

5406/2022

2-5256/22

भारतीय गैर न्यायिक

पचास
रुपये
रु.50



FIFTY
RUPEES
Rs.50

INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AG 464094

Certified that this document is
admitted to Registration. The
signature and the
endorsement sheet attached to the
document are part of this document.

Additional Dist. Sub Registrar
Sealan

17/10/22

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT made on 17th day of October, Two Thousand
Twenty Two (2022)

BETWEEN

1107 501 15 OCT 2022

No. Value

Date

Sold To Jayanta Kumar Sinha

Address Advocate

Vendor Sign. [Signature] High Court

Sharmistha Chatterjee Mukherjee

Govt. Lince Stamp Vendor

Sealdah Civil Court, Kol-14

Cw.

Notarized by me

for Jayanta Kumar Sinha

Advocate

High Court at Calcutta

8/10/2022



Notarized by me

for Jayanta Kumar Sinha

Advocate

High Court at Calcutta

8/10/2022



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



192022230140468121

GRN Details

GRN:	192022230140468121	Payment Mode:	Online Payment
GRN Date:	15/10/2022 16:42:46	Bank/Gateway:	State Bank of India
BRN :	IK0BXT0EN0	BRN Date:	15/10/2022 16:43:57
GRIPS Payment ID:	151020222014046811	Payment Init. Date:	15/10/2022 16:42:46
Payment Status:	Successful	Payment Ref. No:	2002984930/6/2022
[Query No*/Query Year]			

Depositor Details

Depositor's Name:	Srijib Sundar Adhya
Address:	101/2, Sarat Chatterjee Road
Mobile:	9804182673
Depositor Status:	Others
Query No:	2002984930
Applicant's Name:	Mr JAYANTA KUMAR SINHA
Identification No:	2002984930/6/2022
Remarks:	Sale, Development Agreement or Construction agreement
Period From (dd/mm/yyyy):	15/10/2022
Period To (dd/mm/yyyy):	15/10/2022

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002984930/6/2022	Property Registration- Stamp duty	0030-02-103-003-02	75011
2	2002984930/6/2022	Property Registration- Registration Fees	0030-03-104-001-16	5741
Total				80752

IN WORDS: EIGHTY THOUSAND SEVEN HUNDRED FIFTY TWO ONLY.



Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



151020222014046811

GRIPS Payment Detail

GRIPS Payment ID:	151020222014046811	Payment Init. Date:	15/10/2022 16:42:46
Total Amount:	80752	No of GRN:	1
Bank/Gateway:	State Bank of India	Payment Mode:	Online Payment
BRN:	IK0BXT0EN0	BRN Date:	15/10/2022 16:43:57
Payment Status:	Successful	Payment Init. From:	GRIPS Portal

Depositor Details

Depositor's Name:	Srijib Sundar Adhya
Mobile:	9804182673

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192022230140468121	Directorate of Registration & Stamp Revenue	80752
Total			80752

IN WORDS: EIGHTY THOUSAND SEVEN HUNDRED FIFTY TWO ONLY.

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

PAID

1) **MRS SHILA DHAR**, PAN – CAOPD3040D, Aadhaar No. – 452911150039, Mob No. – 8697350664, wife of Late Pradip Dhar, married daughter of Late Bimal Chandra Ghosh, by occupation – Business, 2) **MRS. ELA ROY**, PAN – ASJPR4691R, Aadhaar No. – 884044215641, Mobile No. 9836429186, wife of Tapas Roy, married daughter of Late Bimal Chandra Ghosh, by occupation – Business, both are residing at 73, Dr. Suresh Sarkar Road, P.O. – Entally, POLICE STATION – Entally, Kolkata – 700014, 3) **MRS. LILY GHOSH** PAN – BTEPG0392R, Aadhaar No. – 8972 0130 4903, Mobile No. – 8777743399, wife of Late Satinath Ghosh, married daughter of Late Bimal Chandra Ghosh, by occupation Business, residing at 29, Kumar Para Lane, POLICE STATION and P.O. – Kasba, Kolkata – 700042, District – 24 Parganas (South), all by faith – Hindu, by Nationality – Indian, 4) **SRI MANICK LAL DUTTA** PAN – FCFPD4378N, Aadhaar No. 494228531340, Mobile No. – 9339681693, son of Late Kall Kinkar Dutta, residing at 109, Durga Charan Doctor Road, P.S. & P.O. – Taltala, Kolkata – 700014, 5) **SRI SUBRATA KUMAR DUTTA** PAN – AOKPD1168C, Aadhaar No. – 394372794332, Mobile No. – 9433747419, son of Late Kali Kinkar Dutta residing at 109, Durga Charan Doctor Road, P.S. & P.O. – Taltala, Kolkata – 700014, 6) **SMT. ANJALI DUTTA**, PAN – BBKPD3990A, Aadhaar No. – 4494 7726 5574 Mobile No. – 9831135289, Widow of Late Subal Kumar Dutta, Married daughter of Late Kali Kinkar Dutta residing at 7B, Lake Avenue, P.O. – Kalighat, P.S. – Tallygunge, Kolkata – 700026, 7) **MRS SHYAMALI DAY**, PAN – CLVPD0228B, Aadhaar No. – 7402 9345 5068, Mobile No. 9051461402, wife of Sri Sushil Kumar Day, married daughter of Late Kali Kinkar Dutta, residing at 7. Raj Kumar Basu Lane, P.S. – Muchipara, P.O. – Dharmatala, Kolkata – 700013, 8) **SMT. MAHUA DHAR** PAN – BUAPD9360B, Aadhaar No. – 246829508913, Mob: 9088816809, wife of Sri Amit Kumar Dhar, daughter of Sri Manick Lal Dutta, by nationality – Indian, by faith – Hindu, by occupation – Housewife, residing at Sushila Shopping Complex, Purba Noyapara Rajpur Sonarpur (M) P.O. & P.S. – Sonarpur, South 24 Parganas, Kolkata – 700150 and 9) **SMT. RUNA ADDYA** PAN – BHBPA7346E, Aadhaar No. – 870272028826, Mob No. – 9836387520, wife of Sri Debashis Addya, daughter of Sri Manick Lal Dutta, by nationality – Indian, by faith – Hindu, by occupation – Housewife, residing at 18/3, Bidhu Bhushan Sengupta Road, Post Office – Behala, Police Station – Parnasree, Kolkata – 700034, District – 24 Parganas (South), all by faith – Hindu, all by nationality – Indian, hereinafter collectively called and referred to as the "**OWNERS**" (which term or expression shall unless otherwise excluded by or repugnant to the subject or context be deemed to mean and include their respective executors, administrator, representatives and assigns) of the **ONE PART.**

AND

M/S. ADDYAMA BUILDERS, PAN – ABOFA5080F, a partnership firm having its office at 1K/H/4, Motijhil Lane, Post office – Tangra, Police Station – Entally, Kolkata – 700015 being represented by its partners namely; 1) **ONKAR NATH SINGH**, PAN – ALLPS1638L, Aadhaar No. – 4985 3543 2154, Mob No. – 9830244781, son of Late Jagannath Singh, residing at 1C/1B, Motijhil Lane, Post Office – Tangra, Police Station – Entally, Kolkata – 700015, District – 24 Parganas (South), 2) **SRI BISWAJIT BAL**, PAN – BBCPB3307B, Aadhaar No. – 9302 8151 5742, Mob No. – 9674049425, son of Late Nitish Chandra Bal, residing at 1K/H/4, Motijhil Lane, Post

Office – Tangra, Police Station – Entally, Kolkata – 700015, District – 24 Parganas (South), both by faith – Hindu, by occupation – Business, by Nationality – Indian, hereinafter called and referred to as the **"DEVELOPER"** (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, legal representatives, administrators, and/or assigns) of the **OTHER PART**.

WHEREAS one Bimal Chandra Ghosh since deceased, the predecessor of the owners No. 1, 2 & 3 herein became the absolute owner of ALL THAT piece and parcel of Bastu land measuring 3 Cottahs more or less together with G+ Partly two storied building standing thereon or on part thereof being KMC Premises 73, Dr. Suresh Sarkar Road, P.O. – Entally, P.S. – Entally, Kolkata-700014 by a Deed of Conveyance Being no. – 713, for the year 1988, registered at the office of the Sub Registrar office Sealdah from Smt. Suhashini Dutta widow of Late Durlav Chandra Dutta of 41 A, Bondel Road, P.S. Karya, Calcutta-700 019 and 11 others persons mentioned therein as owners of the One Part for the consideration mentioned therein.

AND WHEREAS the said Bimal Chandra Ghosh died intestate on 03.10.1997 leaving behind his heirs and successors viz. three sons Prabir Ghosh @ Prabir Kumar Ghosh, Subir Ghosh, Ranabir Ghosh and three daughters namely Shila Dhar, Ela Roy & Lily Ghosh and his widow Namita Ghosh as his only legal heirs and successors.

AND WHEREAS the said Subir Ghosh died on 04.03.2004 as bachelor leaving behind his mother and two brothers and three married sisters and according to succession act the mother inherited the share left by her bachelor son Subir Ghosh since deceased.

