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

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

28 APR 2022

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT made this the 28th day
of April (Two Thousand Twenty Two) 2022.

BETWEEN

1. SRI SUBAS BOSE PAN: GAMPB4000B, Aadhaar No. 3279 4838 5745,
2. SRI GOUTAM BOSE PAN: AFUPB1794B, Aadhaar No. 6955 3360 1931, both sons of Late Santi Ranjan Bose,

20 APR 2022

1929

Date

Name

Address

Value

5000/-

K.S. Mondal (Adv.)

Alipore Judges Court
Kolkata-27

Govt. Stamp Vender
SABYASACHI DEB

100, P.O. Kol-150



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE

28 APR 2022

Rahul Das
S/O N. Ch. Das
Alipore Judges Court
Kol-27.

3. **SMT.SANTANA BOSE** PAN: BHUPB5437N, Aadhaar No. 4165 3967 0509 wife of Late Subodh Chandra Bose and 4. **SRI CHHANDAM BOSE**, PAN: CEUPB9432H, Aadhaar No. 6301 4666 0304, son of Late Subodh Chandra Bose, all are by faith - Hindu, all are by nationality- Indian, all are at present residing at B-148, Atabagan, Garia, P.O-Laskarpur, G.S. Colony, P.S-Bansdrani, Kolkata- 700153, in the Dist- 24- Parganas(s), hereinafter referred and called the "**OWNERS**" (which expression shall unless excluded by or repugnant to the context shall deem and include their heirs executors, administrators, legal representatives and assigns) of the **ONE PART**

A N D

"VASTU REALTORS" (PAN: AAMFV2415Q), a partnership Firm, having its registered office at "ANANYA", M-173, Garia Garden, P.O- Garia, P.S- Narendrapur formerly Sonarpur , Kolkata 700084, in the District - South 24 Parganas, represented by it's partners namely 1. **SRI PAWAN KUMAR AGARWAL** (PAN: ACWPA3186D), Aadhaar No. 6599 3230 0127, son of Late Roshanlal Agarwal, by faith – Hindu, by Nationality-Indian, by occupation-Business, residing at WINDSOR GREEN, 957, Mahamaya Mandir Road, P.O- Garia, P.S- Narendrapur, Kolkata – 700084 and 2. **SRI. UMA SHANKAR NAIK** (PAN: AEMPNO317F) Aadhaar No. 4750 0146 0669, son of Late Dukhan Sah, by faith-Hindu, by Nationality-Indian, by occupation-Business, residing at "ANANYA" Flat -1B, M-173, Garia Garden, P.O- Garia, P.S- Narendrapur, Kolkata- 700084, in the District 24-Parganas (South), hereinafter called and referred to as the **DEVELOPER** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its heirs, executors, administrators, legal representatives, successors in-office and assigns) of the **OTHER PART.**

WHEREAS

1. **ALL THAT** the homestead land measuring 1-1/2 (One & half) Kottah more or less comprised in E.P/L.O.P. No. 1770, in C.S.Plot No. 53 Part of Mouza – Laskarpur, J.L. No.57, P.S–Bansdrani formerly Sonarpur, in the district 24 Parganas (South) was acquired by Sri Subhas Bose son of Late Santiranjana Bose residing at 1770/2, Garia Laskarpur G.S. Colony, Block-A, P.S. –Sonarpur, in the dist-24- Parganas(s) the owner No.1 herein being a refugee displaced from East Pakistan (Now Bangladesh) for a plot of land for his rehabilitation by a register deed of gift dated 12/07/ 2011 from the Governor of the State of West Bengal duly registered before the District Sub-Registrar office at Alipore and recorded in Book No. 1, Volume No.IV at Pages 29 to 32, being the Deed No. 233 for the year 2011.

2. After such deed of gift the present owner Sri Subas Bose has become the absolute owner of the said homestead land measuring 1-1/2 (One & half) Kottah more or less comprised in E.P/L.O.P. No. 1770, in C.S.Plot No. 53 Part of Mouza – Laskarpur, J.L. No.57, P.S–Bansdrani formerly Sonarpur, in the district 24 Parganas (South) and he has recorded his name in the records of the Kolkata Municipal Corporation in respect of the said property and the said property has been recorded in the records of The Kolkata Municipal Corporation being municipal Premises No. 58, Atabagan, Mailing address. 1770/2, Garia Laskarpur G.S. Colony, Block-A, its assessee No. 311110100582 P.S–Bansdrani, Kolkata-700084, in the District 24- Parganas(s).

3. **ALL THAT** the homestead land measuring 1Kottah 4Chittaks more or less comprised in E.P/L.O.P. No. 1770/2, in C.S.Plot No. 53 Part of Mouza – Laskarpur, J.L. No.57, P.S–Bansdrani formerly Sonarpur, in the district 24 Parganas (South) was acquired by Sri Goutam Bose son of Late Santiranjana Bose residing at 1770/2, Garia Laskarpur G.S. Colony, Block-A, P.S –Sonarpur, in the district 24- Parganas(s) the owner No.2 herein being a refugee displaced from

East Pakistan (Now Bangladesh) for a plot of land for his rehabilitation by a register deed of gift dated 12/07/ 2011 from the Governor of the State of West Bengal duly registered before the District Sub-Registrar office at Alipore and recorded in Book No. 1, Volume No.IV at Pages 21 to 24, being the Deed No. 231 for the year 2011.

4. After such deed of gift the present owner Sri Goutam Bose has become the absolute owner of the said homestead land measuring 1Kottah 4Chittaks more or less comprised in E.P/L.O.P. No. 1770/2, in C.S.Plot No. 53 Part of Mouza – Laskarpur, J.L. No.57, P.S–Bansdrani formerly Sonarpur, in the district 24 Parganas (South) and he has recorded his name in the records of the Kolkata Municipal Corporation in respect of the said property and it has been recorded in the records of The Kolkata Municipal Corporation being municipal Premises No. 58/2, Atabagan, Mailing address. 1770/2, Garia Laskarpur G.S. Colony, Block-A, assessee No. 311110107114, P.S–Bansdrani, Kolkata-700084, in the dist- 24- Parganas(s).

