

10/5/2024

7-00907/24



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

92AB 203965

21/53097/24

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11-51
22/01/24

ADDITIONAL REGISTRAR OF
ASSURANCES-II, KOLKATA

Certified that the Document is admitted to
Registration in the Register and the
endorsement are the part of this document

Additional Registrar
of Assurances-II, Kolkata

22 JAN 2024

DEVELOPMENT AGREEMENT

THIS AGREEMENT made this the 22nd day of January, Two Thousand and Twentyfour (A.D.);

Visit Case No.
J (1)-...
J (2)-...
Total
Realised on

2618

- 3 JAN 2024

No..... ₹10/- Date.....

Name :

Address :

Vendor :

Alipore Collectorate, 24 Pgs. (South)

SUSHANKAR DAS

STAMP VENDOR

Alipore Police Court, KOL-27

Sukumar Das
Advocate
High Court, Calcutta



of Certificate of Insurance...
not be used...
Insurance...

ADDITIONAL REGISTRAR OF
ASSURANCE, KOLKATA



Identified by me
Prodosh Santra
S/o Late Gopal Santra
578, Kasikodanga Road
Sarsura, Kolkata-700061

ADDITIONAL REGISTRAR
OF ASSURANCE, KOLKATA
22 JAN 2024



Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



200120242035523177

GRIPS Payment Detail

GRIPS Payment ID:	200120242035523177	Payment Init. Date:	20/01/2024 17:32:12
Total Amount:	75041	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	5491597549136	BRN Date:	20/01/2024 17:32:42
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

Depositor's Name: Mr DAKSHINESWAR PROPERTIES
Mobile: 9830281422

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192023240355231788	Directorate of Registration & Stamp Revenue	75041
Total			75041

IN WORDS: SEVENTY FIVE THOUSAND FORTY ONE ONLY.

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





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



192023240355231788

GRN Details

GRN:	192023240355231788	Payment Mode:	SBI Epay
GRN Date:	20/01/2024 17:32:12	Bank/Gateway:	SBIEpay Payment Gateway
BRN :	5491597549136	BRN Date:	20/01/2024 17:32:42
Gateway Ref ID:	240209785699	Method:	HDFC Retail Bank NB
GRIPS Payment ID:	200120242035523177	Payment Init. Date:	20/01/2024 17:32:12
Payment Status:	Successful	Payment Ref. No:	2000053097/3/2024

[Query No*/Query Year]

Depositor Details

Depositor's Name: Mr DAKSHINESWAR PROPERTIES
Address: 153/1/A , SURENDRA MOHAN BOSE ROAD, PANIHATI KOLKATA 700114
Mobile: 9830281422
Email: SKKOTHARI03@GMAIL.COM
Period From (dd/mm/yyyy): 20/01/2024
Period To (dd/mm/yyyy): 20/01/2024
Payment Ref ID: 2000053097/3/2024
Dept Ref ID/DRN: 2000053097/3/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000053097/3/2024	Property Registration- Stamp duty	0030-02-103-003-02	75020
2	2000053097/3/2024	Property Registration- Registration Fees	0030-03-104-001-16	21
Total				75041

IN WORDS: SEVENTY FIVE THOUSAND FORTY ONE ONLY.

BETWEEN

(1) **M/S. DAKSHINESWAR PROPERTIES** (PAN# AATFD1070C), a Partnership Firm having its place of business at 153/1/A, Surendra Mohan Bose Road, Post Office Panihati, Police Station Khardah, Kolkata 700 114, District North 24-Parganas, WEST BENGAL, (2) **M/S. TIRUPATI PROPERTIES** (PAN# AASFT3468R), a Partnership Firm having its place of business at 153/1/A, Surendra Mohan Bose Road, Post Office Panihati, Police Station Khardah, Kolkata 700 114, District North 24-Parganas, WEST BENGAL, (3) **M/S. SALASAR PROPERTIES** (PAN# AEOFS6400A), a Partnership Firm having its place of business at 153/1/A, Surendra Mohan Bose Road, Post Office Panihati, Police Station Khardah, Kolkata 700 114, District North 24-Parganas, WEST BENGAL, and (4) **M/S. MA TARA CONSTRUCTION** (PAN# ABSFM4251G), a Partnership Firm having its place of business at 153/1/A, Surendra Mohan Bose Road, Post Office Panihati, Police Station Khardah, Kolkata 700 114, District North 24-Parganas, WEST BENGAL, all represented by its Authorised Signatory/Partner, **SRI VIKASH AGRAWAL** (PAN# AYDPA3642F, AADHAAR# 2378 8235 8985, MOBILE# 9339200807), son of Sri Satyanarayan Agrawal, by faith Hindu, by Nationality Indian, by occupation Business, residing at Ekta Residency, Flat No.3B, 174/A, Manicktala Main Road, Post Office Kankurgachi, Police Station Phool Bagan, Kolkata 700 054, District South 24-Parganas, WEST BENGAL, hereinafter collectively called and referred to as the "**LANDOWNERS**" (which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective successors, executors, administrators, legal representatives, nominees and assigns) of the **ONE PART**;

AND

M/s. HAPPY MOMENTS PROPERTIES (PAN# AAOFH8179H) a Partnership firm under the Partnership Act, 1932, having its Registered Office at, 7, Mahesh Mukherjee Feeder Road, Post Office Ariadaha, Police Station Belgharia, Kolkata 700 057, District North 24-Parganas, West Bengal, being represented by its Authorised Signatory/Partner, **SRI SANJAY KUMAR KOTHARI** (PAN# AFOPK9131P, AADHAAR# 6509 5128 0006, MOBILE#9830281422), son of Late Jagdish Prasad Kothari, by faith Hindu, by Nationality Indian, by Occupation Business, residing at 9, Ashutosh Mukherjee Lane, Post Office Salkia, Police Station Golabari, District Howrah, PIN 711 106, hereinafter called and referred to as the "**DEVELOPER**" (which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and include its successors, executors, administrators, legal representatives, nominees and assigns) of the **OTHER PART**;

WHEREAS :

- A.** By virtue of an Indenture (Deed of Partition) made on 2nd day of January, 1959 between (1) Bhagawan Das Shaw, son of Late Kanhaiyalal Shaw, therein referred to as the First Party of the First Part, (2) Bandi Prasad Shaw, son of Bhagawan Das Shaw, therein referred to as the Second Party of the Second Part, (3) Ganga Prasad Shaw, son of Bhagawan Das Shaw, therein referred to as the Third Party of the Third Part, (4) Lachmi Prasad Shaw, son of Bhagawan Das

Shaw, therein referred to as the Fourth Party of the Fourth Part and (5) Jamuna Prasad Shaw, son of Bhagawan Das Shaw, therein referred to as the Fifth Party of the Fifth Part, all of 177, Mukhtar Babu Street, Calcutta, and **registered in the Office of the Registrar of Assurances, Calcutta, and recorded in Book No. I, Volume No. 69, Pages 189 to 214, Being No. 2187 for the year 1959**, the said Bandi Prasad Shaw was allotted several properties including **ALL THAT** piece or parcel of **Premises No. 7, Feeder Road, Ariadaha** in the District of 24-Parganas (a) All that piece or parcel of Ryoti Mokarari interest in land with trees and structures thereon allotted to Sri Bandi Prasad Shaw as delineated in the partition plan thereto annexed and marked (W) therein coloured in light green and marked Lot "A" comprising portion of C.S. Dag Nos. 5916 and 5917 of Khatian No. 878, Touzi No. 173, Mouza Ariadaha, Kamarhati, Police Station Baranagar, Sub-Registry Cossipore, Dum Dum, District 24-Parganas and containing an area of 2 Bighas 9 Cottahs 4 Chittacks and 35 Sq.ft. more or less and butted and bounded on the North by Feeder Road, on the East by 3 feet wide drain beyond which are the lands under C.S. Dag Nos. 5918 and 5920, on the South by the land under C.S. Dag No. 5946 and on the West by the lot allotted to Ganga Prasad Shaw, Annual Khazna of Rs.1/12, payable in respect of entire dags to the Government of West Bengal proportionate Khazna Rs.0.77 and (b) **ALL THAT** piece or parcel of land hereditaments and premises with structures standing thereon allotted to Sri Bandi Prasad Shaw as delineated in the partition plan hereto annexed and marked (X) therein coloured in light green and marked lot A comprising a portion of C.S. Dag No. 5919 and 5920, Khatian No. 1625 and the entire C.S. Dag No. 5918, Khatian No. 1624, Touzi No. 173, Mouza Ariadaha Kamarhati, Police Station Baranagar, Sub-Registration Cossipore, Dum Dum, District 24-Parganas containing an area of 2 Bighas 0 Cottahs 7 Chittacks and 32 Sq.ft. more or less and butted and bounded on the North by municipal drain beyond which is Feeder Road on the East by 16' Ft. wide common passage on the South by lot allotted to Ganga Prasad Shaw and on the West by land under C.S. Dag No. 9916, Annual Khazna in respect of Dag No. 5920 and 5933 is Rs.6.81 N.P. and in respect of Dag No. 5918, 5919 and 5931 Rs.1.69 N.P. payable to the State of West Bengal proportionate Khazna will be Rs.1.57 N.P. **TOGETHER WITH** all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the erstwhile owner/s in the Said Property and appurtenances and inheritances for access and user thereof, free from all encumbrances.

