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registration. The signature sheets and
the endorsement sheet is attached with the
document are the part of this document.

11 JUL 2022

District Sub-Registrar-III
Alipore, South 24-parganas

DEVELOPMENT AGREEMENT

This Development Agreement is made on this 11th day of July 2022.

1005 JUL 2022 BETWEEN

10736

7 JUL 2022

Rs. 100/- Date.....

Name..... Mr. Koushik Maiti

Advocate

Address..... Alipore Judges' Court

Vendor..... Kolkata-700027

Alipur Collectorate, 24 Pgs. (S)

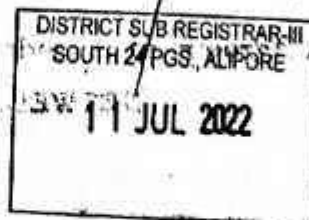
SUBHANKAR DAS

STAMP VENDOR

Alipur Police Court, Kol-27



DEPT. OF REVENUE & LANDS



Identified by me:

Koushik Maiti

Advocate

Alipore Judge's Court

Kolkata-700027.

SRI ASHOK KUMAR GHOSH (PAN: **AFWPG7145P**, Adhaar No. **3291 3663 6062**) son of late Murari Mohan Ghosh, by nationality - Indian, by occupation - Business, By faith - Hindu, residing at 3RD FR, FL-3A, 125/4, Santoshpur Avenue, P.O. Santoshpur, P.S at present Survey Park formerly Purba Jadavpur, Kolkata 700075, hereafter called and referred to as **LAND OWNER** (which expression shall unless excluded by or repugnant, to the context be deemed to mean and include his respective heirs, executors, administrators, representatives and assigns) of the parties of the **FIRST PART.**

AND

KORVIO INFRASTRUCTURE (PAN: **AAYFK7825K**) a Partnership firm having its registered Office at 19/S, D.P.P Road, Ground floor, P.O. Naktala, P.S. Netaji Nagar, Kolkata - 700047, being represented by its partners (1) **SRI SOUMENDRA KUMAR GHOSH** (PAN: **ADPPG2804A**) (Aadhaar No. **4333 0347 3543**) son of Late Gopi Kanta Ghosh, by faith Hindu, by Nationality Indian, by occupation Professional, residing at 19/S, D.P.P Road, P.O. Naktala, P.S. Netaji Nagar, Kolkata - 700047, and (2) **SRI KESHAB CHATTERJEE** (PAN No. **ATPPC3448J**) (Adhar No. **2177 2172 5798**) son of Sri Deba Prasad Chatterjee, by faith - Hindu, by occupation - Business, by faith - Hindu, residing at Debagram, P.O. Debagram, P.S. - Kaliganj, Debagram, District Nadia, Pin - 741134, hereinafter called and referred to as the **DEVELOPER/PROMOTER** (Which expression shall unless excluded by or repugnant to the context be deemed to mean and include its executors, administrators, successor-in-Office, legal representatives and/or assigns) of the Party of the **SECOND PART;**

WHEREAS one Sri Sukumar Mondal, son of Late Promod Krishna Mondal, residing at 18, Raja Basanta Roy Road, P.S. Tollygunge, Kolkata - 700 026, was absolute recorded owner of a big plot of land situated at Mouza - Nayabad, J.L. No.25, Parganas - Khaspur, R.S. No.3, Touzi No.56,

comprising in R.S. Dag Nos. 200, 201, 202, 203 and 204, and other Dags under R.S. Khatian No.113, corresponding to C.S. Dag No.102, under C.S. Khatian No.5 & 6, presently P.S. Panchasayar, formerly P.S. Purba Jadavpur, presently within the K.M.C. Ward No.109, Kolkata - 700 094, and his name was recorded and published in the R.S. record of right during Revisional Settlement operation in the R.S. Khatian No. 113 District - South 24-Parganas. It is pertinent to mention that the said Sukumar Mondal obtained the total property of 20 Bigha from the Partition suit marked as 'Ja' in the Partition plan.

AND WHEREAS by virtue of a registered Deed of Conveyance dated 15.03.1982 registered at District-Sub-Registrar, Alipore, South 24 Parganas and recorded in Book No. I Volume No 81. From Pages 185 to 190, Being No. 3226 for the year 1982, One Smt. Madhuchhanda Chakraborty wife of the Partha Chakraborty purchased all that piece and parcel plot of land measuring an area of 3 (Three) Cottahs more or less and the entire property situated in Mouza Nayabad, J.L. No.25, Touzi No.56, comprising in R.S. Dag Nos.200, 201, 203 and 204, under R.S. Khatian No. 113, Plot No. G, within The Kolkata Municipal Corporation Ward No.109, presently District-South 24 Parganas from the then Owner namely Sri Sukumar Mondal, son of Late Promod Krishna Mondal, residing at 18, Raja Basanta Roy Road, P.S. Tollygunge, Kolkata - 700 026.

AND WHEREAS by virtue of another registered Deed of Conveyance dated 19.04.1982, registered at District-Sub-Registrar, Alipore, South 24 Parganas and recorded in Book No. I, Volume No. 127, at Pages 288 to 293, Being No.4787 for the year 1982, the present OWNER/VENDOR herein purchased all that piece and parcel plot of land measuring an area of 3 (Three) Cottahs more or less adjacent to the previous plot of land 'G' and the entire property situated at Mouza - Nayabad, J.L. No.25, Touzi No.56, comprising in R.S. Dag Nos.200, 201, 203 and 204, under R.S. Khatian No.113, Plot No. F, within The Kolkata Municipal Corporation Ward No.109, presently District-South 24 Parganas from the said previous Owner/vendor namely Sri

Sukumar Mondal, son of Late Promod Krishna Mondal, residing at 18, Raja Bdsanta Roy Road, P.S, Tollygunge, Kolkata - 700 026 and both the plots of land situated side by side adjacent to each other.

AND WHEREAS after, registration of the said Deed of Conveyance dated 15.03.1982, registered at District-Sub-Registrar, Alipore, South 24 Parganas and recorded in Book No. I, Volume No.81, at Pages 185 to 190, Being No.3226 for the year 1982, it was found that R.S. Dag No. 191, under R.S. Khatian No.I 14 has been mentioned wrongly, instead of only R.S. Dag Nos.200, 201, 203 and 204, under R.S. Khatian No. 113 and the same is corrected and rectified done by virtue of a registered Deed of Declaration dated 24.05.1989, registered in the office of A.D.S.R. Alipore, South 24 Parganas and entered into Book No.I, Deed No. 1661 for the year 1989 by the said Smt. Madhuchhanda Chakraborty and also Sri Sukumar Mondal.

AND WHEREAS after registration said Deed of Conveyance dated 19.04.1982, registered at Distnct-Sub-Registrar, Alipore. South 24 Parganas and recorded in Book No.I, Volume No. 127. at Pages 288 to 293, Being No.4787 for the year 1982, it was found that R.S. Dag No.191. under R.S. Khatian No. I 14 has been wrongly mentioned instead of only R.S. Dag Nos.200, 201, 203 and 204, under R.S. Khatian No. I 13 and the same is corrected and rectified by virtue of a registered Deed of Declaration dated 24.05.1989, registered in the office of A.D.S.R. Alipore, South 24 Parganas and entered into Book No. I, Deed No. 1664 for the year 1989 by the said Sri Partha Chakraborty and also Sri Sukumar Mondal.

AND WHEREAS after purchase said Smt. Madhuchhanda Chakraborty, has recorded her name in the record of B.L. & L.R.O. vide mutation Case No.14/2013, Memo No.18/14/ BLLRO/Mut/ATM/Kasba dated 06.03.2006 in respect of her aforesaid purchased property and paid the land taxes (khajna) thereof and accordingly the Ld. B.L. & L.R.O. has been issued the Mutation Certificate in R.S. Dag Nos.200, 201, 203, 204 and 202, under R.S.

Khatian No. 113, for the said land in favour of the said Smt. Madhuchhanda Chakraborty.