5. **ALL THAT** the homestead land measuring 1Kottah 4Chittaks more or less comprised in E.P/L.O.P. No. 1770/1, in C.S.Plot No. 53 Part of Mouza – Laskarpur, J.L. No.57, P.S–Bansdrani formerly Sonarpur, in the district 24 Parganas (South) was acquired by One Subodh Chandra Bose son of Late Santiranjana Bose residing at 1770/1, Garia Laskarpur G.S. Colony, Block-A, P.S. –Sonarpur, in the dist- 24- Parganas(s) being a refugee displaced from East Pakistan (Now Bangladesh) for a plot of land for his rehabilitation by a register deed of gift dated 12/07/ 2011 from the Governor of the State of West Bengal duly registered before the District Sub-Registrar office at Alipore and recorded in Book No. 1, Volume No.IV at Pages 25 to 28, being the Deed No. 232 for the year 2011.

6. After such deed of gift said Subodh Chandra Bose has become

the absolute owner of the said homestead land measuring 1Cottah 4 Chittaks more or less comprised in E.P/L.O.P. No. 1770/1, in C.S.Plot No. 53 Part of Mouza-Laskarpur, J.L. No.57, P.S-Bansdrani formerly Sonarpur, in the district 24 Parganas (South) and he has recorded his name in the records of the Kolkata Municipal Corporation in respect of the said property and the property has been recorded in the records of The Kolkata Municipal Corporation being municipal Premises No. 58/1, Atabagan, Mailing address 1770/2, Garia Laskarpur G.S. Colony, Block-A, P.S-Bansdrani, Kolkata-700084, Dist-24-Parganas (s) and its assessee No.311110107126 and during his peaceful possession died intestate on 12/07/2021 leaving behind his wife Smt. Santana Bose the owner No.3 herein and his only son Chhandam Bose the owner No.4 herein as his legal heirs and successors to his estate and his mother predeceased on 26/03/1983.

7. By virtue of the aforesaid inheritance Smt. Santana Bose and Chhandam Bose the owner No.3 & 4 have become the absolute owner the homestead land measuring 1Kottah 4Chittaks more or less comprised in E.P/L.O.P. No. 1770/1, in C.S.Plot No. 53 Part of Mouza-Laskarpur, J.L.No.57, P.S-Bansdrani formerly Sonarpur, in the district 24 Parganas (South) being municipal Premises No. 58/1, Atabagan, Mailing address. 1770/2, Garia Laskarpur G.S. Colony, Block-A, its assessee No. 311110107126, P.S-Bansdrani, Kolkata-700084, in the Dist- 24- Parganas(s).

8. The aforesaid 1. SRI SUBAS BOSE, 2. SRI GOUTAM BOSE both sons of Late Santi Ranjan Bose, 3. SMT.SANTANA BOSE wife of Late Subodh Chandra Bose and 4. SRI CHHANDAM BOSE, son of Late Subodh Chandra Bose are the owners the total land measuring 4 cottahs be the same a little more or less i.e. land measuring 1-1/2 (One& half) Cottah more or less comprised in E.P/L.O.P. No. 1770, in C.S.Plot No. 53 Part, J.L. No.57, Premises No. 58, Atabagan, assessee No. 311110100582, land measuring 1Kottah 4Chittaks more or less comprised in E.P/L.O.P.No.1770/2,

in C.S.Plot No. 53 Part, Premises No. 58/2, Atabagan, assessee No. 311110107114 and land measuring 1Kottah 4 Chittaks more or less comprised in E.P/L.O.P. No. 1770/1, in C.S.Plot No. 53 Part all of Mouza Laskarpur, J.L. No.57, P.S-Bansdrani, Dist 24 Parganas (S) being municipal Premises No. 58/1, Atabagan, assessee No. 311110107126 all of Mailing address. 1770/2, Garia Laskarpur G.S. Colony, Block-A, P.S-Bansdrani, Kolkata-700084, Dist-24- Parganas (s) more fully described in the **FIRST SCHEDULE** hereunder written.

8. The owners herein with an intention to develop the said property and / or to construct a multi-storied building thereon according to sanction plan to be obtained from the Kolkata Municipal Corporation, approached the Developer herein to construct the same at his costs, finance and experience and the Developer rely upon the owners' representation has agreed to develop the same by constructing a multi-storied building on the said property as per sanction building plan to be obtained from the office of the Kolkata Municipal Corporation on the following terms and conditions :-

NOW THIS INDENTURE AS FOLLOWS:-

ARTICLES – I – DEFINITIONS

1.1. **OWNERS** Shall mean 1. **SRI SUBAS BOSE** , 2. **SRI GOUTAM BOSE** both sons of Late Santi Ranjan Bose, 3. **SMT.SANTANA BOSE** wife of Late Subodh Chandra Bose and 4. **SRI CHHANDAM BOSE**, son of Late Subodh Chandra Bose, all are by faith - Hindu, all are by nationality- Indian, all are by faith - Hindu, all are by nationality- Indian, all are at present residing at B-148, Atabagan, Garia, P.O-Laskarpur, G.S. Colony, P.S-Bansdrani, Kolkata-700153, in the District 24- Parganas(s) their legal heirs, representatives, executors, administrators and assigns:

