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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AG 304546

Certified that the documents is admitted to registration. The Signature sheet/s and the endorsement sheets attached with this document are the part of this document.

Addl. Dist Sub-Registrar
Alipore, South 24 Parganas

3 AUG 2021


 30.7.2021
 15:50 L.
 3001136010/2021

SUPPLEMENTARY DEVELOPMENT AGREEMENT

THIS SUPPLEMENTARY DEVELOPMENT AGREEMENT is made on

this the 30th, Day of July, 2021.

82

00078

23 JUN 2021

Sl. No.....Dt.....Rupees- **100/-**

Harshita Developers Private Limited.

Address... *20, O.C. Ganguly Sarani, Kolkata 700020*

P.O.....P.S.....

Vendor.....

By

Jayanta Dey
ALIPORE POLICE COURT
Kolkata-27

By

30/7/21



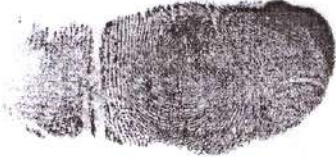
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By



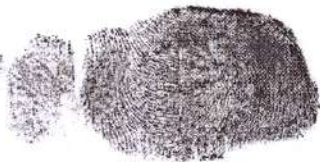
1469

Madan Lal Shaw



1460

Yash Pr. Verma



1461

Ghanshyam Verma

Arunjit Churn



Addl. Dist. Sub-Registrar
Alipore
30 JUL 2021
South 24 Parganas
Kolkata-700027

IN BETWEEN

(1) Mr. Madan Lal Shaw, aged about 57 years, having PAN No. BIBPS8424A, Aadhaar No: 3530 4144 3572, Mobile No: 9091594901.

(2) Mr Gopal Prasad Verma, aged about 58 years, having PAN No. AEZPV6792H, Aadhaar No: 3001 5965 5931, Mobile No: 9239239567.

(3) Mr. Ghanshyam Verma, aged about 49 years, having PAN No: AEWPV0827J, Aadhaar No: 5631 7514 6700, Mobile No: 9748639937.

(4) Mr. Radheshyam Verma, aged about 44 years, having PAN No: AEZPV6786P, Aadhaar No: 5049 1312 2375, Mobile No: 6290911094.

(5) Mr. Sunil Kumar Verma, aged about 43 years, PAN No: BAXPS0224C, Aadhaar No: 5066 2850 4007, Mobile No: 8620044186.

No. 1 to 5 all are son of Late Dwarka Prasad Shaw @ Dwarika Prasad Shaw alias Dwarka Prasad Verma and 1 to 5 all are residing at P-155/Q, Mudiali Road, Bramha Samaj Lane, Kolkata 700024, P.S: Metiabruz, P.O: Garden Reach, hereinafter called and referred to as the **OWNERS** (which terms or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, successors legal representatives, administrators, executors and/or assigns) being the party of the **ONE PART**;

AND

HARSHITA DEVELOPERS PRIVATE LIMITED. [PAN No. AAOCS3902Q], a company incorporated in the Companies Act, 1956 having its registered office at 20 O.C Ganguly Sarani P.S Bhowanipore, P.O Lala Lajpat Rai Sarani, Kolkata - 700020, being represented by its

702



1962

- Radheshyam Verma



1963

- Sunil Kumar Verma



Atangis Kumar
s/o L. Satter Kumar
Hatem Paza Mallikpur
(S) 24 Parganas P.S. Barui Pz



Addl. Dist. Sub-Registrar
Alipore
30 JUL 2021
South 24 Parganas
Kolkata-700027

Director Sri **Hari Prasad Sharma**, having **PAN No. ALQPS4877E**, **AADHAAR NO 6120 1323 3828**, **Mobile No. 9831441111** Son of Late Sanwarmal Sharma, duly authorized by the Board of Directors in its Meeting held on 01st June, 2021, hereinafter called and referred to as the **DEVELOPER** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor-in-office, legal representatives administrators, executors and/or assigns) of the party of the **OTHER PART**;

W H E R E A S:

- 1) Late Dwarka Prasad Shaw @ Dwarika Prasad Shaw alias Dwarka Prasad Verma and his wife Suma Devi Shaw @ Suma Debi Verma who were inter-alia, the owners of all that Municipal Premises No. 25/A, Harish Mukherjee Road, Kolkata - 700025 together with the buildings and structures situated thereon, morefully and particularly described in the Schedule hereunder written and hereinafter for the sake of brevity hereinafter referred to as the **SAID PREMISES**;
- 2) Late Dwarka Prasad Shaw @ Dwarika Prasad Shaw alias Dwarka Prasad Verma died on 11.04.2002, leaving behind his legal heirs (1) Smt. Suma Devi Shaw @ Suma Debi Verma (wife) since deceased (2) Mr. Madan Lal Shaw (son) (3) Mr Gopal Prasad Verma (son) (4) Mr. Ghanshyam Verma (son) (5) Mr. Radheshyam Verma (son) (6) Mr. Sunil Kumar Verma (son) (7) Ms. Pratima Verma (married daughter) (8) Ms. Janki Verma (daughter) (9) Ms. Neha Verma (married daughter).

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- 3) The said Suma Devi Shaw @ Suma Devi Verma wife of Late Dwarka Prasad Shaw @ Dwarika Prasad Shaw alias Dwarka Prasad Verma during her lifetime made absolute Deed of Gift for all that the 5 Cottahs of land more or less belonging to her with structure standing thereupon being 50% on the northern portion of Premises No. 25A, Harish Mukherjee Road, Kolkata 700025, registered in the office of DSR -III South 24 Parganas being No. 160303950/2021 Book No. I, Volume No. 1603-2021, Page from 112795 to 112821 in favour of her sons namely (1) Mr. Madan Lal Shaw (2) Mr. Gopal Prasad Verma (3) Mr. Ghanshyam Verma (4) Mr. Radheshyam Verma (5) Mr. Sunil Kumar Verma all sons of Late. Dwarka Prasad Shaw @ Dwarika Prasad Shaw@ Dwarka Prasad Verma out of natural love and affection
- 4) **WHEREAS** by another Deed of Gift executed between (1) Smt. Suma Devi Shaw @ Suma Devi Verma (since deceased) wife of late Dwarka Prasad Shaw @ Dwarika Prasad Shaw@ Dwarka Prasad Verma (2) Mrs. Janki Verma, (3) Mrs. Pratima Verma wife of Mr. Birendra Kumar Prasad, (4) Mrs. Neha Verma wife of Mr. Sandip Verma No 2 to 4 are daughter of late Dwarka Prasad Shaw @ Dwarika Prasad Shaw@ Dwarka Prasad Verma DONORS therein registered in the office of DSR-III South 24 Parganas being No. 160303927/2021 Book No. I, Volume No. 1603-2021 page form 112822 to 112853 the said DONORS being all the heiresses of late Dwarka Prasad Shaw @ Dwarika Prasad Shaw@ Dwarka Prasad Verma therein Smt. Suma Devi Shaw @ Suma Devi Verma and others made absolute gift of all that the undivided 4/9 part or share equivalent to land area 2 Cottahs 3 Chattaks and 25 Sqft. Out

of 5 Cottahs of land more or less with structure comprised being 50% of the part of the southern portion of Premises No. 25A, Harish Mukherjee Road, Kolkata 700025 in favour of all her sons and brother's namely (1) Mr. Madan Lal Shaw (2) Mr. Gopal Prasad Verma (3) Mr. Ghanshyam Verma (4) Mr. Radheshyam Verma (5) Mr. Sunil Kumar Verma, all being sons of late Dwarka Prasad Shaw @ Dwarika Prasad Shaw @ Dwarka Prasad Verma subsequently Smt. Suma Devi Shaw @ Suma Devi Verma died intestate on 07.07.2021.