AND WHEREAS after purchase said Smt Partha Chakraborty, has also recorded his name in the record of B.L. & L.R.O. vide mutation Case No. 13/2013, Memo No. 18/13/ BL& LRO/Mut/ATM/Kasba dated 06.03.2006 in respect of his aforesaid purchased property and paid the land taxes (khajna) thereof and accordingly the Ld. B.L. & L.R.O. has been issued the Mutation Certificate in R.S: Dag Nos.200, 201, 203, 204 and 202, under R.S. Khatian No. 113, for the said land in favour of the said Sri Partha Chakraborty.

AND WHEREAS by Virtue of a registered Deed of Gift dated 28.12.2011, registered at District-Sub-Registrar-III, Alipore, South 24 Parganas and recorded in Book No. 1, CD Volume No.20, at Pages 10406 to 10417, Being No. 10223 for the year 2011, said Smt. Madhuchhanda Chakraborty, donated her entire purchased all that piece and parcel plot of land measuring an area of 3 (Three) Cottahs more or less togetherwith one tile shed measuring an area of 100 (One hundred) Sq.ft, more or less situated in Mouza - Nayabad, J.L. No.25, Touzi No.56, comprising in R.S. Dag Nos.200, 201, 203, 204 and 202, under R.S. Khatian No. 113, Plot No. G, within The Kolkata Municipal Corporation Ward No. 109, presently District-South 24 Parganas in favour of her husband namely Sri Partha Chakrobarty.

AND WHEREAS by Virtue of a registered Deed of Conveyance dated 16.12.2016, registered at District-Sub-Registrar-V, Alipore, South 24 Parganas and recorded in Book No. I, C.D. Volume No.1630, at Pages 110254 to 110274, Being No. 03830 for the year 2016, said Sri Partha Chakrobarty, sold, transferred and conveyed entire all that piece and parcel plot of land measuring an area of 6 (Three) Cottahs more or less together with one tile shed measuring an area of 100 (One hundred) Sq.ft, more or less situated in Mouza - Nayabad, J.L. No.25, Touzi No.56, comprising in R.S. Dag Nos.200,

201, 203, 204 and 202, under R.S. Khatian No. 113, Plot No. G, within the Kolkata Municipal Corporation Ward No. 109, presently District-South 24 Parganas in favour of Ashok Kumar Ghosh.

AND WHEREAS the said Ashok Kumar Ghosh is the absolute owner of entire plot of land measuring net land area 6 (Six) Cottahs 0 (Zero) Chittaks 0 (Zero) Sq. Ft. more or less together with two tiles shed measuring an area of 200 sq.ft. and entire property situated Mouza - Nayabad, J.L. No.25, Touzi No.56, comprising in R.S. Dag Nos.200, 201, 203, 204 and 202, under R.S. Khatian No. 113, within The Kolkata Municipal Corporation Ward No. 109, presently District-South 24 Parganas.

AND WHEREAS said Ashok Kumar Ghosh mutating his name in the record of the Kolkata Municipal Corporation vide Assessee No. 311090893924 Premises No 3778, Nayabad, ward No 109 and in the record of the B.L. & L.R.O. Kasba as Mouza - Nayabad, J.L. No.25, Touzi No.56, R.S. Dag and L.R. Dag 203, R.S Khatian No. 113 and L.R. Khatian No. 2364 and converted his land from shali to bastu by vide Memo No. 17/2168/con certificate/BLLRO/S-24 PGS/KOL/2020 dated 11.11.2020.

AND WHEREAS while the Owner herein seized and possessed the First Schedule property mentioned below herein and the Owner herein intends to develop the First Schedule property and knowing such intention of the Owner, the Developer herein intends to develop the First Schedule property under the following terms and conditions.

AND WHEREAS while the Owner herein seized and possessed the First Schedule property mentioned below herein and the Owner herein intends to develop the First Schedule property and knowing such intention of the Owner, the Developer herein intends to develop the First Schedule property under 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 & INTERPRETATIONS

(Unless in these presents there is something in the subject or context inconsistent with)

PREMISES shall mean **ALL THAT** piece and parcel of Bastu land measuring an area of 6 (Six) Cottahs 0 (Zero) Chittacks 0 (Zero) Sq.ft, more or less together with two tile sheds measuring an area of 200 (Two Hundred) Sq.ft, (Presently Demolished) and the entire property situated in Mouza - Nayabad, J.L. No.25, Touzi No.56, comprising in R.S. Dag Nos. 200, 201, 203, 204 and 202, under R.S. Khatian No. 113, within The Kolkata Municipal Corporation Premises No 3778, Nayabad, P.O. Panchasayar, formerly Kasha thereafter P.S. Purba Jadavpur at presenty Panchasayar, Kolkata - 700094, Kolkata Municipal Corporation vide Assessee No. 311090893924 Which is more fully anand particularly described in the First Schedule hereunder written.

NEW BUILDING shall mean the proposed G+IV storied building with lift facility to be constructed at the said Premises in accordance with the Plan to be sanctioned by the Kolkata Municipal Corporation and other appropriate authority or authorities for construction on the said Premises. Name of the new building "**KORVIO APARTMENT**".

OWNER shall mean **SRI ASHOK KUMAR GHOSH** (PAN: **AFWPG7145P**) son of late Murari Mohan Ghosh, by nationality - Indian, by occupation - Business, By faith - Hindu, residing at 125/4, Santoshpur Avenue, P.O. Santoshpur, P.S at present Survey Park formerly Purba Jadavpur, Kolkata 700075, West Bengal and his respective heirs, executors, administrators, legal representatives and assigns.

DEVELOPER shall mean **M/S KORVIO INFRASTRUCTURE** (PAN: **AAYFK7825K**) a Partnership firm having its registered Office at 19/S, D.P.P

mentioned and described in the Second Schedule hereunder written. The Developer shall also pay a non-refundable/forfeit amount a sum of Rs. 5,00,000/- (Rupees Five Lakh) only, as per the Seventh Schedule hereunder written to the Owner.

DEVELOPER'S ALLOCATION shall mean and include 50% of total F.A.R. (i.e. 50% Ground floor parking space and entire 2nd floor, 50% of 1st Floor South West North Facing and 50% of 4th Floor South East North Facing in the new proposed G + IV storied building with lift facility, save and except the Owner's allocation, as per the sanction plan after providing for the common parts and portions together with undivided proportionate share in the land comprised in the said Premises together with undivided proportionate share in the common parts and facilities details of which are more fully and particularly mentioned and described in Third Schedule hereunder written.

COMMON AREAS & FACILITIES: shall include pathways, Lift, Lift machine Room and machinery, passages, staircases, landings, ultimate roof, entrance, pump room, meter room, sewerage lines, underground reservoir, overhand tank, all pipelines, common electric lines, all sanitary lines and other open spaces and facilities whatsoever expressly specified by the Developer upon completion of the building for the establishment location enjoyment provision maintenance and/or management of the building, which is more fully and particularly described in the Fourth Schedule hereunder written.

COMMON EXPENSES: Shall mean and include lift expenses for repairing, expenses for repairing, maintenance upkeep, save, protect of common areas, common facilities, utilities, amenities of the building, which is more fully and particularly described in the Fifth Schedule hereunder written.

COMMON RESPONSIBILITY: upon completion of construction of the new proposed building and after taking possession of the owner's allocation and as well as the developer's allocation, the Owner and the Developer and their respective nominated persons shall be responsible to mutate their names with the record of the Assessment Roll of Kolkata Municipal Corporation at

Road, Ground floor, P.O. Naktala, P.S. Netaji Nagar, Kolkata - 700047, being represented by its partners (1) **SRI SOUMENDRA KUMAR GHOSH** (PAN: **ADPPG2804A**) (Aadhaar No. **4333 0347 3543**) son of Late Gopi Kanta Ghosh, by faith Hindu, by Nationality Indian, by occupation Professional, residing at 19/S, D.P.P Road, P.O. Naktala, P.S. Netaji Nagar, Kolkata - 700047, and (2) **SRI KESHAB CHATTERJEE** (PAN No. **ATPPC3448J**) (Adhar No. **2177 2172 5798**) son of Sri Deba Prasad Chatterjee, by faith - Hindu, by occupation - Business, by faith - Hindu, residing at Debagram, P.O. Debagram, P.S. - Kaliganj, Debagram, District Nadia, Pin - 741134, and their respective heirs, executors, administrators, legal representatives and assigns.