AND WHEREAS the said Namita Ghosh widow of Late Bimal Chandra Ghosh died intestate on 04.12.2011 leaving behind her two sons namely Prabir Kumar Ghosh @ Prabir Ghosh and Ranabir Ghosh and three married daughter namely Shila Dhar, Ela Roy & Lily Ghosh as her only legal heirs and successors.

AND WHEREAS the said Ranabir Ghosh died intestate on 07.04.2017 leaving behind his one brother Prabir Kumar Ghosh @ Prabir Ghosh and three married sisters namely Shila Dhar, Ela Roy and Lily Ghosh as his only legal heir and heiresses as his wife Sukhla Ghosh died on 17.07.2011 and they were issue less.

AND WHEREAS said Prabir Kumar Ghosh @ Prabir Ghosh a bachelor died intestate on 17.02.2019 leaving behind him his only three married sisters namely (1) Shila Dhar (2) Ela Roy and (3) Lily Ghosh - the owners herein, as his only heiresses and legal representatives.

AND WHEREAS said Owners Nos. 1, 2, & 3 were absolutely seized and possessed or otherwise entitled to possession of plot of land with structures being KMC Premises No. 73, Dr. Suresh Sarkar Road, P.O. Entally, P.S. Entally, Kolkata-700 014 having land measuring more or less 3 (three) Cottahs thereon with occupier owned by the said owners absolutely by way of inheritance as-per Hindu Succession Act 1945.

AND WHEREAS one Dayal Chandra Dutta since decease son of Late Ram Charan Dutta the pre-decease of owners no 4 to7 herein of 109, Durga Charan Doctor Road, P.S. Taltala, Kolkata-700 014 executed a Deed of settlement on 21st day of July, 1934 whereas the said Dayal Chandra Dutta gave bequeath and settled ALL THAT piece or parcel of land admeasuring 3 (three) cottahs 6 (six) chittack 0 (zero) sq.ft. together with two storied building situate and lying at 73/1, South Road, now known as 73/1, Suresh Sarkar Road, P.S. – Entally, Kolkata – 700014 alongwith other diverse properties to one of his son Kali Kinkar Dutta of 109, Durga Charan Doctor Road, P.S. Taltala, Kolkata- 700 014

AND WHEREAS the said settlement Deed was registered with the office of the District Sub-Registrar, 24 Parganas Alipur and recorded in Book No. – I, Volume No. – 82, Pages 71 to 82, Being No. – 3048 for the year 1934.

AND WHEREAS the said Dayal Chandra Dutta died leaving behind him his widow, sons, and daughters executing the said Deed of Settlement.

AND WHEREAS in terms of the said Deed of Settlement dated 21.7.1934, Kali Kinkar Dutta, since deceased, father and grandfather of the owners No. 4 to 9 herein became the absolute owners of premises No. 73/1, Dr. Suresh Sarkar Road, formerly 73/1, South Road, Calcutta-700 014 together with two storied building on dated on part thereof and mutated his name with the Assessment Roll of then the Calcutta Corporation now Kolkata Municipal Corporation as absolute owner and inducted monthly tenants therein and enjoying the said property by receiving the monthly rents from the tenants and paying taxes to the concerned authorities.

AND WHEREAS the said Kali Kinkar Dutta died intestate on or about 7th day of October, 1986 leaving behind him his Two sons namely (1) Manick Lal Dutta, (2) Subrata Kumar Dutta and four married daughters (1) Anjali Dutta, (2) Manju Nundy (3) Depali Dutta & (4) Shyamali Day as his only legal heirs & heiresses as his wife Jyhotsna Rani Dutta, predeceased him on 17.03.1961.

AND WHEREAS the above said legal heirs & heiresses of the said Late Kali Kinkar Dutta, mutated their names in the Assessment Roll of Kolkata Municipal Corporation and enjoying the said property being preemies No. 73/1, Dr. Suresh Sarkar Road, P.S. Entally, Kolkata - 700 014 on receiving rents from the existing tenants and paying all outgoing as in respect of the said property and they became the joint owners each having undivided 1/6th share.

AND WHEREAS the said Smt. Depali Dutta wife of Satya Ranjan Dutta by a Deed of Gift dated 15.11.2019, Gifted her undivided 1/6th (one sixth) share in the premises 73/1, Dr. Suresh Sarkar Road, P.S. Entally, Kolkata - 700 014 to her full blood brothers namely Manick Lal Dutta and Subrata Kumar Dutta out of love and affection. And the said gift deed was registered with the office of the A.D.S.R. Sealdah and recorded in Book No. 1 Volume No. 1606-2019 Pages - 167345 to 167367 being No. 160604465 for the year 2019.

AND WHEREAS the said Smt. Manju Nundy wife of Chaitan Charan Nundy by a Deed of Sale dated 20.11.2019 sold, conveyed & transferred her undivided 1/6th (One sixth) share in the premises No. 73/1, Dr. Suresh Sarkar Road, P.S. Entally, Kolkata - 700 014 to Smt. Mohua Dhar wife of Sri Amit Kumar Dhar, married daughter of Manick Lal Dutta of "Sushila Shopping Complex" Purbo Noyapara, Rajpur Sonarpur (M), P.O. & P.S. Sonarpur, South 24 Parganas, 700150 & Smt. Runa Addya wife of Sri Debasish Addya, married daughter of Manick Lal Dutta of 18/3, Bidhu Bhushan Sengupta Road, P.O. Behala, P.S. Parnasree, Kolkata - 700 034 for the consideration mentioned therein. And the said sale deed registered at the office of the A.D.S.R. Sealdah South 24 Parganas, and recorded in Book No. - I, Volume No. - 1606-2019, Pages from 167453 to 167479, Being No. - 160604467 for the year 2019.

AND WHEREAS the said Owners No. 4,5,6,7,8 & 9 were absolutely seized and possessed or otherwise entitled to possession of plot of land with structures being premises No. 73/1, Dr. Suresh Sarkar Road, P.S. - Entally, P.O. - Entally, Kolkata-700014. WHEREAS in the said premises 73/1, Dr. Suresh Sarkar Road, P.S. Entally, Kolkata-700014 having land measuring more or less 3 (three) Cottahs 6 (six) Chittacks with pucca structures standing thereon with fully occupied by tenants/ occupiers, by way of inheritance left by their father and grandfather as per Hindu Succession Act, 1956 and byway of Gift and purchase.

AND WHEREAS the above said owners No. 1 to 3 & owners No. 4 to 9 herein have desired to develop their respective premises being premises No. 73, Dr. Suresh Sarkar Road and 73/1 Dr. Suresh Sarkar Road, Kolkata - 700014 and mutually agreed to amalgamate their respective premises and to construct a multi storied building on the amalgamated premises:

AND WHEREAS to amalgamate the said two premises the owners namely; Shila Dhar, Ela Roy and Lily Ghosh being owners no. 1, 2 & 3 herein by a Deed of Gift dated 14th day of February 2020 gifted undivided and undemarcated 25 Square Feet of land with structures together with undivided impartible proportionate share of land at the said premises being premises No. 73, Dr. Suresh Sarkar Road, P.S. Entally, Kolkata - 700014 to Manick Lal Dutta, Subrata Kumar Dutta, Anjali Dutta, Shyamali Day, Mahua Dhar & Runa Addya the owners being No. 4, 5, 6, 7, 8 & 9 herein for the consideration mentioned therein.

AND WHEREAS the Deed of Gift was registered with the office of the Addl. District Sub Registrar, Sealdah and recorded in Book No. – I, Volume No. – 1606 2020, Pages from 24365 to 24405, Being No. – 160600626 of the year 2020.

AND WHEREAS the above said owners namely; Manick Lal Dutta, Subrata Kumar Dutta, Anjali Dutta, Shyamali Day, Mahua Dhar & Runa Addya the Owners No. 4, 5, 6, 7, 8 & 9 herein have also by a registered Deed of Gift dated 14th day of February 2020 being premises No. 73/1, Dr. Suresh Sarkar Road, P.S. Entally, Kolkata – 700014 for the consideration mentioned therein.

AND WHEREAS the said Deed of Gift was registered with the office of Addl. District Sub Registrar Sealdah and recorded in Book No. – I, Volume No. 1606 2020, Pages from 24548 to 24590, Being No. – 160600629 for the year 2020.

AND WHEREAS after the execution and registration above said two gift deeds the owners No. 1 to 9, herein applied for Amalgamation of the said two premises being No. 73, Dr. Suresh Sarkar Road & 73/1, Dr. Suresh Sarkar Road, P.S. Entally, Kolkata -700014 P.S. Entally, Kolkata – 700014 to the concerned Authority of the Kolkata Municipal Corporation and on receiving the applications together with the copies of the above said two deed of gift both dated 14th day of February 2020, Kolkata Municipal Corporation granted the amalgamation on 11.05.2021 and the said two premises re numbered as 73, Dr. Suresh Sarkar Road, P.S. Entally, Kolkata-700014.

AND WHEREAS after the said amalgamation, the area of land of premises No. 73, Dr. Suresh Sarkar Road, P.S. Entally, Kolkata-700014 stands admeasuring 6 (six) Cottahs 6 (six) Chittack only.

