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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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DEVELOPMENT AGREEMENT

1. Date: - 31st January 2024
2. Nature of Document: - Development Agreement
3. Parties: - Collectively the following, which will include their respective hires, heiresses, executors, executrixes, administrators, legal representatives, successors in interest and assigns.

- 3.1 First Group of Owners:** - (1) **SURESH KUMAR AGARWAL**, son of Durga Prosad Agarwal, an adult Indian citizen, by faith: Hindu, by Occupation: Business, having Income Tax PAN AFJPA1531N, Aadhaar No. 2443 3540 6315 and presently residing at 2/84, Sucheta Nagar Colony, Haltu, Post Office - Haltu, Police Station - Garfa (previously Kasba), Kolkata - 700078, West Bengal, India, (2) **SMT. KARUNA AGARWAL**, daughter of Lala Chowdhury and wife of Sri Suresh Kumar Agarwal, an adult Indian citizen, by faith: Hindu, by occupation: Housewife, having Income Tax PAN AMGPC5521N, Aadhaar No. 9577 4103 8853 and presently residing at 2/84, Sucheta Nagar Colony, Haltu, Post Office - Haltu, Police Station - Garfa (previously Kasba), Kolkata - 700078, West Bengal, India, (3) **ALFI ELEAM**, daughter of Md Saghir Alam having PAN No. AFYPE5500J and Aadhaar No. 8217 9237 4959, by faith: Muslim, by occupation: Business, by Nationality: Indian residing at 30/B, G J Khan Road, Tiljala, P. O: Tiljala, P.S.-Tiljala, Kolkata-700039, District-South 24 Parganas and (4) **MILI CHOWDHURY**, daughter of Lalji Chowdhury, an adult Indian citizen, by faith: Hindu, by Occupation: Business, having Income Tax PAN AMGPC5520P, Aadhaar No. 2397 1100 6418 and presently residing at Flat No.17, 4th Floor, 1/6, Jahura Bazar Lane, Post Office - Kasba, Police Station - Kasba, Kolkata-700042, West Bengal, India.
- 3.2 Second Group of Owners/Developers:** - (1) **SRI RAJ KUMAR GUPTA**, son of Sri Murari Prasad Gupta, an adult Indian citizen, by faith – Hindu, by occupation – Business, having Income Tax PAN AIHZPG5425H, Aadhaar No. 5510 4485 9796 and presently residing at 138, K. N. Sen Road, Police Station – Kasba, Post Office – Kasba, Kolkata – 700 042, West Bengal, India (2) **SRI SANTOSH SHAW**, son of Sri. Lakhan Lal Shaw, an adult Indian citizen, by faith – Hindu, by occupation – Business, having Income Tax PAN BMEPS3928Q, Aadhaar No. 9567 1180 8125 and presently at residing 14, Swinhoe Lane, Police Station – Kasba, Post Office – Kasba, Kolkata – 700 042, West Bengal, India, (3) **SRI SANDIP KUMAR SHAW**, son of Sri. Lakhan Lal Shaw, an adult Indian citizen, by faith – Hindu, by occupation – Business, having Income Tax PAN BMQPS7714G, Aadhaar No. 5363 3670 5520 and presently at residing 14, Swinhoe Lane, Police Station – Kasba, Post Office – Kasba, Kolkata – 700 042, West Bengal, India and (4) **SRI RAJA**

PRASAD SHAW, son of Late Kashi Nath Shaw, an adult Indian citizen, by faith – Hindu, by occupation – Business, having Income Tax PAN BMQPS771511, Aadhaar No. 6541 1065 1744 and presently residing at 3, K. N. Sen Road, Police Station – Kasba, Post Office – Kasba, Kolkata – 700 04, West Bengal, India.

4. **Subject Matter: -** The "Project" being development of the "Said Property" in the Schedule – A. hereunder written a by constructing thereat a multi-storied building (hereinafter the "Building") consisting, inter alia, of such self-contained independent portions that can be separately and exclusively used and enjoyed for residential/ commercial / semi-Commercial and lawful purposes (hereinafter the "Units") and spaces for parking of cars, two wheelers (hereinafter the "Parking Spaces"). The Units, the parking Spaces, both covered and open, servant's Quarter, if any, and other areas of the said Building and abutting at within the said Property that may be exclusively used and occupied hereinafter collectively 'Salable Areas'.

5. **Background: -**

- 5.1 By virtue of an Indenture, dated 28-09-1989 duly registered at the office of the Additional District Sub Registrar at Alipore, South 24 Parganas and recorded in Book No.1, Volume No.50, at Pages from 65 to 68, being No. 3992 for the year 1989, the then Governor of the State of West Bengal, there in referred to as the Donor of the one part, for rehabilitation purpose, granted, gifted, conveyed, transferred assigned and assured by way of the Gift in favour of one Smt. Hiran Sengupta, wife of Late Charu Chandra Sengupta, therein referred to as Donee of the other part, who was one of such persons being displaced from East Pakistan (now Bangladesh) **ALL THAT** the piece and parcel of land measuring 3 (three) Cottahs 4.5 (four point five) Chittacks, be the same or a little more or less, which is equivalent to 3 (three) Cottahs 4 (four) Chittacks 22.5 (twenty two point five) Square feet, be the same or a little more or less, being E/P No.10, in C.S. Plot No. 1356(p), within Mouza - Kasba, J.L. No. 13, Police Station - Kasba. Post Office – Kasba, District Sub-Registry office at Alipore, South 24 Parganas, and presently comes under the limits of Municipal Ward No, 091 of the Kolkata Municipal Corporation.

- 5.2 The said Hiran Sengupta, due to aforementioned gift in her favour, became the sole and absolute owner of the aforementioned property and being the absolute Owner, duly mutated her name in the records of the Kolkata Municipal Corporation as sole and absolute owner of the said Property, which after due assessment has been known as Municipal Premises No. 1/10, Jahura Bazar Lane, Kolkata – 700042, having Assessee No. 210910706019 and constructed a two storied building thereon having total area of 1100 (one thousand one hundred) Square feet, be the same or a little more or less, out of which the ground floor consisted of 800 (eight hundred) square feet, be the same or a little more or less and first floor consisted of 300 (three) hundred, square feet, be the same or a little more or less, hereinafter called as **PREMISES**, more fully and particularly described in the **SCHEDULE -A**, hereunder written
- 5.3 The said Hiran Sengupta, during her use and enjoyment of the said Premises, died intestate on 11-06-1992 leaving behind her surviving her four sons namely Amal Sengupta, Bijan Sengupta, since deceased, Shyamal Sengupta, since deceased, and Kamal Sengupta, since deceased, and only daughter namely Aruna Majumder, as her only legal heirs, heiress and successors.
- 5.4 Due to that intestate death of said Late Hiran Sengupta, her aforementioned sons and daughter, being her only legal heirs and heiress, as per the provisions of the Hindu Succession Act, 1956, inherited the said Premises of said Late Hiran Sengupta and became the absolute co- Owners of the said Premise each having undivided proportionate $1/5^{\text{th}}$ (one out of five) share in the said Premises.
- 5.5 Subsequently Kamal Sengupta, one of the co-owner of the said Premises, having undivided proportionate $1/5^{\text{th}}$ (one out of five) share in the said Premises, who was a Hindu governed by the Dayabhaga School of Hindu law, during his use and enjoyment of the said Premises along with his other co-owners, died intestate on 18-12-2010, leaving behind him surviving his wife namely Smt. Namita Sengupta, his only son namely Ujjal Sengupta and only daughter namely Mallika Ghosh as his only legal heir and heiresses, who as per the provisions of the Hindu Succession Act, 1956 being the only

legal heir and heiresses of said Late Kamal Sengupta inherited the undivided proportionate $1/5^{\text{th}}$ (one out of five) share of said Late Kamal Sengupta in the said Premises and have become the co-owners of the said Premises along with other co-owners of the said Premises, each having undivided proportionate $1/15^{\text{th}}$ (one out of fifteen) share in the said Premises.