CONSTRUCTED SPACE shall mean the space in the said New Building available for independent use and occupation including the space demarcated for common facilities and services as per sanctioned plan.

ARCHITECT/L.B.S. & E.S.E shall mean and include any Architect(s) or such person or firm who may be appointed by the Developer for drawing up the plan of the proposed building.

PLAN shall mean the map or plan to be submitted to the Kolkata Municipal Corporation for construction of the said New Building at the said Premises with such other variation of modification and/or alteration as may be mutually agreed upon between the parties and duly sanctioned by the authorities concerned and shall also include all working drawings to be got prepared by the Developer.

OWNER ALLOCATION shall get 50% of total F.A.R. (i.e. 50% Ground floor parking space and entire 3RD floor, 50% of 1st Floor South East North Facing and 50% of 4th Floor South West North Facing in the new proposed G + IV storied building with lift facility after providing the common parts and portions together with undivided proportionate share in the land comprised in the said premises together with undivided proportionate share in the common parts and facilities details of all are more fully and particularly

their own capacity and shall be liable to pay taxes and all other outgoings according to their respective shares.

FORCE MAJEURE: shall mean and include the circumstances beyond the control of the Developer such as fire, explosion, earthquake, lighting, accumulation of rain water or any unforeseen weather condition, lockout, Lock down, strike, go-slow, riots, civil disturbances, insurgency, enemy action war declared or undeclared, temporary or permanent interruption in the supply of utilities serving the project in connection with the work, crisis of raw materials, injunction or orders of any government /civic bodies/Kolkata Municipal Corporation or any other authorities or any act of negligence and/or omissions and/or commissions and/or misrepresentation by the Owner.

NOTICE shall mean and include all notices to be served on the 7th day of the date of the same has been delivered for dispatch to the Postal authority by registered post with acknowledgement due at the last known address of the parties hereto.

TRANSFER with its grammatical variations shall include transfer by possession and by any other means adopted for effecting what is understood as a transfer of space in multistoried buildings to purchases thereof and will include the meaning of the said terms as defined in the Income Tax Act 1961 and the Transfer of Property Act. In the interpretation of this Agreement unless the context otherwise requires.

A reference to a statutory provision includes a reference to any modification consolidation or re-enactment thereof for the time being in force and all statutory instruments or orders made pursuant thereto.

Wards denoting one gender include all other genders.

Words denoting singular include the plural and vice versa. Words denoting persons include firms and corporations and vice versa and also include their respective heirs personal representatives successors in title or permitted assigns as the case may be. Where a word or phrase is defined, other parts of

speech and grammatical form of that word or phrase shall have the corresponding meanings.

Any reference to an Article, Appendix, Clause, Sub-Clause, paragraph, sub-paragraph, Schedule or Recital is a reference to an article, appendix, clause, sub-clause, paragraph, sub-paragraph, schedule or recital of this Agreement.

Any reference to this agreement or any of the provisions thereof includes all amendments, and modifications made to this agreement from time to time in force.

Any reference to any agreement, instrument or other document (a) shall include all appendices, exhibits and schedules thereto and (b) shall be a reference to such agreement, instrument or other document as amended, supplemented, modified, suspended, restated or negated from time to time.

If any period is specified from a given day, or the day of a given act or event, it is to be calculated exclusive of that day. If any time limit pursuant to the provisions of this agreement falls on a day that is not a business day (i.e. a day on which licensed banks are not open for business) then that time limit is deemed to only expire on the next business day. The schedules shall have effect and be construed as an integral part of this agreement.

The headings in this agreement are inserted for convenience of reference and shall be ignored in the interpretation and construction of this agreement.

Any reference to writing shall include printing, typing, lithography and other means of reproducing words in visible form.

The terms "hereof", "hereby", "hereto", "hereunder" and similar terms shall refer to this Agreement as a whole.

The terms "including" shall mean "including without limitation".

ARTICLE - II - EXPLORATION RIGHT

After execution of this Development Agreement the Owner herein shall execute a Registered General Power of Attorney/Development Power of attorney in favour of the Developer herein, for proper implementation of this Development Agreement and on the strength of such Power of Attorney the Developer shall prepare a Building Plan through its appointed Architect /

L.B.S. and file the same before the Kolkata Municipal Corporation for getting sanction thereof after obtaining proper signature of Owner herein.

That on execution of this Development Agreement the Owner shall deliver peaceful vacant Khas possession of the First Schedule property to the Developer and shall grant exclusive right to the Developer to make such construction in pursuance of such building plan at Developer's own costs and responsibilities.

That after receiving the possession of the First Schedule property and obtaining the permissions from owner's herein, the Developer shall submit the propose building plan before the concern authority for sanction.

That during construction of such building, the Developer herein shall abide by all the laws, bye-laws, rules, regulations of the Govt., Semi-Govt., Local bodies as the case may be and shall attend to answer and be responsible for any deviation, violation and breach of any of the said laws, rules, bye-laws, and regulations.

That the Developer herein shall complete the construction of the said proposed building within 32 months from the date of signing this Development Agreement by and between the parties in connection of the First Schedule property. The said period may be extended further in case of any natural calamity such as heavy rain flood, earthquake, shortage of raw material in open market, riot and other unavoidable circumstances which are beyond control of human beings.

ARTICLE - III - HOLDING ORGANISATION

Upon completion of construction of the proposed building and formation of holding organization of Association of the Owner of the existing flats of the said proposed building the management and maintenance of the building shall be vested upon such holding organization or association to be formed by such flat Owner of the building. Until such holding organization or association is formed, the building shall be managed and maintained by the Developer and the costs of maintenance and other expenses relation thereto shall be payable by all the flat Owner proportionately.

ARTICLE - IV - REPRESENTATIONS & WARRANTIES

At or before the execution of this agreement the Owner have assured and represented to the Developer as follows which has been relied upon fully by the Developer and the Developer has entered into this Development Agreement upon the representations made by the Owner:

The Owner are seized and possessed of or otherwise well and sufficiently entitled to the said Premises as the absolute Owner with a marketable title in respect thereof.

The Owner undertakes to settle with all the issues, if any and arrange to vacant the same, on or before start of the construction work and all liabilities of the said issues shall be borne by the Owner at his own risk, cost and responsibilities.

That the Owner undertakes that any original papers and documents of the below Schedule property if necessary and in such event the owner shall agreed to sign, verify or submitted all the necessary papers and documents required for such event and if in future the Purchaser to apply before any Bank and/or any Financial Institution for taking Loan for the purpose of the purchasing of the below Schedule property if necessary and in such event if required to verify the original Deeds, and or documents of the said proposed building then the owner will supply the same without demanding any consideration.

The said Premises is free of all encumbrances liens, lispensens, attachments, trusts, mortgages whatsoever and/or howsoever.

The Owner undertakes to settle all legal disputes, if any and also obtain all necessary court orders as required for clearance of the said Premises.

The said Premises is not subject to any notice of attachment under the Income Tax Act or under Public Demands Recovery Act or under any other Act or Statute or Rules and Regulations;

No Notice of Acquisition and/or Requisition affects the said Premises nor is there any bar legal or otherwise to develop the said Premises.

There is no road alignment and/or acquisition and/or attachment

proceedings pending in respect of the said Premises or any part thereof if anything changes by and between the parties then the said plan may be modify.

The freehold interest and/or Ownership interest of the Owner in the said Premises as on date does not stand mortgaged or encumbered or agreed to be mortgaged by the Owner by way of security or additional security and/or otherwise in favour of any Bank, Financial institution or any person, firm, company or government undertaking or anybody else whomsoever to secure repayment of any loan taken or to be taken by the Owner for any purpose whatsoever or howsoever and that all the original deeds are in the custody and/or possession of the Owner herself.

The Owner have not entered into any agreement for sale and/or transfer in respect of the said Premises nor have entered into any agreement for development in respect of the said Premises or any part thereof with anybody/anybodies.

