000875/2023 D-832/2023

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

पश्चिमबङ्গ पश्चिम बंगाल WEST BENGAL AP 234982

Certified that the document is admitted to registration. The signature sheet/s attached with the enclosure of this document are part of this document.

Dist. Sub-Registrar
Alipore, South 24 Parganas

19 APR 2023

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made this the 19th day of April in the year of Two Thousand and Twenty Three (2023) BETWEEN

1) RAMEN DEBNATH(PAN NO-BYIPD2707G, Aadhar No.670916472363 Mob:- 9433467812) son of Late Rebati Mohan Debnath, By Occupation – Business, **(2)CHANDAN DEBNATH (PAN NO-AGSPD8329D, Aadhar No.- 532266022538 Mob:- 9748448097)** son of Late Rebati Mohan Debnath , **(3) SWAPAN DEBNATH (PAN NO-AFSPD9741C Aadhaar No:- 410768752378 Mob:-9681245270)** son of Late Rebati Mohan Debnath, **(4) MANJU ACHARYA(PAN NO-AUJPA3057C, Aaadhaar No:- 490305884177 Mob:-9330123993)** wife of Late Biswanath Acharya and daughter of Late Rebati Mohan Debnath all residing at D-6, Bramhapur Northern Park, P.O- Bansdroni,P.S-Bansdroni,Kolkata-700070 as mailing address and KMC Premises No.

18 APR 2023

15014

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

Name : Guha & Roy Associates.

Address : 5/17, Netaji Nagar Kol-92.

Vendor : .....

Alipore Collectorate, 24Pgs. (South)

SUBHANKAR DAS
STAMP VENDOR
Alipore Police Court, Kol-27

District Sub-Registrar-I, South 24 Pgs., Alipur, West Bengal

Identified by me
Dinesh Chowdhury 80/1 CV Road Kol-82
19.04.2023

Lata Lal Bihari Chowdhury
80/1 CV Road
Kol-82

District Sub-Registrar-I
Alipore, South 24 Parganas

19 APR 2023

115- HARI SAVA MATH **(5) ANJU DEBNATH(PAN NO-BGSPD6650G, Aadhar No:- 465096268289 Mob:- 9674387365)**, wife of late Usharanjan Debnath daughter of Late Rebati Mohan Debnath residing at 88/7/1 , 22 Bigha Sonar Bangla ,Kolkata-700140 and **(6) SIMA DEY(PAN NO-AOIPD1208H, Aadhar No:- 207434839990 Mob:-9681244469)** , wife of Tarani Kumar Dey and daughter of Late Rebati Mohan Debnath, residind at D-22 ,Bramhapur Northern Park P.O-Bansdroni,P.S-Bansdroni,Kolkata-700070 all By Faith – Hindu, (hereinafter called and referred to as the **"OWNERS"** which expression shall unless the context requires otherwise include its successors) of the **"ONE PART"**.

A N D

GUHA & RAY ASSOCIATES having its business place at 161A M.G. Road, Kolkata – 700082, represented by its partners **1.SRI ANUPAM GUHA (PAN NO-AGJPG0760G, Aadhar No:- 205540033591 Mob:- 8420560227)** residing at 5/17 Netaji Nagar, Police Station - Patuli, Kolkata – 700 040, **2.PURANJOY RAY (PAN NO-ADAPR3618N, Aadhar No:-776952920072, Mob:-9051489438)** residing at 122/1 M.G. Road,Haridevpur,Kolkata-700 082 ,hereinafter called and referred to as the **"DEVELOPER"** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, executors, administrators and representatives) of the **"SECOND PART"**.

WHEREAS, once Sri Rebati Mohan Debnath purchased a piece and parcel of land measuring about 4 Cottahs 0 Chittaks 0 Sq. ft appertaining to R. S. No. 169, Touzi No. 60, J. L. No. 48, Mouza – Bramhapur, R.S Khatian No-421 R.S Dag No-9 Pargana – Magura under Police Station – Tollygunge , A. D. S. R. Office Alipore, District 24 Parganas South from Sri Sisir Kumar Roy which was registered at the Office of the A. D. S. R. at Behala and was recorded in its Book No. I, Vol No 21 Pages 18- to 23 being deed no. 928 for the year 1963 .He mutated the said property in his name since then it

District Sub-Registrar-I
Alipore, South 24 Parganas

19 APR 2023

was known and numbered as Premises No. 115- HARI SAVA MATH, Kolkata-700070, under KMC Ward No-112(Assesse No. **31-112-09-0115-5**) and then built a residential house measuring about 900 Sq. ft. thereon. The particulars of which are described in the **"SCHEDULE"** hereunder written and referred to as the **"Said Property"**.

AND

WHEREAS, thereafter while enjoying the said property, the said Rebati Mohan Debnath died intestate on 22.01.2009, leaving behind surviving him his wife Priti Debnath, his three sons namely Ramen Debnath, Chandan Debnath ,Swapan Debnath and his three daughters namely Manju Acharya,Anju debnath and Sima Dey , who thereafter became absolutely seized and possessed of the property left by him and they were jointly enjoying the same free from all encumbrances.

AND WHEREAS, the said Priti Debnath, wife of Late Rebati Mohan Debnath also died intestate on 01.06.2010, leaving behind her three sons namely Ramen Debnath,Chandan Debnath ,Swapan Debnath and her three daughters namely Manju Acharya,Anju Debnath and Sima Dey . They thereafter seized and possessed as the owner of the property left by her enjoying the same free from all encumbrances.

AND WHEREAS, for financial needs of themselves and their family members the owners herein intended to develop the said property by constructing a new multi storied building comprising of several flats /apartments, car parking spaces and other spaces For this puposes they approached the Developer to carry out and under the aforesaid planed work of development in the said property by constructing a new residential building thereon with own finance or advances from the intending Purchasers and the Developer has agreed on the terms and conditions hereunder appearing and entered into a Memorandum Of Understanding .

NOW THIS MEMORANDUM OF UNDERSTANDING WITNESSETH AND IT IS HEREBY AGREED AND DECLARED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS: -

District Sub-Registrar-I
Alipore, South 24 Parganas

19 APR 2023

1. **THAT**, the parties have agreed to share the total constructed areas of the building in the ratio of 50% of flat areas by the Owner and remaining 50% of the constructed areas by the Developer in the new building to be constructed by the Developer after getting the plan sanctioned by competent authorities. That the owners will get one car parking space measuring 135 sq.ft. in the ground floor of the building and the rest of the ground floor including office area will be of developer allocation.

2. **The** owners will be paid Rupees 12,00,000.00(Twelve Lakh) as security deposit before handing over possession of the vacant old building by the owners to the developers.

3. **THAT**, the developer will also pay Rs. 30,500 per month all together to provide alternate accommodation for the period of construction upto the date possession of owers alloction against the sale of materials obtained from the demolition of the old building.

NOW THIS AGREEMENT WITNESSETH that the parties hereto have agreed as follows: -

ARTICLE – I

D E F I N I T I O N S

1. In this agreement unless it be contrary or repugnant to the subject or context the following words and/or expressions shall mean as follows:-

(a) **"THE DEVELOPER"** shall mean the said **GUHA & RAY ASSOCIATES** having its business place at 161A M.G. Road, Kolkata – 700082, represented by its partners **1.SRI ANUPAM GUHA(PAN NO-AGJPG0760G, Aadhar No:- 205540033591 Mob:- 8420560227)** residing at 5/17 Netaji Nagar, Police Station - Patuli, Kolkata – 700 040, **2.PURANJOY RAY (PAN NO-ADAPR3618N, Aadhar No:-776952920072, Mob:-9051489438)** residing at 122/1 M.G. Road,Haridevpur,Kolkata-700 082 ,hereinafter called and referred to as the **"DEVELOPER"** which expression shall unless excluded by or repugnant to the subject or

District Sub-Registrar-I
Alipore, South 24 Parganas

19 APR 2023

context be deemed to mean and include his heirs, executors, administrators and representatives.