- B.** By virtue of a **Deed of Partition** made on **2nd day of August, 1986** between (1) Bandi Prasad Shaw, son of Late Bhagwan Das Shaw, therein referred to as the First Party of the First Part, (2) Smt. Munnar Debi, wife of Bandi Prasad Shaw, therein referred to as the Second Party of the Second Part, (3) Bharat Kumar Jaiswal, son of Bandi Prasad Shaw, therein referred to as the Third Party of the Third Part, (4) Madan Kumar Jaiswal, son of Bandi Prasad Shaw, therein referred to as the Fourth Party of the Fourth Part, (5) Smt. Shanti Debi

Jaiswal, wife of Late Badri Prasad Jaiswal, (6) Sushil Kumar Jaiswal, (7) Sunil Kumar Jaiswal, (8) Subodh Kumar Jaiswal, all sons of Late Badri Prasad Jaiswal and (9) Smt. Sulekha Gupta, wife of Navin Gupta and daughter of Late Badri Prasad Jaiswal, all (5) to (9) therein collectively referred to as the Fifth Party of the Fifth Part, all (1) to (9) of 195A, Muktaram Babu Street, Calcutta and registered in the Office of the Registrar of Assurances, Calcutta, and recorded in Book No. I, Volume No. 349, Pages 363 to 395, Being No. I-14354 for the year 1986, the said Madan Kumar Jaiswal was allotted LOT "D" i.e. ALL THAT the undivided half share in Premises No. 7, Mahesh Mukherjee Feeder Road comprising portion of C.S. Dag Nos. 5918 and 5920 at Khatian Nos. 1624 and 1625 respectively, Touzi No. 173, Mouza Ariadaha, Police Station Baranagar, Sub-Registry Cossipore Dum Dum, District 24-Parganas containing an area of 2 Bighas 0 Cottah 7 Chittacks and 32 Sq.ft. more or less and butted and bounded on the North by Municipal drain beyond which is Mahesh Mukherjee Feeder Road on the East by 16 ft wide common passage on the South by the land belonging to Ganga Prasad Shaw and on the East by the land under C.S. Dag No. 5916, morefully described in the Fifth Schedule thereunder written, hereinafter referred to as the "LARGER PROPERTY".

- C. By virtue of the following registered deeds, the said Suravi Devi Agarwal, Manish Agarwal, Ekta Devi Agarwal, Mohit Agarwal and Mohanlal Agarwal became lawful owners and jointly seized and possessed of their respective lands together with R.T. Sheds, all comprised under J. L. No. 1, Touzi No. 173, Sheet No.15, C.S. Dag No. 5918 corresponding to R.S. Dag No. 5918, C.S. Dag No. 5920 corresponding to R.s. Dag No. 5919, C.S. Khatian Nos. 1624, 1625 corresponding to R.S. Khatian Nos. 2155, 2156 within Mouza Ariadaha Kamarhati, Block Barrackpore-II, Police Station Belghoria, Kolkata 700 057, District North 24-Parganas, West Bengal within the limits of the Kamarhati Municipality having Holding No. F-65 being a portion of Municipal Premises No.7, Mahesh Mukherjee Feeder Road, Ward No.11 TOGETHER WITH 16' Ft. wide common passage on the eastern portion of the said property TOGETHER WITH all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever along with other lands, hereinafter referred to as the "ENTIRE PROPERTY":

Deed Details	Parties to the Deed	Property details
Deed of Sale dated 14.05.1999, registered at DSR-I, North 24-Parganas, Barasat, and recorded in Book No. I, Vol. No. 093, Pages 133 to 160, Being No. I-4831 for 2000.	Madan Kumar Jaiswal, son of Late Bandi Prasad Shaw (Vendor) and Suravi Devi Agarwal, wife of Manish Agarwal (Purchaser).	C.S. Dags : 5918, 5920 C.S. Khatian : 1624, 1625 Land Area:5K-13CH-6SFT (4191 Sq.ft.)

Deed of Sale dated 14.05.1999, registered at DSR-I, North 24-Parganas, Barasat, and recorded in Book No. I, Vol. No. 122, Pages 368 to 375, Being No. I-6384 for 2000.	Madan Kumar Jaiswal, son of Late Bandi Prasad Shaw (Vendor) and Manish Agarwal, son of Mohan Lal Agarwal (Purchaser).	C. S. Dags : 5918, 5920 C.S. Khatian: 1624, 1625 Land Area:5K-13CH-25SFT (4210Sq.ft.)
Deed of Sale dated 14.05.1999, registered at DSR-I, North 24-Parganas, Barasat, and recorded in Book No. I, Vol. No. 123, Pages 349 to 356, Being No. I-6385 for 2000.	Madan Kumar Jaiswal, son of Late Bandi Prasad Shaw (Vendor) and Smt. Ekta Devi Agarwal, wife of Mohit Agarwal (Purchaser).	C.S. Dags : 5918, 5920 C.S. Khatian: 1624, 1625 Land Area:5K-12CH-33SFT (4173Sq.ft.)
Deed of Sale dated 14.05.1999, registered at DSR-I, North 24-Parganas, Barasat, and recorded in Book No. I, Vol. No. 123, Pages 357 to 366, Being No. I-6386 for 2000.	Madan Kumar Jaiswal, son of Late Bandi Prasad Shaw (Vendor) and Mohit Agarwal, son of Mohan Lal Agarwal (Purchaser).	C.S. Dags : 5918, 5920 C.S. Khatian: 1624, 1625 Land Area:5K-11CH-35SFT (4130Sq.ft.)
Deed of Sale dated 14.05.1999, registered at DSR-I, North 24-Parganas, Barasat, and recorded in Book No. I, Vol. No. 123, Pages 367 to 374, Being No. I-6387 for 2000.	Madan Kumar Jaiswal, son of Late Bandi Prasad Shaw (Vendor) and Mohan Lal Agarwal, son of Bansidhar Agarwal (Purchaser).	Dags : 5918, 5920 Khatian : 1624, 1625 Land Area:5K-9CH-38SFT (4043Sq.ft.)

- D. After purchase of the entire property, the said Suravi Devi Agarwal, Manish Agarwal, Ekta Devi Agarwal, Mohit Agarwal and Mohanlal Agarwal got their respective names mutated before the Kamarhati Municipality in respect of the entire property being **Premises No.7, M. M. Feeder Road, Kolkata 700 057, Ward No.11** under separate Holding Numbers in the following manner:

Name of Owner	Holding Number
Suravi Devi Agarwal	Holding No. F-65/1
Manish Agarwal	Holding No. F-65/5
Ekta Devi Agarwal	Holding No. F-65/4
Mohit Agarwal	Holding No. F-65/6
Mohan Lal Agarwal	Holding No. F-65/3

- E. By virtue of the following registered Deed of Gift, the said Mohan Lal Agarwal transferred the portion of Holding No. F-65/3, M. M. Feeder Road, Kolkata unto and in favour of the said Mohit Agarwal absolutely and forever in consideration of natural love and affection:

Deed Details	Parties to the Deed	Property details
Deed of Gift dated 23.02.2018, registered at ARA-IV, Kolkata, and recorded in Book No. I, Vol. No.1904-2018, Pages 97491 to 97511, Being No. I-190402017 for 2018.	Mohan Lal Agarwal, son of Late Bansidhar Agarwal (Donor) and Mohit Agarwal, son of Mohan Lal Agarwal (Donee).	C.S. Dags: 5918, 5920 C.S.Khatian:1624, 1625 Land Area: 4043 Sq.ft.

- F. While seized and possessed of the portion of entire property, the said Mohit Agarwal died testate on 3rd May, 2019 leaving behind himself surviving his legal heirs namely, (1) Smt. Ekta Agarwal (Wife), (2) Sri Utkarsh Agarwal (Son), (3) Lalita Devi Agarwalla (Mother), and consequent upon his death, his legal heirs inherited, entitled to and became co-owners of the portion of the entire property left by the deceased as per the Hindu Law of Succession.
- G. During lifetime of the said Mohit Agarwal (since deceased) made and published his last will and testament on 28th day of December, 2018, giving, devising and bequeathing thereby all his movable and immovable assets including the First Schedule property hereunder written unto and in favour of his son, Utkarsh Agarwal, who is also the Sole Executor to the Estate of Mohit Agarwal.
- H. The said Utkarsh Agarwal applied for grant of probate registered under Probate Case No.21 of 2020 before the Learned Court of Chief Judge, City Civil Court, Kolkata, but since grant of probate was pending before the Learned Court, shares of the portion of entire property left by the deceased were distributed amongst legal heirs of Late Mohit Agarwal in equal share.
- I. Amidst such situation, the said (1) Utkarsh Agarwal, (2) Ekta Devi Agarwal, (3) Lalita Devi Agarwalla, (4) Manish Agarwal and (5) Surbhi Agarwal @ Suravi Devi Agarwal, all being the owners of the entire property, jointly decided to sell a portion out of the entire property to any intending purchasers.
- J. By a **Deed of Conveyance dated 8th day of December, 2021** made between (1) Sri Utkarsh Agarwal, (2) Smt. Ekta Devi Agarwal, both (1) & (2) son and wife respectively of Late Mohit Agarwal, (3) Smt. Lalita Devi Agarwalla, wife of Late Mohan Lal Agarwal, (4) Sri Manish Agarwal, son of Sri Mohan Lal Agarwalla @ Mohan Lal Agarwal and (5) Smt. Surbhi Agarwal @ Suravi Devi Agarwal, wife of Sri Manish Agarwal, all of 24, Girish Avenue, Kolkata 700 003, therein jointly referred to as the Vendors of the One Part and (1) M/s. Dakshineswar