AND WHEREAS due to paucity of fund and experience it is not possible for the owners either to develop the said land or to construct the said multiunit building thereon.

AND WHEREAS the partly of the Other Part carried on business as builder and contractor for Civil construction and still they are constructing various multiunit building on contract basis as also proceed with such type of work under joint venture with the land owners.

AND WHEREAS being approached by the owners herein, the party for the One Part, the Party of the Other Part as developer agreed to construct a multiunit residential / commercial building on the said land at premises being premises No. 73, Dr. Suresh Sarkar Road, P.S. Entally, Kolkata – 700014 on the basis of sanction plans to be sanctioned by the Kolkata Municipal Corporation on Certain terms and conditions as stated herein below.

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS :-

ARTICLE – I DEFINITION

1. **DEFINATION** unless there is anything repugnant to the subject or context the following terms and will have the meaning assigned to them.

1.1 OWNERS shall mean - **1) MRS SHILA DHAR**, PAN – CAOPD3040D, Aadhaar No. – 452911150039, Mob No. – 8697350664, wife of Late Pradip Dhar, daughter of Late Bimal Chandra Ghosh, by occupation – Business, **2) MRS. ELA ROY** PAN – ASJPR4691R, Aadhaar No. – 884044215641, Mobile No. 9836429188, wife of Tapas Roy, married daughter of Late Bimal Chandra Ghosh, by occupation – Business, both are residing at 73, Dr. Suresh Sarkar Road, P.O. – Entally, POLICE STATION – Entally, Kolkata – 700014, **3) MRS. LILY GHOSH** PAN – BTEPG0392R, Aadhaar No. – 8972 0130 4903, Mobile No. – 8777743399, wife of Late Satinath Ghosh, daughter of Late Bimal Chandra Ghosh, by occupation Homemaker, residing at 29, Kumar Para Lane, POLICE STATION and P.O. – Kasba, Kolkata – 700042, District – 24 Parganas (South), all by faith – Hindu, by Nationality – Indian, **4) SRI MANICK LAL DUTTA** PAN – FCFPD4378N, Aadhaar No. 494228531340, Mobile No. – 9339681693, son of Late Kall Kinkar Dutta, residing at 109, Durga Charan Doctor Road, P.S. & P.O. – Taltala, Kolkata – 700014, **5) SRI SUBRATA KUMAR DUTTA** PAN – AOKPD1168C, Aadhaar No. – 394372794332, Mobile No. – 9433747419, son of Late Kali Kinkar Dutta residing at 109, Durga Charan Doctor Road, P.S. & P.O. – Taltala, Kolkata – 700014, **6) SMT. ANJALI DUTTA**, PAN – BBKPD3990A, Aadhaar No. – 4494 7726 5574 Mobile No. – 9831135289, Widow of Late Subal Kumar Dutta, Married daughter of Late Kalikinkar Dutta residing at 78, Lake Avenue, P.O. – Kalighat, P.S. – Tallygunge, Kolkata – 700026, **7) MRS SHYAMALI DAY**, PAN – CLVPD0228B, Aadhaar No. – 7402 9345 5088, Mobile No. 9051461402, wife of Sri Sushil Kumar Day, daughter of Late Kali Kinkar Dutta, residing at 7. Raj Kumar Basu Lane, P.S. – Muchipara, P.O. – Dharmatala, Kolkata – 700013, **8) SMT. MAHUA DHAR** PAN – BUAPD9360B, Aadhaar No. – 246829508913, Mob: 9088816809, wife of Sri Amit Kumar Dhar, daughter of Sri Manick Lal Dutta, by nationality – Indian, by faith – Hindu, by occupation – Housewife, residing at Sushila Shopping Complex, Purba Noyapara Rajpur Sonarpur (M) P.O. & P.S. – Sonarpur, South 24 Parganas, Kolkata – 700150 and **9) SMT. RUNA ADDYA** PAN – BHBPA7346E, Aadhaar No. – 870272028826, Mob No. – 9836387520, wife of Sri Debasish Addya, daughter of Sri Manick Lal Dutta, by nationality – Indian, by faith – Hindu, by occupation – Housewife, residing at 18/8, Bidhu Bhushan Sengupta Road, Post Office – Behala, Police Station – Parnasree, Kolkata – 700034, District – 24 Parganas (South), all by faith – Hindu, all by nationality – Indian and their heirs, executors, administrators, legal representatives, successors and/or assigns.

- 1.2. DEVELOPER** shall mean **M/S. ADDYAMA BUILDERS**, PAN – ABOFA5080F, a partnership firm having its office at 1K/H/4, Motijhil Lane, Post office – Tangra, Police Station – Entally, Kolkata – 700015 being represented by its partners namely; **1) ONKAR NATH SINGH**, PAN – ALLPS1638L, Aadhaar No. – 4985 3543 2154, Mob No. – 9830244781, son of Late Jagannath Singh, residing at 1C/1B, Motijhil Lane, Post Office – Tangra, Police Station – Entally, Kolkata – 700015, District – 24 Parganas (South), **2) SRI BISWAJIT BAL**, PAN – BBCPB3307B, Aadhaar No. – 9302 8151 5742, Mob No. – 9674049425, son of Late Nitish Chandra Bal, residing at 1K/H/4, Motijhil Lane, Post Office – Tangra, Police Station – Entally, Kolkata – 700015, District – 24 Parganas (South), both by faith – Hindu, by occupation – Business, by Nationality – Indian and its heirs, executors, administrators, legal representatives, successors and/or assigns.
- 1.3 PREMISES** : shall mean ALL THAT piece and parcel of Bastu land measuring more or less **6 (Six) Cottahs 6 (six) chittacks** together with Ground plus partly two storied building measuring more or less 500 Square feet each floor having cemented floor used for residential purpose standing thereon within the limits of Kolkata Municipal Corporation being Municipal Premises No. **73, Dr. Suresh Sarkar Road, (after amalgamation), Post Office – Entally, Police Station – Entally, Kolkata – 700014, Ward No. – 55, A.D.S.R at Sealdah, District – 24 Parganas (South)**, morefully and particularly described in the Schedule "A".
- 1.4. OCCUPIER** shall mean existing tenants/occupiers at present occupying the portion of the said property under the landlord ship of the owners. The Tenants/Occupier shall be provided solely from Owners's Allocation. The Developer shall not be liable for any compensation or providing area for the tenants/occupiers in whatsoever manner.
- 1.5. BUILDING PLAN** shall mean and include necessary map or plan drawn, prepared by the Architect for the construction of the new building and sanction by the competent authorities of the Kolkata Municipal Corporation and/or building rules and by laws framed thereunder, as amended upto date for the construction of a ground floor plus four (4) storied building at the said property in Clause - 1.
- 1.6 NEW BUILDING** : shall mean and include ground plus four (**G+IV**) storied building other structure of ground floor plus four upper floors proposed to be constructed by the Developer in or upon the said schedule premises (after demolishing the existing building by the Developer as per building plan to be sanctioned by the Competent authority of the Kolkata Municipal Corporation:
- 1.7. COMMON FACILITIES AND AMENITIES** : shall include corridors carriage way, hall way, stair ways, passages ways, drive ways, common toilet, pump room, tube well, underground water reservoir, overhead water reservoir, water pump and electric motor and other facilities which

may be mutually agreed upon between the parties and required for the establishment location enjoyment provisions, maintenance and/or management of the building.

1.8. SALEABLE SPACE : shall mean the space in the new building available for independent and occupation after making provisions for common facilities and the space required thereof after providing the owners' allocation in the manner hereinafter provided.

1.9. OWNER'S ALLOCATION : shall mean **ALL THAT** the Owners' shall be allotted **50% F.A.R** of the constructed area of the building according to sanction plan of the building within the limits of the Kolkata Municipal Corporation being premises No. **73, Dr. Suresh Sarkar Road, Post Office - Entally, Police Station – Entally, Kolkata 700014, Municipal Ward No. 055, District – 24 Parganas (South)** having undivided impartible proportions share of land together with common enjoyments of amenities, facilities, easement right in the said building morefully and particularly detailed below in the Second schedule. Besides the same - **1) The Owner No. 1, 2 & 3** shall get a sum of **Rs.4,00,000/- (Rupees Four Lacs)** only out of which **Rs.2,00,000/- (Rupees two Lacs)** only shall be retained by the owner No. 1, 2 & 3 as consideration and balance amount of **Rs.2,00,000/- (Rupees two Lacs)** only will be refunded to the Developer without interest by the Owner No. 1, 2 & 3 on obtaining vacant, peaceful and in habitable complete possession of the owner's allocation. Be it noted that out of the said amount of **Rs.4,00,000/- (Rupees four Lacs)** only, the Developer has already paid **Rs.3,72,356/- (Rupees Three Lacs Seventy Two Thousand Three Hundred Fifty Six)** only to the Owner No. 1, 2 & 3 and the balance amount of **Rs.27,644/- (Rupees Twenty Seven Thousand Six Hundred Forty Four)** only shall be paid on obtaining vacant and peaceful possession of the said premises from the owner No. 1, 2 & 3. **2) The Owner No. 6 and Owner No. 7** shall get **Rs.12,00,000/- (Rupees Twelve Lacs)** only each from the Developer for transferring and conveying their respective $\frac{1}{6}^{\text{th}}$ share each to the Developer or its Nominee/s and out of the said amount the Developer has already paid **Rs.2,00,000/- (Rupees Two Lakhs)** only as advance to each of the Owner No. 6 & the Owner No. 7 and the rest amount of **Rs.10,00,000/- (Rupees Ten Lacs)** only shall be paid to the Owner No. 6 and the Owner No. 7 each after obtaining sanction plans of the building from the competent authority and the Owner No. 6 and 7 have agreed to such proposal. In case of breach thereof this agreement shall be automatically rescinded and cancelled as well as not enforceable in law. Upon payment of balance agreed amount within the stipulated period for time, the Owner No. 6 and 7, who shall have undivided $\frac{1}{6}^{\text{th}}$ share each in respect of the Owners' Allocation, shall handover their portion to the Developer or its nominated persons. .