- 5) **WHEREAS** in the aforesaid manner the present owners become the absolute owners in respect of the all the piece of parcel of land measuring 10 Cottahs 00 Chattaks 00 Sqft. More or less lying situated at 25A Harish Mukherjee Road, Kolkata 700025 having full right title interest herein.
- 6) By a Development Agreement dated 16.06.1993 duly registered with the ADSR Alipore, 24-Parganas (South) recorded in Book No. I, Volume No. 62, pages 297 to 314, being No. 2760 for the year 1993, the said owners entered into a Development Agreement with the Developer herein. Upon the death of Late Dwarka Prasad Shaw @ Dwarika Prasad Shaw alias Dwarka Prasad Verma and Smt. Suma Devi Shaw @ Suma Devi Verma their heirs have mutually agreed with the Developer to execute a Supplementary Agreement to the Agreement dated 16.06.1993, so as to bring on record the present owners and for making a provision for execution of a Power of Attorney in favour of the Developer by the present owners.

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

1. The said Agreement dated 16.6.1993 is subsisting, valid and is binding subject to certain changes made in this Supplementary Agreement with the present owner/s along with the said Agreement of the development of property and shall be enforceable against both the Developer and Present Owners of the property.
2. The Developer will complete construction of the building positively within 44 months from the date of signing of the Supplementary Agreement and there shall be no extension of time for the completion of construction of the building.
3. The present Owners i.e. (1) Mr. Madan Lal Shaw, (2) Mr Gopal Prasad Verma, (3) Mr. Ghanshyam Verma, (4) Mr. Radheshyam Verma, (5) Mr. Sunil Kumar Verma, shall jointly execute a Power of Attorney in favour of the Developer and grant such powers to the Developer on the basis whereof the Developer shall develop the said premises and the earlier power of attorney executed by Dwarka Prasad Shaw @ Dwarika Prasad Shaw alias Dwarka Prasad Verma and Smt. Suma Devi Shaw @ Suma Debi Verma both since deceased shall become ineffective and cancelled.
4. Apart from the aforesaid all other terms and conditions contained in the said Development Agreement dated 16.6.1993 shall continue to subsist and remain valid for 44 months (fixed) from the date of signing of this Supplementary Agreement in the event the project is delayed beyond 44 months by the Developer, the Developer will pay @Rs. 1,00,000 (Rupees.

One Lakh only) per month to the owner/s till such time the project is completed.

5. The Owner in the said Agreement dated 16.06.1993 had appointed the Developer as the exclusive Developer for the purpose of undertaking the Development of the said Premises.

6. **Owners' Consideration:-**

- a) **Owners' Allocation:** The ratio fixed between the Owner/s and Developer were are that the Owners shall be fully and completely entitled to the Owners' Allocation, i.e. **38%** of the F.A.R. The Owners' Allocation shall be heritable and freely transferable. Be it clarified herein that, the owner's allocation should be fully on the 1st and 2nd floors of the newly constructed building. It is made clear that in the event the owner's allocation of **38%** is not consumed in the said two floors i.e. 1st and 2nd Floors then they shall be entitled to get the remaining area on the third floor of the said premises.

b) **Developer's Consideration:**

Developer's Allocation: The Developer shall be fully and completely entitled to the **62%** of the floor area ratio.

7. **Construction of New Building:** The Developer shall at its own cost, expenses and risk and without creating any charge financial or other liability on the Owners, including taking any loan on the property construct develop and complete the Project in accordance with the sanction Building Plans, specifications and elevations sanctioned by the Kolkata Municipal Corporation subject to any amendment, modification

or variation to the said Building Plans and Unit specifications agreed between the Owners and Developer subject to the approval of the appropriate authorities, if required and carry on the construction and development by using the best construction practices with regard to safety and environment.

8. **Completion Time:** With regard to time of completion of the Project, it has been agreed between the Parties that the project will positively be completed within 44 months (fixed time) from the date of execution of these presents subject to clause 4.
9. **Common Portions:** The Developer shall at its own costs and risk install and erect in the New Building common areas, amenities and facilities such as stairways, lifts, lift machine room, passages, electric meter room, pump room, caretaker room (if permitted by KMC) reservoir, overhead water tank, water pump and motor, water connection, drainage connection, sewerage connection as per the sanctioned Building Plans (**Collectively Common Portions**). For permanent electric connection to the flats and other spaces in the New Building (Flats), the intending purchasers (collectively **Transferees**) shall pay the deposits demanded by CESC Limited and/or other agencies and the Owners shall also pay the same for the permanent electric meter connection in the Owners' Allocation (defined in Clause below). It is clarified that the expression Transferees includes the Owners and the Developer, to the extent of unsold or retained Unit/s in the New Building.

10. **Ownership of Said Property:** The Owners are the only absolute owners of the said property and is absolutely seized and possessed of the said property.
11. **Owners' Representations, Warranties And Covenants**
- 11.1 **Owners have Marketable Title:** The right, title and interest of the Owners in the Said Property is free from all encumbrances of any and every nature whatsoever, as it is within the very knowledge of the developer.
- 11.2 **Owners to Ensure Continuing Marketability:** The Owners shall ensure that title of the Owners to the Said Property continue to remain marketable and free from all encumbrances till the completion of the development of the Said Property.
- 11.3 **No Requisition or Acquisition:** The Said Property is at present not affected by any requisition or acquisition by any authority or authorities under any law and/or otherwise.
- 11.4 **Owners have Authority:** The Owners have full right, power and authority to enter into this Supplementary Agreement.
- 11.5 **No Prejudicial Act:** The Owners have neither done nor permitted to be done anything whatsoever that would in any way impair, hinder and/or restrict the appointment and grant of rights to the Developer under this Supplementary Agreement. The owners have free and marketable title in the property.
- 11.6 **No litigation:** There is no pending or threatened litigation/s including any appellate proceedings, arbitrations, suits, proceedings, disputes,

lis-pendens, attachment, claims, demands, notices of acquisition or requisition, reservations, prohibitory orders, notices of any nature whatsoever concerning or relating to or involving the said property. There are no court orders or any orders/ directions from any Governmental Authority or any other person, which may have any adverse effect on the ownership of the said property vesting with the Owners, the contemplated transaction under this Agreement or on the development and construction of the Project.

11.7 No Encumbrance and Contiguous: The Said Property and all parts of it are free from all kinds of Encumbrance and the owners have not executed any documents for encumbrance to the property.