1.2. **DEVELOPER** shall mean **VASTU REALTORS** a partnership

Firm represented by its partners (1) MR. PAWAN KUMAR AGARWAL son of Late Roshanlal Agarwal and (2) MR. UMA SHANKAR NAIK son of Late Dukhan Sah both by faith-Hindu by occupation- Business, No.1 residing at WINDSOR GREENS, 957, Mahamaya Mandir Road, P.O-Garia, Police Station-Narendrapur, Kolkata-700 084 and No.2 residing at ANANYA, Flat No. 1B, M-173, Garia Garden, P.O-Garia, Police Station-Narendrapur, Kolkata-700084, having its office at "ANANYA", M-173, Garia Garden, P.O-Garia, Kolkata-700084, hereinafter called and referred to as the DEVELOPER

1.3 PROPERTY shall mean ALL THAT the homestead land measuring 4 cottahs be the same a little more or less i.e. land measuring 1-1/2 (One & half) Cottah more or less comprised in E.P/L.O.P. No. 1770, in C.S.Plot No. 53 Part, J.L. No.57, Premises No. 58, Atabagan, assessee No. 311110100582, land measuring 1Kottah 4Chittaks more or less comprised in E.P/L.O.P. No. 1770/2, in C.S.Plot No. 53 Part, Premises No. 58/2, Atabagan, assessee No. 311110107114 and land measuring 1Kottah 4 Chittaks more or less comprised in E.P/L.O.P. No. 1770/1, in C.S.Plot No. 53 Part all of Mouza – Laskarpur, J.L. No.57, P.S–Bansdroni, in the district 24 Parganas (South) being municipal Premises No. 58/1, Atabagan, Assessee No. 311110107126 total land measuring 4 cottahs be the same a little more or less having its Mailing address. 1770/2, Garia Laskarpur G.S. Colony, Block-A, P.S–Bansdroni, Kolkata-700084, Dist- 24-Parganas(s) more fully described in the FIRST SCHEDULE written hereunder.

1.4 BUILDING Shall mean and include the building to be constructed as per sanction Building Plan on the Fourth Schedule property by the Developer.

1.5. COVERED AREA Shall mean the Built Up Area measuring at floor level of any unit i.e. residential apartment or car parking space or other reserve space including external dimension of

walls and proportionate share of common walls and stair comprised in the building.

1.6 COMMON AREAS Shall include the passage, ways, stair ways, stair case, gates, all rain water pipes, sewerages, fittings, fixtures, manholes, pit, gullies, roof, water pump, over-head tank and boundary wall etc. for common use and enjoyment of common owners of the building without any separate rights of ownership of such areas.

1.7. LAND OWNERS' ALLOCATION in consideration the owners have agreed to grant an exclusive right to the Developer to commercially exploit the said property by construction of the new building at the cost of the Developer. **The owners shall be entitled a) North West Southern side 2(Two) Nos. of dependable Car Parking spaces in the Ground Floor, b) Entire Second Floor i.e South West Side One 2BHK flat measuring 916sq.ft more or less in the name of Smt.Santana Bose & Sri Chhandam Bose and another South East Side one 2BHK Flat measuring 500sq.ft more or less in the name of Subas Bose, c) South East Side Third Floor one 2BHK Flat measuring 500sq.ft more or less in the name of Subas Bose and d) South West Side Fourth Floor One 2BHK flat measuring 916sq.ft more or less in the name of Goutam Bose** out of sanction F.A.R in the proposed new building more fully described in the **SECOND SCHEDULE** hereunder written including the right to use of common areas on an equitable basis to be constructed in accordance with sanctioned building plan to be sanctioned by The Kolkata Municipal Corporation and also to be constructed by the Developer in accordance with the specification of work. The Developer shall arrange the owners separate place for their accommodation ie 3(Three) shifting charges a sum of Rs.6,000/- (Rupees Six Thousand) Only per shifting total sum of Rs.18,000/- (Rupees Eighteen Thousand) Only which shall be borne by the Developer up to date of possession of owners allocation. After demolishing the Existing structure all the garbage shall be taken by the Developer positively.

Be it noted the Developer shall pay to the owner the sum of **Rs.6,00,000/- (Rupees Six Lakh) only** the nonrefundable/ forfeited amount in the Following manner:-

a) At the time of execution of agreement Rs.3,00,000/- (Rupees Three Lakh) Only.

b) Balance amount Rs.3,00,000/- (Rupees Three Lakh) Only at the time of hand over the owners' allocation.

1.8 DEVELOPER'S ALLOCATION shall mean a) remaining Car Parking spaces on the Ground Floor, North East Southern Side, b) Entire First Floor, c) One 2BHK flat and another 1BHK Flat total measuring 916 Sq.Ft more or less on the Third Floor and d) South East One 2BHK flat measuring 500 sq.ft. more or less on the Fourth Floor out of sanction F.A.R in the proposed new building together with undivided proportionate share of land, proportionate right, title, interest in the common facilities and amenities including the right to use thereof and also the absolute right on the part of the Developer to enter into agreement for sale, transfer, lease or in any way deal with the same as absolute owners thereof is morefully described in the **THIRD SCHEDULE** hereunder written.

1.9 ARCHITECT shall mean such person or persons who shall be duly appointed by the Developer for designing and planning of the building and also supervision during continuance of the construction as decided by the Developer.

1.10. Owners being the land owners shall be allotted aforesaid flats and two depenable Car Parking spaces fully completed in all respect towards cost of land. The Developer shall be allotted all other flats and remaining Car Parking spaces and other covered spaces together with proportionate share in land in consideration of providing man power expertise supervision and providing cost

of construction of the entire building and investment made thereon including all expenses of sanction of Building Plan, electricity, drainage and sewerage.