(b) **"THE OWNERS"** shall mean the said **1) RAMEN DEBNATH** (PAN NO-BYIPD2707G Aadhar No.670916472363 Mob:- 9433467812) son of Late Rebati Mohan Debnath, By Occupation – Business, **(2)CHANDAN DEBNATH** (PAN NO-AGSPD8329D, Aadhar No.- 532266022538 Mob:- 9163810345) son of Late Rebati Mohan Debnath , **(3) SWAPAN DEBNATH** (PAN NO-AFSPD9741C, Aadhaar No:- 410766872378 Mob:-9681245270) son of Late Rebati Mohan Debnath, **(4) MANJU ACHARYA**(PAN NO-AUJPA3057C, Aaadhaar No:- 490305884177 Mob:-9330123993) wife of Late Biswanath Acharya and daughter of Late Rebati Mohan Debnath all residing at D-6, Bramhapur Northern Park,P.O- Bansdroni,P.S-Bansdroni,Kolkata-700070 as mailing address and KMC Premises No. 115-HARI SAVA MATH **(5) ANJU DEBNATH**(PAN NO-BGSPD6650G, Aadhar No:- 465096268289 Mob:- 9674387365),wife of late usharanjan debnath and daughter of Late Rebati Mohan Debnath residing at 88/7/1 , 22 Bigha Sonar Bangla ,Kolkata-700140 and **(6) SIMA DEY**(PAN NO-AOIPD1208H, Aadhar No:- 207434839990 Mob:-9681244469) , wife of Tarani Kumar Dey and daughter of Late Rebati Mohan Debnath, residind at D-22 ,Bramhapur Northern Park P.O-Bansdroni,P,S-Bansdroni,Kolkata-700070, and their heirs, executors, administrators, agents and assigns.

I. **"THE PREMISES"/"THE PROPERTY"/"THE LAND"** shall mean all that piece and parcel of land measuring 4 Cottahs 0 Chittaks 0 Sq. ft along with a structure measuring about 900 Sq. ft. standing thereon appertaining to R. S. No. 169, Touzi No. 60, J. L. No. 48, Mouza – Bramhapur, R.S Khatian No-421 R.S Dag No-9 Pargana – Magura under Police Station – Tollygunge , District 24 Parganas South now known and numbered as KMC Premises No- 115- HARI SAVA MATH, under KMC Ward No-112, (Assesse No. 31-112-09-0115-5), Police Station – previously Regent Park now Bansdroni , Kolkata - 700103, District 24 Parganas South, at morefully described in the **"FIRST SCHEDULE"** hereunder written.

District Sub-Registrar-I
Alipore, South 24 Parganas

19 APR 2023

II. **"ARCHITECT"** shall mean such person/s who may be appointed by the Developer for both designing and planning the building on the said premises.

III. **"THE BUILDING PLAN"** Would mean such plan to be prepared by the Architect / Engineer for the construction of the building to be sanctioned by the Kolkata Municipal Corporation at the cost of the Developer herein.

IV. **"THE NEW BUILDING"** shall mean the G+III Storied Building to be constructed on the said Premises as per sanctioned commercial / residential building plan to be sanctioned by the Kolkata Municipal Corporation.

V. **" THE OWNERS' ALLOCATION "** shall mean all that the Fifty percent of the flat area to be constructed on the said premises and one car parking space in the ground floor (dependable front side) measuring about 135 sq. ft.

VI. **"THE DEVELOPER'S ALLOCATION"** shall mean 50% of the Flat areas on the First, Second and Third floor and the entire ground floor (parking spaces including one office space) other than one car parking space(dependable front side) measuring 135 sq. ft. as mentioned in the owners allocation.

VII. **"COMMON EXPENSES"** shall mean and include all expenses to be incurred by the Unit Owners of the proposed building for the management and maintenance of the building and the premises after completion of the building.

VIII. **"COMMON PORTIONS, FACILITIES & AMENITIES"** shall include all the common areas, facilities and installations comprised in the proposed building and the premises, after construction and

District Sub-Registrar-I
Alipore, South 24 Parganas

19 APR 2023

completion of the proposed building, including entire roof, corridors, stairways, passages, driveways, boundary walls, service areas including water pump & motor , common electric meter, underground reservoir, overhead tanks, sewerage system etc. and other facilities of common use by all the owners and/or occupiers of the proposed building.

IX. **"SALEABLE SPACE"** shall mean the space in the proposed building available for independent use and occupation and common areas and the space required therefore, togetherwith the impartable and proportionate share in the land underneath the proposed building and/or the premises.

X. **"PROJECT"** shall mean the work of development of the said property and construction and completion of the building in all respects as undertaken to be done by the Developer in pursuance hereof, till the development of the premises by construction of a building as per building plan to be sanctioned, be completed and possession of the completed Units is taken over by the Unit Owners.

XI. **"PROPORTIOINATE SHARE"** with all its cognate variations shall mean such ratio, which the covered area of any Unit shall be in relation to the covered area of all the Units in the proposed building.

XII. **"UNIT"** shall mean any flat, commercial or residential having a covered area in the proposed building, which is capable of being exclusively and independently owned, used and/or enjoyed by any Unit Owners and which is not the common portions.

XIII. **"UNIT OWNERS"** shall mean any person who acquires, holds and/or owns any Unit in the proposed building and shall include the Owners and the Developer respectively and/or their

District Sub-Registrar-I
Alipore, South 24 Parganas

19 APR 2023

respective nominee or nominees for the Units held respectively by the Owners and the Developer from time to time.

XIV. **TRANSFER:** With its grammatical variation shall include possession under the Agreement or part performance of the contract and by any other means in accordance with the Transfer or property Act, 1882.

XV. **TRANSFEREE:** Shall mean any person, firm, limited Company, Association of persons or Body of individuals to whom any space in the building has been transferred.

XVI. **"TIME"** the building shall be completed within 24 (Twenty Four) months from the date of getting plan sanctioned from K. M. C.

XVII. **WORDS:** Importing singular shall include plural and vice-versa and words importing masculine shall include feminine and vice versa and neutral gender shall include masculine and feminine gender.

XVIII. **COMMENCEMENT:** This agreement shall be deemed to have commenced with effect from the date of execution of this Agreement.

XIX. **"ASSOCIATION"** shall mean the Association/Society of the unit owners to be formed by them or the Developer for the purpose of maintenance and managing the affairs of the new building and the premises and for collecting and defraying the common expenses.

XX. **"SPECIFICATIONS"** shall mean the specifications for completing the new building as stated in the SECOND SCHEDULE hereto.

XXI. **"THE TITLE DEED"** shall mean the registered Deeds of Conveyance to be executed in favour of the prospective purchasers in respect of the said premises.

AND WHEREAS both the parties herein agreed to abide the following terms and condition :-

District Sub-Registrar-I
Alipore, South 24 Parganas

19 APR 2023

1. That the Second Part/Developer herein interested to develop the said property with Lift facility as per the sanctioned plan to be sanctioned by the Kolkata Municipal Corporation and shall complete the construction of the proposed building project according to the sanctioned plan/permission granted by the Kolkata Municipal Corporation on the land mentioned in the Schedule 'A' hereunder at the Developer's exclusive costs, expenses and the Developer's responsibility till completion of the building project including completion certificate and during the time of construction of the building project the Owners have no responsibility to bear any cost and expenses including any problem during the time of construction of the building project until completion of the building project in all respects. The Developer shall register it's project to the appropriate authority by paying the required fees and also shall bear all required license fees including the insurance fees, if required, for the welfare of the masons, labourers, workers, if required, in the new act.