11.8 No Future Impediment: The Owners agree and covenant that after execution of this Supplementary Agreement, and except in accordance with the terms hereof, they shall not enter into any agreement, commitment, arrangement or understanding with any person/s which shall have the effect of creating, directly or indirectly and whether immediately or contingently, in favour of such person any right, interest, title, claim or Encumbrance in or over or in relation to the said property and/ or the constructed area or any part thereof.

11.9 Due Disclosures: All information in relation to the transactions contemplated herein which would be material to the Developer for the purposes of entering into this Supplementary Agreement, and consummating the transaction contemplated herein, has been made available and disclosed to the Developer. All information contained or



referred to in this Agreement which has been given to Developer, continues to be, true, complete and accurate in all respects and not misleading in any manner. Nothing has occurred (since the time such information was given) that results in any information, provided by them or on their behalf in connection with the transaction contemplated herein, becoming untrue or only partially true in any respect.

11.10 The Developer shall clear all the dues of the KMC towards the property tax in respect of the said premises till completion new building. Thereafter all taxes and levies of the concerned authorities and other authorities shall be paid by the Owner and the Developer as per their shares in respect of the said premises.

11.11 In terms of the Development Agreement dated 16th June 1993 a sum of Rs. 3 Lacs (Rupees three lakhs only) was paid to Dwarka Prasad Shaw @ Dwarika Prasad Shaw alias Dwarka Prasad Verma and Suma Devi Shaw @ Suma Debi Verma both since deceased by way of adjustable/refundable deposit.

The Developer and Owner's have mutually agreed to forget and forego the said amount and have undertaken not to claim refund of the same and forget the past and start the Development work on this terms and conditions and along with that of the Supplementary Agreement the Developer have further assured to complete the project on fixed time as laid down in this agreement.

Both the parties viz. the Owner's and the Developer have agreed to the ratio of 38% and 62% for the Owner's and Developer respectively. The refundable security deposit paid by the Developer to the Owner will stand forfeited and no demand shall be made for its refund.

12. a) The Owner's allocation of 38% will be fully on the 1st and 2nd floors of the building along with proportionate share in the land and common areas and it is made clear that in the event the said allocation is not fully consumed in the said two floors then the Owners shall be entitled to get the remaining portion on the third floor in the said premises.

It is made clear that the owners shall also be entitled to 38% area on the ground floor of the premises for the purpose of parking their Cars, Bike, Scooty and Bicycle etc.

- b) The Developer's allocation of 62% of total F.A.R will be in the balance portion/floors of the building and all other common areas. It is made clear that the Developers shall also be entitled to 62% of total F.A.R on the ground floor of the premises for the purpose of parking their Cars etc.

13. The Developer shall to the best of its ability try to consume the maximum FAR as will/may be sanctioned by the Kolkata Municipal Corporation. In the event in any future if any extra FAR is available over and above the sanctioned area. The same shall be distributed in the aforesaid manner as agreed upon. **(i.e. 62% to the Developer and 38% to the Owners)** The Developer will bear the GST or any other tax and imposition levied by the State Government or Central Government or

any other authority with regards to Tax, GST etc. related to the construction only.

14. **Completion of Development within Completion Time:** The Developer shall complete the entire process of development of the said property within the Completion Time i.e. 44 months (fixed) from the execution of these agreement date and thereafter pay of **Rs. 1,00,000/-** per month till the project is completed along with Completion Certificate.
15. The owners shall not do or cause or omit to be done any act deed or thing whereby or by reason whereof the Developer is prevented or hindered from complying with its obligations herein.

NOTICE OF COMPLETION OF THE OWNER'S ALLOCATION:

The delivery for the Owners Allocation shall be intimated by the Developer to the Owners by the way of 7 days Notice, in writing and within 7 days of the Owners receiving such Notice to take possession, the Owners shall take possession of their allocation being first and second floor and remaining portion on 3rd floor if any. Unless the Owners take possession within 7 days upon receiving the Notice of completion as aforesaid, they shall be deemed to have taken possession of such area on expiry of such Notice period of 7 days and will be charged from the said date on account of maintenance charges etc. provided that the owners allocation is fully completed in all respect.

The Owner will bear and pay K.M.C property tax of their allocation.

All expenses related to the Owner's Allocation and Developer's Allocation after handover, viz taxes, outgoings maintenance charges, etc. shall be borne, paid and discharged by them (Owners/Developer) as per their respective shares.

16. Each Party shall keep the other saved and harmless and indemnified of from and against all actions, losses claims, damages or anything of the like nature caused due to any default or breaches or non-compliance by such party of its obligations herein.
17. The Developer agrees to indemnify, keep indemnified, defend and hold harmless the Owners and their assigns and agents against any and all losses, expenses, claims, costs and damages suffered, arising out of, or which may arise in connection with respect to any non-compliances, by the Developer, of the Applicable Laws for development and construction of the Project.
18. The Developer shall indemnify and keep the Owners and its assigns and agents saved, harmless and indemnified, of from and against any and all loss, damage or liability (whether criminal or civil or financial) suffered by the Owners in relation to the construction of the Project and those resulting from breach of this Agreement by the Developer and in such circumstances the Developer shall be solely held responsible for such.
19. The Developer shall keep the Owners and its assigns and agents indemnified against any incident, accident or mishap whatsoever arising out of faulty design, construction or inferior material or workmanship

Handwritten signature

or any other anomaly or defect or default which may occur during course of construction and against any loss or damage which may be caused to the Owners for any reason whatsoever. It is also agreed by the Developer that during the time of construction if any accident takes place which causes injury to any Labour, Engineer, Technician etc. that shall be the sole responsibility of the Developer itself

20. **Powers and Authorities**

a) **Power of Attorney for Building Plans Sanction:** The Owners shall grant to the Developer being the Directors of the company a Power of Attorney for the purpose of getting the Building Plans sanctioned/ revalidated/ modified/ altered by the Planning Authorities and obtaining all necessary permissions from different authorities in connection with construction of the New Building/s and shall hand over the same to the owners immediately after getting delivery of the same from the authority.

b) **Power of Attorney for Construction and Sale of Developer's Allocation:** The Owners shall also grant to the Developers and/or its Director/s of the Company a Power of Attorney for construction of the New Building/s and Booking and executing Agreement for Sale and Sale of the Developer's Allocation.

It is further made clear that the Developer shall not act in any manner whatsoever with the Power of Attorney granted earlier by Dwarka Prasad Shaw @ Dwarika Prasad Shaw alias Dwarka Prasad Verma and Suma Devi Shaw @ Suma Debi Verma both since deceased and the same is invalid ineffective and not binding upon the owners.

c) **Further Acts:** Notwithstanding grant of the aforesaid Powers of Attorney, the Owners hereby undertake that they shall execute, as and when necessary, all papers, documents, plans etc. for enabling the Developer to perform all obligations under the earlier Agreement and this Supplementary Agreement, if at all necessary for development and construction of the premises.