All municipal rates taxes and outgoing payable in respect of the said Premises upto the date of execution of these presents have been duly paid and discharged by the Owner and in respect of any outstanding rates taxes and outgoing the Owner shall keep the Developer indemnified against all actions suits proceedings and costs charges and expenses in respect of the said Premises upto the date of execution of these present. If after expiry of such stipulated period (i.e. 32 months) the Developer herein, fails to complete the construction of the said building and hand over the vacant and peaceful possession of the Owner's allocation to the owner hereto in that event a penalty a sum of Rs. 50,000/- only per month shall be paid to the owner by the Developer for a period of 12 (Twelve) months, after 12 (Twelve) months, in that event The Developer will hand over the possession to the Owner of his allocation.

That the developer shall be liable to pay and bear all charges on account of Mutation taxes, wealth Tax and other taxes and all charges and impositions

from the date of execution of this Development Agreement to till completion (during the construction period of the newly propose building. The owner shall be given his possession first.

That the original Title deeds, links deeds, deed of declaration, K.M.C. Mutation Certificate and others original papers related to the land shall be Owner's custody. The Owner shall provided the original papers to the developer .time to time when required.

The Owner do not hold any excess vacant land within the meaning of the Urban Land (Ceiling and Regulation) Act, 1976.

The Owner is competent enough to enter into this Development Agreement and power of Attorney to carry out his obligations, as amended herein;

The recitals to the title and other facts relating to and in respect of the said Premises herein mentioned are true and factual and the Owner have not suppressed and/or obscured anything relating to and in respect of the said Premises to the Developer and as mentioned herein.

That if the construction work delay and delay to collect the Completion Certificate without any intention of the developer then the Developer and the Owner after mutual consent the time may be extended.

ARTICLE - IV - PERMISSION TO CONSTRUCT

That in pursuance of the said Development Agreement and subject to the mutual obligations as are hereinafter stated between the parties hereto the Owner do hereby collectively and severally appoint the Developer as the exclusive Developer for undertaking the development of the said Premises.

ARTICLE - VI - PLANS & OTHERS

The Developer shall at its own costs cause a map or plan to be sanctioned by the Kolkata Municipal Corporation for the purpose of construction, erection and/or completion of the said New Building on the said Premises howsoever the Developer shall be entitled to modify, change and/or alter the same and/or cause the same to be modified or altered at their own costs if so

desired by the Kolkata Municipal Corporation or any other statutory body in the interest of the project.

The Owner shall sign all maps and/or plans and/or specifications and other declarations and applications as may be necessary for sanction of the plan by the Kolkata Municipal Corporation and the said plan shall also include amendment or alteration or modification which may be made therein from time to time.

The Developer acting on behalf of and as such the Attorney of the Owner shall from time to time submit all further plans and/or applications and other documents and papers on the advice of the Architect and do all further acts, deeds, things as may be required or otherwise relevant for the purpose, and/or otherwise to obtain all such clearance, sanctions, permission and/or authorities as shall be necessary for the construction of the building on the said Premises expeditiously and without delay.

The Developer shall submit in the name of the Owner all application, plan and other papers and documents referred to hereinabove. All fees and other expenses incurred and/or to be incurred relating to preparation of the plans by the Architect, L.B.S/E.SE sanction fee to be charged by the Kolkata Municipal Corporation and supervision fees in the course of construction of the building by the Architect, L.B.S/E.SE shall be borne and paid by the Developer. All other costs and charges and expenses related to construction of the building shall also be borne and paid by the Developer exclusively and the Owner shall not be required to contribute any amount in this regard.

The said New Building will be constructed erected and completed in accordance with the specification detailed out in Sixth Schedule hereunder written HOWEVER in the event the Developer deciding to change the specifications the Developer shall be entitled to do so but in the event of such change, the value of such replacement or substitution will not be of lesser value as what have been detailed out hereunder.

That during the construction work if the Developer and owner are intend to modify and addition or alteration of the new propose building then for that

purpose it may take more time than the time may be extended as mentioned above.

The Owner shall be liable to and agrees to pay all charges for providing any additional work in or relating to the Owner Allocation.

ARTICLE - VII - COST OF CONSTRUCTION/ COMPLETION

The entire cost of construction of the said New Building of whatsoever nature shall be borne by the Developer. Such cost shall include the cost of all services, amenities fittings, fixtures, all overheads regarding construction, price rise in the cost of materials used for construction, fee payable to the Architect, L.B.S/E.SE and Engineers for the purpose of obtaining all permissions, approvals, sanctions, modifications, supervision etc.

ARTICLE - VIII - SPACE ALLOCATION AND PAYMENTS

The Owner Allocation is detailed out in Second Schedule hereunder written and the Developer's Allocation is detailed out in Third Schedule hereunder written.

Both the Owner and the Developer shall be entitled to deal with, sell, transfer, grant leases and/or in any way dispose of their respective allocations and to receive realize and collect all sale proceeds, rents, issues and profits arising there from and for which no further consent of the other party shall be required.

ARTICLE - IX - DELIVERY OF POSSESSION

On execution of this Development Agreement Owner shall completely vacate the said Premises and handover the vacant khas possession of the said Premises to the Developer.

The Owner Allocation will not be considered complete unless the Developer has given notice to this effect to the Kolkata Municipal Corporation, that the building is completed and then the said building shall be deemed to be complete in all regards and it would also be obligatory on the part of the

Developer to obtain the Completion Certificate from the Kolkata Municipal Corporation, after completion of the new proposed building.

The Developer hereby agrees to complete the construction of the building within 32 months from the date of signing this development Agreement; the Developer shall not incur any liability for any delay in the delivery of the possession by reasons of genuine FORCE MAJEURE. In any of the events of the FORCE MAJEURE, the Developer shall be entitled to corresponding extension of time for delivery of the said Owner's Allocation.

The Developer agrees not to deliver or permit to be delivered the Developer's Allocation until such time the notice in writing to take the possession of the Owner's Allocation or any part thereof is delivered and/or caused to be delivered upon completion of the same aforesaid. However it shall not deter the Developer from making delivery of possession of the Developer's Allocation to its prospective buyers, if the Owner fails and/or neglects take possession of the Owner's Allocation within 15 (fifteen) days from the date of issue of notice.

Immediately after the completion of the new building and delivery of the possession of the Owner's Allocation that shall remain after the Owner shall execute and/or cause to execute the Deed of Conveyance or Deeds of Conveyances in respect of the undivided share or interest in the land in such part or parts as shall be required by the Developer in favour of the Developer or their prospective buyers as nominated by the Developer in respect of the Developer's Allocation, at the cost and expenses of the Developer or their nominee/s. if any necessary additional, alteration of the said Development Agreement, propose Building Sanction Plan and/or Sanctioned Plan or any other relating changes of the propose new building with the consent of both parties herein in this regard, both parties herein will be born the equal share of the said expenses positively.

The Owner shall sing and execute the Deed of Conveyance or Deeds of Conveyances in favour of the nominee or nominees of the Developer at the cost of the nominee/s of the Developer.

ARTICLE - X - ARCHITECTS, ENGINEERS, ETC.

For the purpose of development of the said Premises the Developer alone shall be responsible to appoint Architect, L.B.S/E.SE for the said New Building and the certificate given by the Architect, L.B.S/E.SE regarding the materials for the purpose of construction erection and completion of the new building and also specification for the purpose of construction and/or workmanship and completion of the said New Building shall be final conclusive and binding on the parties.

The decision of the Architect, L.B.S/E.SE regarding the measurements, quality of the materials and also the specification for the purpose of construction will be final conclusive and binding on the parties.

ARTICLE - XI - INDEMNITY

The Owner shall solely be responsible for due discharge of any liability occurring due to any act of omission and/or commission on the part of the Owner and shall always keep the Developer indemnified against all actions suits proceedings, damages losses which may occur or take place because of any act deed matter or thing concerning the title of the said Premises.

The Developer shall be fully responsible for any deviation or unauthorized construction or accident or mishap while making any construction and in no event the Owner shall incur any liability in respect thereof. The Developer shall indemnify and keep indemnified the Owner against all losses liabilities costs or claims actions or proceedings thus arising.

