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1 प्रश्निकरुण पश्चिम बंगाल WEST BENGAL

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26/09/22

2/2649580/22

Additional Registrar of Assurances-II
Kolkata

Certified that the Document is admitted to
Registration by the Registrar of Assurances-II
Kolkata and the Document is the part of the Contract.

Additional Registrar
of Assurances II Kolkata

26 SEP 2022

DEVELOPMENT AGREEMENT

THIS AGREEMENT IS MADE ON THIS, THE 26th DAY OF
Sept, TWO THOUSAND TWENTY TWO (2022)

BETWEEN

Contd...P/2

025641

Sl. No. Date

Name

Add.

AMT. 10/-

20 SEP 2022

20 SEP 2022

S. Bhattacharya

19, B.N. Sen Rd

Kol-1

SOUMITRA CHANDA
Licensed Stamp Vendor
8/2, K. S. Roy Road, Kol-1



ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA

26 SEP 2022

Goutam Chakraborty
Arvind Lal Chakraborty
24 A. N. S. Road, 2nd Fl.

sup: D. S. D.

P.S. D.

PO:



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

GRN Details

GRN: 192022230127456718 Payment Mode: Online Payment (SBI Epay)
GRN Date: 23/09/2022 13:04:04 Bank/Gateway: SBIEPay Payment Gateway
BRN : 2892383512632 BRN Date: 23/09/2022 13:10:29
Gateway Ref ID: IGAOITZFG5 Method: State Bank of India NB
Payment Status: Successful Payment Ref. No: 2002649580/3/2022
[Query No*/Query Year]

Depositor Details

Depositor's Name: Mr Sanjib Bhattacharya
Address: Plot-18 Block-DC, Sector-I, Salt lake
Mobile: 9230513089
Email: tonmoygl6@gmail.com
Period From (dd/mm/yyyy): 23/09/2022
Period To (dd/mm/yyyy): 23/09/2022
Payment ID: 2002649580/3/2022
Dept Ref ID/DRN: 2002649580/3/2022

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002649580/3/2022	Property Registration- Stamp duty	0030-02-103-003-02	40021
2	2002649580/3/2022	Property Registration- Registration Fees	0030-03-104-001-16	10021
Total				50042

IN WORDS: FIFTY THOUSAND FORTY TWO ONLY.

1(a) SRI PARTHA DEY (PAN No.AKSPD1870F) (Aadhaar No.4801 3601 9588) son of Late Sunil Kumar Dey, by faith Hindu, by Nationality - Indian, by occupation Business, **1(b) SRI PRADIP DEY, (PAN No. FMGPD3838G) (Aadhaar No. 9865 7785 1965)** son of Late Sunil Kumar Dey, by faith Hindu, by Nationality - Indian, by occupation Service, both residing at 22/2/1B, Mahatma Sisir Kumar Sarani (formerly known as Galiff Street), P.O. Tala P.S. Tala Kolkata - 700 004, and **2. MISS. MONONITA DAS (PAN No.EUNPD6044J) (Aadhaar No.4862 0732 4540)** daughter of Monoj Kumar Das, by faith Hindu, by Nationality Indian, by occupation Student, residing at Purbachal Housing Estate, House No.26, Cluster-7, Salt Lake, Sector-III Bidhannagar (M) Purbachal, P.O. Purbachal, P.S. Bidhannagar (South), District : North 24 Parganas, Pin-700 097, West Bengal, hereinafter jointly called and referred to as the **"OWNERS/ FIRST PARTY"** (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, administrators, representatives and assigns) of the **ONE PART/FIRST PART.**

AND

M/S. VPH DEVELOPERS PRIVATE LIMITED (PAN - AAECV6540M), (CIN - U45400WB2013PTC198388), a Private Limited Company within the meaning of Companies Act, 1956 having its registered office at Premises no. Ground Floor, 12, Bhabanath Sen Street, P.O.

Shyambazar, P.S. Tala, Kolkata-700004, District Kolkata and Directors **(1) SRI SANJIB BHATTACHARYA (PAN - APJPS0979J), (Aadhaar No. 6823 1576 5969)**, son of late Biswanath Bhattacharya, by faith Hindu, by nationality Indian, by occupation Business, residing at AB—165, Sector—I, Salt Lake, P.O. North Bidhannagar, P.S.-North Bidhan Nagar, Kolkata—700 064, District - North 24 Parganas **AND (2) SMT. SHIULI BHATTACHARYA (PAN - BAHPB3873J), (Aadhaar No. 8403 8307 0684)**, wife of Sri Amitava Bhattacharya, by faith Hindu, by nationality Indian, by occupation Businessperson, residing at c/o, Smt. Pratima Bhattacharya, Premises no. 135, Shuksanatantala Main Road, Post Office Chandannagar, Police Station Chandannagar, District Hooghly, Pin - 712136, **being represented by its Managing Director SRI SANJIB BHATTACHARYA**, by virtue of a Board Resolution dated 17th June, 2022 hereinafter called and referred to as the **“DEVELOPER/ SECOND PARTY”** (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include its successors-in-office, executors, administrators, representatives and assigns) of the **OTHER PART/SECOND PART**.

WHEREAS by an Indenture dated 14th day of December 1983 and registered at the office of Registrar of Assurances, Calcutta in Book No. I, Volume No. 339, Pages 278 To 285, Being No. 12876 for the year 1983, one Anil Kumar Dey and Sunil Kumar Dey, both sons

of Upendra Nath Dey as Purchasers therein jointly purchased All That piece and parcel of land measuring an area of 03 (Three) Cottahs, 05 (Five) Chittacks and 14 (Fourteen) Sq. ft. more or less situate and lying at and being Municipal premises No. 22/2/1B, Mahatma Sisir Kumar Sarani (formerly known as Galiff Street), Kolkata - 700 004, from Smt. Rama Roy, W/o. Harinath Roy, the Vendor therein mentioned for valuable consideration free from all encumbrances morefully and particularly described and enumerated in the **SCHEDULE "A"**.

AND WHEREAS by a Deed of Partition made on 16th day of February, 2000 between the said Anil Kumar Dey and Sunil Kumar Dey, both sons of Upendra Nath Dey, and registered at the office of the Addl. Registrar of Assurances, Kolkata in Book No. I, Volume No. I, Pages from 1 to 19, Being No. 03894 for the year 2003, the said property being premises No. 22/2/1B, Mahatma Sisir Kumar Sarani (formerly known as Galiff Street), Kolkata - 700 004 measuring an area of 03 (Three) Cottahs, 05 (Five) Chittacks and 14 (Fourteen) Sq. ft. more or less together with the unfinished dwelling house constructed thereon as per sanctioned building plan was partitioned between them by preparing a partition plan whereby the said property was divided into two lots, being the southern portion marked Lot - "A" measuring an area of 02 Cottah 02 Chittaks and 33 Sq.Ft. allotted to the said Anil Kumar Dey and the northern portion marked Lot - "B"

measuring an area of 01 Cottah 02 Chittak and 26 Sq.Ft. allotted to said Sunil Kumar Dey.