21. **Permissive Possession**

Notwithstanding anything contrary contained elsewhere in this Agreement, for the purpose of this Agreement alone, the Owners hereby agree to grant to the Developer the right to continue to occupy and use the said property as and by way of a licensee from the date of signing this Supplementary Agreement. The Developer hereby confirms and undertakes that such grant shall only act as a permissive possession of the said property which shall at no point of time entitle the Developer to claim any title over the said property it is only for the purpose of Development and construction of the premises.

22. The Developer's hereby bound to complete and deliver to the Owner's, the Owner's allocation first along with their undivided right in the land and common areas, and agrees, confirms to do and such acts as may be required by the Owner's in conveying their allocations to the intending purchasers.

23. The Owner's and their authorised agents shall have access for inspection of the development work with intimation in advance to the Developer.

Adm. Dist. Sub-Registrar
Alipore
30 Jun 2021
South 24 Parganas

24. **No Partnership:** The Owners and the Developer have entered into this Agreement on principal to principal basis and nothing contained herein shall be deemed to be or construed as a partnership between the Parties in any manner nor shall the Parties constitute an association of persons. It is clarified that this is not an agreement to sale and/ or transfer of the said property or any part thereof to the Developer but is merely an agreement authorizing the Developer to develop the Said Property by constructing and completing the New Building totally in accordance with Law as per terms and conditions as agreed upon.
25. The cost of registration for the Supplementary Agreement and the Power of Attorney will be borne by the Developer.
26. That the Owners and the Developer have jointly agreed that if any of the clauses mentioned in the Development Agreement dated 16.06.1993 differs and/or contradicts with this Supplementary Agreement in such circumstances the clauses mentioned in the Supplementary Agreement shall prevail and the clauses of the earlier Development Agreement shall give a go-by only to such extent.
27. That the Developer shall develop the premises after sanctioning the building plan from the authority and no deviation and/or any illegal construction shall be caused by the Developer and if any deviation and/or any illegal construction is made then the owners shall be at liberty to terminate the Development Agreement and the Supplementary

Agreement and shall also have the liberty to take steps both Civil and Criminal against the developers and its Directors.

28. That under no circumstances the Developer shall create any charge over the premises before any Financial Organization or from any private finance and the Developer shall develop the premises from his own fund/s.

29. That the Developer admits and confirms that the original title Deed bearing Deed No. 1747, Book No. I, volume No. 96, Pages From 66 to 75 for the year 1979 and Deed No 1748, Book No. I, Volume No. 129, pages From 1-8 for the year 1979 was handed over to them at the time of execution of the Development Agreement on 16.06.1993 had been misplaced from their custody and the same has not been misused by them at any point of time.

It is made clear that the Developer submits and undertakes that they have not used the said deed in any manner whatsoever.

30. That the tenants in the said premises was/is shall be within the Developer's allocation and the Developer shall deal with them and the owners shall not be liable in any manner whatsoever.

31. That the following clauses mentioned in the Development Agreement dated 16.06.1993 shall be deleted and/or be modified in the following manner:

That paragraph No. 3 (e) appearing in page No.6 of the Development Agreement dated 16.06.1993 shall be deleted.

That paragraph no. 5 of the Agreement dated 16.06.1993 shall read as follows:-

The Developer will hand over the project within 44 months from the date of these presents irrespective of the occupier's settlement.

That Paragraph No. 6(d) of the Agreement dated 16.06.1993 shall read as follows:

Upon delivery of possession of the constructed area belonging to the owners or their nominee/s i.e. 38% the owners shall execute Deed of Conveyance/s for the Developers allocation i.e. 62% in favour of the Developer or its nominee or nominees in the event the registered power of attorney is not executed in favour of the Developer for transferring the Developers allocation in the premises.

Paragraph No. 6 (e) appearing in page No 8 the following lines should be read as... "Similarly the Developer shall be entitled to retain 62% of allocated constructed area and the owner shall be entitled to 38% of its allocated constructed area including Car Parking areas and further all the common area and the roof shall remain common for all"

That paragraph No. 7 (b) appearing in page no. 8, the following lines should be read as... that after distribution of the owners and developers allocation i.e. 38% and 62% respectively of the constructed areas, the common area, roof and common facilities shall remain common for all.

That paragraph No. 10 (a) appearing in page no. 9 of the Development Agreement dated 16.06.1993 shall be deleted.

That paragraph No. 11 appearing in page No 10 of the Development Agreement dated 16.06.1993 shall be deleted.

32. The parties are to abide by the aforesaid terms and condition as mentioned hereinabove.

THE SCHEDULE ABOVE REFERRED TO:

ALL THAT piece and parcel of land together with one storied brick build structure standing thereon admeasuring 5200 sqft more or less containing an area of land 10 (ten) Cottahs 00 Chattaks and 00 Sqft be the same a little more or less situate lying at and being premises No. 25A, Harish Mukherjee Road in the Municipal Town of Kolkata under KMC Ward No. 71 within Police Station: Bhawanipore, Post Office: Gokhale Road, within the District of South 24 Parganas, Kolkata 700025 being KMC Assessee No. 110711400382 the entire land is delineated in RED the plan attached here with and the entire property is butted and bounded in the manner following:

NORTH	:	By Nandan Road
EAST	:	By Premises No. 29B, Nandan Road.
WEST	:	By Harish Mukherjee Road
South	:	By 25, Harish Mukherjee Road

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

SIGNED, SEALED AND DELIVERED at Kolkata in the presence of

WITNESSES:

1. Aamgir Khuntia
Matarpara Mallikpur.
(S) 24 Parganas, P.S. Barui Pur.
2. Amit Kumar Verma

P-155/A B.S. LANE MUDIALI ROAD
KOLKATA - 700024

1. Madan Lal Shaw

2. Yash Pr. Verma

3. Ghanshyam Verma

4. Radheshyam Verma

5. Sunil Kumar Verma

SIGNED, SEALED AND DELIVERED at Kolkata in the presence of

WITNESSES:

1. Sukanna
(SUNIL KUMAR MANNA)
234/3A, A.J.C. Bose Road, Kat-700020
2. Girdaus Gola
20, Lee Road
Kol-20.

Drafted

Nabakumar Mukhopadhyay

Advocate.

License No.