ARTICLE – II – COMMENCEMENT

2. This agreement shall be deemed to have commence with effect from the date of execution of this agreement.

ARTICLE – III – OWNERS' RIGHTS AND REPRESENTATIONS

3.1 The Owners are absolutely seized and possessed of and /or otherwise well and sufficiently entitled to ALL THAT the homestead land measuring 4 cottahs be the same a little more or less i.e. land measuring 1-1/2 (One & half) Kottah more or less comprised in E.P/L.O.P. No. 1770, in C.S.Plot No. 53 Part, J.L. No.57, Premises No. 58, Atabagan, assessee No. 311110100582, land measuring 1Kottah 4Chittaks more or less comprised in E.P/L.O.P. No. 1770/2, in C.S.Plot No. 53 Part, Premises No. 58/2, Atabagan, assessee No. 311110107114 and land measuring 1Kottah 4 Chittaks more or less comprised in E.P/L.O.P. No. 1770/1, in C.S.Plot No. 53 Part all of Mouza- Laskarpur, J.L. No.57, P.S–Bansdrani formerly Sonarpur, in the district 24 Parganas (South) being municipal Premises No. 58/1, Atabagan, assessee No. 311110107126 all of Mailing address. 1770/2, Garia Laskarpur G.S. Colony, Block-A, P.S–Bansdrani, Kolkata-700084, in the dist- 24- Parganas(s) mournfully described in the **FIRST SCHEDULE** written hereunder or in any portion thereof.

To construct the said new building the Developer will take all initiative and for such arrangement the owners will assist the Developer as and when required. Moreover, the Owners till this day have not yet entered into any agreement for sale or Joint Venture Agreement with any third party in respect of the said property.

3.2. The said property are free from all encumbrances, charges, liens, lispendents, attachments, trusts, acquisitions, requisitions whatsoever or howsoever of the plan.

3.3 If any defect in title shall be found or if any body shall dispute the title of the Owners in respect of the said property or any suit or action or proceedings shall be initiated regarding the title of the owner in respect of the said property then and in that event, it shall be the responsibility of the Owners to defend such suits, proceedings or actions at his own costs and the owners are hereby further agree to keep the Developer indemnified against all actions, suits, proceedings and costs, charges and expenses.

ARTICLE – IV (DEVELOPER'S RIGHT) :

4.1 The Developer shall arrange to make sanction the building plan from Kolkata Municipal cooperation after obtaining signature from the owners.

4.2. The Developer shall bear all expenditure for obtaining sanction building Plan.

4.3 The owners hereby grant right to the Developer to construct, erect and build upon the said property and shall be able to construct the new building thereon .

4.4. That the Developer here in shall be solely entitled to enter into separate contract or agreement in its name with Building contractor, architects and others for carrying out the development in its risks and cost.

ARTICLE – V – CONSTRUCTION

5.1 In consideration of the owners having agreed to permit the Developer to commercially exploit the said property and to construct, erect, build and complete the said building in accordance with the sanction plan as may be required by the Developer, the

Developer has agreed to allocate the owners' allocated space in the said building. The said owners' allocation along with total building shall be constructed and completed with good and standard materials and shall contain all amenities which are normally provided for a decent building for residential purposes.

5.2 That it is hereby also agreed that the Developer shall make all arrangements for installation electricity main connection in the said constructed building but not for the installation of separate electricity meter in the owners' allocated flats and Car Parking space. The owners shall bring the separate Meters for his allocated flats or other areas at their own costs and responsibility and also shall pay the proportionate costs for installation of Transformer in the said premises. Before taking possession of the owners allocated area the owners shall pay T.D.S and G.S.T as per Govt. rules to the Competent authority.

ARTICLE – VI – PROCEDURE

6.1 That the owners shall render all assistance and co-operation to the developer for mutation and conversion of the said plot of land including others plot of land for obtaining sanction or permission or clearance etc from The Kolkata Municipal Corporation for the said property. And for that the owners agree to grant and /or execute one irrevocable registered General Power of Attorney in favour of the Developer herein to facilitate the construction of the proposed building according to the sanction Building Plan and sign and execute on all papers and documents relating to the said construction and for taking all essential connecting of water, sewerage, drainage etc and to enable the Developer to enter into the agreement for sale of flats and car parking spaces and other spaces together with execution and registration of sale Deed in favour of the purchasers nominated by Developer. In case of death of any of the owner/s, this agreement shall be binding on the heirs and successors of the deceased owners who shall be bound to ratify this agreement and shall execute and

register equal Power of Attorney in favour of the Developer, but the Developer shall have full right to act according to these presents.

6.2 The Developer shall sell and transfer the undivided proportionate share in the land underneath the building comprising in the portion of the Developer's portion/allocation.

6.3 The Developer shall execute the deed of sale as Constituted Attorney of the owner for the Developer's allocation without owner's consent after complying with Clause No.6.2.

6.4 That the Developer will spend all the money for all necessary permissions for the said construction. Subsequent to that of making the plan by the Architect and sanctioned by The Kolkata Municipal Corporation by the Developer shall undertake the constructional work in the said property.

6.5. The Developer shall undertakes the construction by the standard materials and the specification of materials has been given in Fourth Schedule hereunder written and the owner shall not raise any objection or obstruction in respect of the materials to be used in the construction or method of construction and the owner shall not do anything by which the Developer may be restrained from doing or completing the constructional work of the said building in the said property.

6.6 All men and machineries and materials will be supplied by the Developer at its own costs and expenses.

6.7. That the supervision of the construction of building will be undertaken by the Developer and the owner cannot raise any objection for the same without valid reason. All negotiations for the necessary permissions for the construction of the building and also for electric connection, water connection, sewerage system will be

done by the Developer as constituted Attorney of the Owner and the Owner cannot raise any objection for the same without valid reason.

6.8 That the Developer shall negotiate the terms and conditions with the intending purchaser/s to sell the Developer's allocation and shall receive the entire consideration money from the intending Purchaser/s of the said flat, shop and car parking space and shall discharge money receipt for the same as a constituted attorney for the owner. It is the absolute discretion of the Developer that the Developer shall nominate and/or select the intending purchaser for the Developer's allocation in the said property. In that event, the owner shall not be liable for any fault acted by Developer and the Developer exclusively shall be liable for the same.