AND WHEREAS the said Sunil Kumar Dey died intestate on 07.04.2010 leaving behind his widow Smt. Kritanjali Dey and two sons namely, Sri Partha Dey and 2. Sri Pradip Dey as his successors and legal heirs.

AND WHEREAS the said Smt. Kritanjali Dey, died intestate on 23.07.2020 leaving behind her two sons namely, Sri Partha Dey and 2. Sri Pradip Dey being the parties of the First Part/Owners No.1(a) and 1(b) herein as her successors and legal heirs.

AND WHEREAS, the parties of the First Part/Owners No.1(a) and 1(b), namely, Sri Partha Dey and Sri Pradip Dey respectively thus became the absolute joint owners in equal 1/2 share and seized and possessed of and otherwise well and sufficiently entitled to **ALL THAT** piece and parcel of land admeasuring 01 (one) Cottah 02 (two) Chittak and 26 (twenty six) Square Feet, together with one storied brick built building standing thereon lying and situated at Premises no. 22/2/1B, Mahatma Sisir Kumar Sarani (formerly known as Galiff Street), Kolkata - 700 004, Police Station - Tala, Ward No. 12, within the limits of Kolkata Municipal Corporation morefully and particularly described and enumerated in the **SCHEDULE "B"** hereunder written, and are enjoying the right, title and interest thereof free from all sorts

of encumbrances, charges, liens, lispendenses, demands, claims, hindrances, attachments, debts, dues, acquisitions and requisitions whatsoever without any interference, disturbance and obstruction whatever from any person whomsoever and corner and manner whatsoever.

AND WHEREAS, the parties of the First Part/Owners No.1(a) and 1(b), namely, Sri Partha Dey and Sri Pradip Dey respectively got their names mutated with the Kolkata Municipal Corporation as owners of the said Premises no. 22/2/1B, Mahatma Sisir Kumar Sarani (formerly known as Galiff Street), Kolkata - 700 004 admeasuring 01 (one) Cottah 02 (two) Chittak and 26 (twenty six) Square Feet, together with existing building/structure standing thereon and have been in exclusive possession and enjoyment of the said property as absolute owners thereof without any hindrance or interference by anybody.

AND WHEREAS the said Anil Kumar Dey died intestate on 16.05.2004 leaving behind his wife Smt. Latika Dey and two daughters namely, Smt. Anita Das and 2. Smt. Binata Sau as his successors and legal heirs.

AND WHEREAS, the said Smt. Latika Dey, W/o. Late Anil Kumar Dey, Smt. Anita Das, wife of Monoj Kumar Das and Smt. Binata Sau, wife of Samir Kumar Sau became the absolute joint

owners in equal 1/3 share and seized and possessed of and otherwise well and sufficiently entitled to **ALL THAT** piece and parcel of land admeasuring an area of 02 (Two) Cottah, 02 (Two) Chittaks and 33 (Thirty Three) Sq.Ft. together with existing building / structure standing thereon got their names mutated with the Kolkata Municipal Corporation as owners of the said premises being newly numbered as Premises no. 22/2/1B/A, Mahatma Sisir Kumar Sarani (formerly known as Galiff Street), Kolkata - 700 004 morefully and particularly described and enumerated in the **SCHEDULE "C"** hereunder written and have been in exclusive possession and enjoyment of the said property as absolute owners thereof without any hindrance or interference by anybody.

AND WHEREAS by a Deed of Gift dated 30th day of September, 2021 and registered at the office of the Additional Registrar of Assurances - III, Kolkata, in Book No. I, Volume No. 1903-2021, Pages 445879 To 445910, Being No. 190310440 for the year 2021, the said Smt. Latika Dey, W/o. Late Anil Kumar Dey and Smt. Anita Das, wife of Monoj Kumar Das jointly gifted their respective undivided 1/3rd share in the said property being Premises no. 22/2/1B/A, Mahatma Sisir Kumar Sarani (formerly known as Galiff Street), Kolkata - 700 004 out of love and affection in favour of the Party of the First Part/Owners No. 2 herein Miss Mononita Das, granddaughter of Smt. Latika Dey and daughter of Smt. Anita Das

and Monoj Kumar Das.

AND WHEREAS by a Deed of Gift dated 20th day of June, 2022 and registered at the office of Additional Registrar of Assurances - I, Kolkata, in Book No. I, Volume No. 1901-2022, Pages 267749 To 267769, Being No. 190105410 for the year 2022, the said Smt. Binata Sau, wife of Samir Kumar Sau gifted her undivided 1/3rd share in the said property Premises no. 22/2/1B/A, Mahatma Sisir Kumar Sarani (formerly known as Galiff Street), Kolkata - 700 004 out of love and affection in favour of her niece namely Miss Mononita Das being the Party of the First Part/Owners No. 2 herein.

AND WHEREAS, the party of the First Part/Owners No.2 namely, Miss Mononita Das thus became the absolute owner in 100% share and seized and possessed of and otherwise well and sufficiently entitled to **ALL THAT** piece and parcel of land admeasuring 02 (Two) Cottah, 02 (Two) Chittaks and 33 (Thirty Three) Sq.Ft. Square Feet, together with existing building/structure standing thereon lying and situated at Premises no. 22/2/1B/A, Mahatma Sisir Kumar Sarani (formerly known as Galiff Street), Kolkata - 700 004, Police Station - Tala, Ward No. 12, within the limits of Kolkata Municipal Corporation morefully and particularly described and enumerated in the **SCHEDULE "C"** hereunder written, and is enjoying the right, title and interest thereof free from all sorts of encumbrances, charges, liens,

lispendenses, demands, claims, hindrances, attachments, debts, dues, acquisitions and requisitions whatsoever without any interference, disturbance and obstruction whatever from any person whomsoever and corner and manner whatsoever.

AND WHEREAS the parties of the First Part/Owners No.1(a) & 1(b) and the party of the First Part/Owner No.2 mutually agreed to jointly develop their respective properties morefully and particularly described and enumerated in the **SCHEDULE "B"** and **SCHEDULE "C"** hereunder written and to have a new construction made on the land in accordance with a Sanctioned Plan to be obtained from the Kolkata Municipal Corporation, and applied to the Kolkata Municipal Corporation for amalgamation of the said two properties. Such amalgamation had duly been sanctioned, the parties jointly got their names duly mutated and a new number (amalgamated) being Premises no. 22/2/1B, Mahatma Sisir Kumar Sarani, Kolkata - 700 004 Post Office - Tala, Police Station - Tala , Kolkata-700 004 was allotted. The said amalgamated property has been described in the **SCHEDULE - 'D'** herein below.