The Owner will not be liable to pay any K.M.C. tax in respect of the Developer's Allocation and likewise the Developer will not be liable to pay any K.M.C. Tax in respect of the Owner's Allocation, after getting possession in the new proposed building.

The Owner doth hereby as and by way of negative covenants undertake to the Developer:

- a. Not to enter into any agreement for sale, lease, development or otherwise create any third party interest in the said Premises, save and except the said Owner' Allocation or any part thereof, without the consent in writing of the Developer.
- b. Not to induct any person as a tenant or otherwise into or upon the said Premises.
- c. If any Supplementary Agreement is required for to avoid future complication then both party will bourn the expenditure equally. Immediately after signing this Development Agreement the Developer will get the possession in the Owner occupying area of the said Premises.

ARTICLE - XII - TAXES, MAINTENANCES, ETC.

The Developer shall pay of all rates and taxes on and from the date of taking the vacant khas possession of the said Premises, and before that and/or prior to that the Owner shall be responsible for payment and discharge of all rates, taxes and outing in respect of the said Premises.

The respective parties shall be liable to pay and bear all taxes rates and other services and other outgoing payable in respect of their respective Allocations from the said Date of Possession.

The Owner and the Developer shall from the Date of Possession of the Owner' Allocation maintain their respective portions at their own costs in a good and tenable repair and shall not do or suffer to be done anything in or to the said Premises and/or common areas and passages of the said building which may be against law or which will cause obstruction or interference to the user of such common area.

After the said building is completed and the Owner' Allocation is delivered by the Developer and the Flat Owners of the said building shall form an Owner Association for the maintenance and up keeping of the said building and premises.

Developer to obtain the Completion Certificate from the Kolkata Municipal Corporation, after completion of the new proposed building.

The Developer hereby agrees to complete the construction of the building within 32 months from the date of signing this development Agreement; the Developer shall not incur any liability for any delay in the delivery of the possession by reasons of genuine FORCE MAJEURE. In any of the events of the FORCE MAJEURE, the Developer shall be entitled to corresponding extension of time for delivery of the said Owner's Allocation.

The Developer agrees not to deliver or permit to be delivered the Developer's Allocation until such time the notice in writing to take the possession of the Owner's Allocation or any part thereof is delivered and/or caused to be delivered upon completion of the same aforesaid. However it shall not deter the Developer from making delivery of possession of the Developer's Allocation to its prospective buyers, if the Owner fails and/or neglects take possession of the Owner's Allocation within 15 (fifteen) days from the date of issue of notice.

Immediately after the completion of the new building and delivery of the possession of the Owner's Allocation that shall remain after the Owner shall execute and/or cause to execute the Deed of Conveyance or Deeds of Conveyances in respect of the undivided share or interest in the land in such part or parts as shall be required by the Developer in favour of the Developer or their prospective buyers as nominated by the Developer in respect of the Developer's Allocation, at the cost and expenses of the Developer or their nominee/s. if any necessary additional, alteration of the said Development Agreement, propose Building Sanction Plan and/or Sanctioned Plan or any other relating changes of the propose new building with the consent of both parties herein in this regard, both parties herein will be born the equal share of the said expenses positively.

The Owner shall sing and execute the Deed of Conveyance or Deeds of Conveyances in favour of the nominee or nominees of the Developer at the cost of the nominee/s of the Developer.

Until such Owner Association is formed the Developer shall continue to remain responsible for the maintenance and rendition of the common services subject however to the Owner making payment of the proportionate share of the maintenance charges and all other outgoing payable in respect thereof and unless the said maintenance charges are paid by the Owner, the Owner shall not be entitled and hereby agrees not to avail of any of the services.

The Owner shall be liable to pay charges for electricity in or relating to the Owner Allocation wholly and proportionately relating to the common parts.

ARTICLE - XIII - OBLIGATION OF THE OWNER

The Owner shall grant a Power of Attorney in favour of the Developer or its nominee or nominees to enable and to proceed with the obtaining license and sanction of plans in respects of the building to be constructed on the said Premises and authorizing the Developer to represent the Owner before the Kolkata Municipal Corporation, CMDA, CESC Ltd. and other statutory authorities. The said Power of Attorney shall continue to be in force so long as this Development Agreement subsists and till the completion of the project.

The Owner shall sign and execute necessary application papers documents and do all acts deeds and things as may be required in order to legally and effectively vest in the Developer or its nominee title to the Developer's Allocation in the said Premises and for completing the construction of the building.

The Owner undertakes that if any earlier Agreement / Agreements, Development Agreement / Agreements, Agreement / Agreements for Sale, or any other documents relating to the said Premises be found after execution of this Development Agreement, the same shall be cancelled and/ settled by the Owner at her own cost, risk and responsibility and also to ensure the Developer that the said Premises have good marketable title and is free from all encumbrances, whatsoever.

The Owner shall grant a registered Power of Attorney in favour of the said Developer or their nominated person or persons, so as to enable it to severally sign execute and register all Deed of Conveyance and Deeds of Conveyances in respect of the Developer's Allocation in favour of the intending purchaser / purchasers or their nominee/s in such terms and conditions as the Developer may at their absolute discretion think fit and proper.

ARTICLE - XIV - MUTUAL OBLIGATION

The Owner and the Developer hereby agrees and covenants with each other not to violate or contravene any of the provisions of Rules applicable for construction of the said building or buildings at the said Premises.

The Owner and the Developer hereby agrees and covenants with each other not to do any act deed or thing whereby both of them are prevented from enjoying, selling, assigning and/or disposing of any of their respective allocation in the said New Building at the said Premises.

The Owner and the Developer hereby agreed and covenants with each other to join and confirm all documents of transfer relating to sale of each other's allocation in the said New Building at the said Premises.

The Developer hereby agrees and covenants with the Owner not to transfer and/or assign the benefits of this Development Agreement or any portion thereof, without prior permission of the Owner.

The Developer will put up their signboard and/or will be eligible to make any advertisement in the said Premises after the signing of this Development Agreement.

ARTICLE - XV - BREACH AND CONSEQUENCES

In the event of either party to this Development Agreement committing breach of any of their obligations under this Development Agreement the aggrieved party shall be entitled to specific performance and also to recover damages compensation to make good the loss sustained by the aggrieved party on account of such breach from the party committing the breach.

ARTICLE - XVI - JURISDICTION

High Court at Kolkata and District Courts at Alipore alone shall have jurisdiction to entertain and try all actions suits and proceedings arising out of this Development Agreement.

AND WE HEREBY AGREE AND UNDERTAKE to ratify and confirm all and whatsoever our said Developer under this Development Agreement shall do in that behalf herein before contend shall lawfully do or perform or exercise, authorities and liberties hereby conferred upon, under and by virtue of this presents.

BE IT NOTED THAT by this Development Agreement and the related Development Power, the Developer shall only be entitled to receive consideration money by executing Agreement/Final document for transfer of property as per provisions laid down in the said documents as a Developer without getting any ownership of any part of the property under *Schedule*. This Development Agreement and the related Development Power of Attorney shall never be treated as Agreement/Final document for transfer of property between the Owner and the Developer in anyway. This clause shall have overriding effect to anything written in these documents in contrary to this clause.

