Status:	Successful	**Payment Init. From:**	GRIPS Portal

Depositor Details

Depositor's Name:	BIKASH AGARWAL
Mobile:	9831376881

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192023240239958181	Directorate of Registration & Stamp Revenue	13992
		Total	**13992**

IN WORDS: **THIRTEEN THOUSAND NINE HUNDRED NINETY TWO ONLY.**

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

PAID

Major Information of the Deed

Deed No :	**I-1630-03640/2023**	**Date of Registration**	**28/11/2023**
Query No / Year	**1630-2002487634/2023**	**Office where deed is registered**	
Query Date	**29/09/2023 12:13:34 PM**	D.S.R. - V SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	MANIDIPA SARDAR Thana : Baruipur, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9147145344, Status :Advocate		
Transaction		Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement		[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 4,00,000/-]	
Set Forth value		Market Value	
Rs. 4,15,000/-		Rs. 84,48,817/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 10,021/- (Article:48(g))		Rs. 4,053/- (Article:E, E, B, M(b), H)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Nayabad, , Premises No: 4008, , Ward No: 109Touzi No: 56 Pin Code : 700094

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		7.72 Dec	4,00,000/-	84,21,817/-	Width of Approach Road: 17 Ft.,
	Grand Total :				**7.72Dec**	**4,00,000 /-**	**84,21,817 /-**	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	15,000/-	27,000/-	Structure Type: Structure Tenanted,
	Floor No: 1, Area of floor : 100 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete				
	Total :	**100 sq ft**	**15,000 /-**	**27,000 /-**	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	**Name**	**Photo**	**Finger Print**	**Signature**
	Mr Arun Paul Son of Late Chabdra Benode Paul Executed by: Self, Date of Execution: 28/11/2023 , Admitted by: Self, Date of Admission: 28/11/2023 ,Place : Office	 28/11/2023	Captured LTI 28/11/2023	28/11/2023
	City:- Not Specified, P.O:- Regent Estate, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700092 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: AOxxxxxx6B, Aadhaar No: 99xxxxxxxx7472, Status :Individual, Executed by: Self, Date of Execution: 28/11/2023 , Admitted by: Self, Date of Admission: 28/11/2023 ,Place : Office			

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**YASHVI CONSTRUCTION** City:- Not Specified, P.O:- KASBA, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700107 , PAN No.:: AAxxxxxx8G,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 Bikash Agarwal (Presentant) Son of Late Rajendra Kumar Agarwal Date of Execution - 28/11/2023, , Admitted by: Self, Date of Admission: 28/11/2023, Place of Admission of Execution: Office	 Nov 28 2023 2:40PM	Captured LTI 28/11/2023	28/11/2023
	City:- Not Specified, P.O:- PANCHASAYAR, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700094, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AHxxxxxx4B, Aadhaar No: 27xxxxxxxx8531 Status : Representative, Representative of : YASHVI CONSTRUCTION (as REPRESENTED BY AUTHORISED SIGNATORY)			

2	Name	Photo	Finger Print	Signature
	Mr PAWAN AGARWAL Son of Late BABULAL AGARWAL Date of Execution - 28/11/2023, , Admitted by: Self, Date of Admission: 28/11/2023, Place of Admission of Execution: Office		Captured	
		Nov 28 2023 2:42PM	LTI 28/11/2023	28/11/2023
	City:- Not Specified, P.O:- GARIA, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFxxxxxx1R, Aadhaar No: 68xxxxxxxx8134 Status : Representative, Representative of : YASHVI CONSTRUCTION (as REPRESENTED BY PARTNERS)			