AND WHEREAS considering the aforesaid representation of the Owners/First Party and subject to verification of title of the Owners/First Party herein concerning the said Properties/Premises, the Developer/Second Party has agreed to develop the said premises in

accordance with the Sanctioned Plan on the terms and conditions hereinafter appearing :-

NOW THE TERMS AND CONDITIONS OF THIS AGREEMENT AS FOLLOWS :-

**ARTICLE- I
(DEFINITION)**

1. **OWNERS:** shall mean 1(a). Sri Partha Dey, 1(b) Sri Pradip Dey both are of Premises no.22/2/1B, Mahatma Sisir Kumar Sarani (formerly known as Galiff Street), Kolkata - 700 004, P.O. Tala, P.S. Tala. Kolkata - 700 004 and (2) Miss. Mononita Das of 'Purbachal Housing Estate', House No.26, Cluster-7, Salt Lake, Sector-III Bidhannagar (M) Purbachal, P.O. Purbachal, P.S. Bidhannagar (South), District : North 24 Parganas, Pin-700 097, West Bengal and unless excluded by or repugnant to the context shall mean and include their legal heirs, executors, administrators and legal representatives and assigns described as the parties of the **FIRST PART**.
2. **DEVELOPER** shall mean **MESERS VPH DEVELOPERS PRIVATE LIMITED**, a Private Limited Company within the meaning of Companies Act, 1956 having its registered office at Premises no. Ground Floor, 12 Bhabanath Sen Street, P.O. Tala, P.S. Tala, Kolkata - 700 004, District Kolkata, having its Directors 1) Sri Sanjib Bhattacharya, and (2) Smt. Shiuli

Bhattacharya, being represented by its Managing Director, Sanjib Bhattacharya and/or its successors-in-office, executors, administrators, representatives and assigns described as the Party of the **SECOND PART**.

3. **ARCHITECT** shall mean and include such architect or firm of architects whom the Developer/Second Party herein may, from time to time appoint as the Architect for the new building.
4. **PREMISES** shall mean and include **ALL THAT** piece and parcel of land admeasuring 03 (three) Cottahs 05 (five) Chittaks and 14 (fourteen) Square Feet, together with the existing structures standing thereon lying and situate at Premises no. 22/2/1B, Mahatma Sisir Kumar Sarani, Kolkata - 700 004, under Assessee No. 110121500231 Police Station - Tala, Ward No. 12, within the limits of Kolkata Municipal Corporation, morefully and particularly described and enumerated in the **SCHEDULE "D"** hereunder written.
5. **NEW BUILDING** shall mean the proposed building to be constructed in the said **Schedule-'D'** Property as per the sanctioned building Plan or Permit to be sanctioned from the Kolkata Municipal Corporation at the cost of the Developer/ Second Party herein.

6. **COMMON FACILITIES** : shall mean and include stair-cases, common passages, open spaces, water supply system, water, water pump and motor, septic tank, Electric lines, Land, Boundary walls, roof, main gate of the building, boundary wall with building and points at all common areas, overhead and underground water reservoir and drainage system as described in the **SCHEDULE 'F'** herein below.
7. **THE SANCTIONED PLAN** shall mean Plan of the new proposed building to be sanctioned by Kolkata Municipal Corporation and/or any other such competent authorities as the case may be, including all its additions alterations and amendments.
8. **SECURITY DEPOSIT:** The Developer/Second Party herein shall deposit with the Owners/First Party herein a refundable interest free sum of Rs. 2,50,000/- (Rupees Two Lacs Fifty Thousand) only to both of the two individual owners of the First Part No. 1(a) and 1(b), namely Sri Partha Dey and Sri Pradip Dey respectively and a sum of Rs.5,00,000/- (Rupees Five Lacs) only to the owner of the First Part No. 2, namely Miss Mononita Das ; that is, a total amount of Rs.10,00,000/- (Rupees Ten Lacs) only as and by way of Security Deposit for performance of the contract. It is recorded that the

Developer/Second Party herein has paid a sum of Rs.10,00,000/- (Rupees Ten Lacs) only by three separate Demand Drafts of Kotak Mahindra Bank, Salt Lake Branch, Kolkata in favour of the individual owners in the manner as aforesaid at the time of execution of this Agreement which is hereby as well as by the Receipt and Memo below, acknowledged by the Owners/First Party herein. The said entire security deposit will be refunded by respective individual Owners/First Party herein to the Developer/Second Party without any interest within a period of one week from the date of receiving such written intimation from the Developer/Second Party for handing over possession of individual Owners allocated space in the proposed new building and beyond that together with compound interest of 18% (eighteen percent) per annum, failing which the individual Owners of the Party of First Part shall be liable to adjust the amount of respective security deposit against respective Owner's allocable space of equivalent value in the proposed new building @ Rs.5,000/- (Rupees Five Thousand) only per Square Feet Construction area. Additional spaces, if any, essentially to be acquired by the Developer for valid access to such adjustable areas shall also

be paid by the Developer to concerned owner/s at the same rate of Rs.5,000/- per Sq. Ft. construction area.

9. **OWNERS' ALLOCATION** : The Owners' Allocation shall mean 50% space allocable to the Owners/First Party herein in the proposed G+III storied building in the manner hereinafter provided at **SCHEDULE - E (PART-I)**.
10. **DEVELOPER'S ALLOCATION** : The Developer's Allocation shall mean the entire residual 50% space allocable to the Developer/Second Party herein in the proposed G+III storied building in the manner as provided at **SCHEDULE - E (PART-II)** below.
11. **SUBMISSION OF THE DOCUMENTS** : At the time of agreement all the original deeds, tax receipt, documents, heirship certificate and all other related necessary papers shall be submitted by the Owners to the Developer herein and against this submission the Developer/Second Party herein shall issue a proper receipt to the Owners/First Party for their documents. These documents are required for verification of title of the Owners/First Party concerning the said Property/Premises, for

development of the project including sanction of the building plan, execution of the building thereby selling of the units of Developer's Allocation and delivery of possession subsequent upon handing over the delivery and possession in respect of the owner's allocation in complete condition on obtaining CC from KMC and thereafter shall be returned in original to the owners against proper receipt. Meanwhile, in case so essential the owners for the time being can obtain any of the original documents against such written request to the Developer to be returned after serving requisite purpose.

12. **SALEABLE SPACE** shall mean entire residual total constructed area of the proposed new building available for independent use and occupation of the Developer, excepting Owners' Allocation together with all proportionate common facilities and the space as required thereof.
13. **FORCE MAJEURE** shall mean flood, earthquake or riot, war, storm, tempest, civil commotion, strike, lock-out any Third Party's action and/or law suit and/or any other act or commission beyond the control of the Parties hereto.

ARTICLE- II COMMENCEMENT

The agreement shall be deemed to have commenced with effect from the date of execution of these presents.