- 5.6 After that Shyamal Sengupta, another co-owner of the said Premises, also having undivided proportionate $1/5^{\text{th}}$ (one out of five) share in the said Premises, who was a Hindu governed by the Dayabhaga School of Hindu law, during his use and enjoyment of the said Premises along with his other co-owners, died on 08-01-2014 leaving behind him surviving his wife namely Smt. Shipra Sengupta, since deceased, his only son namely Sabyasachi Sengupta and only daughter namely Sulagna Sengupta as legal heir and heiresses, who as per the provisions of the Hindu Succession Act, 1956 being the only legal heir and heiresses of said Late Shyamal Sengupta inherited the undivided proportionate $1/5^{\text{th}}$ (one out of five) share of said Late Shyamal Sengupta in the said Premises and have become the co-owners of the said Premises along with then other co-owners of the said Premises, each having undivided proportionate $1/15^{\text{th}}$ (one out of fifteen) share in the said Premises.
- 5.7 Later Bijan Sengupta, another co-owner of the said Premises, also having undivided proportionate $1/5^{\text{th}}$ (one out of five) share in the said Premises, who was a Hindu governed by the Dayabhaga School of Hindu law, during his use and enjoyment of the said Premises along with his other co-owners, died on 04-09-2015 leaving behind him surviving his wife namely Smt. Apu Sengupta and his only daughter namely Piyali Gupta as legal heiresses, who as per the provisions of the Hindu Succession Act, 1956 being the only legal heiresses of said Late Bijan Sengupta inherited the undivided proportionate $1/5^{\text{th}}$ (one out of five) share of said Late Bijan Sengupta in the said Premises and have become the co-owners of the said Premises along with then other co-owners of the said Premises, each having undivided proportionate $1/10^{\text{th}}$ (one out of ten) share in the said Premises.
- 5.8 Subsequently Amal Sengupta and Aruna Majumder, the then two co-owners of the said Premises, each having undivided proportionate $1/5^{\text{th}}$ (one out of

five) share totalling $\frac{2}{5}^{\text{th}}$ (two out of five) share in the said Premises, during their use and enjoyment of the said premises along with their then co-owners of the said Premises, by virtue of a Danpatra Dalil (deed of Gift, written in Bengali language), dated 03.03.2016, corresponding to 19 se Falgun 1422 (Bengali year), duly registered at the office of the District Sub Registrar-III at Alipore, South 24 Parganas and recorded in Book No. I, Volume No.1603-2016 at Pages from 38001 to 38023, being No.160301167 for the year 2016, jointly gifted their undivided proportionate $\frac{2}{5}^{\text{th}}$ (two out of five) share in the said Premises, in favour of Sri Arindam Majumder accordingly after such Gift, said Arindam Majumder has become one of the co-owner of the said Premises having undivided proportionate $\frac{2}{5}^{\text{th}}$ share of the said Premises.

5.9 Thereafter said Shipra Sengupta, one of the co-owner of the said Premises, having undivided proportionate $\frac{1}{15}^{\text{th}}$ (one out of fifteen) share in the said Premises, who was a Hindu governed by the Dayabhaga School of Hindu law, during her use and enjoyment of the said Premises along with her other co-owners, died intestate on 28-10-2020, leaving behind her surviving her only son namely Sabyasachi Sengupta and only daughter namely Sulagna Sengupta as legal heir and heiress, who as per the provisions of the Hindu Succession Act, 1956 being the only legal heir and heiress of said Late Shipra Sengupta inherited the undivided proportionate $\frac{1}{15}^{\text{th}}$ (one out of fifteen) share of said Late Shipra Sengupta in the said Premises and accordingly due to enhancement of their share in the said Premises they have become the co-owners of the said Premises along with then other co-owners of the said Premises, each having undivided proportionate $\frac{1}{30}^{\text{th}}$ (one out of thirty) share in the said Premises.

5.10 In the above referred circumstances said Sri Arindam Majumdar, Smt. Apu Sengupta, Smt. Piyali Gupta, Sri Sabyasachi Sengupta, Smt. Sulagna Sengupta, Smt. Namita Sengupta, Sri. Ujjal Sengupta, Smt. Mallika Ghosh became the absolute co-owners of the said Premises i.e. **ALL THAT** the piece and parcel of land measuring 3 (three) Cottahs 4.5 (four point five) Chittacks, be the same or a little more or less, which is equivalent to 3 (three) Cottahs 4 (four) Chittacks 22.5 (twenty two point five) Square feet, be the

same or a little more or less, together with a 36 years old two storied building thereon having total area of 1100 (one thousand one hundred) Square feet, be the same or a little more or less, out of which the ground floor consisted of 800 (eight hundred) square feet, be the same or a little more or less and first floor consisted of 300 (three) hundred, square feet, be the same or a little more or less, being E/P No.10, in C.S. Plot No. 1356(p), within Mouza - Kasba, J.L. No. 13, Police Station - Kasba. Post Office – Kasba, District Sub-Registry office at Alipore, South 24 Parganas presently known and numbered as Municipal Premises No. 1/10, Jahura Bazar Lane, Kolkata - 700042 and presently comes under the limits of Municipal Ward No, 091 of the Kolkata Municipal Corporation.

- 5.11 The aforementioned then co-owners of the said Premises, being the absolute co-owners of the said Premises, vide their application, dated 28.04.2023, duly applied before the Assessment Collection Department (Toly Tax) of the Kolkata Municipal Corporation for mutation of their names as owners of the said Premises and under Case No. 0/091/28-Apr-23/52723, vide Mutation Certificate No. TTD 0071959, dated 29/04/2023, The Kolkata Municipal Corporation duly mutated their names as owners of the said Premises having Assessee No. 210910706019.
- 5.12 After that the aforementioned then co-owners of the said Premises, being seized and possessed of and being well and sufficiently entitled to the right, title and interest of the said Premises, i.e. Municipal Premises No.1/10, Jahura Bazar Lane, Kolkata-700042, due to their urgent need of money and legal necessity have agreed and decided to sale, convey and transfer the said Premises to any intending purchaser or purchasers against valuable consideration.
- 5.13 Accordingly, the aforementioned then co-owners of the said Premises, by virtue of a Deed of Conveyance, dated. 15.12.2023, duly registered at the office of A.D.S.R-IV, Alipore, South 24 Parganas, in Book No.1, Volume No.1604-2023 at Pages from 462027 to 462069, Being No. 160415110, for the year 2023 sold conveyed and transferred the same collectively to the First group of Owners and the Second Group of Owners/Developers herein.

- 5.14 Due to aforementioned purchase of the said Premises by the First Group of Owners and the Second Group of Owners/Developers from the aforementioned co-owners of the said Premises have become the absolute co-owners of the said Premises.
- 5.15 The Parties have now been the absolute co-owners of the said Premises have decided to develop the said Premises by executing the Project in the manner recorded below.
- 5.16 As the Second Group of Owners/Developers herein are directly involved in the business of real estate development, having proper know how, manpower, finance and other resources and are doing the said business through R S Projects, a partnership firm, having PAN AAOFR3929D, set up by them having office and place of business at 138, K. N. Sen Road, Police Station – Kasba, Post Office – Kasba, Kolkata – 700 042, so it has been amicably decided by both the Parties herein that the Second Group of Owners/Developers herein, through their said Partnership firm, R S Projects, shall develop the said Premises for both the Parties herein, under the terms and conditions mentioned herein.