Properties, (2) M/s. Tirupati Properties, both Partnership Firms having their office at 153/1/A, S. M. Bose Road, Kolkata 700 114 and both represented by its Authorised Signatory/Partner, Sri Sanjay Kumar Kothari alias Sanjay Kothari, son of Late Jagdish Prasad Kothari of 9, Ashutosh Mukherjee Lane, Howrah 711 106, (3) M/s. Salasar Properties and (4) M/s. Ma Tara Construction, both Partnership Firms having their office at 153/1/A, S. M. Bose Road, Kolkata 700 114 and both represented by their Authorised Signatory/Partner, Sri Vikash Agrawal, son of Sri S. N. Agrawal of Ekta Residency, Flat No.3B, 174/A, Manicktala Main Road, Kolkata 700 054, therein jointly referred to as the Purchasers of the Other Part, and **registered in the Office of the Additional Registrar of Assurances, Kolkata, and recorded in Book No.I, Volume No. 1903-2021, Pages 554307 to 554363, Being No. 190314634 for the year 2021**, the Vendors therein granted sold conveyed transferred alienated assured and assigned unto and in favour of the Purchasers therein Landowners herein at or for a consideration mentioned thereat subject to free from all encumbrances and vacant possession thereof absolutely and forever **ALL THAT** piece or parcel of Bastu land measuring an area about **30 (Thirty) Cottahs** equivalent to **21600 Sq.ft. (Twentyone Thousand Six Hundred)** more or less (including common passage having an area about 3867.2 Sq.ft.) more or less (11 Cottah 4 Chittack equivalent to 8100 Sq.ft. more or less under R.S. Dag No. 5918 & 18 Cottah 12 Chittack equivalent to 13500 Sq.ft. more or less under R.S. Dag No.5919), all comprised under J. L. No. 1, Touzi No. 173, Sheet No.15, C.S. Dag No. 5918 corresponding to R.S. Dag No. 5918, C.S. Dag No. 5920 corresponding to R.s. Dag No.5919, C.S. Khatian Nos. 1624, 1625 corresponding to R.S. Khatian Nos.2155, 2156 within Mouza Ariadaha Kamarhati, Block Barrackpore-II, Police Station Belghoria, Kolkata 700 057, District North 24-Parganas, West Bengal within the limits of the Kamarhati Municipality having **Holding No. F-65 (Old), F-65/1, F-65/3, F-65/4, F-65/5 and F-65/6 (All New)** being a portion of **Municipal Premises No.7, Mahesh Mukherjee Feeder Road, Ward No.11 TOGETHER WITH 16' Ft. wide common passage on the eastern portion of the said property TOGETHER WITH** all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Landowners in the entire property and appurtenances and inheritances for access and user thereof, free from all encumbrances **OUT OF the Entire Property**, morefully described in the **FIRST SCHEDULE** hereunder written, (hereinafter referred to as the **"SAID PROPERTY"**).

- K. After such purchase, the Landowners herein jointly applied for mutation of their respective names before Kamarhati Municipality on **30th day of December, 2021**, and accordingly, upon considering their applications for mutation, the Kamarhati Municipality recorded their respective names in respect of the said property under five separate **Holding Nos. F-65/1/3, F-65/3, F-65/4, F-65/5 & F-65/6, all under Premises No.7, Mahesh Mukherjee Feeder Road, Ariadaha, Ward No.11, Kolkata 700 057**, and thereafter, amalgamated five separate Holding Numbers into **single Holding No. F-65/6 as per**

Amalgamation Certificate under Sl. No.A/000065 issued on 29th day of January, 2022 by the Kamarhati Municipality, and paying rates and taxes on regular basis.

- L. With a view to develop the said property by constructing new multistoried buildings on the same, the Landowners herein jointly got a building plan sanctioned from Kamarhati Municipality vide **Sanction Site Plan No. 250/21-22 dated 8th day of February, 2022** for construction of G+V storied building on the said property.
- M. The Developer herein has approached the Landowners with an offer to develop the said property at its own cost in accordance with the building plan duly sanctioned by Kamarhati Municipality.
- N. Upon discussions and negotiations, the Landowners herein have jointly agreed to appoint the Developer herein to develop the said premises on the following terms and conditions:

NOW THIS AGREEMENT WITNESSETH and it is hereby agreed by and between the parties hereto as follows:-

ARTICLE - I

(DEFINITIONS)

In these presents unless it is repugnant to the subject or context:

- 1.1 **LANDOWNERS** shall mean (1) **M/s. DAKSHINESWAR PROPERTIES**, (2) **M/s. TIRUPATI PROPERTIES**, (3) **M/s. SALASAR PROPERTIES** and (4) **M/s. MA TARA CONSTRUCTION** and their respective successors, executors, administrators, legal representatives, nominees and assigns.
- 1.2 **DEVELOPER** shall mean **M/s. HAPPY MOMENTS PROPERTIES**, and its successors, successors-in-office, executors, administrators and assigns.
- 1.3 **PREMISES** shall mean **Bastu** land measuring about **30 (Thirty) Cottahs** equivalent to **21600 Sq.ft.** be the same a little more or less lying and situate at **Municipal Holding No. F-65/6 under Premises No.7, Mahesh Mukherjee Feeder Road, Ariadaha, Ward No.11, Kolkata 700 057 Police Station Belghoria, Post Office Ariadaha, comprised under Mouza Ariadaha Kamarhati, J.L. No. 1, Touzi No. 173, Sheet No.15, comprised in R.S. Dag No. 5918, 5919, under R.S. Khatian Nos. 2155, 2156, District North 24-Parganas** under the local limit of **Kamarhati Municipality, Municipal Ward No. 11**, morefully described in the **FIRST SCHEDULE** hereunder written.
- 1.4 **BUILDINGS** shall mean a **G+V storied building** together with lift facility to be constructed on the **FIRST SCHEDULE** property by the Developer herein in accordance with the building plan sanctioned/modified by the Kamarhati Municipality.
- 1.5 **COMMON AREAS** shall mean and include the passage, ways, stairways, gates, common lavatory, all rain water pipes, sewerage, fittings, fixtures, manholes, pit, gullies, municipal filtered water connection and pipe lines, water pump and over head tank, underground reservoir, fences, boundary wall, courtyard, CESC Electric connection, electric supply to common areas and facilities, electrical fixtures in the common areas, main switch, interior walls, lift and other facilities which will be

provided by the Developer from time to time and at all times, morefully described in the **FOURTH SCHEDULE** hereunder written.

- 1.6 **LANDOWNERS' ALLOCATION** shall mean the **entire Second Floor, Third Floor, Fourth Floor and Fifth Floor** of the proposed building to be constructed on the said premises as per the building plan sanctioned by the Kamarhati Municipality **TOGETHER WITH** undivided proportionate share of land **TOGETHER WITH** all easement rights to use the common areas and facilities of the said premises in lieu of their respective shares of land in the said premises, morefully mentioned in **SECOND SCHEDULE** hereunder written.
- 1.7 **DEVELOPER'S ALLOCATION** shall mean the **entire Ground Floor, First Floor and Roof over Fifth Floor** of the proposed building to be constructed on the said premises as per the building plan sanctioned by the Kamarhati Municipality **TOGETHER WITH** undivided proportionate share of land **TOGETHER WITH** all easement rights to use the common areas and facilities of the said premises in lieu of its undivided share of land in **FIRST SCHEDULE** property and cost and expenses to be incurred for construction of the new buildings on the said premises, morefully mentioned in **THIRD SCHEDULE** hereunder written.
- 1.8 **ARCHITECT** shall mean such person or persons having requisite qualification and experience required under the relevant laws/rules to act as Architect who will be appointed by the Developer for designing and supervision of the buildings to be constructed in the **FIRST SCHEDULE** property subject to the approval of the Landowners.

ARTICLE - II

(COMMENCEMENT)

- 2.1 This agreement shall be deemed to have commenced with effect from the date of its execution.

ARTICLE - III

(LANDOWNERS' DECLARATION)

- 3.1 That there is no excess land within the meaning of Urban Land Ceiling and Regulation Act, 1976 on the said property.
- 3.2 That the Landowners till date have not entered into any such Agreement, Agreement for Sale or made any other contract/s relating the First Schedule property with any Third Party.
- 3.3 That the First Schedule property is not affected by mortgage, charges, liens, lispensens, debattar or Trust, Wakf and till date, no notice of acquisition or requisition has been served upon the Landowners from any concerning Authority. That there is no other claimant who has any right, title or interest in respect of the First Schedule property other than the Landowners.

- 3.4 If at any time, any defects in title is/are found out and if anybody shall dispute the title of the landowners in respect of the First Schedule property or any suit or action or proceedings shall be initiated regarding the title of the Landowners, in that event, it shall be the responsibility of the Landowners to defend such action or proceedings and keep the Developer indemnified against all actions, suits, proceedings and costs and charges and expenses in respect thereof.

ARTICLE - III(A)

(LANDOWNERS' OBLIGATION)

The Landowners shall:

Marketable Title: Make out a clear and marketable title of the said premises and answer all requisition of the Developer in this regard. However, the Landowners have already handed over photocopies of title deed, tax receipt, etc., and further, shall handover any documents or papers as may be required from time to time for ascertaining clear right title and interest of the Landowners by the Developer.

Possession: Handover peaceful and vacant physical possession of the First Schedule property to the Developer by the Landowners from the date of execution of the Development Agreement.

Allow tests: Allow the Developer and/or its successors, heirs, men, servants and agents to carry out measurement, soil testing and such other necessities connected with the Project from the date of execution of these presents.

Hindrances: Not create any hindrances or obstruction to the Developer during or in execution of the Project.

Encumbrances: Not in any manner deal with, charge, encumber or induct any person in occupation of the said premises or in any portion thereof or enter into any agreement relating thereto until the completion of the project save that the Landowners may enter into agreements relating to transfer of the Landowners' Allocation mentioned as above.