1.10. DEVELOPERS' ALLOCATION : shall mean **ALL THAT** the Developer shall be allotted the rest **50% F.A.R** of the constructed area (Save and except the Owners' allocation) of the building according to sanction plan of the building within the limits of the Kolkata Municipal Corporation being premises No. **73, Dr. Suresh Sarkar Road, Post Office - Entally, Police**

Station – Entally, Kolkata 700014, Municipal Ward No. 055, District – 24 Parganas (South) having undivided impartible proportions share of land together with common enjoyments of amenities, facilities, easement right in the said building morefully and particularly detailed below in the Third Schedule. Be it noted all this allocations based on proposed plan, it may varied or alteration after sanction plan.

1.11. ARCHITECT : shall mean such architect or firm or Architects having requisite qualification and experience whom the Developer may from time to time appoint as the Architects for the new building.

1.2. TRANSFER WITH GRAMATICAL VERIATION : shall include transfer by possession and by any other means adopted for effecting what is understood as a transfer of space in a multi storied building to the purchasers thereof although.

1.13 TRANSFEREE : shall mean a person, firm, limited company, Association or persons or body of individuals to whom any space in the new building is to be transferred.

1.14 WORDS IMPORTING SINGULAR" shall include plural and vice versa.

ARTICLE – II COMMENCEMENT

2.1 These Agreements shall be deemed to have commenced on and effective from 17th day of ~~September~~ October, Two Thousand and Twenty Two (2022).

ARTICLE – III OWNERS REPRESENTATION

3.1 The owners are absolutely seized and possessed of and/or well and sufficiently entitled to the said property.

3.2 The said property is free from all encumbrances and the owners have a marketable title in respect of the said property.

3.3 The said property is free from all encumbrances, charges, liens, lispendens, attachment, acquisition, requisition whatsoever and however subject to existing tenants and/ or occupiers.

3.4 None other than the owners have any claim, right, title and/or demand over and in respect of the said property and/or any portion thereof.

3.5 There is no latent and patent defects in the title of the said property which cannot be detected by the Developer even delegant enquiries and searches.

Datta Ranjit Singh

Harick Lal Gupta

3.6 The owners have undertaken that they have not entered into by any kind of agreement with any other person/ persons/firm/company etc. in the past and also have undertaken that they will not enter into or join with any other person/persons/firm/company etc. by any kind of agreement in future.

ARTICLE – IV: DEVELOPER'S RIGHTS

4.1 The owners hereby grant subject to what have been hereunder provided exclusive right to the Developer to build upon and to develop the said property being all that piece or parcel of land measuring **6 (Six) Cottahs 6 (Six) Chittcks** be the same a little more or less comprised in and being KMC Premises No. 73, Dr. Suresh Sarkar Road, P.O. Entally, P.S. Entally, Kolkata-700 014 within the Municipal limits of Kolkata Municipal Corporation with the plan or plans to be sanctioned by the Kolkata Municipal Corporation with or without any amendment and/or notification thereto made or caused to be made by the parties hereto.

4.2 All applications, plans and other papers and documents as may be required by the Developer for the purpose of obtaining necessary sanction from, the K.M.C. appropriate authorities shall be prepared and signed by the Owners or Developer as their constituted attorney and submitted by the Developer by its own cost and expenses and the Developer shall pay and bear all fees including Architect's fees charges

4.3 Nothing in these presents shall be construed as a demise or assignment or conveyance in law by the owners of the said property, or any part whereof to the Developer or as creating any right, title or interest in respect thereof the Developer other than exclusive licence to the Developer for the purpose of development of the said property in terms hereof and to deal with Developer's allocation after providing the owners' allocation as per the terms of these presents.

4.4 The Developer is entitled to negotiate for sale and/or transfer of 50% (Fifty percent) of the total constructed area to be constructed by Developer on the said premises and/or undivided share of shares the and/or building or buildings and/or structures thereon or portion thereof together with the rights appurtenant thereto as be in the Developer's allocation under this agreement and to enter into agreements including sale for flat or flats/ shops/ parking space containing such provisions and with such intending Purchasers and/or other persons as the Developers may deem fit and to receive earnest moneys and/ or part and/or full consideration thereunder and also in fulfil and enforce mutual obligations thereunder and the owners shall grant a General Power of Attorney in favour of Developer for conveying and/or selling 50% (Fifty percent) of the constructed area out of the total constructed area.

ARTICLE-V: POSSESSION

5.1 The owners will handover peaceful vacant possession of said premises to the Developer, the Developer will be entitled to receive the sale proceeds of salvages of the existing building.

5.2 The Developer on obtaining vacant possession of the said property from the owners, the Developer shall issue a certificate indicating therein that they has obtained possession of the said property,

ARTICLE VI: PROCEDURES

6.1. The owners shall grant to the Developer General Power of Attorney as may be required for the purpose of obtaining sanction of plans and all necessary permissions and sanctions from different authorities in connection with the construction of the building and also for sale of developer's allocation on the such as 50% (Fifty percent) constructed area.

6.2 Also the owners declare that the original deeds and documents are lying in their custody and they will handover the same to the Developers (on or before execution of these presents) as 'and when the same may be require to be produced before any legal authority to activities the development project if necessary

ARTICLE - VII: DETAILS OF SPACES IN THE BUILDING

7.1 The Developer shall on completion of the new building handover the owners Nos 1, 2 & 3 undisputed possession of the owners' settled area and hand over owners nos 4,5,6,7,8 & 9 undisputed possession of the owner's settled area including Tenant /occupier portion of the new building having undivided impartible proportionate share of land common enjoyment or amenities facilities, easement, right in the said building morefully particularly set out in the Second Schedule hereunder written.

7.2 The owners shall be entitled to transfer or otherwise deal with the owner's allocation in the building.

7.3 The Developer shall be exclusively entitled to the Developer's allocation shall mean remaining 50% (Fifty Percent) viz. remaining part of ground remaining part of first, second & third floor and fourth floor in the building save and except owners' allocation and ultimate roof in the building to be constructed on the said property after allocation to the owners including proportionate share of land together with common facilities and amenities attributable to the constructed area to remain, with Developer at premises No. 73, DR. Suresh Sarkar Road, PO. Entally, P.S. Entally, Kolkata-700 014 in the building with exclusive right to transfer or otherwise deal with the same without any right, claim or interest therein whatsoever of the owners and owners shall not in any way interfere

with or disturb the quiet and peaceful possession of the Developer's allocation. Be it mentioned that the allocations mentioned herein based on proposed plans. It may vary and/or altered after sanction plan /if the sanction plant will not same as proposed plan

7.4 The Tenant /Occupiers liabilities is solely upon the Owners and the Developer shall not be responsible and/or liable for any Tenants / Occupiers in whatsoever manner. The Developer shall render all possible help and assistance to the Owners for negotiating with Tenants / Occupiers.

7.5 The owners on request of the Developer shall execute the Deed of Sale or Sales in favour of the Developer or its nominee/nominees in such part or parts as shall be required by the Developer PROVIDED HOWEVER the costs of such Deed or Deeds including stamps and registration expenses and all other legal expenses shall be borne and paid by the Developer or its such nominee or nominees.

ARTICLE-VIII: BUILDING

8.1 The Developer shall at its own costs and expenses construct, erect and complete the building on the said property in accordance with the sanctioned plans to be sanctioned from the Kolkata Municipal Corporation. The building is known as "....." and to be renamed so forever.

8.2 Subject to as aforesaid the decision of the Architect regarding the quality of the materials shall be final and binding upon the parties hereto.

8.3 The Developer shall install and erect in the said building at its own costs. pump, water storage tanks, overhead reservoirs, electrifications, temporary electric connection from the authorities concerned and until permanent electric connection is obtained, temporary electric connection shall be provided and other facilities as are required to be provided in a residential building having self contained apartments and constructed for transfer of flats thereof as mutually agreed. It is hereby specifically agreed between the parties hereto that each party will pay for security deposit to obtain electric meter from CESC for their own allocated portion.