ARTICLE- III OWNERS' RIGHTS & REPRESENTATIONS

1. The Owners/First Party herein are absolutely seized and possessed of and/or well and sufficiently entitled to the said Premises.
2. No other persons other than the Owners/First Party herein has any claims, right, title and/or demand over and in respect of the said Premises and/or any portion thereof.
3. There is no excess vacant land at the said property within the meaning of the Urban Land (Ceiling & Regulations) Act.
4. Owners' Indemnity – If any dispute and disturbance cropped up among the Owners/First Party herein during the tenure of construction then that should not be effected upon the construction process and interest of the intending purchasers as well as the Developer/Second Party herein shall not be disturbed by any means or any Court of law.

ARTICLE- IV PROCEDURE

1. Developer/Second Party herein will get the said Property measured and surveyed on behalf of the Owners/First Party herein and will pay all the necessary expenses.

2. The Owners/First Party herein shall deliver the entire premises after sanctioning of the building plan of the proposed building to the Developer/Second Party herein upon the written communication being made by the Developer/Second Party herein informing the grant of sanction plan, who shall erect the proposed building in the said holding/premises.
3. The said Premises have been mutated in the names of the Owners/First Party herein under Kolkata Municipal Corporation and the Owners/First Party herein have paid the necessary Municipal Taxes to the Kolkata Municipal Corporation till execution of this presents.
4. Some taxes if found due as on the date of the execution of the present agreement in respect of the said Properties to Kolkata Municipal Corporation and/or other concerned authorities the amount of due taxes will be paid by the Owners/First Party herein. It is further clarified that the taxes towards the said property, due after the execution of the instant agreement shall be paid by the Developer/Second Party herein and after handing over the possession by the respective owners.
5. The Developer/Second Party herein shall obtain the sanction of Building Plan in connection with the said property as described in the **SCHEDULE 'D'** hereunder written.
6. After execution of this agreement the Developer/Second Party herein shall take proper steps for the sanctioning the Building

Plan in respect of the proposed project to be constructed on the Schedule-D Property.

7. Developer/Second Party herein will prepare all necessary documents, architectural Plan, structural design etc. and will submit the Plan in the name of the Owners/First Party herein before Kolkata Municipal Corporation and for the same the Owners/First Party herein shall give full co-operation to the Developer/Second Party herein and shall have the liberty to inspect the proposed building plan at the registered office of the Developer/Second Party by prior appointment.
8. After getting sanction of the Building Plan in respect of the proposed project from Kolkata Municipal Corporation, the Developer/Second Party herein shall erect, construct and complete the said building within 24 (twenty four) months to be calculated from the date of getting vacant possession of the said Premises from the Owners/First Party herein subsequent upon obtaining Sanctioned Plan from Kolkata Municipal Corporation at its own cost with an extended period of 6 (Six) months if situation so arises. It is noted that as soon as the Building Plan shall be sanctioned, written information for handing over possession of the subject property / initiation of the construction work shall be sent to the Owners/First Party herein by the Developer/Second Party herein.

9. At the time of construction of the new building the Developer/Second Party herein can enter into an Agreement for sell or Agreement for any kind of transfer by some other means or in any way deal with Developer's Allocation with any Third Party or Parties and the Owners/First Party herein shall not interfere thereto.

ARTICLE- V DEVELOPER'S RIGHT/OBLIGATIONS

1. The Owners/First Party herein hereby grant, exclusive right to the Developer/Second Party herein to construct the proposed building in the said premises and the Developer/Second Party herein shall construct the new building thereon in accordance with the building Plan to be sanctioned by Kolkata Municipal Corporation at its cost.
2. The Developer/Second Party herein will be responsible to arrange the investment towards the construction of the entire proposed new building to be constructed in the said Property/Premises.
3. The Developer/Second Party herein shall be under obligation to complete the subject project within the time as stipulated herein and to hand over the Owners' Allocation to the Owners/First Party herein in the manner as more fully described on **SCHEDULE-E (PART-I)** hereunder written.
4. The Owners/First Party herein gives exclusive right to the

Developer/Second Party herein to commercially exploit Developer's Allocation in the new building. The Developer/Second Party herein can enter into any Agreement for Sale, or Agreement for any kind of transfer by some other means or in any way deal with Developer's Allocation as stated herein above in full. However, the Owners/First Party herein will join as a Confirming Party of such Agreement between the Developer/Second Party herein and any Third Party if required.

5. The Developer/Second Party herein shall be exclusively entitled to Developer's Allocation in the new building, subject to the specific obligation on its part to deliver the area of Owners' allocation in terms of this Agreement, with an exclusive right to sell or any kind of transfer or otherwise deal with or dispose of the same without any right claim or interest therein whatsoever of the Owners/First Party herein and the Owners/First Party herein shall not in any way interfere with or disturb the quiet and peaceful possession of the Developer's Allocation.
6. The decision of the Developer/Second Party herein regarding the quality of the building materials shall be final and binding upon the Parties hereto subject to that the Developer/Second Party herein shall use standard quality materials with ISI mark.
7. The Owners/First Party herein shall give all the original documents/papers to the Developer/Second Party herein in time of execution of this agreement and also take a receipt from

the Developer/Second Party herein.

8. The Developer/Second Party herein shall be obliged to provide temporary shifting accommodation to the parties of the First Part/Owners No.1(a) and 1(b), namely, Sri Partha Dey and Sri Pradip Dey who are at present residing at Premises no. 22/2/1B, Mahatma Sisir Kumar Sarani (formerly known as Galiff Street), Kolkata – 700 004 from the date of handing over vacant physical possession of the said premises to the Developer/Second Party herein till expiry of 7 days from the date the parties of the First Part/Owners No.1(a) and 1(b) receives such written intimation from the Developer/Second Party for taking over the possession of individual Owners allocated space in the proposed new building together with C.C. of The Kolkata Municipal Corporation, or to bear such cost of accommodation @ Rs.15,000/- (Rupees Fifteen Thousand) only per month for the specific period.
9. The Developer/Second Party herein shall be obliged get the old existing structures standing on the premises demolished by expert demolishers and make the land of the owners completely vacant and ready for commencing the work of construction.
10. The Developer/Second Party herein shall also be obliged to pay to the party of the First Part/Owners No.2, namely Miss. Mononita Das the entire proceeds out of the sale of old demolished building materials of Premises no. 22/2/1B/A,

Mahatma Sisir Kumar Sarani (formerly known as Galiff Street), Kolkata - 700 004 after complete demolition. The Developer/Second Party herein shall be entitled to the entire old demolished building materials and appropriating the sale proceeds thereof in respect of Premises no. 22/2/1B, Mahatma Sisir Kumar Sarani (formerly known as Galiff Street), Kolkata - 700 004 absolutely.