6. Now it is agreed and declared: -

- 6.1 **Agreement:** The Parties hereby agree to execute the Project on the terms and conditions mentioned below.
- 6.2 **Obligations of the First Group of Owners: -** The First Group of Owners shall: -
- 6.2.1. **Possession:** - Hand over and or deliver the exclusive possession of the said Property to R S Projects, the partnership firm of the Second Group of Owners/Developers herein and allow unhindered entry and or access to said Premises, to men, servants and agents of the Second Group of Owners/Developers as well as R S Projects, first for the purpose of measurement, soil testing and such other necessities connected with the Project and thereafter for actually executing the Project.

6.2.2. Hindrance: - Not create any hindrance or obstructions to any one of the Second Group of Owners/Developers and or their men, agents and servants as well as any men agents and servants of R. S. Projects, during or in execution of this Projects.

6.2.3. Encumbrances: - Not in any manner whatsoever, 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 or in respect of their undivided share in the said Premises save and except that the First Group of Owners may enter into Agreements relating to the transfer of the "First Group of Owners' Allocation", mentioned in the Clause 6.4 herein.

6.2.4. Title Deed:- The title Deed of ownership of the land shall be under the custody of Suresh Kumar Agarwal, the owner No.1 of the ,the First Group of Owners and he will produce the same as and when required for all concerns in connection with the project and hand it over to the Association and or managing committee of the ultimate owners of all the units after its formation.

6.2.5. Powers and Authorities: - Grant to said R S Projects, the Partnership firm of the Second Group of Owners/Developers or in favour of its Partners who are the Second Group of Owners herein or in favour of their designated authorised person or persons all such powers and authorities required for the completion of the project.

6.2.6. Taxes:- Pay proportionately of all rates, taxes, fees and/or outgoings that are payable under any existing statute or may become payable by any new enactment in respect of, concerning with or connected to this Agreement or the project to such person or authority entitled thereto up to the date of handing over possession of the said Property to R S Projects, the Partnership firm of the Second Group of Owners, who will develop the said Project.

6.2.7. Indemnity:- Indemnify and keep the First Group of Owners saved, harmless and indemnified in respect of all actions, proceedings, fines,

penalties and or other consequences arising due to any non-compliance or violation of any kind or nature, whether statutory or contractual, if any.

6.3. Obligations of the Second Group of Owners/Developers: - The Second Group of Owners/Developers at their own costs and expenses and through their aforementioned Partnership firm, R S Projects shall execute the Project, which will inter alia, include:

6.3.1. Architect: - Selecting, appointing and paying the remuneration of the Architect for preparation of the plan for the Project (hereinafter called as "Building Plan").

6.3.2 Appointment: - Paying and appointing engineers and other professionals, skilled and unskilled labours and personnel for the project.

6.3.3. Clearances: - Obtaining all clearances those are required for obtaining sanction of the Building Plan and completion of the Project but for the same the First Group of Owners shall render all help and cooperation.

6.3.4. Plan Finalisation: - Finalising and preparing, with due approval of the First group of Owners, the Building Plan in such a manner so that the maximum constructed area can be had for the Project.

6.3.5. Plan Sanctioning: - Submitting the Building Plan for sanctioning before the Kolkata Municipal Corporation (hereinafter called "KMC") and for that purpose, cause such changes in it as shall be required by any Statutory Authority and/or to comply with any permissions, clearances, and/or approvals as aforesaid.

6.3.6 Permissions: - Obtaining all other necessary permissions statutorily required for sanctioning of the Building Plan sanctioned and/or for executing the Project.

6.3.7 Construction: - Constructing the building in strict conformity with the Building Plan, with the best of materials as the Architect for the Project will

describe from time to time in accordance with the Specifications mentioned in Schedule B.

6.3.8. Building Materials: - Purchasing various materials for the Projects.

6.3.9 Utilities: - Obtaining all utilities for implementing the Project as also those that will be required for obtaining the Occupancy Certificate and by the ultimate users of the building.

6.3.10. Occupancy Certificate: - Obtaining Occupancy Certificate from the KMC and all other certificates and permissions required for commencing occupation of the building.

6.3.11. Completion: - Completing the Building, by making it tenable in all respects to obtain Occupancy Certificate from the KMC and completing the Project in all respects within 33 months from the date of sanction of the Building Plan or receiving possession of the Said Property for development/construction from First Group of Owners, whichever is later, subject to Force Majeure mentioned in Clause 6.22 and reasons beyond the control of the Second Group of Owners/Developers as well as their aforementioned Partnership Firm (hereinafter the "Completion Date").

6.3.12. Handover of First Owners; Allocation :- The Second Group of Owners/Developers shall handover the allocation to the First Group of Owners in all respect within the specified time of 21 months from the date of sanctioned building plan. Thereafter the Second Group of Owners/Developer could register the deeds of Conveyance of their allocation to any intending Purchaser or Purchasers

6.3.13 Completion Certificate: - The Second Group of Owners/Developer shall submit the Completion Certificate of the project within 33 months from the date of sanctioned building plan

6.4. Entitlement of the First Group of Owners:- The First Group of owners shall collectively be entitled to all the flat/unit or flats/units to be constructed at the First floor i.e. the entire first floor of the proposed building and right to park one car at the

parking space at the ground floor of the proposed building (hereinafter called as "First Group of Owners' Allocation) which will be constructed solely for and on behalves of and to the account of the First Group of Owners together with the proportionate share in the land comprised in the Premises as also in the common areas, amenities, and/or facilities in the Building attributable to the First Group of Owners' Allocation and the First Group of Owners shall be the absolute owners of the said First Group of Owners' Allocation after completion of construction of the Building. Apart from the same The Owner No. 1, 2 and 4 of the First Group of Owners will get a sum of Rs. 19,80,000/- (Rupees nineteen lakh eighty thousand) non-refundable only as monetary consideration

6.5. Entitlement of the Second Group of Owners/Developers:- The Second Group of Owners/Developers, save and except the aforementioned First Group of Owners' Allocation i.e. flat/unit or flats/units at the first floor being entire first floor of the building and right to park one car at the parking space at the ground floor of the proposed building, shall, in the name of their Partnership firm, R S Projects, through which they are developing the Project, be entitled to all the flats/units, car parking spaces and other salable constructed spaces to be constructed at the Proposed building during this project and any further future construction or constructions approved by KMC at the said Premises (hereinafter called as "Second Group of Owners/Developers' Allocation) which will be constructed solely for and on behalf of and to the account of the Second Group of Owners/Developers together with the proportionate share in the land comprised in the Premises as also in the common areas, amenities, and/or facilities in the Building attributable to the Second Group of Owners/Developers' Allocation and the Second Group of Owners/Developers shall be the absolute owners of the said Second Group of Owners/Developers' Allocation and shall be entitled to sale convey and transfer the same to intending purchaser or purchasers in the name of R S Projects, their partnership firm through with they are developing the project and receive the consideration amount weather in part or in whole from them

6.6. Transfer: - The First Group of Owners shall be entitled to negotiate with the intending acquirers regarding their allocations and to sale, transfer and /or lease such portions at such prices as deemed fit by them and appropriate the entirety of

the receipts from such transfers and the Second Group of Owners/Developers also, in the name of R S. Projects, their Partnership firm, shall be entitled to negotiate with the intending acquirers of their allocations and to sale, transfer and /or lease such portions at such prices as deemed fit by them and appropriate the entirety of the receipts from such transfers in the name of R S. Projects,,.