THE FIRST SCHEDULE ABOVE REFERRED TO :

(PREMISES)

ALL THAT piece and parcel of land measuring an area of 6 (Six) Cottahs 0 (Zero) Chittacks 0 (Zero) Sq.ft, more or less together with two tile sheds measuring an area of 200 (Two Hundred) Sq.ft, and the entire property situated in Mouza - Nayabad, J.L. No.25, Touzi No.56, comprising in R.S. Bag and L.R. Dag 203, under R.S. Khatian No. 113, L.R., Khatian No. 2364, within The Kolkata Municipal Corporation Premises No 3778, Nayabad, P.S. - formerly Kasha, thereafter Purba Jadavpur at preset Panchasayar, Kolkata -

700094, within the limits of ward No 109 of Kolkata Municipal Corporation vide Assessee No.311090893924, butted and bounded by as follows:

On The North :	16'-6" wide K.M.C. Road;	↗
On The South :	Land of R.S. Dag No.203(Part);	
On The EAST :	Land of R.S. Dag No.202 & 203(Part);	↗
On The WEST:	Land of R.S. Dag No.202 & 203(Part);	

THE SECOND SCHEDULE ABOVE REFERRED TO :

OWNER'S ALLOCATION

Owner shall get 50% of total F.A.R. (i.e. 50% Ground floor parking space and entire 3RD floor, 50% of 1st Floor South East North Facing and 50% of 4th Floor South West North Facing in the new proposed G + IV storied building, after providing the common parts and portions together with undivided proportionate share in the land comprised in the said premises together with undivided proportionate share in the common parts and facilities of the said new proposed building upon the First Schedule property. The Developer shall also pay non refundable/ forfeit amount a sum of Rs. 5,00,000/- (Rupees Five Lakh) only, as per the Seventh Schedule hereunder written to the Owner.

THE THIRD SCHEDULE ABOVE REFERRED TO:

DEVELOPER'S ALLOCATION

Developer shall mean and include 50% of total F.A.R. (i.e. 50% Ground floor parking space and entire 2nd floor, 50% of 1st Floor South West North Facing and 50% of 4th Floor South East North Facing in the new proposed G + IV storied building, as per the sanction plan after providing for the common parts and portions together with undivided proportionate share in the land comprised in the said First Schedule hereinabove written together with undivided proportionate share in the common parts and facilities.

THE FOURTH SCHEDULE ABOVE REFERRED TO :
COMMON PARTS & FACILITIES

Corridors, staircases, landings, pathways, passages, drive-ways, etc.
 Lift.

Septic tank, underground and overhead water reservoir, etc.

Pump room, Electric meter room, shafts, etc.

Roof and other space/ facilities whatsoever required for the establishment,
 location enjoyment, provisions and / or management of the Building.

Ultimate roof.

Sewerage lines, all pipelines, common electric lines, all sanitary lines and
 water supply lines, etc.

Main entrance and surrounding spaces of the said building, etc.

All other spaces, facilities, amenities, etc., of the said building.

THE FIFTH SCHEDULE ABOVE REFERRED TO :

COMMON EXPENSES

1. Expenses for repairing, maintenance, upkeep, save, protect or common
 areas, common facilities, utilities, amenities of the said building and the said
 premises.

2. Expenses for electrician, masons, carpenter etc for maintenance of the
 said building and the said premises.

3. All costs of maintenance operating, replacing, repairing, white washing,
 painting, decorating or decorating or building reconstruction, lighting of

5. Insurance Premium for insuring the said building, if any.
6. Municipal tax, building tax, water tax and other levies in respect of the said building, save and except those the separately assessed on the Purchaser.
7. Cost of running maintenance, repairs and replacement of electrical instruments, lift, electric motor pump, water pump and other common installations including their license fee, taxes and other levies.
8. Electricity charges for the electricity consumed for the operation of the common services.
9. All litigation expenses incurred for the common purpose and relating to common use and enjoyment of the common portions.
10. All expenses of common services.
11. Such other expenses as are necessary for or incidental to the said maintenance and upkeep of the said building and the said premises and or the common areas, facilities and amenities.

THE SIXTH SCHEDULE ABOVE REFERRED TO
SPECIFICATION OF CONSTRUCTION WORK

- | | | |
|----------------------|---|---|
| Type of construction | : | R.C.C. Frame Structure as per sanction plan. |
| Construction of wall | : | 8 inch thick Masonry outside Walls. |
| Partition wall | : | 5inch and/or 3 inch Partition walls as per Engineer's direction. |
| Finishing | : | Cement Plaster in inside & Outside of the building, inside walls will be finished putty. |
| Floor | : | The common floors of the entire building, lobby, stair case, landings will be finished with Marble. |
| Staircase | : | Stair Case railing with Iron rods. |
| Doors: | | Wooden 4 inch x 2 1/2 inch frame and hot pressed solid core flush door and all doors will have suitable handle and steel latches, bolts for |

locking the main door of each flat and the main door will be fitted with night latch(Godrej Make).

Windows : All windows would be of Aluminum frames with plane frosted glass and grill fitted.

Toilets : Glazed tiles, dado up to 6 feet height, concealed cold water supply line, 1 gizer point, European style W.C. elegant C.P. fittings with ISI Mark with fully Marble or Tile flooring.

Sanitary installation : Soil Pipe and all other installations as required.

Water supply : PVC Pipe will be used for water supply, Semi underground water reservoir and overhead water tank till be installed as per K.M.C. Rules & Supply for Municipal Water Line will be provided, Water Pump with adequate H.P. Electric Motor.

Electricals : ISI Marked copper wiring in concealed conditions and sufficient light, fan, plug points to be provided with modular switches.

Bedroom - 3 light point, 1 fan point, 1 5A plug point, 1 a.c. POINT IN Master bed room.

Drawing / Dining - 2 fan point, 4 light point, 2 5A socket, 1 15A Socket, provision for T.V. Antenna point, 2 5A T.V. socket.

Kitchen - 1 light point, 1 Chimny point, 1 15A and 1 2.5A plug point, floor Marble.

Bathroom - 1 light point, 1 plug point, one Geyser Point.

Kitchen : Granite over Black stone top and ceramic tiles 4 feet above working platform with stainless steel sink and Tile flooring.

Out side building paints with weather coats colour finish.

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

SIGNED SEALED AND DELIVERED

by the **OWNER** and the **DEVELOPER**

at Kolkata in the presence of:

WITNESSES:

1. *Prabhat Kumar Mondal*
13/Chitkulikapur
Kolkata-700029

Ashok Kumar Ghosh

Signature of the **OWNER**

2. *Krishna Gopal Biswas*
83, Nabanagar,
Jadavpur.
Kolkata-32.

KORVIO INFRASTRUCTURE
Soumenendra Kumar Ghosh
Partner

KORVIO INFRASTRUCTURE
Keshab Chatterjee
Partner

Signature of the **DEVELOPER**

Drafted, prepared in my
office in my office

Koushik Maiti

MR. KOUSHIK MAITI

Advocate

Alipore Judges Court

Kolkata 700027.

Enrl. No. F/535/2014.

MEMO OF CONSIDERATION

RECEIVED a sum of Rs. 5,00,000/- (Rupees Five Lakh) only, by the Owner from the Developer in terms of this Development Agreement, as per the MEMO below:-

MEMO

Particulars	Amount
1. By Cheque, Vide 0000002, HDFCBank, New Garia Branch,	Rs. 5,00,000/-

Dated: 11.07.2022.

On execution and registration of this Development Agreement.

WITNESSES:

1. *Talash K. Malik*
2. *Krishna Gopal Bhatnagar*,

Ashok Kumar

Signature of the **OWNER**












Ashok Kumar

✓

		Thumb	1st finger	middle finger	ring finger	small finger
PHOTO	left hand					
	right hand					












Name.....

Signature.....