8.4 The Developer shall be authorised in the name of the owners in so far as necessary to apply for and obtain quotas allotments and other allocations of or for cement, steel, bricks and other building materials allottable to the owners for the construction of the building and similarly to apply for and obtain temporary connection of water, electricity gas power and permanent drainage and sewerage connection to the newly built up building and other inputs and facilities required for the connection or enjoyment of the building for which purpose or enjoyment of the building for which purpose the owners shall execute a Power of Attorney to have the said orders / permission from other authorities as shall be required by the Developer.

Chetan Kumar Singh

Harish Chandra

8.5 All costs, charges and expenses including Architect's fees shall be discharged and paid by the Developer and the owners shall bear no responsibilities in this context.

8.6 As from the date of making over possession any liability becoming due on account of the Municipal rates and taxes as also other outgoings in respect of the said property and till such times as the possession of the said owners provided/agreed is made, shall be borne and paid by the Developer. It is made specifically clear that all outstanding dues on account of Municipal rates and taxes also other outgoings upon the date of delivery or possession shall remain the liability of the owners and such dues shall be paid by the owners: as and when called upon by the Developer without raising any objection thereto after the date of delivery of the said property to the Developer for development in terms of sanctioned plan.

ARTICLE IX: COMMON RESTRICTION

The agreed in the building shall be subject to the same restriction and use, as are applicable to the Developer's allocation in the building intended for common benefits of all occupiers of the building which shall include the following

9.1 Neither party shall use or permit to be use the -respective allocation of the building or any portion thereof carrying any or noxious illegal and immoral trade or activity nor use thereof for any purpose which may cause nuisance or hazard to the other occupiers of the building.

9.2 Neither party shall demolish or permit demolition of any wall other structure in their respective allocations or portion thereof or make any structural alteration either major or minor therein without the written consent of the other in this behalf save and except Owner's inside necessary decoration without affecting foundation walls.

9.3 Both the parties shall abide by all laws, bye-laws, rules and regulations of the Government, Local Bodies as the case may be and shall attend to answer and be responsible for any deviation and/or any of the said laws bye-laws and regulations

9.4 Neither party shall do or cause or permit to be done any act, thing which may render void and voidable any insurance of the building thereof and shall keep and other occupiers of the said building harmless and indemnified from and against the consequences of any breach.

9.5 Neither party shall transfer of their respective allocation or any portion thereof unless

a) Such party shall have observed and performs all terms and conditions on their respective parts to the observed and/or performed.

b) Such proposed transferee shall have given a written undertaking to the effect that such transferee shall remain bound by the terms and conditions hereof and these presents and further that such transferee shall pay all and whatsoever shall be payable in relation to the area in their possession.

9.10. The respective allottee shall keep the interior walls, sewers, drains, pipes and other fittings and fixtures and allocation in the building in good working condition and repair and in particular as not to cause any damage to the building or any other space of accommodation therein and shall keep the other of them and/or the occupiers of the building Indemnified from and against the consequence of any breach.

9.11. No goods or other items shall be kept by the-either party for A display or otherwise in the corridors or other places of common use in the building and no hindrance shall because in any manner in the free movement of users in the corridors and other place of common users in the building and other place use in the building.

9.12. Neither party shall through or accumulate any dirt, rubbish waste or refuse or permit the same to be thrown or accumulated in or about the building or in the compounds, corridors, of any other portion of the building.

9.13. The owners shall permit the Developer and their servants and agents with or without workmen and other at all reasonable times upon 24 hours prior notice therefore to enter into and upon the owners allocation and every part thereof for the purpose of maintenance or repairing, maintaining, rebuilding, cleaning lighting and keeping in order and habitable condition any common facilities and/or for the purpose of pulling down, maintaining repairing and testing drains gas and water pipe and electrical wires and for any similar purpose by the developer.

ARTICLE – X OWNERS OBLIGATION

10. The and each of them do hereby agree and covenant with the Developer and not to do any act, debd or thing whereby Developer may be prevented from transferring, assigning and/or disposing of any of the Developer's allocated portion in the building at the said property.

10.1 The owners and each of them do hereby agree and covenant with the Developer not to cause any interference or hindrance in the construction of the said building at the said premises to be constructed by the Developer

10.2 The owners and each of them do hereby agree and covenant with the Developer not to let out grant lease, mortgage and/or charge the said property or any portion thereof without the consent in writing of the Developer during the period of construction.

10.3 The owners shall vacate and deliver peaceful vacant encumbrance free possession of the said property to the Developer for the purpose of carrying out development work as per these presents.

ARTICLE - XI: DEVELOPER'S OBLIGATIONS

The Developer hereby agrees and covenant with the owners to complete the building within 18 months from the date of obtaining sanction plans from KMC and/or obtaining vacant possession from the owners which will be later. It is agreed by, the "parties that, the time may be extended by another six months after lapses of 18 (eighteen) months on prayer of the Developer on the Ground of unavoidable circumstances.

11.1 The Developer hereby agrees and covenants with the Owners not to violate or contravene any of the provisions of rules applicable to construction of the said building. The Developer hereby agrees and covenants with the Owners not to do any act deed of thing whereby the owners are prevented from enjoying, transferring, assigning and/or disposing of any of the owners allocation in the said property.

11.2 The Developers hereby agree not to part with possession of the Developer's allocation or any portion thereof unless possession of the owners' allocation is delivered to the owners provided HOWEVER it will not prevent the Developer from entering into any agreement for sale or transfer or to deal with the Developer's allocation with intending party or parties of the flats/ shops and parking spaces and to receive earnest/advance money from the intending party or parties of flats/shops/parking spaces after giving a good and valid receipt of the concerned flats as allotted in its share.

11.3 The Developer has to take full responsibility of any damage or caused injury to any person or property at the time of demolition of the existing building

11.4 The Developer will arrange the shifting of the owners and if necessary to tenants at all developers cost upto the date of delivery of owner's allocation

11.5 The Developer shall obtain from K.M.C. fit certificate for habitation of the said property.

11.6 The Developer hereby agreed and covenants with the owners that if any additional construction done with or without sanction plan, in that event owners will get additional allocation as per the ratio herein mentioned which the owner agreed happily.

ARTICLE XII: DEVELOPER'S INDEMNITY

12. The Developer hereby undertakes to keep the Owners indemnified against all third party claims and actions arising out of any sorts of act commission on the part of the Developer in relation to the construction of the said building.

The construction work of the proposed multistoried building shall be at the sole risk and responsibility of the Developer and if there be any loss or damages, the Developer shall remain solely responsible for the same and the owners shall in no way remain responsible for the same.

ARTICLE XIII: OWNERS INDEMNITY

13. The Owners and each of them hereby undertakes that the Developer shall be entitled to the said Construction and shall enjoy the Developer's allocation without any interference or disturbances.

ARTICLE - XIV: MISCELLANEOUS

14.1 The Owners and the Developer have entered into this Agreement purely as a contract and nothing contained herein shall be deemed to be constructed as a partnership between the developer and the owners or as a Joint venture between the parties herein In any manner whatsoever or shall the parties be constituted as Association of persons.

14.2. It is understood that from time to time to facilitate the construction of the building by the developer various deeds matters- and things not herein specified may be required to be done by the Developer may required to be signed or made by the owners relating to which specified provisions may not have mentioned herein, the owners doth hereby undertake to do all such act, deeds, and matters and things and to sign the execute such additional applications and other documents as the case may be according to law and strictly for the construction or completion of the building PROVIDED That all such, acts, deeds matters and things do not in any way infringe on the right of the owners and or not in any way of vitiate against the fore being Provisions of this Agreement.

14.3. The owners shall not be liable for any Income Tax. Wealth Tax or any other taxes in respect of the developer's allocation and the Developer shall be liable to make payment of the same and keep the owners indemnified against all actions suits proceedings costs charges and expenses in respect thereof and vise versa.

14.4 Any notice required to be given by the Developer shall be without prejudice to any other mode of service available be deemed to have been served on the owners if delivered by hand duly

acknowledgement due and shall likewise be deemed to have been served on the Developer by the owner if delivered by hand or sent by prepaid registered post to the registered post to the registered office of the Developer.

14.5 The Developer and the owners shall mutually frame scheme for the management and administration of the new building and/or common parts thereof. The owners hereby agree to abide by all the rules and Regulations to be framed by any society/association/holding/organization and/or any other organization who will be in charge of such management of the affairs of the building and/or common parts thereof and hereby given their consent to abide by such rules and regulations.

14.6 Nothing in these presents shall be construed as demise" or assignment or conveyance in law of the said property or any part thereof to the Developer by the owners or as creating any right, title or interest in respect, of in favour of the Developer other than exclusive licence in favour of the Developer to develop the same in terms of these presents PROVIDED HOWEVER the Developer shall be entitled to borrow money from any Bank or Banks without their stake and interest in the said property and it is expressly agreed and understood that in no consent of the owners or any of their estate shall be responsible and/or by liable for payment of any dues to such Bank or Banks and for that purpose the developer shall keep the owners indemnified against to all acts, suits, proceedings, an costs charges and expenses in respect thereof:

14.7. As and from the date of completion of the Building the Developer and/or their transferees and the owners and or their transferees shall be liable to pay and bear proportionate share on account of ground area and/or rates and taxes and/or other all others taxes and outgoings payable in respect of their respective spaces.