6.7. Rates and Taxes and Utilities: - All rates, taxes and outgoings if any in respect of the Premises shall be borne and paid in the manner following:

6.7.1. Execution: - By the Second Group of Owners/Developers from the date of receiving exclusive possession of the said Premises till such time possession of the Salable Areas are handed over to their Purchasers (hereinafter the "Transferees")

6.7.2. Transferees: - By the Transferees of the Units from the respective dates of offering possession to them of their respective units and for this purpose, the First and the Second Group of Owners/Developers shall be deemed to be a Transferee for the unsold units within their respective allocations.

6.8. Non-timely Completion: - In the event the Second Group of Owners/Developers fails to complete the First Group of Owners' Allocation within the Completion Date, i.e. 21 months from the date of sanctioned building plan then the Second Group of Owners/Developers shall be entitled another period of time of 1 month as grace period to complete the construction of the First Group of Owners' Allocation but if the Second Group of Owners/Developers fails to complete the First Group of Owners' Allocation within the said grace period of time then the Second Group of Owners/Developers shall pay a sum of Rs.15,000/- per month to the First Group of Owners herein .

6.9. Roof: - The Second Group of Owners/Developers shall retain the sole and absolute right and authority for any further future construction of whatsoever nature over the roof of the proposed building to be constructed before issue of Completion Certificate, subject to further sanctioned building plan, at the said Premises along with the absolute right title and interest in the same to deal with the same by whatever means In this regard either the First Group of Owners and or any of their successors in interest nor any of the transferees/ flat owners/occupiers of the said proposed building shall have any demand and or objection of any nature

whatsoever, , however the ultimate roof of the building at any given point of time shall be common for all the owners/occupiers of the Units of the Building.

- 6.10. **Powers:** - Although each of the parties will become the sole and absolute owners of their respective allocations and should be legally entitled to exclusively deal with sale, convey, transfer lease out by whatever means each and every portion of their respective allocations, in spite thereof, by way of abundant caution, each of the parties will grant power to the other to exclusively deal with its allocation on the same day.
- 6.11. **Management of the Building:** -Till an Association or any managing Committee is formed, the building will be managed and maintained by the Second Group of Owners/Developers herein and the Transferees will be liable to pay to the Second Group of Owners/Developers proportionate charges, as fixed by the Second Group of Owners/Developers, for the maintenance and management of the common portions and the facilities of the building.
- 6.12 **Force Majeure:** -- Force Majeure shall mean any act of God including but not limited to floor, earthquake, riot, war, storm, tempest, civil commotion, strike, labour unrest, or any political or communal unrest. Neither of the parties shall be regarded to have committed any breach of the terms herein if it is prevented from discharging any of the obligations due to any condition amounting to Force Majeure or circumstances beyond its control.
- 6.13. **Documentations:** - All documents and Agreements of every nature related to the Project (hereinafter the "Document") shall be as drawn by the Advocates after consulting the concerned Parties and the same shall be final and binding on such Parties. These Documents shall be subject to the same restrictions as are applicable to ownership building, intended for common benefit of all its occupiers.
- 6.14. **Rules of Interpretation:** - The words used in bold in the headings of the Clauses and any Sub-Cluses have the meaning assigned to them in such Clauses or Sub-Cluses and the words put in bold in brackets define the word, phrase or expression immediately preceding.

- 6.15. **Entire Agreement:** - This Agreement contains and records all the terms and conditions agreed between the Parties and supersedes all understandings or arrangements previous hereto, if any, both oral and writing.

SCHEDULE -A

(Said Property)

ALL THAT the piece and parcel of land measuring 3 (three) Cottahs 4.5 (four point five) Chittacks, be the same or a little more or less, which is equivalent to 3 (three) Cottahs 4 (four) Chittacks 22.5 (twenty two point five) Square feet, be the same or a little more or less, together with a 36 years old two storied building thereon having total area of 1100 (one thousand one hundred) Square feet, be the same or a little more or less, out of which the ground floor consisted of 800 (eight hundred) square feet, be the same or a little more or less with cemented flooring and first floor consisted of 300 (three) hundred, square feet, be the same or a little more or less, with cemented flooring being E/P No.10, in C.S. Plot No. 1356(p), within Mouza - Kasba, J.L. No. 13, Police Station - Kasba. Post Office – Kasba, District Sub-Registry office at Alipore, South 24 Parganas presently known and numbered as Municipal Premises No. 1/10, Jahura Bazar Lane, Kolkata - 700042 and presently comes under the limits of Municipal Ward No, 091 of the Kolkata Municipal Corporation, having Assessee No. 210910706019, and butted and bounded as follows:

ON THE NORTH :- By 6 feet wide Common Passage.

ON THE SOUTH :- By 6 feet wide Common Passage.

ON THE EAST :- By Prem No. 1/9, Jahura Bazar Lane.

ON THE WEST :- By 15 feet wide KMC Road known as Jahura Bazar Lane

SCHEDULE -B

(Specifications)

Nature Of Structure: -

Building with R.C.C. foundation, R.C.C. structure and R.C.C. roof all in conformation with the specification of the existing and applicable Building Rules;

Brick Work :-

External wall : 200 mm. thick 1st class bricks with cement mortar (1:6);

Partition Wall :-

75mm./125mm. thick 1st class bricks with cement mortar (1:6/1:4) internal walls with proper wall putty finish.

Plaster :-

Wall plaster : outside surface 15 mm. thick (1:6) cement mortar, ceiling plaster 6mm thick (1:4) cement mortar, proper chipping will be made before ceiling plaster & finish with Wall Putty finish.

Doors :-

All door frames will be made of sal wood & door will be flash door including the main door with one side teak finish, All doors will have door stopper, buffer, bolt from inside, handle peep outside etc. (Godrej lock fitting in main door) and toilet doors and kitchen doors will be of hard PVC/flash door

Windows :-

Aluminium Sliding window with box grill.

Floor :- Floor of all rooms, bed rooms, drawing -cum -dinning, kitchen, toilet, balcony, verandah etc. will be of vitrified tiles of reputed brand (4'X2') or marble. Staircase will also be of white marble with stair case handle and other service areas in the ground floor & roof will be checkered tiles.

Water Reservoirs :- There will be at least 2 reservoirs of adequate capacity 1 at underground and other will be overhead. The underground reservoir will be brick built and the overhead reservoir will be of R.C.C. in proportion of 1:1/1:5:3 ratio;

Drainage :- Necessary water drainage connection as per the rules framed by Kolkata Municipal Corporation with good quality material rain water pipe with at least 4 inches dia made of PVC;

Sanitary Fittings In Toilet

And W.C. :- The following will be provided: - Western style commode with low cistern, Hot & Cold line at main toilet together with concealed UPVC/ CPVC pushing pipes. All the water supply pipes shall be made of PVC. pipe with shower, 2 taps at suitable places, with stop cork, bib cock, pillar cock in C.P. brass. 1 wash basin of 18 inches to be provided at dinning space & also 1 washing machine point in suitable space. Wash basin to be provided inside the toilets

Kitchen & Toilet :- By ceramic tiles finished up to a height of 6 feet at toilet and 3 feet of height at kitchen over cooking table, made of black stone covered with Black Granite with honed edges and sink made of stainless steel.

Provision for exhaust fan will be provided at the kitchen and toilets; Storage loft on the top of toilets

Lift:-

L.T or Laser Make elevator or equivalent.

Electrical Wiring

: -

By conceal and conduit type with good quality fire proof wire like Havells or Finolex.

Switches

: -

Modular type of any reputable brand fixed on acrylic sheet like Anchor, Havells, Philips etc.

Electrical Points

: -

Bed Room : -

Light - 3 points, fan – 1 point, 1 plug point for T.V., 1 point for cable wire, 1 no. 15 amp point and 1 A.C. point.