		Thumb	1st finger	middle finger	ring finger	small finger
 <i>Ashok Kumar Ghosh</i>	left hand					
	right hand					











Name ASHOK KUMAR GHOSH

Signature *Ashok Kumar Ghosh*

		Thumb	1st finger	middle finger	ring finger	small finger
 <i>Soumenendra Kumar Ghosh</i>	left hand					
	right hand					

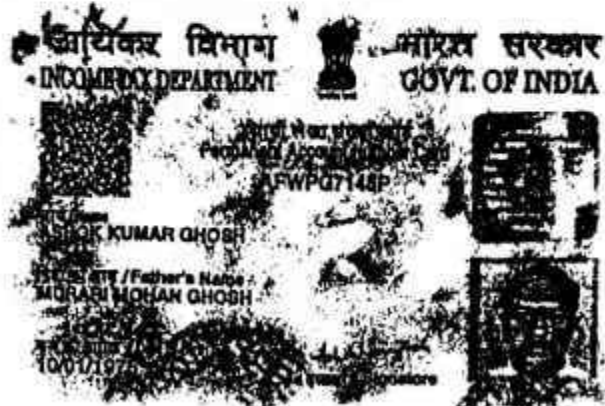
Name SOUMENDRA KUMAR GHOSH

Signature *Soumenendra Kumar Ghosh*

		Thumb	1st finger	middle finger	ring finger	small finger
 <i>Keshab Chatterjee</i>	left hand					
	right hand					

Name KESHAB CHATTERJEE

Signature *Keshab Chatterjee*



Ashok Kumar





আশোক কুমার ঘোষ
Ashok Kumar Ghosh
জন্মতারিখ/ DOB: 10/01/1975
পুরুষ / MALE

3291 3663 6062

আধার-সাধারণ মানুষের অধিকার

Ashok Kumar Ghosh



ঠিকানা:
3ড - ৩৫আর, ৪-3A, 125/4
সন্তোষপুর এভিনিউ, সন্তোষপুর,
কলকাতা,
পশ্চিম বঙ্গ - 700075

ভারত সরকার
GOVERNMENT OF INDIA

Address
3Rd -FR, FI-3A, 125/4
Santoshpur Avenue,
Santoshpur, Kolkata,
West Bengal - 700075



1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

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



भारत सरकार

Unique Identification Authority of India

Enrollment No.: 1062/77107/03001

To
Keshab Chatterjee

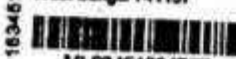
BABUPARA -

Debagram

Debagram

Kaliganj Nadi

West Bengal 741137



ML634516347FT



आपका आधार क्रमांक / Your Aadhaar No. :

2177 2172 5798

आधार - आम आदमी का अधिकार



Keshab Chatterjee

Father : Deba Prasad Chatterjee

DOB : 17/02/1989

Male

2177 2172 5798

आधार - आम आदमी का अधिकार



सूचना

- आधार पत्र का प्रमाण है, नागरिकता का नहीं।
- पत्र का प्रमाण ऑनलाइन प्रमाणीकरण द्वारा प्राप्त करें।

INFORMATION

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

- आधार देश भर में मान्य है।
- आधार भविष्य में सरकारी और गैर-सरकारी सेवाओं का लाभ उठाने में उपयोगी होगा।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



Address:

-, BABUPARA, -, Debagram, Debagram, Nadi, Kaliganj,
West Bengal, 741137

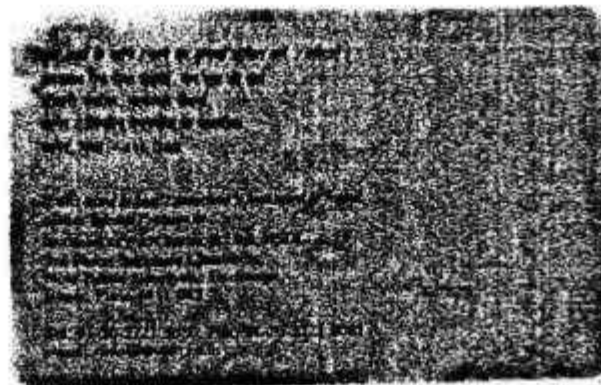
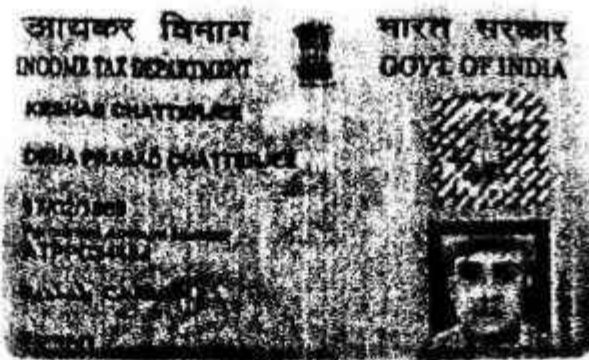
2177 2172 5798



help@uidai.gov.in



Keshab Chatterjee



Keshab Chatterjee

धार्मिक सेवा संकेत / PERMANENT ACCOUNT NUMBER
ADPPG2804A

नाम / NAME
BOUMENDRA KUMAR GHOSH

पिता का नाम / FATHER'S NAME
GOPI KANTA GHOSH

जन्म तिथि / DATE OF BIRTH
01-12-1961

हस्ताक्षर / SIGNATURE
Soumendro Ghosh

आयकर अधिकारी (आय. व. सं.), कोलकाता
COMMISSIONER OF INCOME-TAX (C.O.), KOLKATA

इस कार्ड के खो / मिल जाने पर कृपया जारी करने वाले अधिकारी को सूचित / वापस कर दें (संयुक्त आयकर आयुक्त (प्रशासित एवं तकनीकी), पी-7, चौरींग्ही स्क्वायर, कोलकाता - 700 069).

In case this card is lost/found, kindly inform/return to the issuing authority :
Joint Commissioner of Income-tax (Systems & Technical),
P-7,
Chowringhee Square,
Calcutta- 700 069.

Soumendro Kumar Ghosh



ভারত সরকার

Ministry of Information and Public Relations, Government of India
স্বাধীনতা উদযাপন ৭৫তম বার্ষিকী উপলক্ষ্যে

স্বাক্ষরিত হলি সি / Enrolled No. 12158000000023

নাম: সৌমেন্দ্র কুমার চৌধুরী
জন্ম: ১৯৭২/০৭/১৯
D.P.P. NO: ০৩০
নাম: Soudendra Kumar Choudhary
জন্ম: 1972/07/19
নাম: Soudendra Kumar Choudhary
জন্ম: 1972/07/19

১৯৭২/০৭/১৯ / ১২১৫৮০০০০০০০০২৩

SECRETARY



আপনার আধার সংখ্যা / Your Aadhaar No.:

4333 0347 3543

আধার - সামান্য মনুয়ের অধিকার



ভারত সরকার
Government of India

নাম: সৌমেন্দ্র কুমার চৌধুরী
জন্ম: ১৯৭২/০৭/১৯
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নাম: Soudendra Kumar Choudhary
জন্ম: 1972/07/19

4333 0347 3543

আধার - সামান্য মনুয়ের অধিকার

Soudendra Kumar Choudhary



- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অস্বাভাবিক প্রমাণিকরণ, যার দ্বারা ভাঙা হয়।

INFORMATION

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

14C / 1291014

- আধার সনাতন দেশ মান্য।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিচয় গ্রহণের মাধ্যমে হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



ভারতীয় বিশিষ্ট পরিচয়
Unique Identification Authority of India

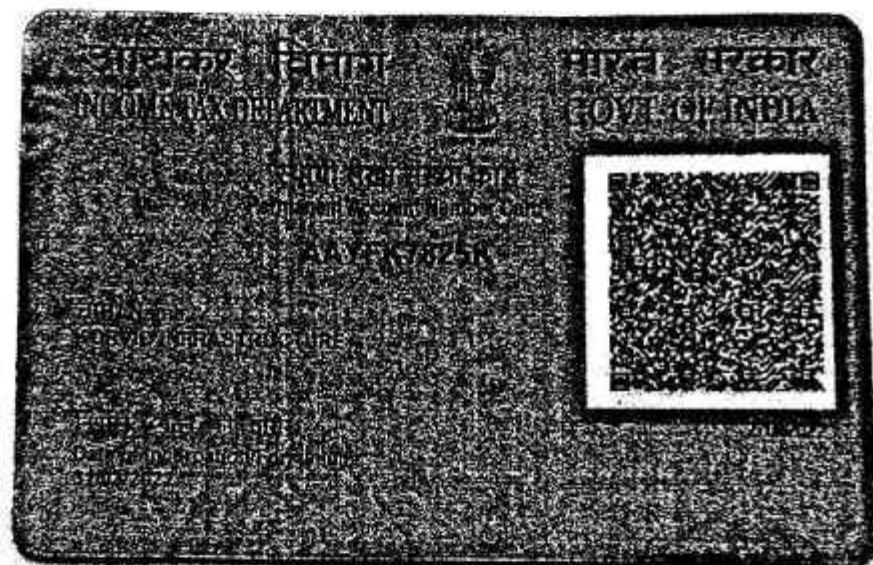
বিশিষ্ট: 13/25, সি.বি.ডি. রোড, Address: 13/25, C.P.P. ROAD,
বিশিষ্ট: কোলকাতা, পশ্চিম, Address: Kolkata, West
বিশিষ্ট: 700047, Address: 700047