6.9 That for the purpose of execution of Deed of conveyance in favour of the intending purchaser/purchasers and/or in the name of the Developer and/or his nominated person/persons, the cost of construction shall be taken into account with the value of the undivided proportionate share of land comprised in the said property .

6.10 That upon construction/completion of the building, the owner at the request of the Developer shall execute appropriate Sale deeds/conveyance/Deed of Assignment in favour of the purchaser/s of the Developer's allocated position in respect of the flats and car parking space and other spaces together with undivided proportionate share in land sold by the Developer or alternatively the Developer shall be entitled to execute and register the said sale Deed on behalf of the owners by virtue of the Power of Attorney granted to the developer.

ARTICLE – VII – POSSESSION AND CONSTRUCTION

7.1 It has been agreed between the owners and the Developer that the construction, erection and completion of the said building

shall be completed within 18 (Eighteen) months from the date of obtaining the sanction building plan from The Kolkata Municipal Corporation, If any delay is caused to circumstances beyond control of the Developer in such event the Developer shall be allowed for 6(Six) months period of extension depending upon the progress of the work.

7.2 That the Developer shall on completion of new building, put the Owners in possession of the owner's allocation in complete and habitable condition together with all rights in common specified as common areas and parts and/or facilities in the said building.

7.3 That the Owners shall be entitled to transfer or otherwise deal with the owners' allocation or portion thereof at the sole discretion of the owners. The Developer has exclusively right to transfer the Developer's allocated portion to the nominated person or persons of the Developer.

7.4. It is expressly agreed and declared that the Developer shall be entitled to receive money of the Developer's allocation in the said building without any formal deed of transfer immediately after possession is made over to the developer of the Developer's allocated portion to be constructed by the Developer for which the owners has no responsibility. The construction of the Owners' allocation shall be done by the Developer for and on behalf of and on account of the owners and the Developer shall be the only acting as Developer on behalf of the Owners.

7.5 The Developer shall be entitled to sell the Developer's allocation as herein-above mentioned together with the undivided proportionate share in the land and shall be entitled to deal with the or dispose of the Developer's allocation in any further authority or permission on the part of the owner and without being required to obtain any such further authority or permission from the Owners.

7.6. All costs, charges and expenses including Architect's fees shall be paid, discharged and borne by the Developer and the owners shall have no liability in this context.

ARTICLE – VIII – BUILDING

8. The Developer shall at its own costs and expenses and without creating any financial or other liabilities on the owners, construct and complete the said building and various units/flats and/or apartment thereto and/or modification shall be made in the owners' allocation with the consent of the owners. The name of the building will be "VASTU FLORENCE".

ARTICLE – IX – NOTICE OF POSSESSION AND PAYMENT OF TAXES

9.1 After completion of the owners allocation as per building plan the Developer shall issue a letter to the owners at their respective address, on receipt of the above-said letter, the owners shall take possession of the owners' allocation with free from all encumbrances .

9.2 The Developer shall be liable to pay the taxes from the date of taking possession of the **FIRST SCHEDULE** property till completion of the building and after taking possession **SECOND SCHEDULE** property, the owners shall pay proportionate share of taxes for their allotted portion's on proportionate share basis from the date of taking possession of their allocated portion and also monthly maintenance charge to the Developer until the society of owners shall be formed.

ARTICLE – X – DUTIES & OBLIGATIONS AND/OR REGISTRATION

10.1 Both the owners and the Developer shall abide by all laws, regulations, bye-laws and rules as imposed by the Government, local bodies and as the case may be the Developer and shall attend answer and be responsible for any deviation and/or breach of any of the said laws, bye-laws and rules and regulations.

10.2 The owners and the Developer shall keep the interior walls of their allocation clean and harmless including swear, drains, pipes and other fittings comprised therein.

10.3 As soon as this Agreement shall be signed by the parties, the owner shall hand over possession of the First Schedule property to the Developer and also hand over all the original documents relating to the said property..

10.4 The owners shall not cause any obstruction or throw 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 compound corridors or any other portion of the building.

10.5. The owners shall not create any disturbance, impediments, during the construction of the building and shall not do anything for which the construction work may be stopped or hampered for any reason and if the Developer suffers, stoppage of work and any loss or damage due to any interference made on the part of the owner or any of the owners person or for non-performances of contract or obligations by owners then the owners shall be liable to compensate the said loss to the Developer.

ARTICLE – XI – OWNER’S INDEMNITY

11.1. The Owners hereby agree that the Developer shall be entitled to the said construction including the Developer’s allocation and shall enjoy the said allocation without any interference and/or disturbance provided that the Developer perform and fulfill all the terms and conditions herein contained and on its part is to be observed and performed.

ARTICLE – XII – DEVELOPER’S INDEMNITY

12.1 The Developer hereby agrees to keep the owners indemnified against all third party claims and actions arising out of any act or

admission of the Developer in or relation to demolition of the said building/structure.

ARTICLE – XIII – MISCELLANEOUS

13.1 The owners and the Developer have entered into this agreement purely as a contract and nothing contained herein shall be deemed to construe as Partnership between the parties hereto any manner nor shall the parties hereto constituted as an association of persons.

13.2 Any notice required to be given by the Developer shall without prejudice to any other mode of service available be deemed to have been served on the owners if delivered by hand and duly acknowledged or sent by pre-paid registered post with A/D and shall likewise be deemed to have been served on the Developer if delivered or sent by pre-paid registered post to the Developer at the recorded address.

13.3. The local problem i.e. Political issue, Club, Local People, Subscription, donation or labour problem every liability shall have Developer side.

ARTICLE – XIV – FORCE MAJEURE COURSES

The owner and the Developer hereto shall not be considered to be liable for any obligations hereunder to the extent that the performance of the relative obligation prevented by the existence of force majeure and shall be suspended from the obtaining during duration of the force majeure.