Living/Dining: -

Light - 3 points, fan – 2 points, plug - 1 point of 5 Amp, 1 plug point for refrigerator, and another of 15 Amp.

Toilets: -

Light - 1 point, plug - 2 points, one 15 Amp point. (Geyser point and exhaust fan point)

Kitchen: -

Light - 2 point, fan - 1 point, plug - 4 points. two of 5 Amp and another two of 15 Amp.

Veranda/Balcony: -

Light - 1 point, 1 plug point and 1 fan point

Calling Bell: -

plug - 1 point of 15 Amp.

Control Main Switch: -

MCB 30Amp

<u>Sand</u>	: -	Graded coarse sands for concrete work and medium course sand for plaster in work etc. will be used;
<u>Reinforcing Steel</u>	: -	High yield, strength for steel (FE 415) will be used; Cement –Ultratech, Ambuja, ACC
<u>Stone Chips</u>	: -	20mm/12mm down washed (pacca) graded crushed sharp edged rocks will be used;
<u>Painting</u>	: -	The Building shall be painted externally with Weather coat paint and the inside of the building shall have cream wall finish.
Termite Treatment	:-	Proper termite treatment shall be done at the said Premises during construction at the said Premises.
Damp Proof Treatment	:-	Proper damp proof treatment shall be done at the said proposed new building to protect the building from dampening.

Execution And Delivery:

IN WITNESS WHEREOF we the parties hereto in support of this document, after going through this document and properly understanding the meaning and purports of this document and considering the facts, data and information provided herein are correct and proper and the same has drawn up according to our own will/choice/desire have set and subscribed our respective hands and seals on this the day month and year first above written.

EXECUTED and DELIVERED by the
FIRST GROUP OF OWNERS at Kolkata in
the presence of:

1. *Tapan Kar*
91A, Rose garden Road
KOL-42

2. *R. Bhattacharya*
Chitpore police coast
W-1-22

Suresh Kumar Agarwal
(SURESH KUMAR AGARWAL)

Karna Agarwal
(KARUNA AGARWAL)

Alfi Eleam
(ALFI ELEAM)

Mili-Chowdhury
(MILI CHOWDHURY)

EXECUTED and DELIVERED by the
SECOND GROUP OF OWNERS/DEVELOPERS
at Kolkata in the presence of:

1. *Tapan Kar*

2. *R. Bhattacharya*

Raj Kumar Gupta
(RAJ KUMAR GUPTA)

Santosh Shaw
(SANTOSH SHAW)

Sandip Kumar Shaw
(SANDIP KUMAR SHAW)

Raja Prasad Shaw
(RAJA PRASAD SHAW)

Drafted and prepared by me as per the data, information
and instructions provided by the parties herein

Tapan Kar
Tapan Kar, Advocate

The Calcutta High Court

Kolkata- 700001

F154/154 of 1993

MEMO OF CONSIDERATION

RECEIVED from the within mentioned Second Group of Owners/Developers the within mentioned sum of Rs.19,80,000/- (Rupees nineteen lakh eighty thousand) only being the monetary consideration money in full for the said project of development of the said Property in the following manner :

SL.	MODE.	DATE	BANK	AMOUNT(RS.)
1	RTGS KKBKR52023121200946174	12.12.2023	Kotak Mahindra Bank	3,90,000.00
2	RTGS KKBKR52023121200947421	12.12.2023	Kotak Mahindra Bank	3,90,000.00
3	RTGS KKBKR52023121200969546	12.12.2023	Kotak Mahindra Bank	3,90,000.00
4	Instrument No. 354613	30.01.2024	Kotak Mahindra Bank	2,70,000.00
5	Instrument No. 354614	30.01.2024	Kotak Mahindra Bank	2,70,000.00
6	Instrument No. 354615	30.01.2024	Kotak Mahindra Bank	2,70,000.00

Total :- 19,80,000.00

(RUPEES NINETEEN LAKH EIGHTY THOUSAND ONLY)

Suresh Kumar Agarwal

(SURESH KUMAR AGARWAL)

WITNESSES: -

1 *Deepa Kar*
9/A/1002 percar road
K-12

Karna Agarwal
(KARUNA AGARWAL)

2 *P. Bhattacharya*
Delipore police const
161-27

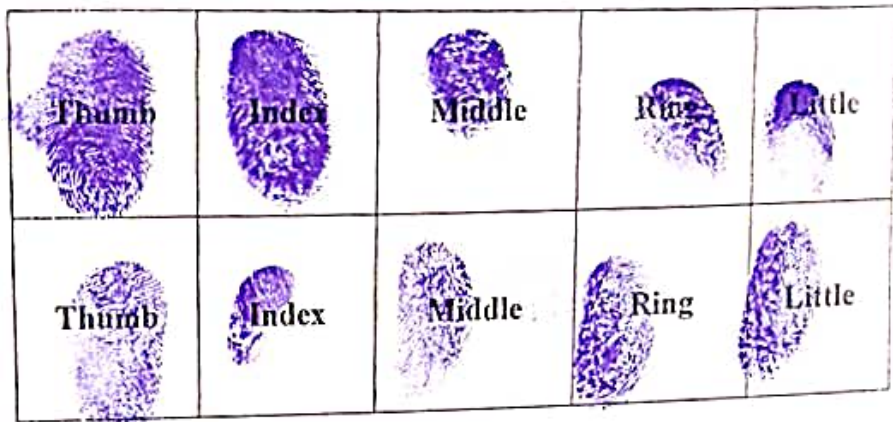
Alfi Eleam
(ALFI ELEAM)
Mili Chowdhury
(MILI CHOWDHURY)

FIRST GROUP OF OWNERS



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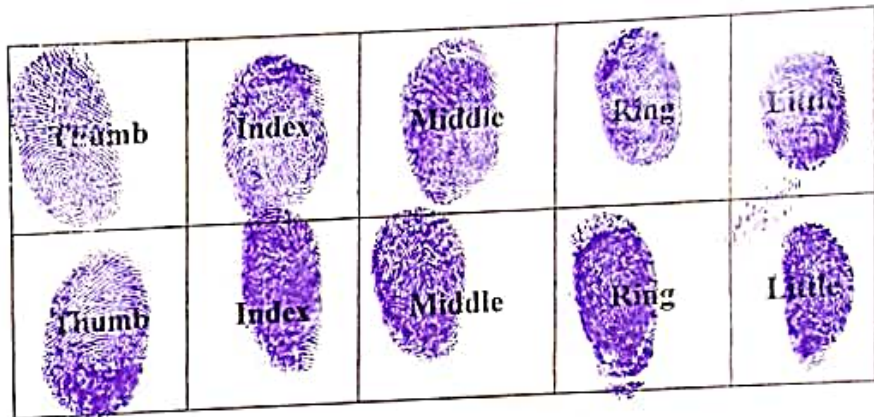


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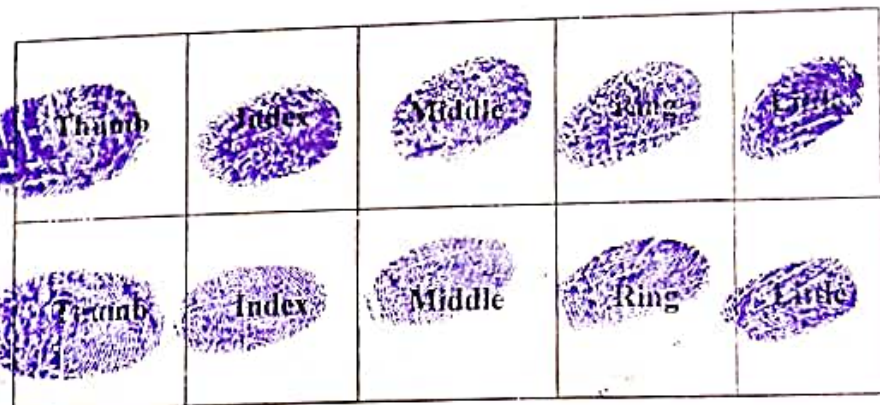