Title Deeds: Hand over xerox copy of title deeds related to the said premises (the "Title Deeds") to the Developer as and when required by the Developer, and if necessary the title deeds in original will be handed over to the Developer provided upon receipt of such title deeds, the Developer shall acknowledge receipt of the same to the Landowners and after completion of each requirement, return the same to the Landowners.

Powers and authorities: Grant the Developer all such powers and authorities to enable the Developer to:

- a) Carry out the execution of the Project.
- b) Exclusively deal, sell, transfer and/or lease out the Developer's Allocation and to appropriate the receipts therefor.

Execution: Execute and admit registration of the portion/s in the Developer's Allocation, as mentioned above, before the concerned Registering Authority, as also sign and execute such forms and other documents as may be required for the project, however the costs and expenses for these will not be borne by the Landowners. The Landowners further confirm that the authorized representative of the Developer and/or the lawful Constituted Attorney of the Landowners by virtue of registered Power of Attorney granted in this regard, shall be entitled to sign, execute, endorse any Sale Deed, Agreement in respect of any portion/s or space/s out of Developer's Allocation together with proportionate share of land, to be constructed on the First Schedule property as a Confirming Party or Party to the said deed or document as and when required by the Developer herein without any prior consent of the Landowners.

Indemnity: Indemnify and keep the Developer, saved, harmless and indemnified in respect of all actions, proceedings, fines, penalties or other consequences arising due to any non-compliance or violation of any kind or nature, whether statutory or contractual, prior to the Possession Date.

ARTICLE - IV

(DEVELOPER'S DECLARATION)

- 4.1 That the Developer hereby undertakes to complete construction of the new building in all respect within the stipulated period of **24 (Twentyfour) months** from the date of execution of these presents. However, a grace period of **6(Six) months** after expiry of the stipulated period may be extended for delay in completion of construction due to reasonable and unavoidable circumstances.
- 4.2 That the Developer further undertakes to get modifications of the building plan, if required at its own cost and responsibility and also necessary permissions from the competent authorities for development of the said premises as and when required within the period as stipulated hereinabove.

ARTICLE - IV(A)

(DEVELOPER'S OBLIGATION)

The Developer shall:

Costs and expenses: Bear and pay all the expenses including accidental compensation/charges etc. for any project labour or employees related to the execution of the Project, which will, inter-alia, include:

Plan: Having the plan for constructing the Buildings (the "**Plan**") prepared, sanctioned and if necessary modified by the appropriate sanctioning authority (the "**Sanctioning Authority**") in such manner so as to avail the maximum constructed area in the building.

Appointment: Appoint architects, contractors, sub-contractors or any other person or persons and pay and bear their emoluments.

Clearances: Pay for obtaining all necessary clearances including taxes and arrear taxes and permissions required for executing the Project.

Construction: Construct the building and complete the project in all respect as per the specifications as mentioned in **FIFTH SCHEDULE** hereunder written and also by using standard quality of building materials as mutually agreed upon (the "**SPECIFICATIONS**") and make it habitable in all respect within **24 (Twentyfour) months** (the "**Completion Date**") from the date of these presents (the "**Possession Date**").

Utilities: Obtain all lawful utilities including lift, drainage and sewerage connection for implementing the project as also those that will be required by the ultimate users of the Buildings.

Name of the new building : shall be decided by the Landowners.

Handing over of Possession: Hand over possession of the Landowners' Allocation on habitable condition, to the Landowners by the Completion Date.

Indemnity: At all times from the Possession Date till the Completion Date the Developer will keep the Landowners, saved, harmless and indemnified in respect of all actions, proceedings, fines, penalties or other consequences arising due to any non-compliance or violation of any kind or nature, whether statutory or contractual.

ARTICLE - V

(DEVELOPER'S RIGHT)

5.1 That the Landowners hereby grant right to the Developer to construct, erect and build the buildings on the **FIRST SCHEDULE** property in terms of the sanctioned building plan being/to be sanctioned by the Kamarhati Municipality and to enter into one or more Agreement for sale with any intending Purchaser/Purchasers and also to receive part or total consideration value and also to issue due receipts thereon in respect of the portion/s or space/s under the Developer's Allocation only.

ARTICLE - VI

(CONSTRUCTION)

6.1 That In consideration of the Landowners having agreed to permit the Developer to commercially develop the **FIRST SCHEDULE** premises by construction, creating and building, the Developer has agreed to allocate the Landowners constructed spaces in the said premises **TOGETHER WITH** the proportionate share in the common parts and facilities which hereinbefore and hereinafter called as "**LANDOWNERS' ALLOCATION**".

6.2 That the said Landowners' Allocation shall be constructed and completed with good and standard materials and the said building will be decent one and shall contain all other amenities which are normally provided in the commercial/semi-commercial buildings.

ARTICLE - VII
(PROCEDURE)

- 7.1 That the Developer shall only sell and transfer the portion/s or space/s under the Developer's Allocation **TOGETHER WITH** undivided proportionate share of land underneath the building comprised in the portion/s or space/s relating to Developer's Allocation only after retaining undivided proportionate share in the land underneath the building attributable to the Landowners' Allocation.
- 7.2 The Developer shall not be allowed to sell, transfer any portion or portions under the Landowners' Allocation as described above in favour of any person or persons.
- 7.3 All men, machinery and materials will be supplied by the Developer or through its nominated person or persons at its own costs, expenses and efforts and the Developer shall carry out constructional work of the building at its own risk and responsibilities for which the Landowners have no responsibility in regard to the constructional work of the said premises.
- 7.4 That the Landowners shall not do anything by which the Developer may be restrained from doing or completing the constructional work of the said building in the **FIRST SCHEDULE** property. On the contrary, the Developer states and undertakes not to violate the terms and conditions of this agreement in any manner whatsoever and shall do nothing in connection with the schedule land or in part thereof which may affect the Landowners prejudicially in any manner.
- 7.5 All the materials e.g. electrical goods, sewerage goods, water pipe lines, bricks, sands, irons, windows, doors, stone chips and all materials relating to the construction will be supplied by the Developer or the suppliers nominated by the Developer and the Landowners shall not raise any objection for the same subject to the earlier assurances and strict confidence given by the Developer to the Landowners in advance in order to honour commitment, provided that all those goods shall be of good and standard quality.
- 7.6 That the Developer shall negotiate the terms and conditions with the intending Purchasers for the sale of portion/s or space/s of the Developer's Allocation only and shall receive the entire consideration money from the intending Purchaser/s of the said portion/s or space/s and shall discharge the money receipt for the same. In this regard, the Developer shall be entitled to execution and registration of a Power of Attorney from the Landowners in favour of the Developer or its authorized representative/s on terms approved by the Landowners. The Landowners shall not interfere into any such transaction.
- 7.7 That the Developer agrees and undertakes to complete construction of the new building on the said premises in all respect within **24 (Twentyfour) months** from the date of execution of these presents failing which the Developer shall be liable to compensate for the delayed period to the Landowners.

- 7.8 The said period **may be extended for further period of 6 (Six) months** for any unforeseen reasons such as earthquake, rioting, civil commotion, natural calamity, and only in very emergency situation, the Developer shall be entitled to such extended period. It is to be categorically and specifically mentioned here that the said extended period if at all necessary shall be the ultimate and for no other reason the same shall be extended further.
- 7.9 **Breach of Contract:** In case of breach of any of the provisions herein, the party in breach shall be liable to face legal proceedings as per the law of land in force, but no party shall be entitled to terminate this Agreement without the consent of the other party in writing.
- 7.10 That the Landowners shall not be liable with regard to the nature of construction of the proposed building and also for any financial transaction with the third parties to be done by the Developer.

ARTICLE -VIII

(LANDOWNERS' INDEMNITY)

- 8.1 That the Landowners hereby undertake and state that the Developer shall be entitled to the portion/s or space/s under the Developer's Allocation without any interference and/or disturbance from the side of the Landowners and on the contrary, the Developer declares and undertakes to perform and fulfills its obligations in terms of this Agreement without any violation and/or delay in any manner whatsoever.

ARTICLE - IX

(DEVELOPER'S INDEMNITY)

- 9.1 That the Developer hereby undertakes to keep the Landowners indemnified against all third party claims and actions arising out of any sort of act or commission of the Developer in or relating to the construction of the said building.

ARTICLE -X

(BUILDING)

- 10.1 That after completion of the portion/s or space/s under the Landowners' Allocation, the Developer shall inform the Landowners to take possession of the same under Landowners' Allocation and the Developer shall hand over the portion/s or space/s under the Landowners' Allocation within the completion date.
- 10.2 That if the Landowners intend to undertake any extra work which is beyond the specification as per mutual discussions and as described **FIFTH SCHEDULE** hereunder written, then the Landowners shall inform in writing to the Developer separately, and the Developer shall raise the Bills for such extra work, if the Landowners agree to pay the Bill raised by the Developer and give written consent

to the Developer, the Developer shall undertake the extra work with the proper permission of the Architect appointed by the Developer.

- 10.3 That the Developer shall be entitled to its allocation, common parts including the undivided share in common facilities and easement thereto and also the common staircase which is common for both the Developer and the Landowners.
- 10.4 That the Developer shall be exclusively entitled to the portion/s or space/s under the Developer's Allocation of the said building, having exclusive right to transfer, alienate or otherwise deal with or dispose of the said allotted portion without any right, claim or interest therein whatsoever of the Landowners and the Landowners shall not in any way interfere with or disturb the peaceful possession of the portions under the Developer's Allocation. The Developer has every right to enter into Agreement for Sale with the intending purchasers for the portion/s or space/s under the Developer's Allocation as per the terms and conditions to be fixed by the Developer and its nominated agents, representatives.