ARTICLE – XV – ARBITRATION

In case of any dispute and difference or question be arisen between the parties hereto with regard to this agreement arising out of the meaning of construction of this agreement or their respective rights and liabilities as per this agreement shall be

adjudicated by reference to the arbitration of two independent arbitrators, one is to be appointed by each party and the said (two) arbitrators shall jointly appoint an umpire at the commencement of the reference and the award of arbitrators or the Umpire shall be final and this clause be deemed to be a submission within the meaning of the arbitration act, 1940 (Act, X of 1940) and it is statutory modifications and/or enactments thereof in force time to time.

FIRST SCHEDULE ABOVE REFERRED TO
(Description of Land)

ALL THAT the homestead land measuring 4 cottahs be the same a little more or less together with 100sq.ft Tiles shed structure standing thereon i.e. land measuring 1-1/2 (One & half) Kottah more or less comprised in E.P/L.O.P. No. 1770, in C.S.Plot No. 53 Part, J.L. No.57, Premises No. 58, Atabagan, assessee No. 311110100582, land measuring 1Kottah 4 Chittaks more or less comprised in E.P/L.O.P. No. 1770/2, in C.S.Plot No. 53 Part all of Mouza – Laskarpur, J.L. No.57, P.S–Bansdrani formerly Sonarpur, in the district 24 Parganas (South) being municipal Premises No. 58/1, Atabagan, assessee No. 311110107126 and land measuring 1Kottah 4Chittaks more or less comprised in E.P/L.O.P. No. 1770/1, in C.S.Plot No. 53 Part, Premises No. 58/2, Atabagan, assessee No. 311110107114 and all of Mailing address. 1770/2, Garia Laskarpur G.S. Colony, Block-A, P.S–Bansdrani, Kolkata-700084, in the dist- 24- Parganas(s) butted and bounded in the following manner :-

ON THE NORTH	: L.O.P.No. 1769.
ON THE SOUTH	: 23'wide K.M.C.Road,
ON THE EAST	: L.O.P.No. 1767
ON THE WEST	: Plot of land Smt. Baby Majumder.

SECOND SCHEDULE ABOVE REFERRED TO
(LAND OWNERS' ALLOCATION)

ALL THAT the in consideration the owners have agreed to grand an exclusive right to the Developer to commercially exploit the said property by construction of the new buildings at the cost of the Developer. **The owners shall be entitled a) North West Southern side 2(Two) Nos. of dependable Car Parking spaces in the Ground Floor, b) Entire Second Floor i.e South West Side One 2BHK flat measuring 916sq.ft more or lees in the name of Smt.Santana Bose & Sri Chhandam Bose and another South East Side one 2BHK Flat measuring 500sq.ft more or lees in the name of Subas Bose, c) South East Side Third Floor one 2BHK Flat measuring 500sq.ft more or lees in the name of Subas Bose and d) South West Side Fourth Floor One 2BHK flat measuring 916sq.ft more or lees in the name of Goutam Bose** out of sanction F.A.R in the proposed new building including the right to use of common areas on an equitable basis to be constructed in accordance with sanctioned building plan to be sanctioned by The Kolkata Municipal Corporation and also to be constructed by the Developer in accordance with the specification of work. The Developer shall arrange the owners separate place for their accommodation ie 3(Three) shifting charges a sum of **Rs.6,000/- (Rupees Six Thousand) Only** per shifting total sum of **Rs.18,000/- (Rupees Eighteen Thousand) Only** which shall be borne by the Developer up to date of possession of owners allocation. After demolishing the Existing structure all the garbage shall be taken by the Developer positively.

Be it noted the Developer shall pay to the owner the sum of **Rs.6,00,000/- (Rupees Six Lakh) only** the nonrefundable/ forfeited amount in the Following manner:-

a) At the time of execution of agreement Rs.3,00,000/- (Rupees Three Lakh) Only.

b) Balance amount Rs.3,00,000/- (Rupees Two Lakh) Only at the time of hand over the owner's allocation.

THIRD SCHEDULE ABOVE REFERRED TO
(DEVELOPER'S ALLOCATION)

DEVELOPER'S ALLOCATION shall mean a) remaining Car Parking spaces on the Ground Floor, North East Southern Side, b) Entire First Floor, c) One 2BHK flat and another 1BHK Flat total measuring 916 Sq.Ft more or less on the Third Floor and d) South East One 2BHK flat measuring 500 sq.ft. more or less on the Fourth Floor out of sanction F.A.R in the proposed new building together with undivided proportionate share of land, proportionate right, title, interest in the common facilities and amenities including the right to use thereof and also the absolute right on the part of the Developer to enter into agreement for sale, transfer, lease or in any way deal with the same as absolute owners thereof.

FOURTH SCHEDULE ABOVE REFERRED TO
(Specification)