ARTICLE- VI OWNERS' INDEMNITY

1. Owners/First Party herein hereby undertakes that the Developer/Second Party herein shall be entitled to the said construction and shall enjoy its allocated space without any interference.
2. The Owners/First Party herein shall be liable to clear all previous outstanding and liabilities and Documentation including Municipal Taxes in respect of the entire holding if any due as on the date of execution this present agreement. But during construction work of the venture all the liabilities in connection with the construction work shall be borne/paid only by the Developer/Second Party herein even at the time of construction work if any labour or mason or any man connected with the said venture faces any accident the Owners/First Party herein shall not be held responsible and liable to pay any compensation for the same.
3. The Owners/First Party herein hereby agrees and covenant with

the Developer/Second Party herein not to cause any interference or hindrance in the construction of the said proposed new building at the said Property by the Developer/Second Party herein subject to fulfillment of all terms of this Agreement.

4. The Owners/First Party herein hereby agrees and covenants with the Developer/Second Party herein not to do any act, deed or thing whereby the Developer/Second Party herein may be prevented from transferring, selling, assigning and/or disposing of any of the Developer's Allocated portion in the building after completion of the new building.
5. The Owners/First Party herein hereby agreed to handover the original title deed and related original documents/papers to the Developer/Second Party herein on execution of this Development Agreement but subject to the condition that the Developer/Second Party herein shall not be entitled to obtain any loan from any Bank or NBFC or any other individual, company trust or authority whatsoever excepting against the area of Developer's allocation in the proposed new building by mortgaging the Original documents and the Owners/First Party herein shall in no way accept any liability or responsibility in this regard.
6. If there is any provision for construction of extra floor over and above the proposed G+III storied building, then in that event the

Owners/First Party herein shall not raise any objection thereto. In such event the Developer/Second Party shall pay a sum of Rs.6,50,000/- (Rupees Six Lacs Fifty Thousand) only to each of the parties of the First Part/Owners No.1(a) and 1(b) and Rs.13,00,000/- (Rupees Thirteen Lacs) only to the party of the First Part/Owners No.2 towards additional consideration. Such additional area if possible to be constructed shall be developer's allocation exclusively and the Owners herein shall have no claim or demand thereto.

7. The Owners/First Party herein hereby undertakes to indemnify and agree to keep the Developer/Second Party herein saved harmless and indemnified against any and all loss, damage or liability (whether criminal or civil) suffered by Developer/Second Party herein in the course of implementing the Project for any successful claim by any third party for any defect in title of the Said Premises or any of the representations of the Owners/First Party herein being incorrect.

ARTICLE- VII DEVELOPER'S INDEMNITY

1. The Developer/Second Party herein hereby undertakes to indemnify and agrees to keep the Owners/First Party herein safe, harmless and indemnified of from and against any and all loss, damage or liability (whether criminal or civil) suffered by the Owners/First Party herein in relation to the construction of the New Building and those resulting from breach of this Agreement by the Developer/Second Party herein, including any

act of negligence or default of the Developer/Second Party's consultants, employees and/or the Transferees and any breach resulting in any successful claim by any third party or violation of any permission, rules regulations or bye-laws or arising out of any accident or otherwise.

ARTICLE- VIII MISCELLANEOUS

1. It is understood that from time to time to facilitate the construction of the new building by the Developer/Second Party herein various deeds, matters and things herein specified may be required to be done by the Developer/Second Party herein and for which the Developer/Second Party herein may need the authority of the Owners/First Party herein and various applications and other documents may be required to be signed or made by the Owners/First Party herein relating to which specified provisions may not have been mentioned herein, the Owners/First Party herein hereby undertakes to do all such acts, deeds/matters and things that may be reasonably required to be done in the matter of proposed construction and the Owners/First Party herein shall sign and execute all such additions, applications, power of attorney and/or authorization and other documents as the case may be to facilitate the construction of the new building. It is decided that at the time of execution of this agreement, the Owners/First Party herein shall hand over all original title deed, paid up tax bill etc., to the

Developer/Second Party herein under the stipulated terms and conditions already embodied in 'Definition' part of this Agreement under the head "Submission of the Documents".

2. The Owners/First Party herein empower the Developer/Second Party herein to facilitate the construction work at its cost and also sell and transfer of all kinds of Developer's Allocation at the said Premises and by virtue of registered Power of Attorney which shall remain in force till the completion of project as well as completion of registration of Developer's Allocation the Developer/Second Party herein shall sell or transfer its allocation to the intending Purchasers or in favour of their nominated persons and shall do all the acts for the Kolkata Municipal Corporation such as sanctioning the building plan, modified or revised plan or sewerage or drainage plan and its connection and also take necessary connection of water, electricity connection in the said holding on behalf of the Owners/First Party herein and execute all papers, deeds, plans etc., and the Developer/Second Party shall have right to advertise for sale or transfer their allocation to any third party or parties by virtue of this indenture and Power to be executed by the Owners/First Party herein in favour of the Developer/Second Party herein.
3. The Parties hereto shall not be considered to be liable for any obligations hereunder to the extent that the performance of the relative obligations prevented by the existence of the force

majeure and shall be suspended from the obligation during the duration of the force majeure.

4. The Owners/First Party herein shall give full co-operation to the Developer/Second Party herein for smooth running of the project in connection with the property.
5. The Owners/First Party herein hereby undertake that the Developer/Second Party herein shall be entitled to their allocation in the said construction and shall enjoy its space without interference or disturbances, provided the Developer/Second Party herein perform and fulfill and all the terms and conditions herein contained including handing over Owners' Allocation in complete condition as stipulated herein below at **Schedule - 'E' (Part - I)** on their part to be observed and performed.
6. The Developer/Second Party herein shall sell or transfer the Units and space out of it's allocation in the newly constructed building to the intending Purchaser(s) along with common rights and facilities as described in the **SCHEDULE 'F'** hereunder written and the Developer/Second Party herein shall have right to take full or part consideration sum against the said transfer on which the Owners/First Party herein shall have no claim or demand.
7. The Developer/Second Party herein shall erect the building as per the Sanctioned Plan and specification as mentioned herein

together with standard quality materials with ISI mark at its cost and at the time of construction the Owners/First Party herein shall give full Co-operation to the Developer/Second Party herein and as per Developer/Second Party's necessities the Owners/First Party herein shall put their necessary signature and execute all the documents declarations and deeds to be required for the sanctioning the Building Plan in connection with the Property without raising any objection.

8. It is hereby further agreed between the parties that neither the Owner/First Party herein nor the Developer/Second Party shall be entitled to terminate the instant agreement.
9. Parties hereto hereby agree that there will be no modification and/or alteration in the terms and conditions of this Agreement other than those contained in foregoing paragraphs which is to be treated as final.
10. Be it noted that by this Development Agreement and related Development Power of Attorney, the Developer shall only be entitled to receive Consideration money by executing Agreement/Final Document for transfer of property as per provision laid down in the said documents as a Developer without getting any ownership of any part of the property under the Schedule. This Development Agreement and related Development Power of Attorney shall never be treated as an

Agreement / Final Document for transfer of property between the Owners and the Developer in any way. This clause shall have an overriding effect to anything written in these documents in contrary to this clause.