ARTICLE -XI

(MISCELLANEOUS)

- 11.1 That the Developer shall be liable to pay the taxes from the date as and when the Landowners shall vacate the land in the **FIRST SCHEDULE** property in favour of the Developer for the interest of the development works till the date as and when the Developer shall hand over lawful physical possession of the complete and ready to use portions in favour of the Landowners.
- 11.2 Neither party shall demolish or permit demolition of any wall or other structure in their respective allocation or any portion thereof or make any structural alteration herein without the previous consent of the other in this behalf.
- 11.3 Both the parties shall abide by all laws, bye-laws, rules and regulations of the Government local bodies as the case may be and shall attend to answer and be responsible for any deviation, violation and/or breach of any of the said laws, bye-laws etc.
- 11.4 No goods or other items shall be kept by the Landowners or any other buyer or buyers and no hindrance shall be caused in any manner in the free movement in the stairways, driveways and other places of common use in the proposed building.
- 11.5 Neither party shall throw or accumulate any dirt/rubbish waste and refuse or permit the same to be thrown or accumulated in or around the building or in the compounds, corridors or any other portion of the building.
- 11.6 That the Developer and the Landowners shall mutually frame scheme for the Management and Administration of the proposed building and/or common parts thereon. The Landowners and the Developer hereby agree to abide by all the rules and regulations of such management/society/Association/Holding Organization and hereby give their consent to abide by the same. **PROVIDED HOWEVER** so long

the Association is formed, the Buildings will be managed and maintained by the Developer and all the co-owners shall be liable to pay to the Developer proportionate charges, as fixed by the Developer, for the maintenance and management of the common portions and facilities of the Buildings, which charges will be commensurate with the charges in other multistoried buildings in the vicinity of the Buildings providing similar amenities.

- 11.7 If any constructional defects or defective material is noticed in the new buildings, particularly in the allocated portions of the Landowners, within one year after handing over possession, the Developer undertakes the liability to get the defect repaired or set right at its own cost.
- 11.8 The Landowners and the Developer hereby agree to enter into the Agreement purely on a principal to principal basis and nothing contained in these presents shall be construed as a Partnership or Joint Venture business or that the Landowners and Developer be deemed to constitute an Association of Persons.
- 11.9 For the mutual benefit of the parties and occupiers of the building and to avoid undesirable disputes in future, a list of common areas and common facilities in the building is appended in **FOURTH SCHEDULE** hereunder written. The list may not be exhaustive and other things of common interest may be added in future. On completion of the building and after getting their respective allocations, both the parties may chalk out guidelines of management and maintenance of these common areas and facilities/ services and the basis of appropriation of the maintenance expenses.
- 11.10 The Developer shall be at liberty to let out any portion or portions of the **FIRST SCHEDULE** property together with structures standing thereon to any person or persons of its choice before handing over the vacant and peaceful possession of Landowners' Allocation and for which the Landowners declare that they will not make any objection, claim or demand in any manner of whatsoever nature.
- 11.11 **Be it agreed that the Developer shall have exclusive right of way/common passage and easement right leading from the said premises to the remaining lands on the backside of the said premises for which the Landowners shall not make any objection or demand anything in any manner whatsoever from the Developer.**

ARTICLE - XII

(LEGAL PROCEEDINGS)

- 12.1 For all disputes and differences arising out of this Agreement or in relation to the determination of any liability of the parties hereto or the construction and interpretation of any of the terms or meaning thereof, the parties herein shall be at liberty to refer the matter of disputes and settle by way of legal proceedings before the competent court of law or forum within the jurisdiction of cause of action.
- 12.2 There may be disputes or differences between the parties hereto with regard to the provisions of this Agreement or terms and conditions therein or with regard to matters which are not expressly mentioned in these presents. Such disputes or differences would be settled through mutual discussions between the parties. In default, the matter may be referred to arbitration under the existing law.

- 12.3 The time of performance of these presents is to be of the essence of the Agreement and in default of the Developer keeping the time schedule or committing any breach of any of the terms of these presents, the Landowners shall be at liberty to give notice for compliance or to make good the breach within sixty days from date of receipt of notice and in default of such compliance, the Landowners shall be entitled to terminate the agreement and to engage any other builder for completion of the work and that the Developer shall have no claim against the Landowners or against the land or against the construction already made on the said land by the Developer and the said licence and the permission shall automatically stand cancelled.
- 12.4 It is hereby expressly agreed by and between the parties hereto that it shall be the responsibility of the Developer to defend allocation suits and proceedings which may arise in respect of the construction and development of the said premises and to bear all costs charges, and expenses incurred for that purpose.

ARTICLE -XIII

(LEGAL MATTERS)

- 13.1 All the legal matters relating to the said premises will be looked after by Mr. Sukumar Das, Advocate, High Court, Calcutta, 1, Netaji Subhash Road, Kolkata 700 001.

THE FIRST SCHEDULE AS ABOVE REFERRED TO:

(THE SAID PREMISES)

ALL THAT piece or parcel of **Bastu land** measuring an area about **30 (Thirty) Cottahs** equivalent to **21600 Sq.ft. (Twentyone Thousand Six Hundred)** more or less (including common passage having an area about **3867.2 Sq.ft.**) more or less (11 Cottah 4 Chittack equivalent to 8100 Sq.ft. more or less under R.S. Dag No. 5918 & 18 Cottah 12 Chittack equivalent to 13500 Sq.ft. more or less under R.S. Dag No. 5919), all comprised under J. L. No. 1, Touzi No. 173, Sheet No.15, C.S. Dag No. 5918 corresponding to R.S. Dag No. 5918, C.S. Dag No. 5920 corresponding to R.S. Dag No. 5919, C.S. Khatian Nos. 1624, 1625 corresponding to R.S. Khatian Nos. 2155, 2156 within Mouza Ariadaha Kamarhati, Block Barrackpore-II, Police Station Belghoria, Kolkata 700 057, District North 24-Parganas, West Bengal within the limits of the Kamarhati Municipality having **Old Holding Nos. F-65/1/3, F-65/3, F-65/4, F-65/5 & F-65/6, New Holding No.F-65/6 (after amalgamation)** under Premises **No.7, Mahesh Mukherjee Feeder Road, Ariadaha, Ward No.11, Kolkata 700 057 Police Station Belghoria, Post Office Ariadaha**, comprised under **Mouza Ariadaha Kamarhati, J.L. No. 1, Touzi No. 173, Sheet No.15, comprised in R.S. Dag No. 5918, 5919, under R.S. Khatian Nos. 2155, 2156, District North 24-Parganas** under the local limit of **Kamarhati Municipality TOGETHER WITH 16' Ft. wide common passage on the Eastern portion of the said property TOGETHER WITH** all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Owners in

the Said Property and appurtenances and inheritances for access and user thereof, free from all encumbrances, the details of area of land are given below:

Holding No.	C.S./R.S.Dag No.	C.S./R.S. Khatian No.	Area of land (Sq.Ft.)	Proportionate share of Common Area (Sq.ft.)	Total Area (Land+ Common Area) (Sq.Ft.)
F-65/1	C.S./R.S. 5918 & C.S. 5920/R.S.5919	C.S. 1624, 1625, R.S. 2155, 2156	1176.8	256.6	1433.4
F-65/5	C.S./R.S. 5918 & C.S. 5920/R.S.5919	C.S. 1624, 1625, R.S. 2155, 2156	4210.0	918.2	5128.2
F-65/4	C.S./R.S. 5918 & C.S. 5920/R.S.5919	C.S. 1624, 1625, R.S. 2155, 2156	4173.0	910.1	5083.1
F-65/6	C.S./R.S. 5918 & C.S. 5920/R.S.5919	C.S. 1624, 1625, R.S. 2155, 2156	4130.0	900.7	5030.7
F-65/3	C.S./R.S. 5918 & C.S. 5920/R.S.5919	C.S. 1624, 1625, R.S. 2155, 2156	4043.0	881.6	4924.6
TOTAL :			17732.8	3867.2	21600.0

The said land is butted and bounded as under:

- On the North : By M. M. Feeder Road;
- On the South : Partly by land of Survi Agarwal under Holding No. F-65/1 and partly by land of Lalita Devi Agarwal under Holding No.F-65/2, both under C. S. Dag Nos.5918, 5920;
- On the East : By 16' Ft. wide common passage under C.S. Dag No. 5920;
- On the West : By land under C.S. Dag No.5916.

THE SECOND SCHEDULE AS ABOVE REFERRED TO:

(LANDOWNERS' ALLOCATION)

After completion of the buildings as stated hereinbelow, the Landowners will be handed over vacant and peaceful physical possession of the Landowners' Allocation by the Developer in lieu of cost of their land area in the said premises in the following manner :

Name of Landowner	Undivided share of or in the Said Premises (in percentage)	Portions of Landowners' Allocation
DAKSHINESWAR PROPERTIES	25.00	Entire Third Floor of the proposed building to be constructed on the said premises. TOGETHER WITH undivided proportionate share of land out of the said premises TOGETHER WITH other benefits, common areas, passages.
TIRUPATI PROPERTIES	25.00	Entire Second Floor of the proposed building to be constructed on the said premises. TOGETHER WITH undivided proportionate share of land out of the said

		premises TOGETHER WITH other benefits, common areas, passages.
SALASAR PROPERTIES	25.00	Entire Fourth Floor of the proposed building to be constructed on the said premises. TOGETHER WITH undivided proportionate share of land out of the said premises TOGETHER WITH other benefits, common areas, passages.
MA TARA CONSTRUCTION	25.00	Entire Fifth Floor of the proposed building to be constructed on the said premises. TOGETHER WITH undivided proportionate share of land out of the said premises TOGETHER WITH other benefits, common areas, passages.