14.8. The owners will give inspection of all the original title deeds relating to the said premises as and when the same shall be required by tile Developer according to law.

14.9. The building proposed to be constructed by the Developer shall be made in accordance with the specifications more fully and particularly mentioned and described in the THIRD SCHEDULE hereunder written.

14.10. After obtaining Sanction plan from the Kolkata Municipal Corporation in respect of the schedule "A" property, a Supplementary Development Agreement shall be executed in between the Owners and the Developer declaring the specific allotment according to the sanction plan.

14.11. It is made clear that construction of the said building of the said property must be done in accordance with, the sanctioned building plan and the owners shall allow the developers To start construction immediately without making any hindrance or obstruction whatsoever, in any nature.

14.12. It is also made clear that after completion of construction of the said building' as per specification mentioned hereunder the Developer shall deliver possession of the owner's allocation to the owners subject to the terms and conditions herein contained.

14.13. In the event the Developer fails and or neglects to start the construction even after obtaining sanction of the building plan and obtaining vacant possession of the said property from the owners than the owners at their own decision may cancel this agreement. Developer's right to sue for specific performance of contract shall remain unaffected.

14.14. That it has been agreed by and between the owners and developer that in case is necessity prior to the commencement of the construction work the developer shall shift the owner No. 1 & 2 to the make shift accommodation which to be arranged by the Developer and one self – contained flat consisting of two rooms with kitchen, bath and privy shall be allotted to the Owner No. 1 & 2 and the Owner No. 1 & 2 shall arrange the said flat according to their choice and the rent of the flat upto to Rs.15,000/- shall be paid by the Developer upto the date of re-shifting of the Owner No. 1 and 2 in the proposed complete new construction. The Developer shall pay the monthly rent within First week of every month for the alternative accommodation of the Owner No. 1 and 2 during the period of shifting and the rest of the charges such as maintenances charges, electricity charges shall be borne by the Owners only. Save and except the Owner No. 1 and 2, no other owners shall get shifting of accommodation and they do not reside in the said premises.

ARTICLE XV: FORCE MAJEURE

15.1. The parties hereto shall not be considered to be liable for any obligation hereunder to the Extent that the performance of the relative obligations prevented by the existence of the force majeure and shall be suspended from the obligation during the duration of the Force Majeure.

15.2. Force Majeure shall mean flood, earthquake, riot, war, storm tempest, strike and/legal problem or other act or commission beyond the control of the parties hereto. 16.3 In the event the Developer is prevented from proceeding with the Construction work during the continuance of such Construction or prevented from staring the Construction by any act on the part of the Owners.

ARTICLE XVI: ARBITRATION

16.1. Save and except that have specifically sated hereunder all dispute and difference between the parties arising out of meaning, construction of this. Agreement or their respective rights and liabilities as per this Agreement shall be adjudged by "Sri Nilmadhab Ganguly" and "Sri Jayanta Sinha", who shall appoint an umpire at the commencement of the reference and the Award of the Arbitrators or the umpire at the commencement off the reference shall be final and conclusive on the subject as between the parties and this clause shall be deemed to be a submission within the

meaning of the Arbitration and Conciliation Act, 1996 and its statutory modification and/ or re-enactment in force from time.

16.2. Notwithstanding the Arbitration clause as referred to hereinabove the right to sue for Specific Performance of this Agreement shall remain unaffected.

ARTICLE XVII: JURISDICTION

17. The Court having jurisdiction alone shall have to entertain and determine all actions suits and proceedings arising out of these present between parties herein.

18. Be it noted that by this development agreement and the related development power of attorney, the developer shall only be entitled to receive consideration money by executing agreement/final-document for transfer of property as per 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 the agreement final document for transfer/ 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.

9. That the registration of Deed of Conveyance shall be executed through the lawyer of the Developer "NILMADHAB GANGULY" and the Purchaser shall have the right to inspect the copy of Deed through their nominated person.

FIRST SCHEDULE ABOVE REFERRED TO **(ENTIRE PROPERTY)**

ALL THAT piece and parcel of Bastu land measuring more or less **6 (Six) Cottahs 6 (six) chittacks** together with Ground plus partly two storied building measuring more or less 500 Square feet each floor having cemented floor used for residential purpose standing thereon within the limits of Kolkata Municipal Corporation being Municipal Premises No. **73, Dr. Suresh Sarkar Road, (after amalgamation), Post Office – Entally, Police Station – Entally, Kolkata – 700014, Ward No. – 55, A.D.S.R at Sealdah, District – 24 Parganas (South)**, and butted and bounded as follows:

ON THE NORTH	: By Ananda Palit Road,
ON THE SOUTH	: By Premises No.72, Dr. Suresh Sarkar Road,
ON THE EAST	: By Premises No.2, Anand Palit Road,
ON THE WEST	: By Suresh Sarkar Road.

SECOND SCHEDULE ABOVE REFERRED TO
(OWNERS' ALLOCATION)

ALL THAT the Owners shall be allotted the **50% F.A.R** of the constructed area of the building according to sanction plan of the building within the limits of the Kolkata Municipal Corporation being premises No. **73, Dr. Suresh Sarkar Road, Post Office - Entally, Police Station – Entally, Kolkata 700014, Municipal Ward No. 055, District – 24 Parganas (South)** having undivided impartible proportions share of land together with common enjoyments of amenities, facilities, easement right in the said building. Besides the same - **1) The Owner No. 1, 2 & 3** shall get a sum of **Rs.4,00,000/- (Rupees Four Lacs)** only out of which **Rs.2,00,000/- (Rupees two Lacs)** only shall be retained by the owner No. 1, 2 & 3 as consideration and balance amount of **Rs.2,00,000/- (Rupees two Lacs)** only will be refunded to the Developer without interest by the Owner No. 1, 2 & 3 on obtaining vacant, peaceful and in habitable complete possession of the owner's allocation. Be it noted that out of the said amount of **Rs.4,00,000/- (Rupees four Lacs)** only, the Developer has already paid **Rs.3,72,356/- (Rupees Three Lacs Seventy Two Thousand Three Hundred Fifty Six)** only to the Owner No. 1, 2 & 3 and the balance amount of **Rs.27,644/- (Rupees Twenty Seven Thousand Six Hundred Forty Four)** only shall be paid on obtaining vacant and peaceful possession of the said premises from the owner No. 1, 2 & 3. **2) The Owner No. 6 and Owner No. 7** shall get **Rs.12,00,000/- (Rupees Twelve Lacs)** only each from the Developer for transferring and conveying their respective $\frac{1}{6}^{\text{th}}$ shares each in favour of the Developer or its Nominee/s and out of the said amount the Developer has already paid **Rs.2,00,000/- (Rupees Two Lakhs)** only as advance to each of the Owner No. 6 & the Owner No. 7 and the rest amount of **Rs.10,00,000/- (Rupees Ten Lacs)** only shall be paid to the Owner No. 6 and the Owner No. 7 each after obtaining sanction plans of the building from the competent authority and the Owner No. 6 and 7 have agreed to such proposal. In case of breach thereof this agreement shall be automatically rescinded and cancelled as well as not enforceable in law. Upon payment of balance agreed amount within the stipulated period for time, the Owner No. 6 and 7, who shall have undivided $\frac{1}{6}^{\text{th}}$ share each in respect of the Owners' Allocation, shall handover their portion to the Developer or its nominated persons.

THIRD SCHEDULE ABOVE REFERRED TO
(DEVELOPER'S ALLOCATION)

ALL THAT the Developer shall be allotted the rest **50% F.A.R** of the constructed area (Save and except the Owners' allocation) of the building according to sanction plan of the building within the limits of the Kolkata Municipal Corporation being premises No. **73, Dr. Suresh Sarkar Road, Post Office - Entally, Police Station – Entally, Kolkata 700014, Municipal Ward No. 055, District – 24 Parganas (South)** having undivided impartible proportions share of land together with common enjoyments of amenities, facilities, easement right in the said building.

FOURTH SCHEDULE ABOVE REFERRED TO

BUILDING R.C.C. frame multi storied building.

WALLS Brick Massionary 8" (Eight inch) thick partition 5" (five inch) and 3" (three inch thick with wire netting, cement plaster bothside, plaster of Paris inside surface and outside surface finish with cement base paints

WINDOWS Aluminum Sliding/Steel windows with integrated grills and 3 mm glazing

DOORS Sal wood frames and commercial solid flush door shutters, Front flush door with one side teak veneering, Bath room and kitchen door will be water resistant flush door

FLOORING Vitrified floor tiles.

KITCHEN Black Stone platforms, Stainless sink 3 ft height dado in Wall tiles 3' feet on platform.

TOILETS: 2 Nos. 1 European W.C and 1 Indian (where applicable), Basin, Shower, towel rail, 5ft. dado Mosaic/Tiles, flooring by Non-skit tiles.

ELECTRICITY: Full concealed wiring, two light points, one fan point and two plug points in each bedroom, three light points and two plug points and one fan point in living cum- dining room. All ISI marked wiring will be used. One Ac Point to be given in both bedroom.

LIFT : One number four Passengers lift of repute make.

N.B. 1) ALL COST AND EXPENSES for extra work at the instance of the owners and work out of plans to be sanction by the Kolkata Municipal Corporation shall borne by the owners solely.