2. That the Developer herein shall appoint and engage qualified architect, engineers, L.B.S., technical persons, plumbers, masons, labours, electricians and shall remain liable and responsible to pay all their fees and remuneration.

3. That the Developer herein shall bear all the expenses for obtaining a building plan from the Kolkata Municipal Corporation including K.M.C. fees, L.B.S. fees, Planner's fees and all miscellaneous expenses required for the said purpose.

4. That the Owners herein shall only liable and responsible to bear the Kolkata Municipal Corporation's rates and taxes and expenses of Rs. 2 Lac spend by the developer to wards B.L. & L.R.O. Mutation and Conversion in respect of the property mentioned in the Schedule 'A' hereunder till delivery of the owners possession within Schedule 'A' property to the Developer herein for construction of the building project having self-sufficient units/flats and the Developer herein shall remain liable and responsible to bear all the required fees and costs from the date of taking possession by the Developer for construction of the building project and its

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District Sub-Registrar-I
Alipore, South 24 Parganas

19 APR 2023

initial work. The Owner herein shall thereafter only liable to pay the rates and taxes to the Kolkata Municipal Corporation in respect of their allocation to the authorities after getting possession i.e. the owners Allocation after completion of the building project in all respects in respect of only their allocation and the Developer or his nominee or assignee shall remain liable to pay the rates and taxes for the Developer's Allocation within the building project

.5. That the Developer/Second Part shall complete the building project in all respect within 24 months from the date of delivery of peaceful vacant possession by the Owners/First Part to the Developer to the possession under the occupation of the owners for development of the project or from date of actual start of construction and in no event the period shall be extended but in case of the condition viz. earthquake or the situation beyond the control of the Developer, the time limit may be extended for a further period of 6 months.

6. That the Developer herein shall construct and complete the building project with the ISI specified quality building material available in the market.

7. That the construction of the proposed building shall be completed with in the period of 24 months as stated aforesaid according to the specification annexed herewith.

8. That the Developer undertake that the Developer shall construct and complete the building project as per the specification mentioned hereunder and in no event shall deviate from his obligation.

9. That the Developer shall install at his own cost water storage tanks, overhead reservoir, electric wiring and other facilities as are required to be provided in the new building as specified hereunder(ISI specified quality) and make the building in habitable condition.

10. After completion of the building project, the Owners shall have the right to use and enjoy to common areas of the said building project, stated hereinabove along with other co-owners.

District Sub-Registrar-I
Alipore, South 24 Parganas

19 APR 2023

11.The Developer shall at it's own cost and responsibilities do all the constructional work and shall remain liable for the constructional work and also shall be responsible for all the profits and losses of the building project and shall liable to pay the taxes and other charges to the concerned authorities as may be required from the date of taking possession by the developer to the delivery of the flats to the Owners and other intending purchasers.

12. In case of any dispute or differences the parties may seek redressal under the Arbitration and Reconciliation Act by appointing joint Arbitrator, one from each party and the Arbitrators unanimous decision shall be final.

13. That the Developer/Second Part soon after completion of the building project shall deliver the Owner's Allocation with full and final satisfaction of the Owner/First Part viz. that 50% of the flat area viz. and car parking space in the ground floor measuring 135 sq. ft. more fully and more particularly described in the Schedule "B" hereunder.

14. That the Developer herein may at their option enter into any agreement or agreements with any intending purchaser or purchasers in respect of the Developer's Allocation only as per choice/liking of the Developer.

15. That the Developer is entitled to receive, collect, realize or utilize all booking money, earnest money, consideration money from any intending purchaser or purchasers of the proposed building within its allocated portion without creating any liability upon the Owner towards the refund of such money or against any third Party claim. Be it noted that the Developer can only transfer the possession of the Developer's Allocation within the building project to any third party/s including the intending Purchasers after delivery of Owners' Allocation to the Owners.

16. The Developer is entitled to place any hoarding or publish any advertisement in any public forum to draw the attraction of the prospective purchasers.

17. That upon completion of the proposed building the Developer shall serve a notice in writing to the Owner for possession of their allocated flats along with all Copies of Documents including signed copy of

District Sub-Registrar-I
Alipore, South 24 Parganas

19 APR 2023

building plan, copy of C.C. and the Owners shall be under obligation to take delivery of such constructed flats within thirty day's time from the date of service of the possession notice otherwise the developer will have full liberty to hand over possession of the intending purchasers of developer's allocation.

2. THE OWNER HAVE REPRESENTED TO THE DEVELOPER AS FOLLOWS:

i) That the Owners is absolutely seized and possessed of and / or otherwise well and sufficiently entitled to the said property mentioned hereinabove.

ii) That the right title and interest of the Owners in the said premises is free from all encumbrances and the Owners have a marketable title to the same.

iii) That the entirety of the said premises mentioned hereinabove is in actual and physical possession of the Owners.

iv) That the Owners has not received any notice for acquisition or requisition of the said premises mentioned hereinabove or any part or portion thereof under any laws for the time being in force.

v) Neither the premises nor any part thereof has been attached and/or is liable to be attached under any decree or order of any court of law or due to Income Tax, Revenue or any other Public Demand.

vi) That the Owners has not entered into any Agreement for Sale, Lease, Development or otherwise for transfer and/or development of the said premises in favour of any other person.

vii) That the Owners is not aware of any impediment affecting the said premises mentioned herein whereby their is in any way barred from entering into this Agreement.

District Sub-Registrar-I
Alipore, South 24 Parganas

19 APR 2023

viii) That the Owners is fully and sufficiently entitled to deal with, develop and/or dispose of the land and thus have entered into this Agreement for the said purpose.

ix) The Owners shall have no difficulty in obtaining Income Tax clearance certificate and/or any permission if required for the completion of the transfer of the undivided proportionate share in land attributable to the Developer's Allocation in favour of the Developer and/or its nominees and/or otherwise in fulfilling their other obligations herein.

ARTICLE- II

COMMENCEMENT

1. This agreement shall be in force from the date hereof and subsequently time may be extended during the duration of the "FORCE MAJURE".

2. This agreement shall cease to operate only upon complete transfer and registration of all the Developer's Allocation in the proposed building by the Developer and transfer sale and delivery of entire completely constructed areas of the Owner's Allocation to the owners and/or buyers thereof as nominated by the owners and issue of a "completion certificate" by KMC to be applied for and obtained by the Developer and execution and registration of sale deeds of owners' allocation in the manner as provided herein.

ARTICLE- III

Part - I

OWNERS' RIGHT & REPRESENTATION

1. The Owners is absolutely seized and possessed of or otherwise well and sufficiently entitled to the said premises in fee simple in possession and

District Sub-Registrar-I
Alipore, South 24 Parganas

19 APR 2023

shall continue to own even if the construction work will commence and be carried on as per sanctioned plan to be obtained from The Kolkata Municipal Corporation.

2. The said premises is free from all encumbrances and the Owners have a marketable title in respect of the said premises.

3. The owners shall also hand over all the original documents to the developer in relation with the property to the developer, which are in his custody against issuance of a proper and valid receipt by the developer. The developer shall re-deliver those documents to the owners or the association of the owners of the proposed building on completion of the project.

Part - II

DEVELOPER'S REPRESENTATION

1. The Developer is having sufficient experience in the development of landed property by constructing the buildings having residential/commercial self-contained independently useable and habitable units fully equipped with all common services, installations and utility equipments.

2. The Developer has at its disposal sufficient infrastructure and arrangement for taking up the development of the said premises.

3. The Developer has sufficient resources to employ required money for commencing, implementing and completing the development of the property and construction of the buildings at the said premises and has all required arrangements for getting the building plan sanctioned after getting the same processed in the department of the Kolkata Municipal Corporation.