OUT OF the proposed G+V storied building to be constructed on the said premises being the **FIRST SCHEDULE** property in accordance with building plan sanctioned by the Kamarhati Municipality. The above allotments will be effective after execution and registration of a Deed of Partition amongst the Landowners.

THE THIRD SCHEDULE AS ABOVE REFERRED TO

(DEVELOPER'S ALLOCATION)

The Developer is entitled to the remaining portion of the **proposed G+V storied building to be constructed on the said premises** being the **FIRST SCHEDULE** property in accordance with building plan sanctioned by the Kamarhati Municipality in lieu of its investment in the said premises in the following manner -

Name of Developer	Portions of Developer's Allocation
HAPPY MOMENTS PROPERTIES	Entire Ground Floor, Entire First Floor and Entire Roof over the Fifth Floor of the proposed building to be constructed on the said premises TOGETHER WITH undivided proportionate share of land out of the said premises TOGETHER WITH other benefits, common areas, passages.

THE FOURTH SCHEDULE ABOVE REFERRED TO

(COMMON AREAS/FACILITIES)

1. Roof top (terrace) of the building including roof door, staircase, cover area, lift room, parapet wall **excluding** the portions reserved for the Developer and the Landowners herein.
2. Staircase from ground floor upto roof with all landings.
3. Water pump, underground and overhead water tanks and other plumbing installations and pump room.

4. Electrical wiring, motors, electrical fittings (except those which are installed for any particular unit) electrical junction box, common meter, meter room area etc.
5. Lift with all accessories and installations.
6. Telephone point and box at the ground floor level
7. Caretaker's room and the toilet on the ground floor along with plumbing and electrical fixtures
8. Drainage, rainwater pipes and sewer pipes, pit hole covers etc.
9. Boundary wall, entrance gates at the ground floor level and the outer walls of the building.
10. Common lobby area on ground as marked in the proposed layout plan.
11. Such other areas and facilities as may be required or provided from time to time by the Developer for the benefits of the occupiers of the said buildings.

**THE FIFTH SCHEDULE ABOVE REFERRED TO
(SPECIFICATION OF THE CONSTRUCTION)**

1.	STRUCTURE	:	Building designed with R.C.C. framed structure rests on individual column foundation as per structural designed approved by the competent authority. Materials and brand : Cement - Ultratech/ACC Rod - Tata Tiscon/TMT (Branded).
2.	BRICK WORK	:	Brick work shall be 250/200 mm to external wall and 75 mm to inner walls. Brand - Indian make No.1

Apart from the above, both the parties, before execution of these presents, have mutually discussed about the specification of materials to be used in construction of the new buildings.

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

SIGNED SEALED AND DELIVERED
by the withinnamed LANDOWNERS at
Kolkata in the presence of :-

Dakshineswar Properties

Vijay Anand

Partner

Tirupati Properties

Vijay Anand

Partner

1. Prodosh Santra
578, Kankardanga Road
Kolkata - 700061

Salasar Properties

Vijay Anand

Partner

MATARA CONSTRUCTION

Vijay Anand

Partner

2. Arindam Banerjee
S/o, Anil Banerjee
60/D S.M. Road
KOL - 61

SIGNED SEALED AND DELIVERED
by the withinnamed DEVELOPER
at Kolkata in the presence of :-

Happy Moments Properties

S.K. Kothari

Partner

1. Prodosh Santra
2. Arindam Banerjee

Drafted by:

Sukumar Das
Advocate
High Court, Calcutta
Enrol. No. F/916/2008
050124.final

SPECIMEN FORM FOR TEN FINGERPRINTS



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



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



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

DAKSHINESWAR PROPERTIES

153/1/A, SURENDRA MOHAN BOSE ROAD, PANIHATI, KOLKATA-700114

TO WHOM IT MAY CONCERN

DECLARATION FOR AUTHORISED SIGNATORY

We, , Sohan Lal Baid, Amit Agarwal, and Sanjay Kumar Kothari being Partners of **M/S. DAKSHINESWAR PROPERTIES**, hereby solemnly authorize, **SRI VIKASH AGRAWAL**, son of Sri Satyanarayan Agrawal, residing at Ekta Residency, Flat No.3B, 174/A, Manicktala Main Road, Kolkata 700 054 to act as **Authorized Signatory** of our firm, **M/S. DAKSHINESWAR PROPERTIES** for execution and registration of any Deed or Deeds including Development Agreement, Development Power of Attorney, Deed of Sale and other documents for and on behalf of **M/S. DAKSHINESWAR PROPERTIES** in respect of a **Bastu land** measuring an area about **30 (Thirty) Cottahs** equivalent to **21600 Sq.ft. (Twentyone Thousand Six Hundred)** more or less (**including common passage having an area about 3867.2 Sq.ft.**) more or less (11 Cottah 4 Chittack equivalent to 8100 Sq.ft. more or less under R.S. Dag No. 5918 & 18 Cottah 12 Chittack equivalent to 13500 Sq.ft. more or less under R.S. Dag No. 5919), all comprised under J. L. No. 1, Touzi No. 173, Sheet No.15, C.S. Dag No. 5918 corresponding to R.S. Dag No. 5918, C.S. Dag No. 5920 corresponding to R.S. Dag No. 5919, C.S. Khatian Nos. 1624, 1625 corresponding to R.S. Khatian Nos. 2155, 2156 within Mouza Ariadaha Kamarhati, Block Barrackpore-II, Police Station Belghoria, Kolkata 700 057, District North 24-Parganas, West Bengal within the limits of the Kamarhati Municipality having **Old Holding Nos. F-65/1/3, F-65/3, F-65/4, F-65/5 & F-65/6, New Holding No.F-65/6 (after amalgamation) under Premises No.7, Mahesh Mukherjee Feeder Road, Ariadaha, Ward No.11, Kolkata 700 057 Police Station Belghoria, Post Office Ariadaha**, comprised under **Mouza Ariadaha Kamarhati, J.L. No. 1, Touzi No. 173, Sheet No.15, comprised in R.S. Dag No. 5918, 5919, under R.S. Khatian Nos. 2155, 2156, District North 24-Parganas under the local limit of Kamarhati Municipality TOGETHER WITH 16' Ft. wide common passage on the Eastern portion of the said property.**

.All his actions in relation to this business will be binding on us.

Dakshineswar Properties

Sohan Lal Baid

Partner

Partner

Dakshineswar Properties

Amit Agarwal

Partner

Partner

Dakshineswar Properties

S.K. Kothari

Partner

Partner

ACCEPTED AS AN AUTHORISED SIGNATORY

I, **SRI VIKASH AGRAWAL**, Partner of **M/S. DAKSHINESWAR PROPERTIES** do hereby solemnly accord my acceptance to act as **Authorized Signatory** for the above referred business and all my acts shall be binding on the business.

Dakshineswar Properties

Vikash Agrawal

Partner

(VIKASH AGRAWAL)

Dated, 04/01/2024

SALASAR PROPERTIES

153/1/A, SURENDRA MOHAN BOSE ROAD, PANIHATI, KOLKATA-700114

TO WHOM IT MAY CONCERN

DECLARATION FOR AUTHORISED SIGNATORY

We, Sohan Lal Baid, Amit Agarwal, and Sanjay Kumar Kothari being Partners of **M/S. SALASAR PROPERTIES** hereby solemnly authorize, **SRI VIKASH AGRAWAL**, son of Sri Satyanarayan Agrawal, residing at Ekta Residency, Flat No.3B, 174/A, Manicktala Main Road, Kolkata 700 054 to act as **Authorised Signatory** of our firm, **SALASAR PROPERTIES** for execution and registration of any Deed or Deeds including Development Agreement, Development Power of Attorney, Deed of Sale and other documents for and on behalf of **M/S. SALASAR PROPERTIES** in respect of a **Bastu land** measuring an area about **30 (Thirty) Cottahs** equivalent to **21600 Sq.ft. (Twentyone Thousand Six Hundred)** more or less (**including common passage having an area about 3867.2 Sq.ft.**) more or less (11 Cottah 4 Chittack equivalent to 8100 Sq.ft. more or less under R.S. Dag No. 5918 & 18 Cottah 12 Chittack equivalent to 13500 Sq.ft. more or less under R.S. Dag No. 5919), all comprised under J. L. No. 1, Touzi No. 173, Sheet No.15, C.S. Dag No. 5918 corresponding to R.S. Dag No. 5918, C.S. Dag No. 5920 corresponding to R.S. Dag No. 5919, C.S. Khatian Nos. 1624, 1625 corresponding to R.S. Khatian Nos. 2155, 2156 within Mouza Ariadaha Kamarhati, Block Barrackpore-II, Police Station Belghoria, Kolkata 700 057, District North 24-Parganas, West Bengal within the limits of the Kamarhati Municipality having **Old Holding Nos. F-65/1/3, F-65/3, F-65/4, F-65/5 & F-65/6, New Holding No.F-65/6 (after amalgamation) under Premises No.7, Mahesh Mukherjee Feeder Road, Ariadaha, Ward No.11, Kolkata 700 057 Police Station Belghoria, Post Office Ariadaha**, comprised under **Mouza Ariadaha Kamarhati, J.L. No. 1, Touzi No. 173, Sheet No.15, comprised in R.S. Dag No. 5918, 5919, under R.S. Khatian Nos. 2155, 2156, District North 24-Parganas under the local limit of Kamarhati Municipality TOGETHER WITH 16' Ft. wide common passage on the Eastern portion of the said property.**

.All his actions in relation to this business will be binding on us.