11. **JURISDICTION** : All courts, within the limits of Kolkata jurisdiction, District Kolkata and the High Court at Kolkata shall have the jurisdiction to entertain and determine all actions, suit and proceedings arising out of these presents between the parties hereto.

THE SCHEDULE 'A' ABOVE REFERRED TO
(Description of Land and Property)

ALL THAT piece and parcel of land admeasuring 03 (three) Cottahs 05 (five) Chittaks and 14 (fourteen) Square Feet, together with partly one storied and partly one storied with mezzanine floor structures standing thereon being municipal premises no. 22/2/1B, Mahatma Sisir Kumar Sarani, P.S. Chitpur, Kolkata - 700 004 formerly under Touzi No.1298, Division - I, Sub-Division - 6 of the Collectorate of 24-Parganas, Holding No.82, P.S. Chitpore, and butted and bounded as follows :

Ag. B. D. D.
Radip. Dy.
1500 Sq. Ft.
Mononita Das
Fartha Dy.

ON THE NORTH : By Mahatma Sisir Kumar Sarani (formerly Galiff Street) ;

ON THE SOUTH : By Premises No. 1, Nanda Kishore Street ;

ON THE EAST : By Premises no. 22/2/2A, Mahatma Sisir Kumar Sarani ;

ON THE WEST : By Premises no. 22/2/1A, Mahatma Sisir Kumar Sarani.

THE SCHEDULE 'B' ABOVE REFERRED TO
(Description of Land and Property)

ALL THAT piece and parcel of land admeasuring 01 (one) Cottah 02 (two) Chittaks and 26 (twenty six) Square Feet, together with existing building/structure standing thereon lying and situated at Premises no. 22/2/1B, Mahatma Sisir Kumar Sarani (formerly known as Galiff Street), Kolkata - 700 004, under Assessee No. 110121500231 Police Station - Tala, Ward No. 12, within the limits of Kolkata Municipal Corporation and butted and bounded as follows :

ON THE NORTH : By Mahatma Sisir Kumar Sarani (formerly Galiff Street) ;

ON THE SOUTH : By Southern portion of Premises No. 22/2/1B, Mahatma Sisir Kumar Sarani ;

ON THE EAST : By Premises no. 22/2/2A, Mahatma Sisir Kumar

Sarani ;

ON THE WEST : By Premises no. 22/2/1A, Mahatma Sisir Kumar Sarani.

THE SCHEDULE 'C' ABOVE REFERRED TO
(Description of Land and Property)

ALL THAT piece and parcel of land admeasuring 2 (two) Cottahs 02 (two) Chittaks and 33 (thirty three) Square Feet, together with existing building/structure standing thereon lying and situated at Premises no. 22/2/1B/A, Mahatma Sisir Kumar Sarani (formerly known as Galiff Street), Kolkata - 700 004, under Assessee No.110121500279, Police Station - Tala, Ward No. 12 within the limits of Kolkata Municipal Corporation and butted and bounded as follows :

ON THE NORTH : By Northern portion of Premises No. 22/2/1B, Mahatma Sisir Kumar Sarani (formerly known as Galiff Street) ;

ON THE SOUTH : By Premises No. 1, Nanda Kishore Street ;

ON THE EAST : By Premises no. 22/2/2A, Mahatma Sisir Kumar Sarani ;

ON THE WEST : By Premises no. 22/2/1A, Mahatma Sisir Kumar Sarani.

THE SCHEDULE 'D' ABOVE REFERRED TO
(Description of Amalgamated Land and Property)

ALL THAT piece and parcel of land admeasuring 03 (three) Cottahs 05 (five) Chittaks and 14 (fourteen) Square Feet, together with the existing structures standing thereon lying and situate at Premises no. 22/2/1B, Mahatma Sisir Kumar Sarani, Kolkata - 700 004, under Assessee No. 110121500231 Police Station - Tala, Ward No. 12, within the limits of Kolkata Municipal Corporation and butted and bounded as follows :

ON THE NORTH : By Mahatma Sisir Kumar Sarani (formerly Galiff Street) ;

ON THE SOUTH : By Premises No. 1, Nanda Kishore Street ;

ON THE EAST : By Premises no. 22/2/2A, Mahatma Sisir Kumar Sarani ;

ON THE WEST : By Premises no. 22/2/1A, Mahatma Sisir Kumar Sarani.

THE SCHEDULE 'E' ABOVE REFERRED TO
(PART - I)
(Owners' Allocation)

The share of allocation in the proposed new building to be constructed on the Schedule-D amalgamated plot together with undivided proportionate share of land with all common areas and facilities provided in the said building shall be as under :-

- (a) The Owners/First Party allocated portion will be the entire 2nd and 3rd Floor of the proposed new building.

- (b) It has been mutually agreed by and between the parties of First Part/Owners that the entire 2nd floor will be allocated to the Owners/First Party No. 1(a) & 1(b) herein, namely, Sri Partha Dey and Sri Pradip Dey of Premises No. 22/2/1B, Mahatma Sisir Kumar Sarani (formerly known as Galiff Street), Kolkata - 700004 and the entire 3rd floor will be allocated to the Owner/First Party No.2 herein, namely Miss. Mononita Das of Premises no. 22/2/1B/A, Mahatma Sisir Kumar Sarani (formerly known as Galiff Street), Kolkata - 700004 **before executed by Gift and Partition Deed as per Sanctioned Plan.**
- (c) The Owners/First Party No. 1(a) & 1(b) divided the share of allocation amongst themselves upon mutual consent that the front portion of 2nd floor shall be allocated to Owners/First Party No. 1(b), namely, Sri Pradip Dey and the back portion thereof shall be allocated to the Owners/First Party No. 1(a), namely Sri Partha Dey and that Sri Pradip Dey will share 50 Sq.Ft. extra area to Mr. Partha Dey for the back portion subject to minor adjustment, if necessary in commensurate with Building Plan, under mutual consent to compensate each other for the same by monetary consideration @ Rs.5,000/- per Sq.ft. ; and the Developer/Second Party agrees with the Parties of the Owners/First Party No. 1(a) & 1(b) to divide and

make necessary partition of respective allocation and hand over Possession to respective Parties together with C.C. from KMC.

- (d) Developer/Second Party further agrees with the Owners/First Party herein to arrange separation and apportionment of the Owners/First Party allocation amongst the three individual owners prior to hand over of Owners allocation and for which the entire cost and expenses with KMC shall be borne and paid jointly by the Owners/First Party to the Developer/Second Party before taking possession.

(PART- II)
(Developer's Allocation)

The Developer/Second Party herein shall be entitled to have the right of entire residual total constructed area excepting the area of Owner's Allocation which includes entire Ground Floor and First Floor of the proposed new building, together with proportionate impartible undivided share in the land underneath together with proportionate share and/or interest in the land and the common areas and facilities in accordance **SCHEDULE- F** hereunder written will be in the exclusive share of the Developer/Second Party herein and the Developer/Second Party herein will be entitled to deal with its allocation as they like to which the Owners/First Party herein shall have no right title interest or claim in any way whatsoever. The entire building shall be erected at the cost of the Developer/Second Party herein as per maximum permissible law of the Kolkata municipal

Corporation.