ARTICLE- IV

DEVELOPER'S RIGHT

District Sub-Registrar-I
Alipore, South 24 Parganas

19 APR 2023

1. In the premises and relying on the representations and assurances of the Developer as stated earlier in the Agreement and believing the same as correct, the Owners hereby grant subject to what has been hereunder provided, exclusive right to the Developer to develop the said Premises and construct and fully complete a building at the said premises in accordance with the new plan or plans approved by the land owner as to be sanctioned by The Kolkata Municipal Corporation and/or by any other appropriate authority with or without any amendment and/or modification and at the costs and expenses and efforts of the Developer within the time fixed for completion as stated in this Agreement unless hindered by reasons beyond control of the Developer.

2. All applications, plans and other papers and documents as may be required by the Developer for obtaining necessary sanction of plan/revised plan from The Kolkata Municipal Corporation, shall be prepared and submitted by the Developer on behalf of the Owners at the cost, responsibilities and expenses of the Developer and the Owners shall sign and execute all such plans and applications, other papers and documents in that regard as and when necessary and the Developer shall pay and bear all fees charges and expenses required to be paid or deposited for the preparation and processing and obtaining sanction of plan and the development of the said premises and construction and completion of the building and obtaining certificate of completion and the Owners shall have no responsibilities to bear any cost whatsoever.

3. It is clarified that the plan will be sanctioned with respect to the entirety of the premises described under the "FIRST SCHEDULE" hereunder written.

4. That the Developer shall have full right to execute any agreement for sale, transfer and convey the Developer's allocation for residential/commercial purposes according to his own choice and out of his allocation. The amounts of consideration under the said agreements shall be received by the Developer, but the developer will be bound to deliver "Owners' Allocation" first.

District Sub-Registrar-I
Alipore, South 24 Parganas

19 APR 2023

5. It is understood clearly that the costs of construction and completion of the constructed areas of the owners' allocation and undivided proportionate rights in common portions, installations etc. is the consideration for sale and transfer of undivided proportionate indivisible share of land of the said premises attributable to the Developer's Allocation.

ARTICLE – V

DEVELOPER'S OBLIGATIONS

6. That the Second Part /Developer shall pay all costs of development of the said property and construction and completion of the building and rendering the same ready for habitation and occupation, running water, and availability of temporary electricity and duly fix all installations and utilities and will construct the building as per sanctioned plan and if any deviation, addition or alteration is done in the project that should and must be regularized by the developer as per the provisions of the KMC.

6.1 The Developer shall use and/or cause to be used such standard building materials as shall be specified by the licensed building Surveyor or registered Architect of the Building appointed by the developer.

6.2 The building erected, constructed and completed by the Developer shall consist of the specification provided in SECOND SCHEDULE hereunder written and all Flats/Units as well as common areas and facilities shall consist of and be provided with materials, fixtures, fittings, and facilities as per the specification written hereunder.

6.3 The Developer shall construct and complete the Building under its direct supervision and control and with the best workmanship and like manner and shall comply with all statutory Regulations, Building Rules and statutory stipulations from time to time to be imposed or as would be made applicable and shall construct and complete the building in accordance with the sanctioned plan. If any violation shall take place, the developer shall be

District Sub-Registrar-I
Alipore, South 24 Parganas

19 APR 2023

responsible for all penalties and shall defend all actives if taken by authorities.

6.4 All costs, charges, fees, levies, impositions, statutory payments, taxes and expenses of every type for erection, construction and completion of the said building, its materials, fittings and fixtures in all respect, including temporary and permanent connections of water in accordance with law and other amenities for the building shall be paid and borne by the Developer. And it is clearly understood that the Owners shall have no responsibility and/or liability towards payment of any dues, liabilities, costs, charges and expenses of whatsoever type relating to and/or arising there from in any manner or of whatsoever nature. However to avoid any future doubts, it is made clear that the costs, deposit and charges for mother connection individual and separate Electric Meters for the respective Flat/Unit shall be borne by the concerned Unit Owners (including the land owners turned as unit owners after completion) and the Developer shall have no responsibility for the same.

6.5 The Developer shall be responsible and liable for payment of and/or meeting all costs, charges, fees, levies and expenses of the building materials, all permissions, licenses, quota and other requirements for erections, construction and completion of the building in totality. All taxes and levies on Building materials, fittings and fixtures as per SECOND SCHEDULE hereunder written shall be paid and borne by the Developer until completion certificate obtained by the developer.

6.6 The owners shall be entitled to deal with the owners allocation and enter into agreements for sale of the flats and saleable areas of the owner's allocation and for this purpose to enter into agreements thereto enjoining/including the Developer for perfecting the rights of the intending purchaser and releasing the rights of the Developer in the said Flats and saleable areas in favour of the purchasers of Flats and saleable areas of owners allocation. The consideration from the said purchasers shall be received and appropriated absolutely by the owners without any objection / dispute of the Developer.

District Sub-Registrar-I
Alipore, South 24 Parganas

19 APR 2023

6.7 In the event of any loss or injury or damages being caused of any nature or in any manner whatsoever including injury and/or damage to any person or persons or property of or any loss of life, the Developer shall be solely liable and the owners shall have no liability or responsibility for the same and the developer shall be responsible for the consequences arising therefrom in all respect and shall at all point of time keep the Owners indemnified for the same and against all consequences. The developer shall have no liability after obtaining completion certificate from K.M.C.

6.8 Notwithstanding anything contained or stated herein, all labourers, workers, supervisors contractors and other employees or persons by whatever definition employed engaged, deputed, appointed or required for erection, construction and completion of the building shall be regarded and deemed as Developer's employees or workmen and the Owners shall have no concern and privities of any kind with them and shall not be responsible or liable for meeting any obligations in any manner whatsoever in that regard but the land owners shall have every right to inspect the property any time during the construction.

6.9 The Owners shall not be answerable or liable for any mode, part or nature of construction or for any material to be used in course of or relating to erection construction and completion of the Building or any part thereof and only the Developer shall be answerable and responsible for the same.

6.10 The Developer shall be duty bound to complete the Owners' allocated portion in all respect as well as common areas and facilities and make the same fully habitable for user as per law on priority basis within the said 24 (Twenty Four) months from the date of sanction of the building plan as mention above.

6.11 The Developer agrees to pay the municipal taxes and land revenue from the date of handover of vacant possession of the existing building up to the time of possession/registration of the individual flats

District Sub-Registrar-I
Alipore, South 24 Parganas

19 APR 2023

whichever is earlier. Also the Electric bills from the date of taking possession will be cleared by the Developer up to the time obtaining completion certificate.

6.12 The developer will remain under the positive obligation to offer the owners in possession at first and only then will become eligible to put any third party into the possession of any portion/unit out of the project. In this context it must be clearly mentioned here that the developer will remain fully eligible to enter into Agreement for Sale in respect of the developer's allocation and to receive the consideration amount as settled thereof and the prospective purchasers of the same will become entitled to apply for loan from any Bank/Financial Institutions without having any further no objection/consent from the owners.

6.13 The developer herein in no way will become entitled to take any loan from anywhere by himself by mortgaging the property under the project, but any prospective purchaser of the project may take loan by equitable mortgage from any Bank/Financial Institutions for purchasing any flat/unit out of this project.

ARTICLE – VI

OWNERS' OBLIGATIONS

6.14 The Owners shall sign and execute all plans, drawings, specifications, elevations, forms, applications and all other papers and verify and affirm required affidavits and declarations as may be lawfully permissible from time to time for all or any permissions, consent, sanction or license required under the law in connection with or relating to or connected with the construction erection and completion of the said building or as may be required from time to time in accordance with law.