Nabakumar Mukhopadhyay
Advocate

Alipore Police Court

Enr. No.-WB/2037/1999

HARSHITA DEVELOPERS PRIVATE LIMITED

[Signature]
Director/Authorised Signatory

RECEIPT AND MEMO OF SECURITY DEPOSIT

RECEIVED by our Father Mr. Dwarka Prasad Shaw @ Dwarika Prasad Shaw alias Dwarka Prasad Verma and our Mother Smt. Suma Devi Shaw @ Suma Debi Verma both since Deceased the within mentioned sum of Rs. 3,00,000/- (Rupees three Lakh only) vide their Development Agreement dated 16.06.1993 from the within named developer in the following manner:

Payment Particular	Dated	AMOUNT (RS.)
By Cash	10.06.1993	51,000
By Cheque No: 767701, Bank of America, Kolkata,	18.06.1993	2,49,000
TOTAL: (Rupees Three Lakh Only)		3,00,000/-

SIGNED, SEALED AND DELIVERED
at Kolkata in the presence of

WITNESSES:

1. Amit Kumar

2. Amit Kumar

1. Madan Lal Shaw

2. Yash P.V. Verma

3. Ghanshyam Verma

4. Radheshyam Verma

5. Sumit Kumar Verma

SPECIMEN FORM FOR TEN FINGERPRINTS



MADAN LAL SHAW
Name

Madan Lal Shaw

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



GOPAL PRASAD VERMA
Name

Gopal Pr. Verma

Signature

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



GHANSHYAM VERMA
Name

Ghanshyam Verma

Signature

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



RADHESHYAM VERMA
Name

Radheshyam Verma

Signature

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

SPECIMEN FORM FOR TEN FINGERPRINTS



SUNIL KUMAR VEEMA
Name

Sunil Kumar Veema
Signature

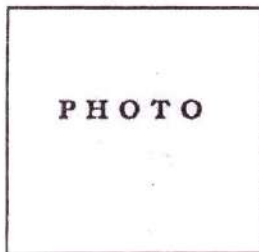
	Thumb Finger	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					



HARI PRASAD SHARMA
Name

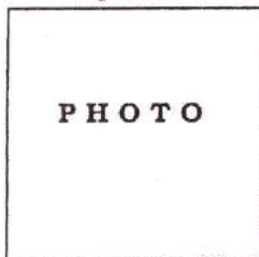
Hari Prasad Sharma
Signature

	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

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



Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue







OFFICE OF THE A.D.S.R. ALIPORE, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16053001136010/2021



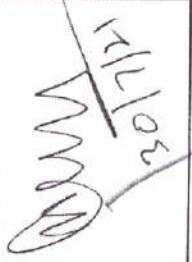


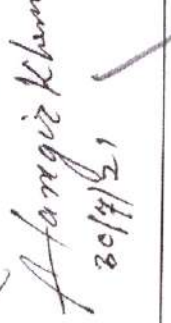
I. Signature of the Person(s) admitting the Execution at Private Residence.

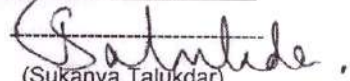
SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr MADAN LAL SHAW P-155/Q, MUDIALI ROAD, BRAMHA SAMAJ LANE, City:- Kolkata, , P.O:- GARDEN REACH, P.S:-Metiaburutz, District:-South 24- Parganas, West Bengal, India, PIN:- 700024	Land Lord			<i>Madan Lal Shaw</i> 25/7/21
2	Mr GOPAL PRASAD VERMA P-155/Q, MUDIALI ROAD, BRAMHA SAMAJ LANE, City:- Kolkata, , P.O:- GARDEN REACH, P.S:- Metiaburutz, District:- South 24-Parganas, West Bengal, India, PIN:- 700024	Land Lord			<i>Gopal Pr. Verma</i> 30/7/2021

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
3	Mr GHANASHYAM VERMA P-155/Q, MUDIALI ROAD, BRAMHA SAMAJ LANE, City:- Kolkata, , P.O:- GARDEN REACH, P.S:- Metiaburutz, District:- South 24-Parganas, West Bengal, India, PIN:- 700024	Land Lord			Ghanashyam Verma 30/7/21
4	Mr RADHESHYAM VERMA P-155/Q, MUDIALI ROAD, BRAMHA SAMAJ LANE, City:- Kolkata, , P.O:- GARDEN REACH, P.S:- Metiaburutz, District:- South 24-Parganas, West Bengal, India, PIN:- 700024	Land Lord			Radheshyam Verma 30/7/21
5	Mr SUNIL KUMAR VERMA P-155/Q, MUDIALI ROAD, BRAHMA SAMAJ LANE, City:- Kolkata, , P.O:- GARDEN REACH, P.S:- Metiaburutz, District:- South 24-Parganas, West Bengal, India, PIN:- 700024	Land Lord			Sunil Kumar Verma 30/07/2021

I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
6	Mr HARI PRASAD SHARMA 20, O C GANGULY SARANI, City:- Kolkata, , P.O:- LALA LAJPAT RAI SARANI, P.S:- Bhawanipore, District:- South 24-Parganas, West Bengal, India, PIN:- 700020	Representative of Developer [HARSHITA DEVELOPERS PRIVATE LIMITED]			 30/7/21
SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr ALAMGIR KHAN Son of Late SATTAR KHAN MALLICKPORE, City:- Kolkata, , P.O:- BARUIPUR, P.S:- Baruipur, District:- South 24-Parganas, West Bengal, India, PIN:- 700145	Mr MADAN LAL SHAW, Mr GOPAL PRASAD VERMA, Mr GHANASHYAM VERMA, Mr RADHESHYAM VERMA, Mr SUNIL KUMAR VERMA, Mr HARI PRASAD SHARMA			 30/7/21


(Sukanya Talukdar)

ADDITIONAL DISTRICT
SUB-REGISTRAR
OFFICE OF THE A.D.S.R.
ALIPORE
South 24-Parganas, West
Bengal



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

GRN Details

GRN: 192021220039169821 Payment Mode: Online Payment
GRN Date: 28/07/2021 14:34:59 Bank/Gateway: HDFC Bank
BRN : 1511322252 BRN Date: 28/07/2021 14:07:55
Payment Status: Successful Payment Ref. No: 3001136010/3/2021
[Query No*/Query Year]

Depositor Details

Depositor's Name: harshita developers private limited
Address: 20 o.c.ganguly sarani KOLKATA-700020
Mobile: 9830112211
Depositor Status: Buyer/Claimants
Query No: 3001136010
Applicant's Name: Mr SAGAR DAS
Identification No: 3001136010/3/2021
Remarks: Sale, Development Agreement or Construction agreement Payment No 3

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	3001136010/3/2021	Property Registration- Stamp duty	0030-02-103-003-02	75021
2	3001136010/3/2021	Property Registration- Registration Fees	0030-03-104-001-16	3021
			Total	78042

IN WORDS: SEVENTY EIGHT THOUSAND FORTY TWO ONLY.