1. Foundation : R.C.C. column base, Column and tie beam Casting 1:1.5: 3 Mix. 1A. Structure : Frame structure .
2. Bricks Works : Made of first class Bricks; 200 mm thick wall 1:5 cement mortar, 125/75mm thick wall 1:4 cement mortar burnt bricks, (1:6) cement mortar, and H.B. nets in 75mm thick walls.
3. Plastering : All plaster works will be done with approved quality Cement, standard thickness, (1:4) cement sand mortar.
4. Flooring : Floor Tiles
5. Painting : All internal walls cement plastered with Plaster of paris finish. All external walls of snowcem finish. Synthetic primer to steel and wood works.
6. Doors : Flush doors with Commercial Ply and Sal wood frame of standard thickness.
7. Windows : Aluminum Sliding with Grill.
8. Electric Works : Concealed wiring and board with piano switches. In each bed room – 2 light pts, 1 fan pt. & 1 plug pt. In Kitchen cum dining room – 3 light pts., 2 fan pts., 1 plug pt. 1 Fridge pt. and 1 TV pt. In Kitchen 1 light pt. 1 exhaust fan pt & 1 power pt. In Toilet – 1 light pt. 1 Geyser pt. In Verandah-1 light pt. only. Water pump connected with starter switch, security light in common passage and 1 light pt. at each stair-landing will be provided.
9. Water Supply & Sanitary : Water supply will be through necessary fittings from K.M.C and overhead water tank with necessary pump fittings. All the water and sanitary works will be done with approved quality PVC pipes and approved quality fittings with Necessary drainage/sewage lines.
10. Toilet : Each toilet with 6' feet high glazed tiled wall and White commode, PVC white cistern & One white wash basin in toilet only with fittings of standard size and quality.
11. Water Closet : W.C : Wall would be finished gray Tiles up to 6' feet height from the floor with conceal pipe line for water supply provided with white colour Commode with cistern, one water tap and one commode shower.
11. Kitchen : Black stone platform, one steel washing sink, with 2'-6" tiled wall above the cooking platform.

IN WITNESS WHEREOF the parties hereto set and subscribe their hands and seals on the day, month and year first above-written:-

SIGNED, SEALED AND DELIVERED

In presence of :-

WITNESSES:-

1. *Ram Shankar Bg*
9/225, B. P. Ramnadi P
Kol-94.

Santanu Bose.
Santanu Bose
Santanu Bose

Chhandam Bose

SIGNATURE OF THE OWNERS

2. *Kausik Chakraborty*
Mishra Para Road.
Rajpur, P.S. Sonarpur
Kol-149.

VASTU REALTORS
Pankaj Kumar Adhikari
Partner

VASTU REALTORS
Uma Shankar Naitik
Partner

SIGNATURE OF THE DEVELOPER

Drafted by:-

K. S. D.
Advocate, En.f/1495/1477/78,
18, Alipur Judges' Court, Kol-27.

Computerised by:-

18, Alipur Judges' Court, Kol-27.

MEMO OF CONSIDERATION

RECEIVED on and from the within named Developer the sum of Rs.3,00,000/- (Rupees Three Lakh) only nonrefundable amount as per memo below :-

<u>By</u>	<u>No</u>	<u>Bank Name</u>	<u>Date</u>	<u>Amount</u>
Ch	690626	S.B.I, Mahamayatala Br.	27/04/22	Rs.2,70,000/-
In the name of Goutam Bose				
T.D.S	Paid by the owners			Rs. 30,000/-
				<u>Rs. 3,00,000/-</u>

(Rupees Three Lac) only

WITNESSES:-

1. Shovik Roy
J/235, B.P. Road
Kod - 94

2. Kausik Chakraborty

Goutam Bose
Goutam Bose

Santana Bose
Chhandam Bose

SIGNATURE OF THE OWNERS

Thumb

1st finger

Middle finger

Ring finger

Small Finger

Left
hand

Name PAWAN KUMAR AGARWALSignature Pawan Kumar AgarwalLeft
handRight
hand

Name UMA SHANKAR NAIKSignature Uma Shankar Naik

Photo

Left
handRight
hand

Name -----

Signature -----

Photo

Left
handRight
hand

Name -----

Signature -----

Thumb

1st finger

Middle finger

Ring finger Small Finger

Left
handRight
handName SUBAS BOSESignature Subas BoseLeft
handRight
handName GOUTAM BOSESignature Goutam BoseLeft
handRight
handName SANTANA BOSESignature Santana BoseLeft
handRight
handName CHHANDAM BOSESignature Chhandam Bose



Chhandam Bose



VASTU REALTORS
Pamam Kumar Arora
Partner

VASTU REALTORS
Uma Shankar Nank
Partner

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
AFUPB1794B

नाम /NAME
GOUTAM BOSE

पिता का नाम /FATHER'S NAME
SANTI RANJAN BOSE

जन्म तिथि /DATE OF BIRTH
01-01-1967

हस्ताक्षर /SIGNATURE
Goutam Bose

आयकर आयुक्त, प.ब.-III
COMMISSIONER OF INCOME-TAX, W.B. - III

Goutam Bose

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

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



भारत सरकार
GOVERNMENT OF INDIA



গৌতম বোস
Goutam Bose
পিতা : শান্তিরঞ্জন বোস
Father : SANTIRANJAN BOSE
জন্ম সাল / Year of Birth : 1967
পুরুষ / Male



6955 3360 1931

আধার - সাধারণ মানুষের অধিকার

Goutam Bose

Goutam Bose



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:
বি ১৪৮, আতাবাগান, কোলকাতা,
গড়িয়া, দক্ষিণ ২৪ পরগণা,
দক্ষিণবঙ্গ, ৭০০০৮৪

Address:
B-148, ATABAGAN, Kolkata,
Garia, South Twenty Four
Parganas, West Bengal,
700084

1947
1800 180 1947

help@uidai.gov.in

www.uidai.gov.in

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

তথ্য

- জারির পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়
- পরিচয়ের প্রমাণ অনলাইন অথেন্টিকেশন দ্বারা লাভ করুন
- এটা এক ইলেক্ট্রনিক প্রক্রিয়ায় তৈরী পত্র

INFORMATION

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- জন্মের সারা দেশে মান্য।
- স্বাধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.