3	Name	Photo	Finger Print	Signature
	Mr PRASHANT RAJ KRIT Son of Mr ASHOK GUPTA Date of Execution - 28/11/2023, , Admitted by: Self, Date of Admission: 28/11/2023, Place of Admission of Execution: Office		Captured	
		Nov 28 2023 2:42PM	LTI 28/11/2023	28/11/2023
	City:- Not Specified, P.O:- CHAK GARIA, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700094, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AKxxxxxx4Q, Aadhaar No: 48xxxxxxxx7453 Status : Representative, Representative of : YASHVI CONSTRUCTION (as REPRESENTED BY PARTNERS)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Sunny Shaw Son of Mr Kishori Shaw Sonarpur, City:- Not Specified, P.O:- Sonarpur, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700150		Captured	
	28/11/2023	28/11/2023	28/11/2023
Identifier Of Mr Arun Paul, Mr Bikash Agarwal, Mr PAWAN AGARWAL, Mr PRASHANT RAJ KRIT			

Transfer of property for L1		
Sl.No	**From**	**To. with area (Name-Area)**
1	Mr Arun Paul	YASHVI CONSTRUCTION-7.72 Dec

Transfer of property for S1		
Sl.No	**From**	**To. with area (Name-Area)**
1	Mr Arun Paul	YASHVI CONSTRUCTION-100.00000000 Sq Ft

Endorsement For Deed Number : I - 163003640 / 2023

On 28-11-2023

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

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

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

Presented for registration at 14:35 hrs on 28-11-2023, at the Office of the D.S.R. - V SOUTH 24-PARGANAS by Mr Bikash Agarwal ,.

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 84,48,817/-

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

Execution is admitted on 28/11/2023 by Mr Arun Paul, Son of Late Chabdra Benode Paul, P.O: Regent Estate, Thana: Regent Park, , South 24-Parganas, WEST BENGAL, India, PIN - 700092, by caste Hindu, by Profession Retired Person

Indetified by Mr Sunny Shaw, , , Son of Mr Kishori Shaw, Sonarpur, P.O: Sonarpur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700150, by caste Hindu, by profession Advocate

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

Execution is admitted on 28-11-2023 by Mr Bikash Agarwal, REPRESENTED BY AUTHORISED SIGNATORY, YASHVI CONSTRUCTION (Partnership Firm), City:- Not Specified, P.O:- KASBA, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700107

Indetified by Mr Sunny Shaw, , , Son of Mr Kishori Shaw, Sonarpur, P.O: Sonarpur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700150, by caste Hindu, by profession Advocate

Execution is admitted on 28-11-2023 by Mr PAWAN AGARWAL, REPRESENTED BY PARTNERS, YASHVI CONSTRUCTION (Partnership Firm), City:- Not Specified, P.O:- KASBA, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700107

Indetified by Mr Sunny Shaw, , , Son of Mr Kishori Shaw, Sonarpur, P.O: Sonarpur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700150, by caste Hindu, by profession Advocate

Execution is admitted on 28-11-2023 by Mr PRASHANT RAJ KRIT, REPRESENTED BY PARTNERS, YASHVI CONSTRUCTION (Partnership Firm), City:- Not Specified, P.O:- KASBA, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700107

Indetified by Mr Sunny Shaw, , , Son of Mr Kishori Shaw, Sonarpur, P.O: Sonarpur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700150, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 4,053.00/- (B = Rs 4,000.00/- ,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 4,021/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 29/09/2023 12:56PM with Govt. Ref. No: 192023240239958181 on 29-09-2023, Amount Rs: 4,021/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0CLUIBC1 on 29-09-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,021/- and Stamp Duty paid by Stamp Rs 50.00/-, by online = Rs 9,971/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 4968, Amount: Rs.50.00/-, Date of Purchase: 25/07/2023, Vendor name: Sri Pranab Dey

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 29/09/2023 12:56PM with Govt. Ref. No: 192023240239958181 on 29-09-2023, Amount Rs: 9,971/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0CLUIBC1 on 29-09-2023, Head of Account 0030-02-103-003-02

Jaideb Pal

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - V SOUTH 24-PARGANAS

South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1630-2023, Page from 102788 to 102827

being No 163003640 for the year 2023.

Seal of the District Sub-Registrar-V,Alipure, District South 24 -Parganas

Digitally signed by Jaideb Pal
Date: 2023.11.30 16:14:10 +05:30
Reason: Digital Signing of Deed.

(Jaideb Pal) 30/11/2023

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - V SOUTH 24-PARGANAS

West Bengal.