THE SCHEDULE 'F' ABOVE REFERRED TO
(Common rights and facilities)

Water Pump and motor, Stair-case, common passages, roof, water lines, Land, Boundary wall, Water tank and reservoir, Septic tank, drainage system, Electric lines, fixtures and fittings, vacant space, Roof, Lift and main entrance, gate, stair case and also the Ground floor stair case shall be enjoyed both by the Owners/First Party and the Developer/Second Party herein including the intending flat Purchasers in the proposed new building.

THE SCHEDULE "G" ABOVE REFERRED TO
(Common Expenses to be Paid Proportionately)

Maintenance charges, common electric, repairing of building, litigation expenses, charge of sweeper and durwan etc. and the Owners/First party shall be liable to pay all such proportionate expenses to the Developer/Second Party till all units/flats in the building are sold and the Association of the Society is formed for the building.

ANNEXURE
(SPECIFICATION OF THE CONSTRUCTION)

1. **FLOORS** : The floors of the units, toilets, balcony would be finished with floor tiles slab 600mm x 600mm.
2. **(A) TOILET** : The floor of the toilet would be finished in Ceramic tiles (300mm x 300mm) and wall of the toilet

would be finished in Ceramic tiles (300mm x 400mm) upto 6'-0" height from the floor with concealed pipe lines, for water supply. Also the toilet would be provided with white colour Hindware/Pariyer Commode & Basin with cistern, low down C.P. shower, one Mixture tap would be provided. One 1 tap point.

3. DOORS

: All door frames would be made of salwood / kapurwood. All doors would be 32 mm thick flush doors (ISI mark) fitted with standard fittings.

4. WINDOWS

: All the window would be provided with aluminium sliding windows.

5. KITCHEN

: One Granite cooking platform fitted with still sink (24"). Upto 2'-6" plain white glazed tiles will be fitted on back wall of the cooking platform.

6. ELECTRICAL WIRING & FITTINGS

- a) Full concealed wiring.
- b) One electrical calling bell point.
- c) Bed rooms would be provided with

2(two) light points, 1 (one) fan point, one 5 Amp plug point.

- d) Living cum dining room would be provided with 2 (two) light points, 1 (one) fan point, 1 (one) 5 Amp plug point, 1 (one) 15 Amp power point for fridge, 1 (one) 5 Amp power point for Washing Machine.
- e) 1 (One) light point and 1 (one) 15 Amp power point, 1 (one) 5 Amp plug point for Aqua guard in the kitchen.
- f) 1 (One) light point only in each toilet and one plug point.
- g) 1 (One) light point & 1 (one) 5 Amp plug point in the balcony.

7. WATER SUPPLY

: Water would be supplied from overhead tank from Reservoir.

8. INSIDE WALL

: Putty in all inside-walls.

**9. OUTSIDE COLOUR
OF THE BUILDING :**

: Cement based colour outside walls of the building & staircase.

10. ROOF

: Roof Treatment shall be done by sika latex.

11. LIFT

: Lift will be provided.

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective signature and seal on the day month and year first above written.

SIGNED, SEALED AND DELIVERED

by the Parties in the presence of :

WITNESSES :-

1. *✓ Riki Singh. W/o of Partha Singh*
22/2/13 Garib street Kd-
✓ Mala Singh W/o of Pradip Singh
22/2/13 Garib street Kd-
(i) *✓ Partha Singh*
(ii) *Pradip Singh*
(iii) *Monomita Das*
SIGNATURE OF THE OWNERS

2. *Goutam Chakrabarty*
24A. Narasimha Avenue

VPH DEVELOPERS PVT LTD

[Signature]

SIGNATURE OF THE DEVELOPER

**Represented by its authorized
Director**

Drafted and prepared by me:
as per stated description
of the owner.
Mamun Krishna Kundu.
Advocate
High Court, Calcutta
S.C. Court
Winkler
WB-320/1996

RECEIVED from the withinnamed Developer the withinmentioned sum of Rs. 10,00,000/- (Rupees Ten Lacs) only as per the Schedule below as and by way of Security Deposit.

MEMO OF PAYMENT RECEIPT

Rs.2,50,000.00 By Demand Draft No. 733491 dated 01-07-2022
of Kotak Mahindra Bank, Shyambazar Branch,
Kolkata, favouring Partha Dey ;

Rs.2,50,000.00 By Demand Draft No. 733494 dated 01-07-2022
of Kotak Mahindra Bank, Shyambazar Branch,
favouring Pradip Dey.

Rs.5,00,000.00 By Demand Draft No. 733493 dated 01-07-2022
of Kotak Mahindra Bank, Shyambazar Branch,,
favouring Mononita Das.

Rs.10,00,000.00 TOTAL

(Rupees Ten Lacs only)

1. Partha Dey
2. Pradip Dey.
3. Mononita Das
SIGNATURE OF THE OWNERS

SPECIMEN FORM FOR TEN FINGERPRINTS



<i>Partha Das</i>	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



<i>Inadip Singh</i>	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



<i>Mononita Das</i>	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



<i>Subir Das</i>	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



Partha Deu

Major Information of the Deed

Deed No :	I-1902-11646/2022	Date of Registration	26/09/2022
Query No / Year	1902-2002649580/2022	Office where deed is registered	
Query Date	03/09/2022 1:35:18 PM	A.R.A. - II KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	B Mandal Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9775587842, Status :Solicitor firm		
Transaction		Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement		[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 10,00,000/-]	
Set Forth value		Market Value	
		Rs. 1,75,05,624/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 40,031/- (Article:48(g))		Rs. 10,105/- (Article: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:- Tala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Mahatma Sisir Kumar Sarani, , Premises No: 22/2/1B, , Ward No: 012 Pin Code : 700004

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu		3 Katha 5 Chatak 14 Sq Ft		1,64,93,124/-	Property is on Road
Grand Total :					5.4977Dec	0 /-	164,93,124 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1500 Sq Ft.	0/-	10,12,500/-	Structure Type: Structure
Gr. Floor, Area of floor : 1500 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		1500 sq ft	0 /-	10,12,500 /-	




Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Shri Partha Dey Son of Late Sunil Kumar Dey Executed by: Self, Date of Execution: 26/09/2022 , Admitted by: Self, Date of Admission: 26/09/2022 ,Place : Office	Photo  26/09/2022	Finger Print  LTI 26/09/2022	Signature  26/09/2022
22/2/1B, Mahatma Sisir Kumar Sarani, City:- , P.O:- Chitpore, P.S:-Tala, District:-South 24-Parganas, West Bengal, India, PIN:- 700004 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: akxxxxxx0f, Aadhaar No: 48xxxxxxxx9588, Status :Individual, Executed by: Self, Date of Execution: 26/09/2022 , Admitted by: Self, Date of Admission: 26/09/2022 ,Place : Office				
2	Name Shri Pradip Dey Son of Late Sunil Kumar Dey Executed by: Self, Date of Execution: 26/09/2022 , Admitted by: Self, Date of Admission: 26/09/2022 ,Place : Office	Photo  26/09/2022	Finger Print  LTI 26/09/2022	Signature  26/09/2022
22/2/1B, Mahatma Sisir Kumar Sarani, City:- , P.O:- Chitpore, P.S:-Tala, District:-South 24-Parganas, West Bengal, India, PIN:- 700004 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: fmxxxxxx8g, Aadhaar No: 98xxxxxxxx1965, Status :Individual, Executed by: Self, Date of Execution: 26/09/2022 , Admitted by: Self, Date of Admission: 26/09/2022 ,Place : Office				
3	Name Miss Mononita Das Daughter of Manoj Kumar Das Executed by: Self, Date of Execution: 26/09/2022 , Admitted by: Self, Date of Admission: 26/09/2022 ,Place : Office	Photo  26/09/2022	Finger Print  LTI 26/09/2022	Signature  26/09/2022
House No. 26, Cluster 7, Salt Lake Sector III, City:- , P.O:- Purbachal, P.S:-South Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700097 Sex: Female, By Caste: Hindu, Occupation: Student, Citizen of: India, PAN No.:: euxxxxxx4j, Aadhaar No: 48xxxxxxxx4540, Status :Individual, Executed by: Self, Date of Execution: 26/09/2022 , Admitted by: Self, Date of Admission: 26/09/2022 ,Place : Office				

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Messrs VPH DEVELOPERS PRIVATE LIMTIED Ground Floor 12, Bhabanath Sen Street, City:- , P.O:- Shyambazar, P.S:-Tala, District:-South 24-Parganas, West Bengal, India, PIN:- 700004 , PAN No.: aaxxxxxx0M,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri Sanjib Bhattacharya (Presentant) Son of Late Biswanath Bhattacharya Date of Execution - 26/09/2022, , Admitted by: Self, Date of Admission: 26/09/2022, Place of Admission of Execution: Office			
		Sep 26 2022 5:52PM	LTI 26/09/2022	26/09/2022
AB 165, Sector I Salt Lake, City:- , P.O:- North Bidhannagar, P.S:-North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700064, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: apxxxxxx9j, Aadhaar No: 68xxxxxxxx5969 Status : Representative, Representative of : Messrs VPH DEVELOPERS PRIVATE LIMTIED (as Director)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Gourtam Chakraborty Son of Late Gobinda Lal Chakraborty 24A, Narasingha Avenue, City:- , P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700074			
	26/09/2022	26/09/2022	26/09/2022

Identifier Of Shri Partha Dey, Shri Pradip Dey, Miss Mononita Das, Shri Sanjib Bhattacharya,

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Shri Partha Dey	Messrs VPH DEVELOPERS PRIVATE LIMTIED-1.83257 Dec
2	Shri Pradip Dey	Messrs VPH DEVELOPERS PRIVATE LIMTIED-1.83257 Dec
3	Miss Mononita Das	Messrs VPH DEVELOPERS PRIVATE LIMTIED-1.83257 Dec

Transfer of property for S1

SI.No	From	To. with area (Name-Area)
1	Shri Partha Dey	Messrs VPH DEVELOPERS PRIVATE LIMTIED-500.00000000 Sq Ft
2	Shri Pradip Dey	Messrs VPH DEVELOPERS PRIVATE LIMTIED-500.00000000 Sq Ft
3	Miss Mononita Das	Messrs VPH DEVELOPERS PRIVATE LIMTIED-500.00000000 Sq Ft

On 26-09-2022

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

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

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

Presented for registration at 17:22 hrs on 26-09-2022, at the Office of the A.R.A. - II KOLKATA by Shri Sanjib Bhattacharya ,.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,75,05,624/-

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

Execution is admitted on 26/09/2022 by 1. Shri Partha Dey, Son of Late Sunil Kumar Dey, 22/2/1B, Mahatma Sisir Kumar Sarani, P.O: Chitpore, Thana: Tala, , South 24-Parganas, WEST BENGAL, India, PIN - 700004, by caste Hindu, by Profession Business, 2. Shri Pradip Dey, Son of Late Sunil Kumar Dey, 22/2/1B, Mahatma Sisir Kumar Sarani, P.O: Chitpore, Thana: Tala, , South 24-Parganas, WEST BENGAL, India, PIN - 700004, by caste Hindu, by Profession Service, 3. Miss Mononita Das, Daughter of Manoj Kumar Das, House No. 26, Cluster 7, Salt Lake Sector III, P.O: Purbachal, Thana: South Bidhannagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700097, by caste Hindu, by Profession Student

Indetified by Mr Gourtam Chakraborty, , , Son of Late Gobinda Lal Chakraborty, 24A, Narasingha Avenue, P.O: Dum Dum, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700074, by caste Hindu, by profession Professionals

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

Execution is admitted on 26-09-2022 by Shri Sanjib Bhattacharya, Director, Messrs VPH DEVELOPERS PRIVATE LIMTIED, Ground Floor 12, Bhabanath Sen Street, City:- , P.O:- Shyambazar, P.S:-Tala, District:-South 24-Parganas, West Bengal, India, PIN:- 700004

Indetified by Mr Gourtam Chakraborty, , , Son of Late Gobinda Lal Chakraborty, 24A, Narasingha Avenue, P.O: Dum Dum, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700074, by caste Hindu, by profession Professionals

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 10,105.00/- (B = Rs 10,000.00/- ,E = Rs 21.00/- ,I = Rs 55.00/- ,M(a) = Rs 25.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 84.00/-, by online = Rs 10,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 23/09/2022 1:10PM with Govt. Ref. No: 192022230127456718 on 23-09-2022, Amount Rs: 10,021/-, Bank: SBI EPay (SBlePay), Ref. No. 2892383512632 on 23-09-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,021/- and Stamp Duty paid by Stamp Rs 10.00/-, by online = Rs 40,021/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 25641, Amount: Rs.10.00/-, Date of Purchase: 20/09/2022, Vendor name: S CHATTERJEE

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 23/09/2022 1:10PM with Govt. Ref. No: 192022230127456718 on 23-09-2022, Amount Rs: 40,021/-, Bank: SBI EPay (SBlePay), Ref. No. 2892383512632 on 23-09-2022, Head of Account 0030-02-103-003-02



Satyajit Biswas
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

**Volume number 1902-2022, Page from 416405 to 416453
being No 190211646 for the year 2022.**



**(Satyajit Biswas) 2022/10/10 03:12:28 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
West Bengal.**

(This document is digitally signed.)