6.15 To provide the Developer with appropriate power which relates to the construction and completion of the said building and the said power shall remain subsisting and in force during the subsistence and validity of this agreement. The said power shall be granted in favour of the Developer in

District Sub-Registrar-I
Alipore, South 24 Parganas

19 APR 2023

connection with sanction, construction, erection completion of the newly proposed building and to appear for and represent the Owners before all concerned authorities and to make sign and execute applications, declarations and other relevant papers and documents to appropriate authorities for obtaining all quotas, entitlements, permits, licenses and other allocations of building materials and/or for connections of water, sewerage and electricity or as may be required from time to time, in accordance with law and all cost and expenses in that respect shall be borne by the Developer and in that respect the Owners hereby appoint SRI ANUPAM GUHA & PURANJOY ROY herein as their Attorneys to do all the acts, deeds and things for completion of the said proposed building at the said premises. Be it mentioned have that the Attorney SRI ANUPAM GUHA & PURANJOY ROY will be empowered to sell flats, car parkings, offices etc. from developer allocation only other than the area of owner's allocation mentioned above.

ARTICLE- VII

6.16 The land upon which the said building shall be erected and constructed and appurtenant thereto as also the common areas facilities and installations to be provided for and/or at the said building and the roof of the said building shall always remain common, impartibly, indefeasible and undivided. The roof shall be accessible by all flat holders along with the land owners as per the provisions of building rules of KMC. The Developer shall be entitled to deal with the Developer's allocated portion together with the undivided proportionate indivisible share of the land as well as common areas and facilities and installations in accordance with law.

6.17 The format of the Draft agreements for sale of flats and saleable areas of the Developer's Allocation and of the Indenture of Conveyance, that may be required to be executed and registered by the parties unto and in favour of the intending purchasers of the flats and saleable areas of the developer's allocation, shall be prepared by the Developer's Advocate

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District Sub-Registrar-I
Alipore, South 24 Parganas

19 APR 2023

and the parties shall execute the agreements for sale and also Indenture of Conveyance(s) unto and in favour of the intending buyers of the flats and saleable areas respectively of the Developer's Allocation.

6.18 Subject to the above conditions contained herein the Owners and also the Developer shall be entitled to enter into any contract or agreement relating to flats and saleable areas of the respective allocations on such terms and conditions and stipulations as may be deemed fit and proper in accordance with law, but caring the terms and conditions accrued under this agreement or any supplementary thereof if any. It is agreed that the Owners and the developer shall execute required agreements and the Indenture, unto and in favour of the said intending purchasers and each of them shall register the same in accordance with law and admit such execution and complete the registration provided however, all costs, charges and expenses of the required value of stamp duty, registration costs and expenses incidental thereto shall be paid and borne by the respective purchasers. Such purchaser shall bear and pay the fee of also the Advocate.

ARTICLE- VIII

MISCELLANEOUS

6.19 This Agreement shall always be treated as an agreement by and between the parties as "Principal" to "Principal". The Owners and the Developer have entered into this Agreement purely as a Contract and nothing contained herein shall be deemed to construe or constitute as Partnership between the Owners and the Developer or an Association of persons. Nothing in these presents, shall be construed as a sale, demise or assignment or conveyance in lieu of the said premises or any part thereof to the Developer by the Owners or creating any right title or interest in respect hereof in favour of the Developer other than an exclusive permission and right in favour of the Developer to develop the same subject to the terms and conditions of these presents. This agreement is entered into by the owners with the developer reasonably for the reasons and consideration stated herein in this agreement.

District Sub-Registrar-I
Alipore, South 24 Parganas

19 APR 2023

6.20 The Owners shall hand over peaceful and vacant possession of the said land to the Developer and thereafter the developer will get the Building Plan sanctioned by appropriate authority. The said possession of the said premises along with the rights of the Developer to develop the said premises by virtue of these presents and/or in pursuance hereof shall not be obstructed or disputed or challenged or disturbed by the Owners provided the Developer shall carry on with the project in terms of this agreement duly maintaining and keeping the progress of the development and construction work going on so that the construction in all respect can be completed and the building can be made ready for occupation and habitation with all fittings and fixtures, amenities, installations as written in the specification hereunder.

6.21 In case in future any defect or lacuna in the title of the Owners is found or any outstanding or liability in respect of the premises pertaining to the period prior to the date of this Agreement is found, in such event, without prejudice to the Developer's other rights herein and/or under the law the Developer at his absolute discretion shall have the right to settle and clear such disputes and if any finance is required for settlement of such disputes then such amount will be borne by the Owners.

6.22 It is understood that from time to time to facilitate the construction of the building by the Developer, various acts, deeds, matters and things not herein specified may be required to be done, executed and performed and for which the Developer may require adequate powers and authorities from the Owners and for such matters the Owners shall provide all required power and authorities unto and in favour of the Developer as and when the same is or are required and called upon and to execute, sign all such additional applications and other papers and documents as may be required from time to time in accordance with law provided that those acts, deeds, matters and things do not in any way infringe or prejudice the right of the Owners and or be contrary to

District Sub-Registrar-1
Alipore, South 24 Parganas

19 APR 2023

the terms and stipulations contained in these presents or against the spirit thereof.

6.23 Until the Management/Association or body of Flat owners is formed, the said building shall be managed and maintained by the Developer and the maintenance charges would be borne and paid by the Developer or his nominees in respect of the areas of the developer's allocation and likewise such charges would be borne by the owners or their nominees in respect of the areas of the owner's allocation. The rules and regulations for such management and maintenance body shall be such as may be duly agreed by the Owners and the Developer or their nominees.

6.24 The certificate of the Architect relating to completion of construction/development and the costs incurred therefore shall be final.

6.25 Completion certificate from the KMC is to be duly obtained by the Developer at his resources and efforts no sooner than the building shall be ready for habitation and all requirements and fee for the same shall be done and paid by the developer.

ARTICLE – IX

FORCE MAJURE

The parties hereto shall not be considered to be liable for any obligation to the extent that the performance of the relative obligations prevented by the existence of the "FORCE MAJURE" which shall mean and include flood, earth quake, riot, war, storm, tempest, civil commotion, general strike, and/or any other act beyond the control of the Developer and the work shall remain suspended during the period of the "FORCE MAJURE".

FIRST SCHEDULE OF THE PROPERTY ABOVE REFERRED TO

District Sub-Registrar-I
Alipore, South 24 Parganas

19 APR 2023

All that land measuring about 4 Cottahs 0 Chittaks 0 Sq. ft along with a structure measuring about 900 Sq. ft. standing thereon appertaining to R. S. No. 169, Touzi No. 60, J. L. No. 48, Mouza – Bramhapur, R.S Khatian No-421 R.S Dag No-9 Pargana – Magura under Police Station – Regent park , District 24 Parganas South now known and numbered as KMC Premises No- 115- HARI SAVA MATH, under KMC Ward No-112(Assesse No. 31-112-09-0115-5), Police Station – previously Regent Park now Bansdroni , Kolkata - 700103, District 24 Parganas South, which is butted and bounded as follows :

ON THE NORTH	:	Land of Plot No 22.
ON THE EAST	:	16 ft. wide road
ON THE SOUTH	:	Land of Plot No-20.
ON THE WEST	:	Land.

OR HOWEVER OTHERWISE the same may be butted and bounded and known numbered called described and/or distinguished.

THE SECOND SCHEDULE ABOVE REFERRED TO

SPECIFICATION OF WORK

(MANNER OF COMPLETION OF THE NEW BUILDING)

Construction to be made according to the plan and advice of the architect and equipments, fittings and fixtures to be installed and provided in the building shall be of standard quality materials and it includes the following: -

STRUCTURE The Building will be designed on R.C.C. framed structure.

LIFT will be purchased from Laser Elevators Pvt. Ltd.(4 passengers capacity).

WALLS Outer walls 200 mm thick, walls between two flats 125 mm thick, inner walls 75 mm thick.