ভারত সরকার
GOVERNMENT OF INDIA



নাম নাম সর্টি
Madan Lal Shaw
পিতা : দ্বারিকা প্রসাদ শর্মা
Father : DWARIKA PRASAD SHAW

জন্ম সাল/Year of Birth: 1963
পুল : Male



3530 4144 3572

আধার - সাধারণ মানুষের অধিকার



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

বিকল্প, পি-155/কিউ, মুদিয়ালী রোড
গার্ডেন রিচ, গার্ডেন রিচ এস.ও. গার্ডেন
পশ্চিমবঙ্গ, 700024

Address: P-155/Q, MUDIALI
ROAD, GARDEN REACH,
Garden Reach S.O. Garden
Reach, Kolkata, West
Bengal, 700024

1947
1800 190 1947

help@uidai.gov.in

www.uidai.gov.in

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

Madan Lal Shaw



ভারত সরকার
Government of India



সুনীল কুমার বর্মা
Sunil Kumar Verma
পিতা : দ্বারকা প্রসাদ বর্মা
Father : DWARKA PRASAD VERMA
জন্মতারিখ / DOB : 03/01/1976
পুরুষ / MALE



5066 2850 4007

আমার , আমার পরিচয়

ভারতীয় চিহ্নিতকরণ
Unique Identification Authority of India

ঠিকানা,
পি-155/কিউ, মুদিয়ালী রোড,
গার্ডেন রীচ, গার্ডেন রীচ এন.৩,
কোলকাতা, পশ্চিমবঙ্গ, 700024

Address,
P-155/Q, MUDIALI ROAD
GARDEN REACH, Garden Reach
S O Kolkata, West Bengal,
700024

5066 2850 4007



1947



help@uidai.gov.in



www.uidai.gov.in

Sunil Kumar Verma



भारत सरकार
GOVERNMENT OF INDIA



गोपाल प्रसाद वर्मा
Gopal Prasad Verma
जन्मतिथि/ DOB: 22/08/1962
पुरुष / MALE



3001 6965 5931

आमार आधाार, आमार परिचय



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ठिकाना:

पि-155/किड, मुदियाली रोड,
गार्डेन रीच, गार्डेन रीच
एस.ओ, कोलकाता,
पश्चिमवङ्ग - 700024

Address:

P-155/Q MUDIALI ROAD, GARDEN
REACH, Garden Reach S.O, Kolkata,
West Bengal - 700024

3001 6965 5931

MERA AADHAAR, MERI PEHACHAN

Gopal P. Verma

भारत सरकार
Government of India



Ghanshyam Verma
Father : DWARIKA PRASAD VERMA
DOB : 29/10/1971
Male



5631 7514 6700

मेरा आधार, मेरी पहचान

भारत सरकार
Unique Identification Authority of India

Address:
S/O Dwarka Prasad Verma, P/S-MATIABRUZ,
P-155/Q.MUDIALI ROAD GARDEN REACH, Garden
Reach, Kolkata, Garden Reach, West Bengal, 700024

5631 7514 6700

1947  help@uidai.gov.in  www.uidai.gov.in

Ghanshyam Verma

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

RADHEYSHYAM VERMA
DWARIKA PRASAD VERMA

09/04/1976
Permanent Account Number
AEZPV6786P

Radheshyam Verma
Signature



27102006

Radheshyam Verma



ভারত সরকার
GOVERNMENT OF INDIA



রাদেশ্যাম ভার্ম
Radheshyam Verma
পিতা: দ্বারিকা প্রসাদ ভার্ম
Father: DWARIKA PRASAD VERMA

জন্ম তারিখ/Year of Birth: 1976
লিঙ্গ: Male



5049 1812 2375

আধার - সাধারণ মানুষের অধিকার



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ফিসাল, পি-155/কি, মুদিয়ালী রোড
গার্ডেন রিচ, কলকাতা-৭০০০২৪
কলকাতা-৭০০০২৪

Address: P-155/Q, MUDIALLY
ROAD, GARDEN REACH,
Garden Reach S.O, Garden
Reach, Kolkata, West
Bengal, 700024

1947
1800 180 1847

help@uidai.gov.in

www.uidai.gov.in

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

Radheshyam Verma

आयकर विभाग  **भारत सरकार**
INCOME TAX DEPARTMENT **GOVT OF INDIA**

स्वामी लेखा संख्या कार्ड
 Permanent Account Number Card
BIBPS8424A



नाम
MADAN LAL SHAW

पिता/पति का नाम / Father's Name
DWARIKA PRASAD SHAW

जन्म तिथि / Date of Birth
 29/03/1963

Madan Lal Shaw



आयकर विभाग  **भारत सरकार**
INCOME TAX DEPARTMENT **GOVT OF INDIA**

स्वामी लेखा संख्या कार्ड
 Permanent Account Number Card
BIBPS8424A

नाम
MADAN LAL SHAW

पिता/पति का नाम / Father's Name
DWARIKA PRASAD SHAW

जन्म तिथि / Date of Birth
 29/03/1963

In case this card is lost / found, kindly inform:

Income Tax PAN Services Unit, UTITSI
 Plot No. 3, Sector 11, CBD Belapur,
 Navi Mumbai - 400 614.

आयकर सेवा केंद्र (UTITSI)
 प्लॉट नं. 3, सेक्टर 11, सीडी बी बेलपुर,
 नवी मुंबई - 400 614.

आयकर केंद्र (UTITSI)
 प्लॉट नं. 3, सेक्टर 11, सीडी बी बेलपुर,
 नवी मुंबई - 400 614.

आयकर केंद्र (UTITSI)
 प्लॉट नं. 3, सेक्टर 11, सीडी बी बेलपुर,
 नवी मुंबई - 400 614.

आयकर केंद्र (UTITSI)
 प्लॉट नं. 3, सेक्टर 11, सीडी बी बेलपुर,
 नवी मुंबई - 400 614.

Madan Lal Shaw

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT OF INDIA

GOPAL PRASAD VERMA

DWARIKA PRASAD VERMA

22/08/1962

Permanent Account Number
AEZPV6792H

Gopal Prasad Verma

Signature

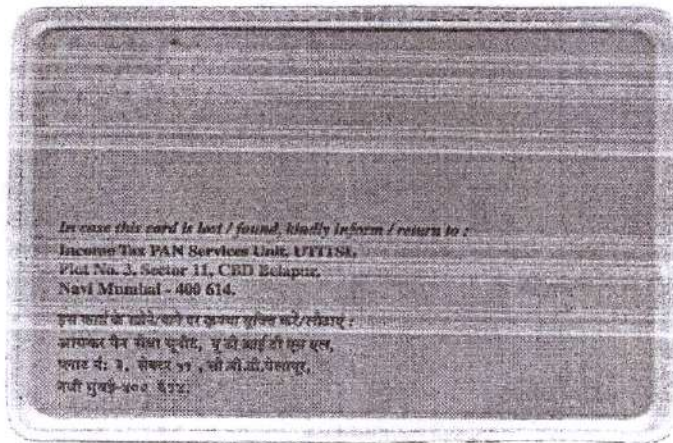
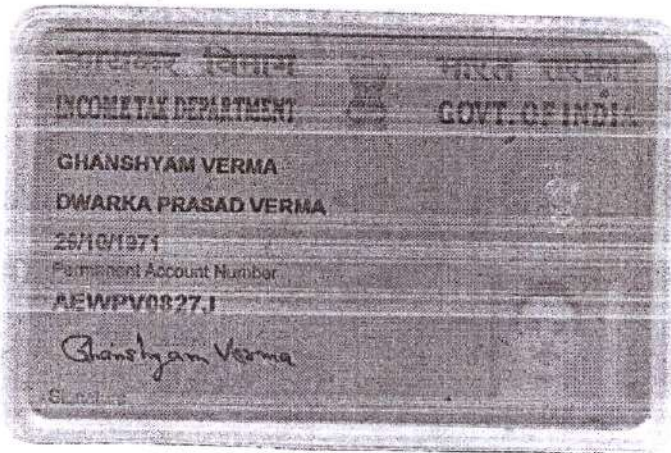