Kanas Aganah
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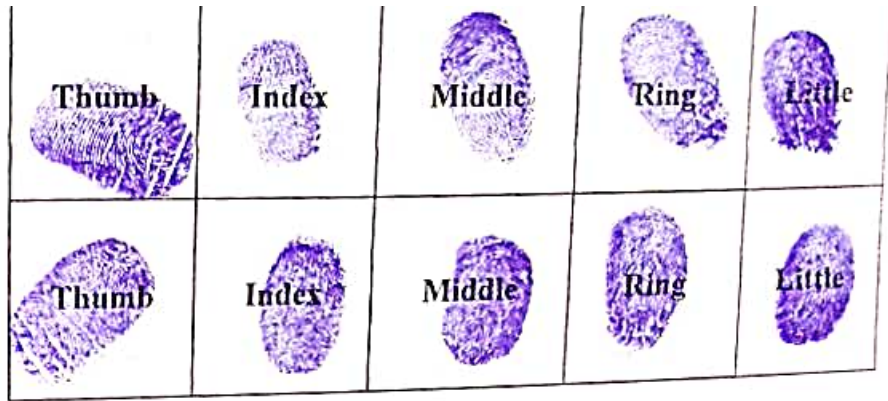


Mili Chowdhury
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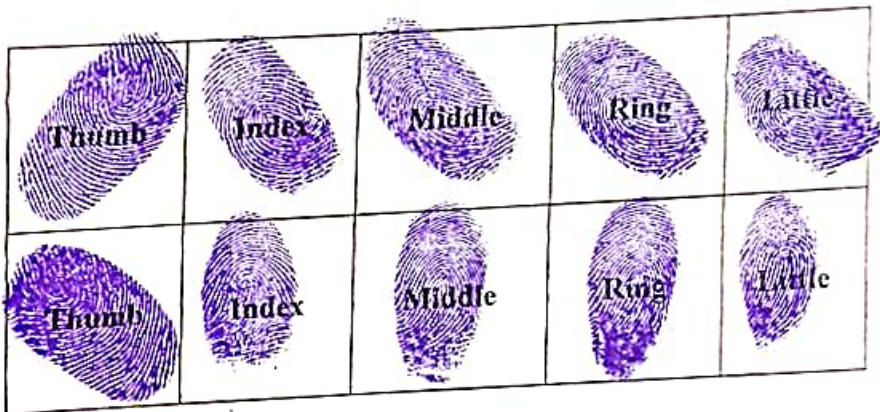
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Alfi Elean



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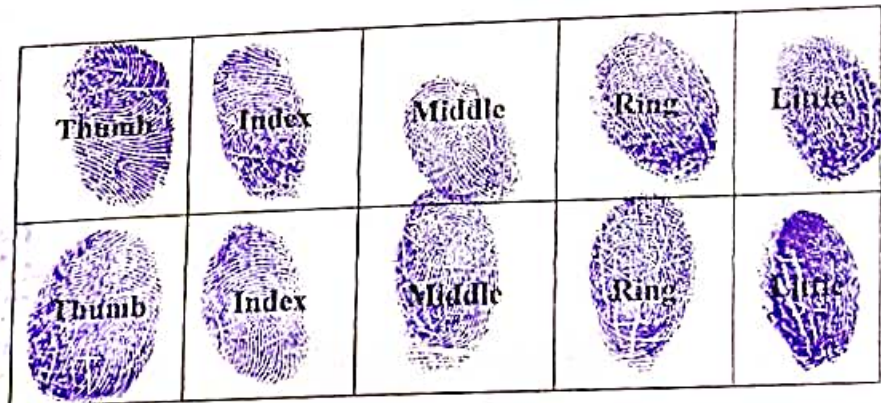
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Priyanka



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(Signature)

Radip Kumar S W



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Rajabased Shewt
(Signature)

(Name)

(Signature)

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Government of West Bengal
GRIPS 2.0 Acknowledgement Receipt
Payment Summary



300120242036426991

GRIPS Payment Detail

GRIPS Payment ID:	300120242036426991	Payment Init. Date:	30/01/2024 16:10:38
Total Amount:	29842	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	1265527063119	BRN Date:	30/01/2024 16:11:52
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

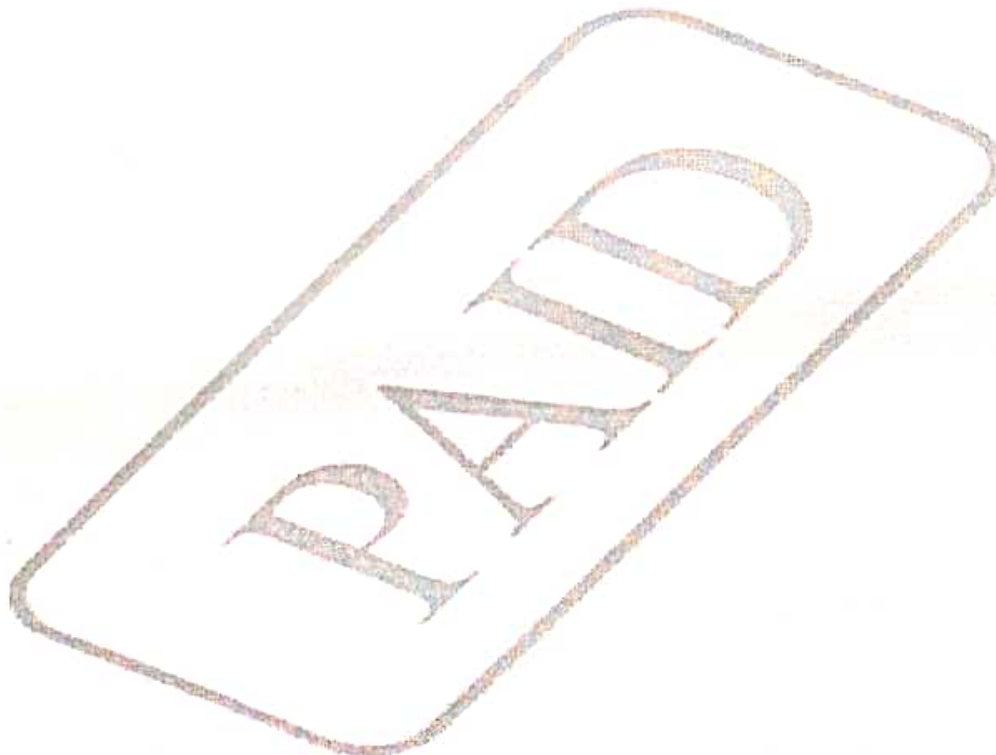
Depositor's Name: Mr Santosh Shaw
Mobile: 9830108373

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192023240364269928	Directorate of Registration & Stamp Revenue	29842
Total			29842

IN WORDS: TWENTY NINE THOUSAND EIGHT HUNDRED FORTY TWO 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



192023240364269928

GRN Details

GRN:	192023240364269928	Payment Mode:	SBI Epay
GRN Date:	30/01/2024 16:10:38	Bank/Gateway:	SBIePay Payment Gateway
BRN :	1265527063119	BRN Date:	30/01/2024 16:11:52
Gateway Ref ID:	243041035390	Method:	HDFC Retail Bank NB
GRIPS Payment ID:	300120242036426991	Payment Init. Date:	30/01/2024 16:10:38
Payment Status:	Successful	Payment Ref. No:	2000246358/2/2024
			[Query No*/Query Year]