2) This Agreement shall be binding to all heirs, successors and legal representatives of the owners herein. And they shall act in terms of this Agreement.

FIFTH SCHEDULE ABOVE REFERRED TO

(Common places and spaces and things to the used and maintained in common by the occupier of the First Schedule property)

1) Staircases with landing space.

2) Paths and passages of the premises,

- 3) Exit entrance gate from the building and from the premises.
- 4) Water pumps with pump room if any.
- 5) Underground water reservoir and overhead water tank
- 6) Underground sewerage
- 7) Outside wall of the buildings,
- 8) Boundary wall.
- 9) Ultimate Roof.
- 10) Lift and lift machine room.

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

SIGNED, SEALED AND DELIVERED

At Kolkata in the presence of : -

Ela Roy
Shikha Dhar
Lily Ghosh
Marikant Dutta
Subrata Kumar Dutta
Anjali Dutta
Shekhar Dey
Mahua Dhar
Reena Addya

WITNESSES: -

1) Jayanta Kumar Sinha
Advocate
High Court at Calcutta

2) Nila Premnath Chatterjee / Binodini Banerjee
Before Police Court Kolkata-22

SIGNATURE OF THE OWNERS

M/S. ADDYAMA BUILDERS

Partner Partner

SIGNATURE OF THE DEVELOPER

Drafted by: -

Jayanta Kumar Sinha
(JAYANTA KUMAR SINHA)
Advocate,
High Court at Calcutta
W.O. 821/1981



Thumb 1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name

Signature *Manick Lal Dutt*



Thumb 1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name

Signature *Subrata Kumar Datta*



Thumb 1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name

Signature *Anjali Datta*



Thumb 1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					



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left hand					
right hand					

Name Mahua Dhar

Signature M. Dhar



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left hand					
right hand					

Name

Signature Runa Addya



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left hand					
right hand					

Name

Signature Shila Dhar



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left hand					
right hand					

Name



	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name LILY GHOSH.
Signature LILY GHOSH



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left hand					
right hand					

Name ONKAR NATH SINGH
Signature Onkar Nath Singh



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left hand					
right hand					

Name BISWAJIT BAL
Signature Biswajit Bal

	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name
Signature

Major Information of the Deed

Deed No :	I-1606-05256/2022	Date of Registration	17/10/2022
Query No / Year	1606-2002984930/2022	Office where deed is registered	
Query Date	13/10/2022 10:51:13 AM	A.D.S.R. SEALDAH, District: South 24-Parganas	
Applicant Name, Address & Other Details	JAYANTA KUMAR SINHA HIGH COURT CALCUTTA,Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9831023708, Status :Advocate		
Transaction		Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement		[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 5,72,000/-]	
Set Forth value		Market Value	
Rs. 2/-		Rs. 3,35,23,339/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 75,061/- (Article:48(g))		Rs. 5,741/- (Article:E, E, B)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :









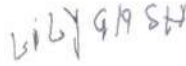
District: South 24-Parganas, P.S:- Entaly, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Dr. Suresh Sarkar Road, Road Zone : ((Ward-54&55) -- (Ward-54&55)) , , Premises No: 73, , Ward No: 055 Pin Code : 700014









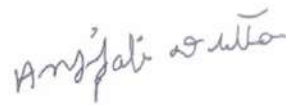



Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	6 Katha 6 Chatak	1/-	3,28,48,339/-	Property is on Road
Grand Total :				10.5188Dec	1 /-	328,48,339 /-	

Structure Details :



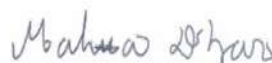



Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1000 Sq Ft.	1/-	6,75,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		1000 sq ft	1 /-	6,75,000 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	SHILA DHAR Wife of Late PRADIP DHAR Executed by: Self, Date of Execution: 17/10/2022 , Admitted by: Self, Date of Admission: 17/10/2022 ,Place : Office	 17/10/2022	 LTI 17/10/2022	 17/10/2022
	73, DR SURESH SARKAR ROAD, City:- , P.O:- ENTALY, P.S:-Entaly, District:-South 24-Parganas, West Bengal, India, PIN:- 700014 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: CAxxxxxx0D, Aadhaar No: 45xxxxxxxx0039, Status :Individual, Executed by: Self, Date of Execution: 17/10/2022 , Admitted by: Self, Date of Admission: 17/10/2022 ,Place : Office			
2	ELA ROY Wife of TAPAS ROY Executed by: Self, Date of Execution: 17/10/2022 , Admitted by: Self, Date of Admission: 17/10/2022 ,Place : Office	 17/10/2022	 LTI 17/10/2022	 17/10/2022
	73, DR SURESH SARKAR ROAD, City:- , P.O:- ENTALY, P.S:-Entaly, District:-South 24-Parganas, West Bengal, India, PIN:- 700014 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ASxxxxxx1R, Aadhaar No: 88xxxxxxxx5641, Status :Individual, Executed by: Self, Date of Execution: 17/10/2022 , Admitted by: Self, Date of Admission: 17/10/2022 ,Place : Office			
3	LILY GHOSH Wife of Late SATINATH GHOSH Executed by: Self, Date of Execution: 17/10/2022 , Admitted by: Self, Date of Admission: 17/10/2022 ,Place : Office	 17/10/2022	 LTI 17/10/2022	 17/10/2022
	29, KUMAR PARA LANE, City:- , P.O:- KASBA, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700042 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BTxxxxxx2R, Aadhaar No: 89xxxxxxxx4903, Status :Individual, Executed by: Self, Date of Execution: 17/10/2022 , Admitted by: Self, Date of Admission: 17/10/2022 ,Place : Office			

4	Name MANICK LAL DUTTA Son of Late KALI KINKAR DUTTA Executed by: Self, Date of Execution: 17/10/2022 , Admitted by: Self, Date of Admission: 17/10/2022 ,Place : Office	Photo  17/10/2022	Finger Print  LTI 17/10/2022	Signature  17/10/2022
109, DURGA CHARAN DOCTOR ROAD, City:- , P.O:- TALTALA, P.S:-Taltola, District:-Kolkata, West Bengal, India, PIN:- 700014 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: FCxxxxxx8N, Aadhaar No: 49xxxxxxxx1340, Status :Individual, Executed by: Self, Date of Execution: 17/10/2022 , Admitted by: Self, Date of Admission: 17/10/2022 ,Place : Office				
5	Name SUBRATA KUMAR DUTTA Son of Late KALI KINKAR DUTTA Executed by: Self, Date of Execution: 17/10/2022 , Admitted by: Self, Date of Admission: 17/10/2022 ,Place : Office	Photo  17/10/2022	Finger Print  LTI 17/10/2022	Signature  17/10/2022
109, DURGA CHARAN DOCTOR ROAD, City:- , P.O:- TALTALA, P.S:-Taltola, District:-Kolkata, West Bengal, India, PIN:- 700014 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AOxxxxxx8C, Aadhaar No: 39xxxxxxxx4332, Status :Individual, Executed by: Self, Date of Execution: 17/10/2022 , Admitted by: Self, Date of Admission: 17/10/2022 ,Place : Office				
6	Name ANJALI DUTTA Daughter of Late KALI KINKAR DUTTA Executed by: Self, Date of Execution: 17/10/2022 , Admitted by: Self, Date of Admission: 17/10/2022 ,Place : Office	Photo  17/10/2022	Finger Print  LTI 17/10/2022	Signature  17/10/2022
78, LAKE AVENUE, City:- , P.O:- KALIGHAT, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: BBxxxxxx0A, Aadhaar No: 44xxxxxxxx5574, Status :Individual, Executed by: Self, Date of Execution: 17/10/2022 , Admitted by: Self, Date of Admission: 17/10/2022 ,Place : Office				
7	Name SHYAMALI DAY Daughter of Late KALI KINKAR DUTTA Executed by: Self, Date of Execution: 17/10/2022 , Admitted by: Self, Date of Admission: 17/10/2022 ,Place : Office	Photo  17/10/2022	Finger Print  LTI 17/10/2022	Signature  17/10/2022







7, RAJ KUMAR BASU LANE, City:- , P.O:- DHARMATALA, P.S:-Muchipara, District:-Kolkata, West Bengal, India, PIN:- 700013 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: CLxxxxxx8B, Aadhaar No: 74xxxxxxxx5088, Status :Individual, Executed by: Self, Date of Execution: 17/10/2022
 , Admitted by: Self, Date of Admission: 17/10/2022 ,Place : Office