WINDOW Aluminum windows with handles fitted with frosted glass (thickness 4 mm) will be provided. It will be painted with synthetic enamel paint over the M. S. Grill.

DOORS All door frames will be 4" X 2 ½" made of sal wood painted with synthetic enamel paints. All door shutters will be made of factory made

District Sub-Registrar-I
Alipore, South 24 Parganas

19 APR 2023

hot pressed phenol bond commercial type flush door with synthetic enamel paints.

BALCONY one light point, fan point, and one plug point.

FLOORING a) All floors shall be finished by Ceramic Tiles (24"X24").
b) Cooking platform in the kitchen will be of Black Granite with 4'- 0" glazed tiles in wall dado above cooking platform and one Steel Sink with concealed water line will be provided. One water line below the sink for cleaning utensils.
c) Roof Floor shall be fitted with roof tiles of grey cement / screed concrete.

SANITATION Every toilet shall be provided with a) Wash basin. b) Shower. c) One European pan with low down P.V.C. cistern. d) Concealed type water line shall be provided with P.P.R. pipes. e) Hot cold mixed water point.

INTERIOR Sand cement plaster and Putti work in all bed rooms,
WALLS kitchen, toilets tiles upto 6 ½' etc.

STAIR CASE Sand cement plaster with putty work floor antiskid tiles marbel.

ELECTRICALS Wiring will be Concealed type and electrical points will be provided as per details below & standard quality switch boards will be provided. Proper earth connection of the building shall be made to prevent lightning hazard.

BEDROOM Two light points, one fan point, two plug points (5 Amp) with A.C. point(15 Amp)

LIV/DIN ROOM/LOBBY Four light points, Two fan point, 15 Amp plug for fridge, one Basins and one for washing machine at a suitable location, one T.V. point, one micro oven point(15 Amp)

District Sub-Registrar-1
Alipore, South 24 Parganas

19 APR 2023

KITCHEN One light point, one exhaust fan point, four plug points (15 Amp and6 Amp)

BATHROOM One light point, one exhaust fan point , one 15 Amp plug point. **TOILETS/BATH DOORS** P. V. C. Doors one wash Basin.

OUTSIDE THE BUILDING Cement based colour finish.

WATER Water from semi under-ground water reservoir to overhead tank to be supplied by K. M. C.

* Electric Meters shall be provided to all the purchasers at their own cost and the expences of the mother meter shall be shared by all the unit owners (including the land owners turned to unit owners after completion).

District Sub-Registrar-I
Alipore, South 24 Parganas

19 APR 2023

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

1) Ramon Debnath
2) C. Debnath
3) Swapan Debnath.
4) Manju Acharya
5) Anju Debnath
6) Sima Dey

SIGNED AND DELIVERED

at Kolkata in presence of

WITNESSES:

1. Dinesh Chowdhury
80/1 C V Road - KOL-82

2. Madhu Sudan Bera.
Kadirpur, Jaraka, Purba Medinipur

SIGNATURE OF THE OWNERS

1. Dinesh Chowdhury
2. Madhu Sudan Bera.

Ranjit Roy

Drafted by me
Nabakumar Mukhopadhyay

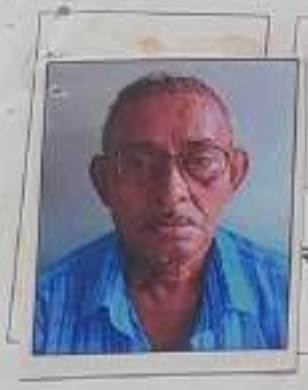
Nabakumar Mukhopadhyay
Advocate
Alipore Police Court
Enrl. No.-WB/2037/1999

SIGNATURE OF THE DEVELOPER

Seal of the Dist. Sub-Registrar-I, South 24 Pgs.

District Sub-Registrar-I
Alipore, South 24 Parganas

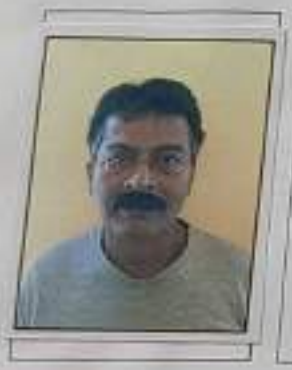
19 APR 2023



Left Hand	Small Finger	Ring Finger	Middle Finger	First Finger	Thumb
Right Hand	Thumb	First Finger	Middle Finger	Ring Finger	Small Finger

Name RAMEN DEBNATH

Signature Ramen Debnath



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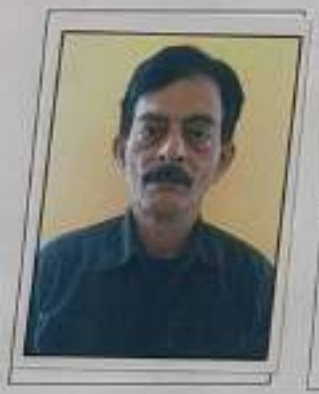
Right Hand	Thumb	First Finger	Middle Finger	Ring Finger	Small Finger

Name CHANDAN DEBNATH

Signature CHANDAN DEBNATH C. Debnath



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Right Hand	Thumb	First Finger	Middle Finger	Ring Finger	Small Finger

Name SWAPAN DEBNATH

Signature Swapan Debnath

Seal of the D.T. Sub-Registrar-1, South 24 Pgs., Alipore, W.B.

District Sub-Registrar-1
Alipore, South 24 Parganas

19 APR 2023

Left Hand	Small Finger	Ring Finger	Middle Finger	First Finger	Thumb
Right Hand	Thumb	First Finger	Middle Finger	Ring Finger	Small Finger

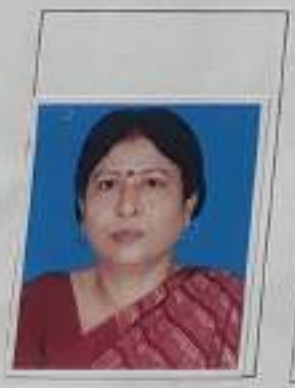
Name MANJU ACHARYA

Signature Manju Acharya

Left Hand	Small Finger	Ring Finger	Middle Finger	First Finger	Thumb
Right Hand	Thumb	First Finger	Middle Finger	Ring Finger	Small Finger

Name ANJU DEBNATH

Signature Anju Debnath



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Right Hand	Thumb	First Finger	Middle Finger	Ring Finger	Small Finger

Name SIMA DEY

Signature Sima Dey

District Sub-Registrar-I
Alipore, South 24 Parganas

19 APR 2023

Left Hand	Small Finger	Ring Finger	Middle Finger	First Finger	Thumb
Right Hand	Thumb	First Finger	Middle Finger	Ring Finger	Small Finger

Name ANUPAM GUHA

Signature

Left Hand	Small Finger	Ring Finger	Middle Finger	First Finger	Thumb
Right Hand	Thumb	First Finger	Middle Finger	Ring Finger	Small Finger

Name PURANJOY RAY

Signature

PHOTO	Left Hand	Small Finger	Ring Finger	Middle Finger	First Finger	Thumb
	Right Hand	Thumb	First Finger	Middle Finger	Ring Finger	Small Finger

Name

Signature

Seal of the D.S.R. Sub-Registrar-I, South 24 Pgs., Alipur, W.B.