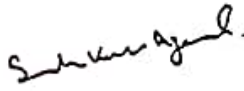


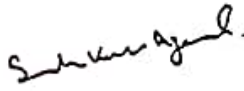


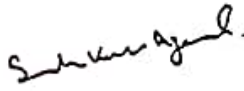


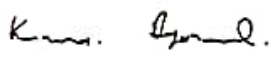


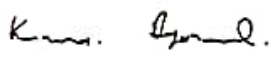


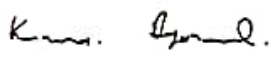









Depositor Details



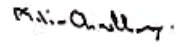
Depositor's Name:	Mr Santosh Shaw
Address:	14, Swinhoe Lane Kasba Kolkata-700042
Mobile:	9830108373
Period From (dd/mm/yyyy):	30/01/2024
Period To (dd/mm/yyyy):	30/01/2024
Payment Ref ID:	2000246358/2/2024
Dept Ref ID/DRN:	2000246358/2/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000246358/2/2024	Property Registration- Stamp duty	0030-02-103-003-02	10021
2	2000246358/2/2024	Property Registration- Registration Fees	0030-03-104-001-16	19821
Total				29842




IN WORDS: TWENTY NINE THOUSAND EIGHT HUNDRED FORTY TWO ONLY.

Sl No	Name, Address, Photo, Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr SURESH KUMAR AGARWAL Son of Durga Prosad Agarwal Executed by: Self, Date of Execution: 31/01/2024 , Admitted by: Self, Date of Admission: 01/02/2024 ,Place : Office </td> <td>  </td> <td>  Captured </td> <td>  </td> </tr> <tr> <td>01/02/2024</td> <td></td> <td>LTI 01/02/2024</td> <td>01/02/2024</td> </tr> </tbody> </table> <p>2/84, Sucheta Nagar Colony, Haltu, City:- , P.O:- Haltu, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AFxxxxxx1N, Aadhaar No: 24xxxxxxxx6315, Status :Individual, Executed by: Self, Date of Execution: 31/01/2024 , Admitted by: Self, Date of Admission: 01/02/2024 ,Place : Office</p>	Name	Photo	Finger Print	Signature	Mr SURESH KUMAR AGARWAL Son of Durga Prosad Agarwal Executed by: Self, Date of Execution: 31/01/2024 , Admitted by: Self, Date of Admission: 01/02/2024 ,Place : Office		 Captured		01/02/2024		LTI 01/02/2024	01/02/2024
Name	Photo	Finger Print	Signature										
Mr SURESH KUMAR AGARWAL Son of Durga Prosad Agarwal Executed by: Self, Date of Execution: 31/01/2024 , Admitted by: Self, Date of Admission: 01/02/2024 ,Place : Office		 Captured											
01/02/2024		LTI 01/02/2024	01/02/2024										
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Smt KARUNA AGARWAL Wife of Mr Suresh Kumar Agarwal Executed by: Self, Date of Execution: 31/01/2024 , Admitted by: Self, Date of Admission: 01/02/2024 ,Place : Office </td> <td>  </td> <td>  Captured </td> <td>  </td> </tr> <tr> <td>01/02/2024</td> <td></td> <td>LTI 01/02/2024</td> <td>01/02/2024</td> </tr> </tbody> </table> <p>2/84, Sucheta Nagar Colony, Haltu, City:- , P.O:- Haltu, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AMxxxxxx1N, Aadhaar No: 95xxxxxxxx8853, Status :Individual, Executed by: Self, Date of Execution: 31/01/2024 , Admitted by: Self, Date of Admission: 01/02/2024 ,Place : Office</p>	Name	Photo	Finger Print	Signature	Smt KARUNA AGARWAL Wife of Mr Suresh Kumar Agarwal Executed by: Self, Date of Execution: 31/01/2024 , Admitted by: Self, Date of Admission: 01/02/2024 ,Place : Office		 Captured		01/02/2024		LTI 01/02/2024	01/02/2024
Name	Photo	Finger Print	Signature										
Smt KARUNA AGARWAL Wife of Mr Suresh Kumar Agarwal Executed by: Self, Date of Execution: 31/01/2024 , Admitted by: Self, Date of Admission: 01/02/2024 ,Place : Office		 Captured											
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3	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> ALFI ELEAM Daughter of Md Saghir Alam Executed by: Self, Date of Execution: 31/01/2024 , Admitted by: Self, Date of Admission: 01/02/2024 ,Place : Office </td> <td>  </td> <td>  Captured </td> <td>  </td> </tr> <tr> <td>01/02/2024</td> <td></td> <td>LTI 01/02/2024</td> <td>01/02/2024</td> </tr> </tbody> </table> <p>30/b, Golam J. Khan Road, City:- , P.O:- Tiljala, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700039 Sex: Female, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.:: AFxxxxxx0J, Aadhaar No: 82xxxxxxxx4959, Status :Individual, Executed by: Self, Date of Execution: 31/01/2024 , Admitted by: Self, Date of Admission: 01/02/2024 ,Place : Office</p>	Name	Photo	Finger Print	Signature	ALFI ELEAM Daughter of Md Saghir Alam Executed by: Self, Date of Execution: 31/01/2024 , Admitted by: Self, Date of Admission: 01/02/2024 ,Place : Office		 Captured		01/02/2024		LTI 01/02/2024	01/02/2024
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ALFI ELEAM Daughter of Md Saghir Alam Executed by: Self, Date of Execution: 31/01/2024 , Admitted by: Self, Date of Admission: 01/02/2024 ,Place : Office		 Captured											
01/02/2024		LTI 01/02/2024	01/02/2024										



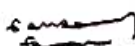
MILI CHOWDHURY Daughter of Lalji Chowdhury Executed by: Self, Date of Execution: 31/01/2024 , Admitted by: Self, Date of Admission: 01/02/2024 ,Place : Office		 Captured	
	01/02/2024	LTI 01/02/2024	01/02/2024

4th Floor, Flat No: 17, 1/6, Jahura Bazar Lane, City:- , P.O:- Kasba, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700042 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AMxxxxxx0P, Aadhaar No: 23xxxxxxxx6418, Status :Individual, Executed by: Self, Date of Execution: 31/01/2024 , Admitted by: Self, Date of Admission: 01/02/2024 ,Place : Office



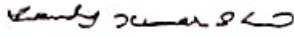


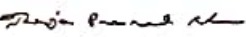
Developer Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Shri RAJKUMAR GUPTA Son of Late Murari Prasad Gupta Executed by: Self, Date of Execution: 31/01/2024 , Admitted by: Self, Date of Admission: 01/02/2024 ,Place : Office		 Captured	
		01/02/2024	LTI 01/02/2024	01/02/2024

Son of Late Murari Prasad Gupta 138, K. N. Sen Road, City:- , P.O:- Kasba, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700042 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AHxxxxxx5H, Aadhaar No: 55xxxxxxxx9796, Status :Individual, Executed by: Self, Date of Execution: 31/01/2024 , Admitted by: Self, Date of Admission: 01/02/2024 ,Place : Office

2	Name Shri SANTOSH SHAW (Presentant) Son of Late Lakhan Lal Shaw Executed by: Self, Date of Execution: 31/01/2024 , Admitted by: Self, Date of Admission: 01/02/2024 ,Place : Office		 Captured	
		01/02/2024	LTI 01/02/2024	01/02/2024

Son of Late Lakhan Lal Shaw 14, Swinhoe Lane, City:- , P.O:- Kasba, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700042 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: BMxxxxxx8Q, Aadhaar No: 95xxxxxxxx8125, Status :Individual, Executed by: Self, Date of Execution: 31/01/2024 , Admitted by: Self, Date of Admission: 01/02/2024 ,Place : Office