8	Name	Photo	Finger Print	Signature
	MAHUA DHAR Daughter of Late MANICK LAL DUTTA Executed by: Self, Date of Execution: 17/10/2022 , Admitted by: Self, Date of Admission: 17/10/2022 ,Place : Office			
		17/10/2022	LTI 17/10/2022	17/10/2022
	PURBA NOYAPARA, City:- , P.O:- SONARPUR, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700150 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BUxxxxxx0B, Aadhaar No: 24xxxxxxxx8913, Status :Individual, Executed by: Self, Date of Execution: 17/10/2022 , Admitted by: Self, Date of Admission: 17/10/2022 ,Place : Office			
9	Name	Photo	Finger Print	Signature
	RUNA ADDYA Daughter of Late MANICK LAL DUTTA Executed by: Self, Date of Execution: 17/10/2022 , Admitted by: Self, Date of Admission: 17/10/2022 ,Place : Office			
		17/10/2022	LTI 17/10/2022	17/10/2022
	18/8, BIDHU BHUSAN SENGUPTA ROAD, City:- , P.O:- BEHALA, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BHxxxxxx6E, Aadhaar No: 87xxxxxxxx8826, Status :Individual, Executed by: Self, Date of Execution: 17/10/2022 , Admitted by: Self, Date of Admission: 17/10/2022 ,Place : Office			




Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	ADDYAMA BUILDERS 1K/H/4, MOTIJHIL LANE, City:- , P.O:- TANGRA, P.S:-Entaly, District:-South 24-Parganas, West Bengal, India, PIN:- 700015 , PAN No.:: ABxxxxxx0F,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	ONKAR NATH SINGH (Presentant) Son of Late JAGANNATH SINGH Date of Execution - 17/10/2022, , Admitted by: Self, Date of Admission: 17/10/2022, Place of Admission of Execution: Office			
		Oct 17 2022 1:39PM	LTI 17/10/2022	17/10/2022
	1C/1B, MOTIJHEEL LANE, City:- , P.O:- TANGRA, P.S:-Entaly, District:-South 24-Parganas, West Bengal, India, PIN:- 700015, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ALxxxxxx8L, Aadhaar No: 49xxxxxxxx2154 Status : Representative, Representative of : ADDYAMA BUILDERS (as PARTNER)			
2	Name	Photo	Finger Print	Signature
	BISWAJIT BAL Son of Late NITISH CHANDRA BAL Date of Execution - 17/10/2022, , Admitted by: Self, Date of Admission: 17/10/2022, Place of Admission of Execution: Office			
		Oct 17 2022 1:40PM	LTI 17/10/2022	17/10/2022
	1K/H/4, MOTIJHEEL LANE, City:- , P.O:- TANGRA, P.S:-Entaly, District:-South 24-Parganas, West Bengal, India, PIN:- 700015, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BBxxxxxx7B, Aadhaar No: 93xxxxxxxx5742 Status : Representative, Representative of : ADDYAMA BUILDERS (as PARTNER)			

Identifier Details :

Name	Photo	Finger Print	Signature
JAYANTA SINHA Son of Late G B SINHA HIGH COURT, City:- , P.O:- G P O, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001			
	17/10/2022	17/10/2022	17/10/2022
Identifier Of SHILA DHAR, ELA ROY, LILY GHOSH, MANICK LAL DUTTA, SUBRATA KUMAR DUTTA, ANJALI DUTTA, SHYAMALI DAY, MAHUA DHAR, RUNA ADDYA, ONKAR NATH SINGH, BISWAJIT BAL			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	SHILA DHAR	ADDYAMA BUILDERS-1.16875 Dec
2	ELA ROY	ADDYAMA BUILDERS-1.16875 Dec
3	LILY GHOSH	ADDYAMA BUILDERS-1.16875 Dec
4	MANICK LAL DUTTA	ADDYAMA BUILDERS-1.16875 Dec
5	SUBRATA KUMAR DUTTA	ADDYAMA BUILDERS-1.16875 Dec
6	ANJALI DUTTA	ADDYAMA BUILDERS-1.16875 Dec
7	SHYAMALI DAY	ADDYAMA BUILDERS-1.16875 Dec
8	MAHUA DHAR	ADDYAMA BUILDERS-1.16875 Dec
9	RUNA ADDYA	ADDYAMA BUILDERS-1.16875 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	SHILA DHAR	ADDYAMA BUILDERS-111.11111100 Sq Ft
2	ELA ROY	ADDYAMA BUILDERS-111.11111100 Sq Ft
3	LILY GHOSH	ADDYAMA BUILDERS-111.11111100 Sq Ft
4	MANICK LAL DUTTA	ADDYAMA BUILDERS-111.11111100 Sq Ft
5	SUBRATA KUMAR DUTTA	ADDYAMA BUILDERS-111.11111100 Sq Ft
6	ANJALI DUTTA	ADDYAMA BUILDERS-111.11111100 Sq Ft
7	SHYAMALI DAY	ADDYAMA BUILDERS-111.11111100 Sq Ft
8	MAHUA DHAR	ADDYAMA BUILDERS-111.11111100 Sq Ft
9	RUNA ADDYA	ADDYAMA BUILDERS-111.11111100 Sq Ft

On 17-10-2022

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 13:04 hrs on 17-10-2022, at the Office of the A.D.S.R. SEALDAH by ONKAR NATH SINGH .

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 3,35,23,339/-

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

Execution is admitted on 17/10/2022 by 1. SHILA DHAR, Wife of Late PRADIP DHAR, 73, DR SURESH SARKAR ROAD, P.O: ENTALY, Thana: Entaly, , South 24-Parganas, WEST BENGAL, India, PIN - 700014, by caste Hindu, by Profession Business, 2. ELA ROY, Wife of TAPAS ROY, 73, DR SURESH SARKAR ROAD, P.O: ENTALY, Thana: Entaly, , South 24-Parganas, WEST BENGAL, India, PIN - 700014, by caste Hindu, by Profession Business, 3. LILY GHOSH, Wife of Late SATINATH GHOSH, 29, KUMAR PARA LANE, P.O: KASBA, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700042, by caste Hindu, by Profession House wife, 4. MANICK LAL DUTTA, Son of Late KALI KINKAR DUTTA, 109, DURGA CHARAN DOCTOR ROAD, P.O: TALTALA, Thana: Taltola, , Kolkata, WEST BENGAL, India, PIN - 700014, by caste Hindu, by Profession Others, 5. SUBRATA KUMAR DUTTA, Son of Late KALI KINKAR DUTTA, 109, DURGA CHARAN DOCTOR ROAD, P.O: TALTALA, Thana: Taltola, , Kolkata, WEST BENGAL, India, PIN - 700014, by caste Hindu, by Profession Others, 6. ANJALI DUTTA, Daughter of Late KALI KINKAR DUTTA, 78, LAKE AVENUE, P.O: KALIGHAT, Thana: Tollygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700026, by caste Hindu, by Profession Others, 7. SHYAMALI DAY, Daughter of Late KALI KINKAR DUTTA, 7, RAJ KUMAR BASU LANE, P.O: DHARMATALA, Thana: Muchipara, , Kolkata, WEST BENGAL, India, PIN - 700013, by caste Hindu, by Profession Others, 8. MAHUA DHAR, Daughter of Late MANICK LAL DUTTA, PURBA NOYAPARA, P.O: SONARPUR, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700150, by caste Hindu, by Profession House wife, 9. RUNA ADDYA, Daughter of Late MANICK LAL DUTTA, 18/8, BIDHU BHUSAN SENGUPTA ROAD, P.O: BEHALA, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700034, by caste Hindu, by Profession House wife

Indetified by JAYANTA SINHA, , , Son of Late G B SINHA, HIGH COURT, P.O: G P O, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

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

Execution is admitted on 17-10-2022 by ONKAR NATH SINGH, PARTNER, ADDYAMA BUILDERS (Partnership Firm), 1K/H/4, MOTIJHIL LANE, City:- , P.O:- TANGRA, P.S:-Entaly, District:-South 24-Parganas, West Bengal, India, PIN:- 700015

Indetified by JAYANTA SINHA, , , Son of Late G B SINHA, HIGH COURT, P.O: G P O, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Execution is admitted on 17-10-2022 by BISWAJIT BAL, PARTNER, ADDYAMA BUILDERS (Partnership Firm), 1K/H/4, MOTIJHIL LANE, City:- , P.O:- TANGRA, P.S:-Entaly, District:-South 24-Parganas, West Bengal, India, PIN:- 700015

Indetified by JAYANTA SINHA, , , Son of Late G B SINHA, HIGH COURT, P.O: G P O, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 5,741.00/- (B = Rs 5,720.00/- ,E = Rs 21.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 5,741/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 15/10/2022 4:43PM with Govt. Ref. No: 192022230140468121 on 15-10-2022, Amount Rs: 5,741/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0BXT0EN0 on 15-10-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 75,021/- and Stamp Duty paid by Stamp Rs 50.00/-, by online = Rs 75,011/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 1107, Amount: Rs.50.00/-, Date of Purchase: 15/10/2022, Vendor name: S CHATTERJEE MUKHERJEE

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 15/10/2022 4:43PM with Govt. Ref. No: 192022230140468121 on 15-10-2022, Amount Rs: 75,011/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0BXT0EN0 on 15-10-2022, Head of Account 0030-02-103-003-02



Amitava Ghosal

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. SEALDAH

South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1606-2022, Page from 161477 to 161514
being No 160605256 for the year 2022.



Digitally signed by AMITAVA GHOSAL
Date: 2022.11.01 14:27:39 +05:30
Reason: Digital Signing of Deed.

Amitava Ghosal

(Amitava Ghosal) 2022/11/01 02:27:39 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SEALDAH
West Bengal.

(This document is digitally signed.)