District Sub-Registrar-I
Alipore, South 24 Parganas

19 APR 2023

Government of West Bengal
GRIPS 2.0 Acknowledgement Receipt
Payment Summary

18042023200186170 1

GRIPS Payment Detail

GRIPS Payment ID:	18042023200186170 1	**Payment Init. Date:**	18/04/2023 13:55:52
Total Amount:	6941	**No of GRN:**	1
Bank/Gateway:	SBI EPay	**Payment Mode:**	SBI Epay
BRN:	2232256831729	**BRN Date:**	18/04/2023 13:56:16
Payment Status:	Successful	**Payment Init. From:**	Department Portal

Depositor Details

Depositor's Name:	Mr ANUPAM GUHA
Mobile:	9123820531

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192023240018617028	Directorate of Registration & Stamp Revenue	6941
		Total	**6941**

IN WORDS: **SIX THOUSAND NINE HUNDRED FORTY ONE ONLY.**

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

PAID

District Sub-Registrar-I
Alipore, South 24 Parganas

19 APR 2023

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

192023240018617028

GRN Details

GRN:	192023240018617028	**Payment Mode:**	SBI Epay
GRN Date:	18/04/2023 13:55:52	**Bank/Gateway:**	SBIePay Payment Gateway
BRN :	2232256831729	**BRN Date:**	18/04/2023 13:56:16
Gateway Ref ID:	CHM3304867	**Method:**	State Bank of India NB
GRIPS Payment ID:	180420232001861701	**Payment Init. Date:**	18/04/2023 13:55:52
Payment Status:	Successful	**Payment Ref. No:**	2000959252/3/2023 [Query No/*/Query Year]

Depositor Details

Depositor's Name:	Mr ANUPAM GUHA
Address:	5/17, NETAJI NAGAR, PIN-700040
Mobile:	9123820531
Period From (dd/mm/yyyy):	18/04/2023
Period To (dd/mm/yyyy):	18/04/2023
Payment Ref ID:	2000959252/3/2023
Dept Ref ID/DRN:	2000959252/3/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000959252/3/2023	Property Registration- Registration Fees	0030-03-104-001-16	21
2	2000959252/3/2023	Property Registration- Stamp duty	0030-02-103-003-02	6920
			Total	**6941**

IN WORDS: **SIX THOUSAND NINE HUNDRED FORTY ONE ONLY.**

PAID

District Sub-Registrar-I
Alipore, South 24 Parganas

19 APR 2023

Major Information of the Deed

Deed No :	I-1601-00832/2023	Date of Registration	19/04/2023
Query No / Year	1601-2000959252/2023	Office where deed is registered	
Query Date	13/04/2023 4:09:36 PM	D.S.R. - I SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	ANUPAM GUHA 5/17, NETAJI NAGAR,Thana : Jadavpur, District : South 24-Parganas, WEST BENGAL, PIN - 700032, Mobile No. : 9123820531, Status :Advocate		
Transaction		Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement		[4308] Other than Immovable Property, Agreement [No of Agreement : 2]	
Set Forth value		Market Value	
Rs. 2/-		Rs. 39,28,503/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 7,020/- (Article 48(g))		Rs. 53/- (Article:E, E)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Regent Park, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Harisabha Math, , Premises No: 115, , Ward No: 112 Pin Code : 700103

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		4 Katha	1/-	32,40,003/-	Width of Approach Road: 16 Ft.,
	Grand Total :				6.6Dec	1 /-	32,40,003 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	900 Sq Ft	1/-	6,88,500/-	Structure Type: Structure
	Gr. Floor, Area of floor : 900 Sq Ft ,Residential Use, Mosaic Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete				
	Total :	900 sq ft	1 /-	6,88,500 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	**Name**	**Photo**	**Finger Print**	**Signature**
	Mr RAMEN DEBNATH Son of Late REBATI MOHAN DEBNATH Executed by: Self, Date of Execution: 19/04/2023 , Admitted by: Self, Date of Admission: 19/04/2023 ,Place : Office	 19/04/2023	 LTI 19/04/2023	19/04/2023
	D-6, BRAHMAPUR NORTHERN PARK, City:- , P.O:- BANSDRONI, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700070 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BYxxxxxx7G, Aadhaar No: 67xxxxxxxx2363, Status :Individual, Executed by: Self, Date of Execution: 19/04/2023 , Admitted by: Self, Date of Admission: 19/04/2023 ,Place : Office			
2	**Name**	**Photo**	**Finger Print**	**Signature**
	Mr CHANDAN DEBNATH Son of Late REBATI MOHAN DEBNATH Executed by: Self, Date of Execution: 19/04/2023 , Admitted by: Self, Date of Admission: 19/04/2023 ,Place : Office	 19/04/2023	 LTI 19/04/2023	19/04/2023
	D-6, BRAMHAPUR NORTHERN, City:- , P.O:- BANSDRONI, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700070 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AGxxxxxx9D, Aadhaar No: 53xxxxxxxx2538, Status :Individual, Executed by: Self, Date of Execution: 19/04/2023 , Admitted by: Self, Date of Admission: 19/04/2023 ,Place : Office			
3	**Name**	**Photo**	**Finger Print**	**Signature**
	Mr SWAPAN DEBNATH Son of Late REBATI MOHAN DEBNATH Executed by: Self, Date of Execution: 19/04/2023 , Admitted by: Self, Date of Admission: 19/04/2023 ,Place : Office	 19/04/2023	 LTI 19/04/2023	19/04/2023
	D-6, BRAMHAPUR NORTHERN PARK, City:- , P.O:- BANSDRONI, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700070 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AFxxxxxx1C, Aadhaar No: 41xxxxxxxx5237, Status :Individual, Executed by: Self, Date of Execution: 19/04/2023 , Admitted by: Self, Date of Admission: 19/04/2023 ,Place : Office			

4	Name	Photo	Finger Print	Signature
	MANJU ACHARYA Daughter of Late REBATI MOHAN DEBNATH Executed by: Self, Date of Execution: 19/04/2023 , Admitted by: Self, Date of Admission: 19/04/2023 ,Place : Office	 19/04/2023	 LTI 19/04/2023	Manju Acharya 19/04/2023

D-6, BRAMHAPUR NORTHERN PARK, City:- , P.O:- BANSDRONI, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700070 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AUxxxxxx7C, Aadhaar No: 49xxxxxxxx4177, Status :Individual, Executed by: Self, Date of Execution: 19/04/2023
, Admitted by: Self, Date of Admission: 19/04/2023 ,Place : Office

5	Name	Photo	Finger Print	Signature
	ANJU DEBNATH Daughter of Late REBATI MOHAN DEBNATH Executed by: Self, Date of Execution: 19/04/2023 , Admitted by: Self, Date of Admission: 19/04/2023 ,Place : Office	 19/04/2023	 LTI 19/04/2023	Anju Debnath 19/04/2023

88/7/1, 22, BIGHA SONAR BANGLA, City:- , P.O:- BATANAGAR, P.S:-Budge Budge, District:-South 24-Parganas, West Bengal, India, PIN:- 700140 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: BGxxxxxx0G, Aadhaar No: 46xxxxxxxx8289, Status :Individual, Executed by: Self, Date of Execution: 19/04/2023
, Admitted by: Self, Date of Admission: 19/04/2023 ,Place : Office

6	Name	Photo	Finger Print	Signature
	SIMA DEY Wife of Mr TARANI KUMAR DEY Executed by: Self, Date of Execution: 19/04/2023 , Admitted by: Self, Date of Admission: 19/04/2023 ,Place : Office	 19/04/2023	 LTI 19/04/2023	Sima Dey 19/04/2023

D-22, BRAMHAPUR NORTHERN PARK, City:- , P.O:- BANSDRONI, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700070 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AOxxxxxx8H, Aadhaar No: 20xxxxxxxx9990, Status :Individual, Executed by: Self, Date of Execution: 19/04/2023
, Admitted by: Self, Date of Admission: 19/04/2023 ,Place : Office

veloper Details :