4333 0347 3543

14C / 1291014

14C / 1291014

14C / 1291014



Heshab Chatterjee




Commander Kumar Ghosh

Major Information of the Deed	
Deed No :	I-1603-10522/2022
Query No / Year	1603-2002001093/2022
Query Date	03/07/2022 12:37:15 PM
Applicant Name, Address & Other Details	Koushik Maiti Alipore Judges Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No : 9674665584, Status : Advocate
Transaction	[0110] Sale, Development Agreement or Construction
Set Forth value	Rs. 1/-
Stamp duty Paid (SD)	Rs. 20,021/- (Article:48(g))
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)
Date of Registration	11/07/2022
Office where deed is registered	D S R - III SOUTH 24-PARGANAS, District South 24-Parganas
Additional transaction	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 5,00,000/-]
Market value	Rs. 1,04,40,358/-
Registration Fee	Rs. 5,053/- (Article:E, E, B)

Land Details :

District: South 24-Parganas, P.S:- Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Nayabad, , Premises No: 3778, , Ward No: 109 Pin Code : 700094




Sch No	Plot Number	Khatian Number	Land Use	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	6 Katha	1/-	1,04,40,358/-	Width of Approach Road: 17 Ft.
Grand Total :				9.9Dec	1/-	104,40,358 /-	



Lord Details				
Sl No	Name, Address, Photo, Finger print and Signature			
1	Name Mr ASHOK KUMAR GHOSH Son of Late MURARI MOHAN GHOSH Executed by: Self, Date of Execution: 11/07/2022 , Admitted by: Self, Date of Admission: 11/07/2022 ,Place : Office	Photo 	Finger Print 	Signature 
	11/07/2022	LT1	11/07/2022	11/07/2022
FL 3A, 125/4, SANTOSH PUR AVENUE, City:- Not Specified, P.O:- SANTOSH PUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AFxxxxxx5P, Aadhaar No: 32xxxxxxxx6062, Status :Individual, Executed by: Self, Date of Execution: 11/07/2022 , Admitted by: Self, Date of Admission: 11/07/2022 ,Place : Office				

Developer Details :



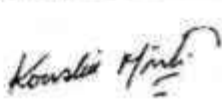
Sl No	Name, Address, Photo, Finger print and Signature
1	KORVIO INFRASTRUCTURE 3778, NAYABAD, City:- Not Specified, P.O:- PANCHASAYAR, P.S:-Purba Jadabpur, District:-South 24-Parganas West Bengal, India, PIN:- 700094 , PAN No.:: AAxxxxxx5K,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name, Address, Photo, Finger print and Signature			
1	Name Mr SOUMENDRA KUMAR GHOSH Son of Late GOPI KANTA GHOSH Date of Execution - 11/07/2022, , Admitted by: Self, Date of Admission: 11/07/2022, Place of Admission of Execution: Office	Photo 	Finger Print 	Signature 
	Jul 11 2022 2:37PM	LT1	11/07/2022	11/07/2022
19/S D.P.P. ROAD, PS.S NETAJI NAGAR, City:- Not Specified, P.O:- NAKTALA, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047, Sex: Male, By Caste: Hindu, Occupation: Professionals, Citizen of: India, , PAN No.:: ADxxxxxx4A, Aadhaar No: 43xxxxxxxx3543 Status : Representative, Representative of : KORVIO INFRASTRUCTURE (as PARTNER)				

Name	Photo	Finger Print	Signature
Mr KESHAB CHATTERJEE (Presentant) Son of Mr DEBA PRASAD CHATTERJEE Date of Execution : 11/07/2022, , Admitted by Self, Date of Admission: 11/07/2022, Place of Admission of Execution: Office	 Jul 11 2022 2:38PM	 LTI 11/07/2022	 11/07/2022
DEBAGRAM, City:- Not Specified, P.O:- DEBAGRAM, P.S:-Kaliganj, District:-Nadia, West Bengal, India, PIN:- 741134, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ATxxxxxx8J, Aadhaar No: 21xxxxxxxxx2579 Status : Representative, Representative of : KORVIO INFRASTRUCTURE (as PARTNER)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr KOUSHIK MAITI Son of Mr MANORANJAN MAITI ALIPORE JUDGES COURT, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24 -Parganas, West Bengal, India, PIN:- 700027	 11/07/2022	 11/07/2022	 11/07/2022
Identifier Of Mr ASHOK KUMAR GHOSH, Mr SOUMENDRA KUMAR GHOSH, Mr KESHAB CHATTERJEE			

Transfer of property, for LI		
Sl.No	From	To. with area (Name-Area)
1	Mr ASHOK KUMAR GHOSH	KORVIO INFRASTRUCTURE-9.9 Dec

On 11-07-2022

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

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

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

Presented for registration at 14:09 hrs on 11-07-2022, at the Office of the D S R - III SOUTH 24-PARGANAS by Mr KESHAB CHATTERJEE.

Certificate of Market Value (WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,04,40,358/-

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

Execution is admitted on 11/07/2022 by Mr ASHOK KUMAR GHOSH, Son of Late MURARI MOHAN GHOSH, FL 3A, 125/4, SANTOSH PUR AVENUE, P.O: SANTOSH PUR, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by Profession Business

Indetified by Mr KOUSHIK MAITI, , Son of Mr MANORANJAN MAITI, ALIPORE JUDGES COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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

Execution is admitted on 11-07-2022 by Mr SOUMENDRA KUMAR GHOSH, PARTNER, KORVIO INFRASTRUCTURE (Partnership Firm), 3778, NAYABAD, City:- Not Specified, P.O:- PANCHASAYAR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700094

Indetified by Mr KOUSHIK MAITI, , Son of Mr MANORANJAN MAITI, ALIPORE JUDGES COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Execution is admitted on 11-07-2022 by Mr KESHAB CHATTERJEE, PARTNER, KORVIO INFRASTRUCTURE (Partnership Firm), 3778, NAYABAD, City:- Not Specified, P.O:- PANCHASAYAR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700094

Indetified by Mr KOUSHIK MAITI, , Son of Mr MANORANJAN MAITI, ALIPORE JUDGES COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 5,053/- (B = Rs 5,000/- , E = Rs 21/- , H = Rs 28/- , M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-, by online = Rs 5,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

Online on 11/07/2022 9:55AM with Govt. Ref. No: 192022230070087511 on 11-07-2022, Amount Rs: 71/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0BTTPK12 on 11-07-2022, Head of Account 0030-03-104-001-16

Online on 11/07/2022 1:17PM with Govt. Ref. No: 192022230070352251 on 11-07-2022, Amount Rs: 4,950/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0BTUAQG3 on 11-07-2022, Head of Account 0030-03-104-001-16

Stamp Duty

Amount that required Stamp Duty payable for this document is Rs. 20,021/- and Stamp Duty payable Stamp 12/- (100/-)
by online = Rs. 19,921/-

Description of Stamp

1. Stamp Type: Impressed, Serial no 763277, Amount, Rs. 100/-, Date of Purchase: 07/07/2022, Vendor name: S Das
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 11/07/2022 9:55AM with Govt. Ref. No. 192022230070087511 on 11-07-2022, Amount Rs. 19,921/-, Bank
State Bank of India (SBIN0000001), Ref. No. IK0BTTPKI2 on 11-07-2022, Head of Account 0030-02-103-003-02
Online on 11/07/2022 1:17PM with Govt. Ref. No. 192022230070352251 on 11-07-2022, Amount Rs. 0/-, Bank: State
Bank of India (SBIN0000001), Ref. No. IK0BTUAG3 on 11-07-2022, Head of Account



Debashish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1603-2022, Page from 382120 to 382164
being No 160310522 for the year 2022.



Digitally signed by Debasish Dhar
Date: 2022.07.13 18:21:15 +05:30
Reason: Digital Signing of Deed.

Dhar

(Debasish Dhar) 2022/07/13 06:21:15 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)