Name	Photo	Finger Print	Signature
Shri SANDIP KUMAR SHAW Son of Late Lakhan Lal Shaw Executed by: Self, Date of Execution: 31/01/2024 , Admitted by: Self, Date of Admission: 01/02/2024 ,Place : Office	 01/02/2024	 Captured LTI 01/02/2024	 01/02/2024
Son of Late Lakhan Lal Shaw 14, Swinhoe Lane, City:- , P.O:- Kasba, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700042 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BMxxxxxx4G, Aadhaar No: 53xxxxxxxx5520, Status :Individual, Executed by: Self, Date of Execution: 31/01/2024 , Admitted by: Self, Date of Admission: 01/02/2024 ,Place : Office			
Shri RAJA PRASAD SHAW Son of Late Kashi Nath Shaw Executed by: Self, Date of Execution: 31/01/2024 , Admitted by: Self, Date of Admission: 01/02/2024 ,Place : Office	 01/02/2024	 Captured LTI 01/02/2024	 01/02/2024
Son of Late Kashi Nath Shaw 3, K. N. Sen Road, City:- , P.O:- Kasba, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700042 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BMxxxxxx5H, Aadhaar No: 65xxxxxxxx1744, Status :Individual, Executed by: Self, Date of Execution: 31/01/2024 , Admitted by: Self, Date of Admission: 01/02/2024 ,Place : Office			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Tapan Kar Son of Mr Rabintra Nath Kar 91A, Bose Pukur Road, City:- , P.O:- Kasba, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700042	 01/02/2024	 Captured 01/02/2024	 01/02/2024
Identifier Of Mr SURESH KUMAR AGARWAL, Smt KARUNA AGARWAL, ALFI ELEAM, MILI CHOWDHURY, Shri RAJKUMAR GUPTA, Shri SANTOSH SHAW, Shri SANDIP KUMAR SHAW, Shri RAJA PRASAD SHAW			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr SURESH KUMAR AGARWAL	Shri RAJKUMAR GUPTA-0.338379 Dec, Shri SANTOSH SHAW-0.338379 Dec, Shri SANDIP KUMAR SHAW-0.338379 Dec, Shri RAJA PRASAD SHAW-0.338379 Dec
2	Smt KARUNA AGARWAL	Shri RAJKUMAR GUPTA-0.338379 Dec, Shri SANTOSH SHAW-0.338379 Dec, Shri SANDIP KUMAR SHAW-0.338379 Dec, Shri RAJA PRASAD SHAW-0.338379 Dec
3	ALFI ELEAM	Shri RAJKUMAR GUPTA-0.338379 Dec, Shri SANTOSH SHAW-0.338379 Dec, Shri SANDIP KUMAR SHAW-0.338379 Dec, Shri RAJA PRASAD SHAW-0.338379 Dec
4	MILI CHOWDHURY	Shri RAJKUMAR GUPTA-0.338379 Dec, Shri SANTOSH SHAW-0.338379 Dec, Shri SANDIP KUMAR SHAW-0.338379 Dec, Shri RAJA PRASAD SHAW-0.338379 Dec

Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr SURESH KUMAR AGARWAL	Shri RAJKUMAR GUPTA-68.75000000 Sq Ft, Shri SANTOSH SHAW-68.75000000 Sq Ft, Shri SANDIP KUMAR SHAW-68.75000000 Sq Ft, Shri RAJA PRASAD SHAW-68.75000000 Sq Ft
2	Smt KARUNA AGARWAL	Shri RAJKUMAR GUPTA-68.75000000 Sq Ft, Shri SANTOSH SHAW-68.75000000 Sq Ft, Shri SANDIP KUMAR SHAW-68.75000000 Sq Ft, Shri RAJA PRASAD SHAW-68.75000000 Sq Ft
3	ALFI ELEAM	Shri RAJKUMAR GUPTA-68.75000000 Sq Ft, Shri SANTOSH SHAW-68.75000000 Sq Ft, Shri SANDIP KUMAR SHAW-68.75000000 Sq Ft, Shri RAJA PRASAD SHAW-68.75000000 Sq Ft
4	MILI CHOWDHURY	Shri RAJKUMAR GUPTA-68.75000000 Sq Ft, Shri SANTOSH SHAW-68.75000000 Sq Ft, Shri SANDIP KUMAR SHAW-68.75000000 Sq Ft, Shri RAJA PRASAD SHAW-68.75000000 Sq Ft

On 01-02-2024

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 13:05 hrs on 01-02-2024, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Shri SANTOSH SHAW , one of the Claimants.

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 76,11,385/-

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

Execution is admitted on 01/02/2024 by 1. Mr SURESH KUMAR AGARWAL, Son of Durga Prosad Agarwal, 2/84, Sucheta Nagar Colony, Haltu, P.O: Haltu, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700078, by caste Hindu, by Profession Business, 2. Smt KARUNA AGARWAL, Wife of Mr Suresh Kumar Agarwal, 2/84, Sucheta Nagar Colony, Haltu, P.O: Haltu, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700078, by caste Hindu, by Profession House wife, 3. ALFI ELEAM, Daughter of Md Saghir Alam, 30/b, Road: Golam J. Khan Road, , P.O: Tiljala, Thana: Tiljala, , South 24-Parganas, WEST BENGAL, India, PIN - 700039, by caste Muslim, by Profession Business, 4. MILI CHOWDHURY, Daughter of Lalji Chowdhury, 4th Floor, Flat No: 17, 1/6, Road: Jahura Bazar Lane, , P.O: Kasba, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700042, by caste Hindu, by Profession Business, 5. Shri RAJKUMAR GUPTA, Son of Late Murari Prasad Gupta, 138, Road: K. N. Sen Road, , P.O: Kasba, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700042, by caste Hindu, by Profession Business, 6. Shri SANTOSH SHAW, Son of Late Lakhan Lal Shaw, 14, Road: Swinhoe Lane, , P.O: Kasba, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700042, by caste Hindu, by Profession Business, 7. Shri SANDIP KUMAR SHAW, Son of Late Lakhan Lal Shaw, 14, Road: Swinhoe Lane, , P.O: Kasba, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700042, by caste Hindu, by Profession Business, 8. Shri RAJA PRASAD SHAW, Son of Late Kashi Nath Shaw, 3, Road: K. N. Sen Road, , P.O: Kasba, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700042, by caste Hindu, by Profession Business

Indetified by Mr Tapan Kar, , Son of Mr Rabindra Nath Kar, 91A, Road: Bose Pukur Road, , P.O: Kasba, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700042, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 19,853.00/- (B = Rs 19,800.00/- ,E = Rs 21.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 19,821/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 30/01/2024 4:11PM with Govt. Ref. No: 192023240364269928 on 30-01-2024, Amount Rs: 19,821/-, Bank: SBI EPay (SBlePay), Ref. No. 1265527063119 on 30-01-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,021/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 10,021/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 2410, Amount: Rs.100.00/-, Date of Purchase: 29/01/2024, Vendor name: Tapan Kumar Das

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

Online on 30/01/2024 4:11PM with Govt. Ref. No: 192023240364269928 on 30-01-2024, Amount Rs: 10,021/-, Bank: SBI EPay (SBlePay), Ref. No. 1265527063119 on 30-01-2024, Head of Account 0030-02-103-003-02

(Signature)

Anupam Halder
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2024, Page from 35101 to 35136

being No 160401123 for the year 2024.



(Anupam Halder)

Digitally signed by Anupam Halder
Date: 2024.02.01 15:30:58 +05:30
Reason: Digital Signing of Deed.

(Anupam Halder) 01/02/2024

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS

West Bengal.