PT102/08

आयकर विभाग, भारत सरकार, नया दिल्ली
आयकर विभाग, नया दिल्ली
आयकर विभाग, नया दिल्ली
आयकर विभाग, नया दिल्ली

If this card is lost, someone else can use it to
please inform us at
Income Tax PAN Services Ltd, NSDL
4th Floor, 'A' Wing, Trade World,
Kamlay Mills Compound
S. B. Marg, Lower Park, Mumbai - 400011
Tel: 91 22 5499 4000 Fax: 91 22 5493 1004
e-mail: income@nsdl.com

Gopal P. Verma



Ghanshyam Verma

आयकर विभाग
INCOME TAX DEPARTMENT
SUNIL KUMAR VERMA
DWARKA PRASAD VERMA
03/01/1976
Permanent Account Number
BAXPS0224C
Sunil Kumar
Verma
Signature



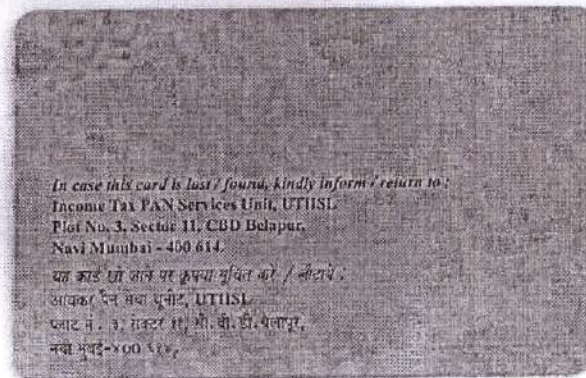
भारत सरकार
GOVT. OF INDIA

In case this card is lost / found, kindly inform / return to :
Income Tax PAN Services Unit, UTIITSL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.
इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटायें :
आयकर पैन सेवा यूनिट, UTIITSL
प्लॉट नं. 3, सेक्टर 11, सी.बी.डी. बेलपुर,
नवी मुंबई-400 614.

Sunil Kumar Verma



HARSHITA DEVELOPERS PRIVATE LIMITED
CHANDRIMA K. SINGH



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

HARI PRASAD SHARMA
SANWAR MAL SHARMA

27/05/1966
 Permanent Account Number
ALQPS4877E


 Signature



इस कार्ड के साथी / साथी पर लुपता पायेता कर / सोडने
 आयकर पेन सेवा युनिट, एनएसडीएल
 तीसरी मंजिल, सफाई कैंबर्स
 नजद बाजर टेलिफोन एक्चेंज के नजदीक
 बानेर, पुणे - 411 045

*If this card is lost / someone's lost card is found,
 please inform / return to*

Income Tax PAN Services Unit, NSDL
3rd Floor, Sapphire Chambers,
Next Bazar Telephone Exchange,
Baner, Pune - 411 045

Tel: 91-20-2724 8080, Fax: 91-20-2721 8081
 e-mail: tin@nsdl.co.in

Handwritten signature



भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार

Unique Identification Authority of India
Government of India

Enrolment No.: 1193/84010/15713

To: Alamgir Khan
S/O Late Sattar Khan
Near Holi Merry School
Peertala Natunpara
Mallikpur
South Twenty Four Parganas
West Bengal - 700145
Mobile : 9831475178

Date: 31/10/2011

Ref. No : 00001595-00161018-00183747-Mallickpore



UB 07342037 0 IN

आपका आधार क्रमांक / Your Aadhaar No. :

7786 6270 5045

आधार — आम आदमी का अधिकार



भारत सरकार
GOVERNMENT OF INDIA

Alamgir Khan
Year of Birth : 1966
Male



7786 6270 5045



आधार — आम आदमी का अधिकार



Government of India



AADHAAR

निर्देश

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- पहचान का प्रमाण ऑनलाइन ऑथन्टीकेशन द्वारा प्राप्त करें।

INSTRUCTIONS

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address: S/O Late Sattar Khan, Near Holl Merry School, Peertala Natunpara,
Mallikpur, Mallickpore, South Twenty Four Parganas, West Bengal, 700145

1800 180 1947

help@uidai.gov.in

www.uidai.gov.in

PO Box No.1947,
Bengaluru-560 001

Major Information of the Deed

Deed No :	I-1605-01714/2021	Date of Registration	03/08/2021
Query No / Year	1605-3001136010/2021	Office where deed is registered	
Query Date	08/07/2021 4:03:33 PM	1605-3001136010/2021	
Applicant Name, Address & Other Details	SAGAR DAS ALIPORE POLICE COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9830144348, Status :Others		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4005] Power of Attorney, Cancellation of Power of Attorney [Rs : 1/-], [4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 3,00,000/-]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 7,57,24,003/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 75,121/- (Article:48(g))	Rs. 3,028/- (Article:E, E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Bhawanipore, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Harish Mukherjee Road, , Premises No: 25A, , Ward No: 071 Pin Code : 700025

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	10 Katha	1/-	7,18,24,003/-	Property is on Road
Grand Total :				16.5Dec	1/-	718,24,003 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	5200 Sq Ft.	1/-	39,00,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 5200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		5200 sq ft	1 /-	39,00,000 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr MADAN LAL SHAW Son of Late DWARKA PRASAD SHAW P-155/Q, MUDIALI ROAD, BRAMHA SAMAJ LANE, City:- Kolkata, , P.O:- GARDEN REACH, P.S:-Metiaburutz, District:-South 24-Parganas, West Bengal, India, PIN:- 700024 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: B1xxxxxx4A, Aadhaar No: 35xxxxxxxx3572, Status :Individual, Executed by: Self, Date of Execution: 30/07/2021 , Admitted by: Self, Date of Admission: 30/07/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 30/07/2021 , Admitted by: Self, Date of Admission: 30/07/2021 ,Place : Pvt. Residence
2	Mr GOPAL PRASAD VERMA Son of Late DWARKA PRASAD SHAW P-155/Q, MUDIALI ROAD, BRAMHA SAMAJ LANE, City:- Kolkata, , P.O:- GARDEN REACH, P.S:-Metiaburutz, District:-South 24-Parganas, West Bengal, India, PIN:- 700024 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AExxxxxx2H, Aadhaar No: 30xxxxxxxx5931, Status :Individual, Executed by: Self, Date of Execution: 30/07/2021 , Admitted by: Self, Date of Admission: 30/07/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 30/07/2021 , Admitted by: Self, Date of Admission: 30/07/2021 ,Place : Pvt. Residence
3	Mr GHANASHYAM VERMA Son of Late DWARKA PRASAD SHAW P-155/Q, MUDIALI ROAD, BRAMHA SAMAJ LANE, City:- Kolkata, , P.O:- GARDEN REACH, P.S:-Metiaburutz, District:-South 24-Parganas, West Bengal, India, PIN:- 700024 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AExxxxxx7J, Aadhaar No: 56xxxxxxxx6700, Status :Individual, Executed by: Self, Date of Execution: 30/07/2021 , Admitted by: Self, Date of Admission: 30/07/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 30/07/2021 , Admitted by: Self, Date of Admission: 30/07/2021 ,Place : Pvt. Residence
4	Mr RADHESHYAM VERMA Son of Late DWARKA PRASAD VERMA P-155/Q, MUDIALI ROAD, BRAMHA SAMAJ LANE, City:- Kolkata, , P.O:- GARDEN REACH, P.S:-Metiaburutz, District:-South 24-Parganas, West Bengal, India, PIN:- 700024 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AExxxxxx6P, Aadhaar No: 50xxxxxxxx2375, Status :Individual, Executed by: Self, Date of Execution: 30/07/2021 , Admitted by: Self, Date of Admission: 30/07/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 30/07/2021 , Admitted by: Self, Date of Admission: 30/07/2021 ,Place : Pvt. Residence
5	Mr SUNIL KUMAR VERMA Son of Late DWARKA PRASAD SHAW P-155/Q, MUDIALI ROAD, BRAHMA SAMAJ LANE, City:- Kolkata, , P.O:- GARDEN REACH, P.S:-Metiaburutz, District:-South 24-Parganas, West Bengal, India, PIN:- 700024 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: BAxxxxxx4C, Aadhaar No: 50xxxxxxxx4007, Status :Individual, Executed by: Self, Date of Execution: 30/07/2021 , Admitted by: Self, Date of Admission: 30/07/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 30/07/2021 , Admitted by: Self, Date of Admission: 30/07/2021 ,Place : Pvt. Residence