Salasar Properties

Sohan Lal Baid

Partner

Partner

Salasar Properties

Amit Agarwal

Partner

Partner

Salasar Properties

S.K. Kothari

Partner

Partner

ACCEPTED AS AN AUTHORISED SIGNATORY

I, **SRI VIKASH AGRAWAL**, Partner of **M/S. SALASAR PROPERTIES** do hereby solemnly accord my acceptance to act as **Authorized Signatory** for the above referred business and all my acts shall be binding on the business.

Salasar Properties

Vikash Agrawal

Partner

(VIKASH AGRAWAL)

Dated, 04/01/2024

MA TARA CONSTRUCTION

153/1/A, SURENDRA MOHAN BOSE ROAD, PANIHATI, KOLKATA-700114

TO WHOM IT MAY CONCERN

DECLARATION FOR AUTHORISED SIGNATORY

We, , Sohan Lal Baid, Amit Agarwal, and Sanjay Kumar Kothari being Partners of **M/s MA TARA CONSTRUCTION**, hereby solemnly authorize, **SRI VIKASH AGRAWAL**, son of Sri Satyanarayan Agrawal, residing at Ekta Residency, Flat No.3B, 174/A, Manicktala Main Road, Kolkata 700 054 to act as **Authorised Signatory** of our firm, M/s **MA TARA CONSTRUCTION** for execution and registration of any Deed or Deeds including Development Agreement, Development Power of Attorney, Deed of Sale and other documents for and on behalf of **M/S. MA TARA CONSTRUCTION** in respect of a **Bastu land** measuring an area about **30 (Thirty) Cottahs** equivalent to **21600 Sq.ft. (Twentyone Thousand Six Hundred)** more or less (**including common passage having an area about 3867.2 Sq.ft.**) more or less (11 Cottah 4 Chittack equivalent to 8100 Sq.ft. more or less under R.S. Dag No. 5918 & 18 Cottah 12 Chittack equivalent to 13500 Sq.ft. more or less under R.S. Dag No. 5919), all comprised under J. L. No. 1, Touzi No. 173, Sheet No.15, C.S. Dag No. 5918 corresponding to R.S. Dag No. 5918, C.S. Dag No. 5920 corresponding to R.S. Dag No. 5919, C.S. Khatian Nos. 1624, 1625 corresponding to R.S. Khatian Nos. 2155, 2156 within Mouza Ariadaha Kamarhati, Block Barrackpore-II, Police Station Belghoria, Kolkata 700 057, District North 24-Parganas, West Bengal within the limits of the Kamarhati Municipality having **Old Holding Nos. F-65/1/3, F-65/3, F-65/4, F-65/5 & F-65/6, New Holding No.F-65/6 (after amalgamation) under Premises No.7, Mahesh Mukherjee Feeder Road, Ariadaha, Ward No.11, Kolkata 700 057 Police Station Belghoria, Post Office Ariadaha**, comprised under **Mouza Ariadaha Kamarhati, J.L. No. 1, Touzi No. 173, Sheet No.15, comprised in R.S. Dag No. 5918, 5919, under R.S. Khatian Nos. 2155, 2156, District North 24-Parganas under the local limit of Kamarhati Municipality TOGETHER WITH 16' Ft. wide common passage on the Eastern portion of the said property.**

.All his actions in relation to this business will be binding on us.

MA TARA CONSTRUCTION

Sohan Lal Baid
Partner

Partner

MA TARA CONSTRUCTION

Amit Agarwal
Partner

Partner

MA TARA CONSTRUCTION

S. K. Kothari
Partner

Partner

ACCEPTED AS AN AUTHORISED SIGNATORY

I, **SRI VIKASH AGRAWAL**, Partner of **M/S. MA TARA CONSTRUCTION** do hereby solemnly accord my acceptance to act as **Authorized Signatory** for the above referred business and all my acts shall be binding on the business.

MA TARA CONSTRUCTION

Vikash Agrawal

Partner

(VIKASH AGRAWAL)

Dated, 04/01/2024

TIRUPATI PROPERTIES

153/1/A, SURENDRA MOHAN BOSE ROAD, PANIHATI, KOLKATA-700114

TO WHOM IT MAY CONCERN

DECLARATION FOR AUTHORISED SIGNATORY

We, Sohan Lal Baid, Amit Agarwal, and Sanjay Kumar Kothari being Partners of **M/S. TIRUPATI PROPERTIES** hereby solemnly authorize, **SRI VIKASH AGRAWAL**, son of Sri Satyanarayan Agrawal, residing at Ekta Residency, Flat No.3B, 174/A, Manicktala Main Road, Kolkata 700 054 to act as **Authorised Signatory** of our firm, **TIRUPATI PROPERTIES** for execution and registration of any Deed or Deeds including Development Agreement, Development Power of Attorney, Deed of Sale and other documents for and on behalf of **M/S. TIRUPATI PROPERTIES** in respect of a **Bastu land** measuring an area about **30 (Thirty) Cottahs** equivalent to **21600 Sq.ft. (Twentyone Thousand Six Hundred)** more or less (**including common passage having an area about 3867.2 Sq.ft.**) more or less (11 Cottah 4 Chittack equivalent to 8100 Sq.ft. more or less under R.S. Dag No. 5918 & 18 Cottah 12 Chittack equivalent to 13500 Sq.ft. more or less under R.S. Dag No. 5919), all comprised under J. L. No. 1, Touzi No. 173, Sheet No.15, C.S. Dag No. 5918 corresponding to R.S. Dag No. 5918, C.S. Dag No. 5920 corresponding to R.S. Dag No. 5919, C.S. Khatian Nos. 1624, 1625 corresponding to R.S. Khatian Nos. 2155, 2156 within Mouza Ariadaha Kamarhati, Block Barrackpore-II, Police Station Belghoria, Kolkata 700 057, District North 24-Parganas, West Bengal within the limits of the Kamarhati Municipality having **Old Holding Nos. F-65/1/3, F-65/3, F-65/4, F-65/5 & F-65/6, New Holding No.F-65/6 (after amalgamation) under Premises No.7, Mahesh Mukherjee Feeder Road, Ariadaha, Ward No.11, Kolkata 700 057 Police Station Belghoria, Post Office Ariadaha**, comprised under **Mouza Ariadaha Kamarhati, J.L. No. 1, Touzi No. 173, Sheet No.15**, comprised in **R.S. Dag No. 5918, 5919**, under **R.S. Khatian Nos. 2155, 2156**, District North 24-Parganas under the local limit of **Kamarhati Municipality TOGETHER WITH 16' Ft. wide common passage on the Eastern portion of the said property.**

All his actions in relation to this business will be binding on us.

Tirupati Properties

Sohan Lal Baid

Partner

Partner

Tirupati Properties

Amit Agarwal

Partner

Partner

Tirupati Properties

S.K. Kothari

Partner

Partner

ACCEPTED AS AN AUTHORISED SIGNATORY

I, **SRI VIKASH AGRAWAL**, Partner of **M/S TIRUPATI PROPERTIES** do hereby solemnly accord my acceptance to act as **Authorized Signatory** for the above referred business and all my acts shall be binding on the business.

Tirupati Properties

Vikash Agrawal

Partner

(VIKASH AGRAWAL)

Dated, 04/01/2024

HAPPY MOMENTS PROPERTIES

7, MAHESH MUKHERJEE FEEDER ROAD, BELGHARIA, NORTH 24 PARGANAS,
KOLKATA-700057

TO WHOM IT MAY CONCERN

DECLARATION FOR AUTHORISED SIGNATORY

We, Sohan Lal Baid, Amit Agarwal, and Vikash Agarwal being Partners of **M/S. HAPPY MOMENTS PROPERTIES**, hereby solemnly authorize, **SRI SANJAY KUMAR KOTHARI**, son of Late Jagdish Prasad Kothari, residing at 9, Ashutosh Mukherjee Lane, Howrah 711 106 to act as **Authorised Signatory** of our firm, **M/S. HAPPY MOMENTS PROPERTIES** for execution and registration of any Deed or Deeds including Development Agreement, Development Power of Attorney, Deed of Sale and other documents for and on behalf of **M/S. HAPPY MOMENTS PROPERTIES** in respect of a **Bastu land** measuring an area about **30 (Thirty) Cottahs** equivalent to **21600 Sq.ft. (Twentyone Thousand Six Hundred)** more or less (**including common passage having an area about 3867.2 Sq.ft.**) more or less (11 Cottah 4 Chittack equivalent to 8100 Sq.ft. more or less under R.S. Dag No. 5918 & 18 Cottah 12 Chittack equivalent to 13500 Sq.ft. more or less under R.S. Dag No. 5919), all comprised under J. L. No. 1, Touzi No. 173, Sheet No.15, C.S. Dag No. 5918 corresponding to R.S. Dag No. 5918, C.S. Dag No. 5920 corresponding to R.S. Dag No. 5919, C.S. Khatian Nos. 1624, 1625 corresponding to R.S. Khatian Nos. 2155, 2156 within Mouza Ariadaha Kamarhati, Block Barrackpore-II, Police Station Belghoria, Kolkata 700 057, District North 24-Parganas, West Bengal within the limits of the Kamarhati Municipality having **Old Holding Nos. F-65/1/3, F-65/3, F-65/4, F-65/5 & F-65/6, New Holding No.F-65/6 (after amalgamation) under Premises No.7, Mahesh Mukherjee Feeder Road, Ariadaha, Ward No.11, Kolkata 700 057 Police Station Belghoria, Post Office Ariadaha, comprised under Mouza Ariadaha Kamarhati, J.L. No. 1, Touzi No. 173, Sheet No.15, comprised in R.S. Dag No. 5918, 5919, under R.S. Khatian Nos. 2155, 2156, District North 24-Parganas under the local limit of Kamarhati Municipality TOGETHER WITH 16' Ft. wide common passage on the Eastern portion of the said property.**

.All his actions in relation to this business will be binding on us.