Name,Address,Photo,Finger print and Signature
ANUPAM GUHA AND RAY ASSOCIATES 161A, M G ROAD P.S- HARIDEVPUR, City:- , P.O:- HARIDEVPUR, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700082 , PAN No.:: AGxxxxxx0G,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	**Name**	**Photo**	**Finger Print**	**Signature**
	Mr ANUPAM GUHA (Presentant) Son of Mr MR GUHA Date of Execution - 19/04/2023, , Admitted by: Self, Date of Admission: 19/04/2023, Place of Admission of Execution: Office	 Apr 19 2023 11:41AM	 LTI 19/04/2023	19/04/2023
	5/17, NETAJI NAGAR, City:- , P.O:- REGENT PARK, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700040, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AGxxxxxx0G, Aadhaar No: 20xxxxxxxx3591 Status : Representative, Representative of : ANUPAM GUHA AND RAY ASSOCIATES (as PARTNER)			
2	**Name**	**Photo**	**Finger Print**	**Signature**
	Mr PURANJOY RAY Son of Mr MR RAY Date of Execution - 19/04/2023, , Admitted by: Self, Date of Admission: 19/04/2023, Place of Admission of Execution: Office	 Apr 19 2023 11:42AM	 LTI 19/04/2023	19/04/2023
	122/1, M G ROAD HARIDEVPUR, City:- , P.O:- HARIDEVPUR, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700082, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADxxxxxx8N, Aadhaar No: 77xxxxxxxx0072 Status : Representative, Representative of : ANUPAM GUHA AND RAY ASSOCIATES (as PARTNER)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr DINESH CHOWDHURY Son of Late LALA BEHARI CHOWDHURY 8/1, C V ROAD, City:- Kolkata, P.O:- HARIDEVPUR, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700082			
	19/04/2023	19/04/2023	19/04/2023
Identifier Of Mr RAMEN DEBNATH, Mr CHANDAN DEBNATH, Mr SWAPAN DEBNATH, MANJU ACHARYA, ANJU DEBNATH, SIMA DEY, Mr ANUPAM GUHA, Mr PURANJOY RAY			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr RAMEN DEBNATH	ANUPAM GUHA AND RAY ASSOCIATES-1.1 Dec
2	Mr CHANDAN DEBNATH	ANUPAM GUHA AND RAY ASSOCIATES-1.1 Dec
3	Mr SWAPAN DEBNATH	ANUPAM GUHA AND RAY ASSOCIATES-1.1 Dec
4	MANJU ACHARYA	ANUPAM GUHA AND RAY ASSOCIATES-1.1 Dec
5	ANJU DEBNATH	ANUPAM GUHA AND RAY ASSOCIATES-1.1 Dec
6	SIMA DEY	ANUPAM GUHA AND RAY ASSOCIATES-1.1 Dec

Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr RAMEN DEBNATH	ANUPAM GUHA AND RAY ASSOCIATES-150.00000000 Sq Ft
2	Mr CHANDAN DEBNATH	ANUPAM GUHA AND RAY ASSOCIATES-150.00000000 Sq Ft
3	Mr SWAPAN DEBNATH	ANUPAM GUHA AND RAY ASSOCIATES-150.00000000 Sq Ft
4	MANJU ACHARYA	ANUPAM GUHA AND RAY ASSOCIATES-150.00000000 Sq Ft
5	ANJU DEBNATH	ANUPAM GUHA AND RAY ASSOCIATES-150.00000000 Sq Ft
6	SIMA DEY	ANUPAM GUHA AND RAY ASSOCIATES-150.00000000 Sq Ft

Endorsement For Deed Number : I - 160100832 / 2023

On 18-04-2023

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 39,28,503/-

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

On 19-04-2023

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

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

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

Presented for registration at 11:20 hrs on 19-04-2023, at the Office of the D.S.R. - I SOUTH 24-PARGANAS by Mr ANUPAM GUHA ,

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

Execution is admitted on 19/04/2023 by 1. Mr RAMEN DEBNATH, Son of Late REBATI MOHAN DEBNATH, D-6, BRAHMAPUR NORTHERN PARK, P.O: BANSDRONI, Thana: Bansdroni, , South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu, by Profession Business, 2. Mr CHANDAN DEBNATH, Son of Late REBATI MOHAN DEBNATH, D-6, BRAMHAPUR NORTHERN, P.O: BANSDRONI, Thana: Bansdroni, , South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu, by Profession Business, 3. Mr SWAPAN DEBNATH, Son of Late REBATI MOHAN DEBNATH, D-6, BRAMHAPUR NORTHERN PARK, P.O: BANSDRONI, Thana: Bansdroni, , South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu, by Profession Business, 4. MANJU ACHARYA, Daughter of Late REBATI MOHAN DEBNATH, D-6, BRAMHAPUR NORTHERN PARK, P.O: BANSDRONI, Thana: Bansdroni, , South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu, by Profession Others, 5. ANJU DEBNATH, Daughter of Late REBATI MOHAN DEBNATH, 88/7/1, 22, BIGHA SONAR BANGLA, P.O: BATANAGAR, Thana: Budge Budge, , South 24-Parganas, WEST BENGAL, India, PIN - 700140, by caste Hindu, by Profession Others, 6. SIMA DEY, Wife of Mr TARANI KUMAR DEY, D-22, BRAMHAPUR NORTHERN PARK, P.O: BANSDRONI, Thana: Bansdroni, , South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu, by Profession House wife

Indetified by Mr DINESH CHOWDHURY, , , Son of Late LALA BEHARI CHOWDHURY, 8/1, C V ROAD, P.O: HARIDEVPUR, Thana: Thakurpukur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700082, by caste Hindu, by profession Business

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

Execution is admitted on 19-04-2023 by Mr ANUPAM GUHA, PARTNER, ANUPAM GUHA AND RAY ASSOCIATES (Partnership Firm), 161A, M G ROAD P.S- HARIDEVPUR, City:- , P.O:- HARIDEVPUR, P.S:-Thakurpukur, District:- South 24-Parganas, West Bengal, India, PIN:- 700082

Indetified by Mr DINESH CHOWDHURY, , , Son of Late LALA BEHARI CHOWDHURY, 8/1, C V ROAD, P.O: HARIDEVPUR, Thana: Thakurpukur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700082, by caste Hindu, by profession Business

Execution is admitted on 19-04-2023 by Mr PURANJOY RAY, PARTNER, ANUPAM GUHA AND RAY ASSOCIATES (Partnership Firm), 161A, M G ROAD P.S- HARIDEVPUR, City:- , P.O:- HARIDEVPUR, P.S:-Thakurpukur, District:- South 24-Parganas, West Bengal, India, PIN:- 700082

Indetified by Mr DINESH CHOWDHURY, , , Son of Late LALA BEHARI CHOWDHURY, 8/1, C V ROAD, P.O: HARIDEVPUR, Thana: Thakurpukur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700082, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 53.00/- (E = Rs 21.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 21/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 18/04/2023 1:56PM with Govt. Ref. No: 192023240018617028 on 18-04-2023, Amount Rs: 21/-, Bank: SBI EPay (SBIePay), Ref. No. 2232256831729 on 18-04-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,020/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 6,920/-
Description of Stamp
1. Stamp: Type: Impressed, Serial no 15014, Amount: Rs.100.00/-, Date of Purchase: 18/04/2023, Vendor name: Subhankar Das
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 18/04/2023 1:56PM with Govt. Ref. No: 192023240018617028 on 18-04-2023, Amount Rs: 6,920/-, Bank: SBI EPay (SBIePay), Ref. No. 2232256831729 on 18-04-2023, Head of Account 0030-02-103-003-02

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

ertificate of Registration under section 60 and Rule 69.

Registered in Book - I
Volume number 1601-2023, Page from 32325 to 32367
being No 160100832 for the year 2023.

Seal of the District Sub-Registrar 1, South 24 Parganas, South 24 Parganas

Digitally signed by MD TABIS ANSARI
Date: 2023.04.26 15:46:47 +05:30
Reason: Digital Signing of Deed.

(Tabis Ansari) 2023/04/26 03:46:47 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)