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	HARSHITA DEVELOPERS PRIVATE LIMITED 20, O C GANGULY SARANI, City:- Kolkata, , P.O:- LALA LAJPAT RAI SARANI, P.S:-Bhawanipore, District:- South 24-Parganas, West Bengal, India, PIN:- 700020 , PAN No.:: AAxxxxxx2Q, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr HARI PRASAD SHARMA (Presentant) Son of Late SANWARMAL SHARMA 20, O C GANGULY SARANI, City:- Kolkata, , P.O:- LALA LAJPAT RAI SARANI, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700020, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ALxxxxxx7E, Aadhaar No: 61xxxxxxxx3828 Status : Representative, Representative of : HARSHITA DEVELOPERS PRIVATE LIMITED (as DIRECTOR)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr ALAMGIR KHAN Son of Late SATTAR KHAN MALLICKPORE, City:- Kolkata, , P.O:- BARUIPUR, P.S:-Baruipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700145			

Identifier Of Mr MADAN LAL SHAW, Mr GOPAL PRASAD VERMA, Mr GHANASHYAM VERMA, Mr RADHESHYAM VERMA, Mr SUNIL KUMAR VERMA, Mr HARI PRASAD SHARMA

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr MADAN LAL SHAW	HARSHITA DEVELOPERS PRIVATE LIMITED-3.3 Dec
2	Mr GOPAL PRASAD VERMA	HARSHITA DEVELOPERS PRIVATE LIMITED-3.3 Dec
3	Mr GHANASHYAM VERMA	HARSHITA DEVELOPERS PRIVATE LIMITED-3.3 Dec
4	Mr RADHESHYAM VERMA	HARSHITA DEVELOPERS PRIVATE LIMITED-3.3 Dec
5	Mr SUNIL KUMAR VERMA	HARSHITA DEVELOPERS PRIVATE LIMITED-3.3 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr MADAN LAL SHAW	HARSHITA DEVELOPERS PRIVATE LIMITED-1040.00000000 Sq Ft
2	Mr GOPAL PRASAD VERMA	HARSHITA DEVELOPERS PRIVATE LIMITED-1040.00000000 Sq Ft
3	Mr GHANASHYAM VERMA	HARSHITA DEVELOPERS PRIVATE LIMITED-1040.00000000 Sq Ft
4	Mr RADHESHYAM VERMA	HARSHITA DEVELOPERS PRIVATE LIMITED-1040.00000000 Sq Ft
5	Mr SUNIL KUMAR VERMA	HARSHITA DEVELOPERS PRIVATE LIMITED-1040.00000000 Sq Ft

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr HARI PRASAD SHARMA (Presentant) Son of Late SANWARMAL SHARMA 20, O C GANGULY SARANI, City:- Kolkata, , P.O:- LALA LAJPAT RAI SARANI, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700020, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ALxxxxxx7E, Aadhaar No: 61xxxxxxx3828 Status : Representative, Representative of : HARSHITA DEVELOPERS PRIVATE LIMITED (as DIRECTOR)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr ALAMGIR KHAN Son of Late SATTAR KHAN MALLICKPORE, City:- Kolkata, , P.O:- BARUIPUR, P.S:-Baruipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700145			

Identifier Of Mr MADAN LAL SHAW, Mr GOPAL PRASAD VERMA, Mr GHANASHYAM VERMA, Mr RADHESHYAM VERMA, Mr SUNIL KUMAR VERMA, Mr HARI PRASAD SHARMA

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr MADAN LAL SHAW	HARSHITA DEVELOPERS PRIVATE LIMITED-3.3 Dec
2	Mr GOPAL PRASAD VERMA	HARSHITA DEVELOPERS PRIVATE LIMITED-3.3 Dec
3	Mr GHANASHYAM VERMA	HARSHITA DEVELOPERS PRIVATE LIMITED-3.3 Dec
4	Mr RADHESHYAM VERMA	HARSHITA DEVELOPERS PRIVATE LIMITED-3.3 Dec
5	Mr SUNIL KUMAR VERMA	HARSHITA DEVELOPERS PRIVATE LIMITED-3.3 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr MADAN LAL SHAW	HARSHITA DEVELOPERS PRIVATE LIMITED-1040.00000000 Sq Ft
2	Mr GOPAL PRASAD VERMA	HARSHITA DEVELOPERS PRIVATE LIMITED-1040.00000000 Sq Ft
3	Mr GHANASHYAM VERMA	HARSHITA DEVELOPERS PRIVATE LIMITED-1040.00000000 Sq Ft
4	Mr RADHESHYAM VERMA	HARSHITA DEVELOPERS PRIVATE LIMITED-1040.00000000 Sq Ft
5	Mr SUNIL KUMAR VERMA	HARSHITA DEVELOPERS PRIVATE LIMITED-1040.00000000 Sq Ft

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 75,046/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 75,021/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 78, Amount: Rs.100/-, Date of Purchase: 23/06/2021, Vendor name: Jayanta Dey
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 28/07/2021 2:36PM with Govt. Ref. No: 192021220039169821 on 28-07-2021, Amount Rs: 75,021/-, Bank:
HDFC Bank (HDFC0000014), Ref. No. 1511322252 on 28-07-2021, Head of Account 0030-02-103-003-02

Sukanya Talukdar

Sukanya Talukdar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1605-2021, Page from 74298 to 74346
being No 160501714 for the year 2021.



Sukanya Talukdar

Digitally signed by SUKANYA
TALUKDAR
Date: 2021.08.09 13:21:58 +05:30
Reason: Digital Signing of Deed.

(Sukanya Talukdar) 2021/08/09 01:21:58 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
West Bengal.

(This document is digitally signed.)