Happy Moments Properties

Sohan Lal Baid

Partner

Partner

Happy Moments Properties

Amit Agarwal

Partner
Partner

Happy Moments Properties

Vikash Agarwal

Partner

Partner

ACCEPTED AS AN AUTHORISED SIGNATORY

I, **SRI SANJAY KUMAR KOTHARI**, Partner of **M/S. HAPPY MOMENTS PROPERTIES** do hereby solemnly accord my acceptance to act as **Authorized Signatory** for the above referred business and all my acts shall be binding on the business.

Happy Moments Properties

S.K. Kothari

(SANJAY KUMAR KOTHARI)

Dated, 04/01/2024

Major Information of the Deed

Deed No :	I-1902-00907/2024	Date of Registration	22/01/2024
Query No / Year	1902-2000053097/2024	Office where deed is registered	
Query Date	06/01/2024 6:15:25 PM	A.R.A. - II KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	SUKUMAR DAS 1, NETAJI SUBHAS ROAD,Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9903456814, 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. 5,10,00,000/-		Rs. 5,26,71,590/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 75,030/- (Article:48(g))		Rs. 101/- (Article:E, E)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Belgharia, Municipality: ARIADAH KAMARHATI, Road: M.M. Feeder Road, Mouza: Ariadaha, Premises No: 7, , Ward No: 011, Holding No:F 65 BY 6 JI No: 0, Pin Code : 700057

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-5918	RS-2155	BASTU WITH AREA >10 COTTAH	Bastu	11 Katha 4 Chatak	1,95,00,000/-	1,97,51,846/-	Property is on Road ,Last Reference Deed No :1903-I -14634-2021
L2	RS-5919	RS-2156	BASTU WITH AREA >10 COTTAH	Bastu	18 Katha 12 Chatak	3,15,00,000/-	3,29,19,744/-	Property is on Road ,Last Reference Deed No :1903-I -14634-2021
		TOTAL :			49.5Dec	510,00,000 /-	526,71,590 /-	
		Grand Total :			49.5Dec	510,00,000 /-	526,71,590 /-	

Land Lord Details :

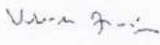
SI No	Name,Address,Photo,Finger print and Signature
1	DAKSHINESWAR PROPERTIES 153/1/A, S M BOSE ROAD, KOLKATA, City:- , P.O:- PANIHATI, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700114 , PAN No.:: AAxxxxx0C,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
2	TIRUPATI PROPERTIES 153/1/A, S M BOSE ROAD, KOLKATA, City:- , P.O:- PANIHATI, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700114 , PAN No.:: AAxxxxx8R,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

3	SALASAR PROPERTIES 153/1/A, S M BOSE ROAD, KOLKATA, City:- , P.O:- PANIHATI, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700114 , PAN No.:: AExxxxxx0A,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
4	MA TARA CONSTRUCTION 153/1/A, S M BOSE ROAD, KOLKATA, City:- , P.O:- PANIHATI, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700114 , PAN No.:: ABxxxxxx1G,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

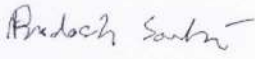
Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	HAPPY MOMENTS PROPERTIES 7, MAHESH MUKHERJEE FEEDER ROAD, KOLKATA, City:- , P.O:- ARIADAH, P.S:-Belgharia, District:-North 24-Parganas, West Bengal, India, PIN:- 700057 , PAN No.:: AAxxxxxx9h,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 VIKASH AGRAWAL Son of Shri SATYANARAYAN AGRAWAL Date of Execution - 22/01/2024, , Admitted by: Self, Date of Admission: 22/01/2024, Place of Admission of Execution: Office	 Jan 22 2024 4:52PM	 Captured LTI 22/01/2024	 22/01/2024
	EKTA RESIDENCY, FLAT 3B, 174/A, MANICKTALA MAIN ROAD, KOLKATA, City:- , P.O:- KANKURGACHI, P.S:-Phool Bagan, District:-South 24-Parganas, West Bengal, India, PIN:- 700054, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AYxxxxxx2F, Aadhaar No: 23xxxxxxxx8985 Status : Representative, Representative of : DAKSHINESWAR PROPERTIES (as AUTHORISED SIGNATORY), TIRUPATI PROPERTIES (as AUTHORISED SIGNATORY), SALASAR PROPERTIES (as AUTHORISED SIGNATORY), MA TARA CONSTRUCTION (as AUTHORISED SIGNATORY)			
2	Name	Photo	Finger Print	Signature
	Shri SANJAY KUMAR KOTHARI (Presentant) Son of Late JAGDISH PRASAD KOTHARI Date of Execution - 22/01/2024, , Admitted by: Self, Date of Admission: 22/01/2024, Place of Admission of Execution: Office	 Jan 22 2024 4:52PM	 Captured LTI 22/01/2024	 22/01/2024
	9, ASHUTOSH MUKHERJEE LANE, City:- , P.O:- SALKIA, P.S:-Golabari, District:-Howrah, West Bengal, India, PIN:- 711106, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFxxxxxx1P, Aadhaar No: 65xxxxxxxx0006 Status : Representative, Representative of : HAPPY MOMENTS PROPERTIES (as AUTHORISED SIGNATORY)			

Identifier Details :

Name	Photo	Finger Print	Signature
Prodosh Santra Son of Late Gopal Santra 578, Kasthodanga Road, City:- , P.O:- Kasthodanga, P.S:-Thakurpukur, District:- South 24-Parganas, West Bengal, India, PIN:- 700061		 Captured	
	22/01/2024	22/01/2024	22/01/2024
Identifier Of Shri VIKASH AGRAWAL, Shri SANJAY KUMAR KOTHARI			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	DAKSHINESWAR PROPERTIES	HAPPY MOMENTS PROPERTIES-4.64063 Dec
2	TIRUPATI PROPERTIES	HAPPY MOMENTS PROPERTIES-4.64063 Dec
3	SALASAR PROPERTIES	HAPPY MOMENTS PROPERTIES-4.64063 Dec
4	MA TARA CONSTRUCTION	HAPPY MOMENTS PROPERTIES-4.64063 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	DAKSHINESWAR PROPERTIES	HAPPY MOMENTS PROPERTIES-7.73438 Dec
2	TIRUPATI PROPERTIES	HAPPY MOMENTS PROPERTIES-7.73438 Dec
3	SALASAR PROPERTIES	HAPPY MOMENTS PROPERTIES-7.73438 Dec
4	MA TARA CONSTRUCTION	HAPPY MOMENTS PROPERTIES-7.73438 Dec

Endorsement For Deed Number : I - 190200907 / 2024

On 22-01-2024

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 11:51 hrs on 22-01-2024, at the Office of the A.R.A. - II KOLKATA by Shri SANJAY KUMAR KOTHARI ,.

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 5,26,71,590/-

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

Execution is admitted on 22-01-2024 by Shri VIKASH AGRAWAL, AUTHORISED SIGNATORY, DAKSHINESWAR PROPERTIES (Partnership Firm), 153/1/A, S M BOSE ROAD, KOLKATA, City:- , P.O:- PANIHATI, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700114; AUTHORISED SIGNATORY, TIRUPATI PROPERTIES (Partnership Firm), 153/1/A, S M BOSE ROAD, KOLKATA, City:- , P.O:- PANIHATI, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700114; AUTHORISED SIGNATORY, SALASAR PROPERTIES (Partnership Firm), 153/1/A, S M BOSE ROAD, KOLKATA, City:- , P.O:- PANIHATI, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700114; AUTHORISED SIGNATORY, MA TARA CONSTRUCTION (Partnership Firm), 153/1/A, S M BOSE ROAD, KOLKATA, City:- , P.O:- PANIHATI, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700114

Indetified by Prodosh Santra, , Son of Late Gopal Santra, 578, Kasthodanga Road, P.O: Kasthodanga, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700061, by caste Hindu, by profession Service

Execution is admitted on 22-01-2024 by Shri SANJAY KUMAR KOTHARI, AUTHORISED SIGNATORY, HAPPY MOMENTS PROPERTIES (Partnership Firm), 7, MAHESH MUKHERJEE FEEDER ROAD, KOLKATA, City:- , P.O:- ARIADHA, P.S:-Belgharia, District:-North 24-Parganas, West Bengal, India, PIN:- 700057

Indetified by Prodosh Santra, , Son of Late Gopal Santra, 578, Kasthodanga Road, P.O: Kasthodanga, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700061, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 101.00/- (E = Rs 21.00/- , I = Rs 55.00/- ,M(a) = Rs 21.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 80.00/-, by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 20/01/2024 5:32PM with Govt. Ref. No: 192023240355231788 on 20-01-2024, Amount Rs: 21/-, Bank: SBI EPay (SBlePay), Ref. No. 5491597549136 on 20-01-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 75,020/- and Stamp Duty paid by Stamp Rs 10.00/-, by online = Rs 75,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 2618, Amount: Rs.10.00/-, Date of Purchase: 03/01/2024, Vendor name: S Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 20/01/2024 5:32PM with Govt. Ref. No: 192023240355231788 on 20-01-2024, Amount Rs: 75,020/-, Bank: SBI EPay (SBlePay), Ref. No. 5491597549136 on 20-01-2024, 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 1902-2024, Page from 53572 to 53606
being No 190200907 for the year 2024.



Digitally signed by SATYAJIT BISWAS
Date: 2024.02.06 12:18:19 +05:30
Reason: Digital Signing of Deed.

(Satyajit Biswas) 06/02/2024

**ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
West Bengal.**