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বি. ১৪৮, আতাবাগান, লস্কর পুর,
দক্ষিণ ২৪ পরগণা,
পশ্চিমবঙ্গ - ৭০০১৫৩

Address:
B-148, ATABAGAN, Laskarpur,
South Twenty Four Parganas,
West Bengal - 700153

6301 4666 0340

ভারত সরকার

Unique Identification Authority of India

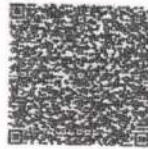
তালিকাভুক্তির নম্বর/Enrolment No.: 1040/19635/09160

To
ছন্দম বোস
CHHANDAM BOSE
B-148
ATABAGAN
Laskarpur
South Twenty Four Parganas Laskar Pur
West Bengal - 700153

Download Date: 30/06/2017

Generation Date: 11/04/2012

Signature Verified
Using Aadhaar
AUTHENTICATED
11/04/2012



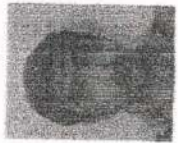
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6301 4666 0340

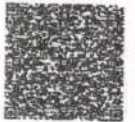
আমার আধার, আমার পরিচয়



ভারত সরকার
Government of India



ছন্দম বোস
CHHANDAM BOSE
জন্মতারিখ/ DOB: 28/12/1992
পুরুষ / MALE



6301 4666 0340

Chhandam Bose

তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন অথেন্টিকেশন দ্বারা প্রাপ্ত করুন।

INFORMATION

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- To establish identity, authenticate online.

আধার সারা দেশে মান্য।

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Aadhaar will be helpful in availing Government and Non-Government services in future.

19187061



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:

বি ১৪৮, আভাবাগান, লস্কর পুর,
দুইতল পুর, দক্ষিণ ১৪ পরগণা,
পশ্চিমবঙ্গ, ৭০০১৫৩

Address:

B-148, ATABAGAN,
Laskarpur, Laskar Pur, South
Twenty Four Parganas, West
Bengal, 700153



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ভারত সরকার

Unique Identification Authority of India
Government of India

ভূমিকাভুক্তির আই ডি/Enrollment No.: 1040/19635/09163

To
সান্তনা বোস
Santana Bose
B-148 ATABAGAN
Laskarpur
Laskar Pur South Twenty Four Parganas
West Bengal 700153

19187061



MN191870611DF



আপনার আধার সংখ্যা/ Your Aadhaar No.:

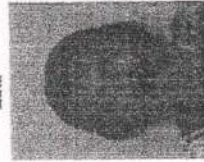
4165 3967 0509

আধার - সাধারণ মানুষের অধিকার

Santana Bose



ভারত সরকার
GOVERNMENT OF INDIA



সান্তনা বোস
Santana Bose
পিতা : পঞ্চানন দে
Father : PANCHANAN DEY
জন্ম তারিখ / Year of Birth : 1967
মহিলা / Female

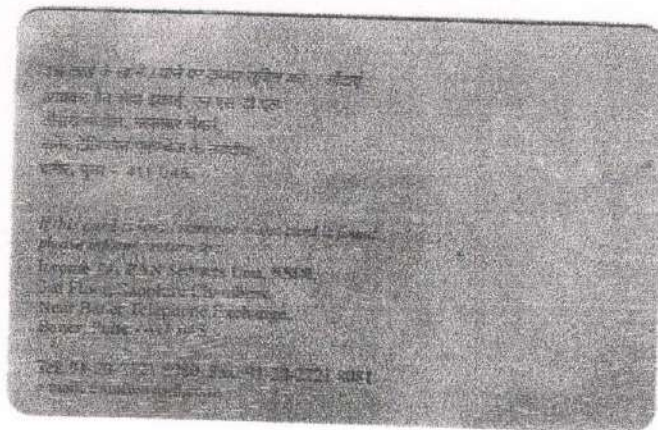


4165 3967 0509

ভারত সরকার



Santana Bose





ভারত সরকার
Unique Identification Authority of India
Government of India

ভালিকাভুক্তির আই ডি/Enrollment No.: 1040/19635/09167

To
08/11/2012
সুভাস বোস
Subas Bose
B-148 ATABAGAN
Laskarpur
Laskar Pur South Twenty Four Parganas
West Bengal 700153

19187346



MN191873462DF



আপনার আধার সংখ্যা/ Your Aadhaar No. :

3279 4838 5745

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
GOVERNMENT OF INDIA



সুভাস বোস
Subas Bose
পিতা : শান্তি রঞ্জন বোস
Father : SANTI RANJAN BOSE
জন্ম সাল / Year of Birth : 1955
পুরুষ / Male



3279 4838 5745

আধার - সাধারণ মানুষের অধিকার

Subas Bose

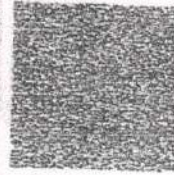
आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
GAMPB4000B



नाम / Name
SUBAS BOSE

विवाह का नाम / Father's Name
SANTI HANJAN BOSE

जन्म तिथि / Date of Birth
01/07/1955

Subas Bose
हस्ताक्षर / Signature

20112021

Subas Bose

यदि कार्ड खोया/किसी पर कृपया सुविधा करें/वापस:

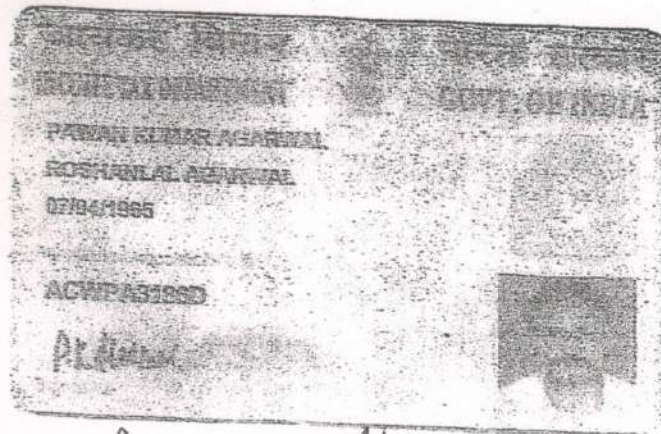
आयकर विभाग, नया दिल्ली, 110 055
ब्लॉक 341, लॉट 3, 6/1/2,
मॉडल कॉलोनी, रोड बंगला चौक के पास,
पिन - 411 015.



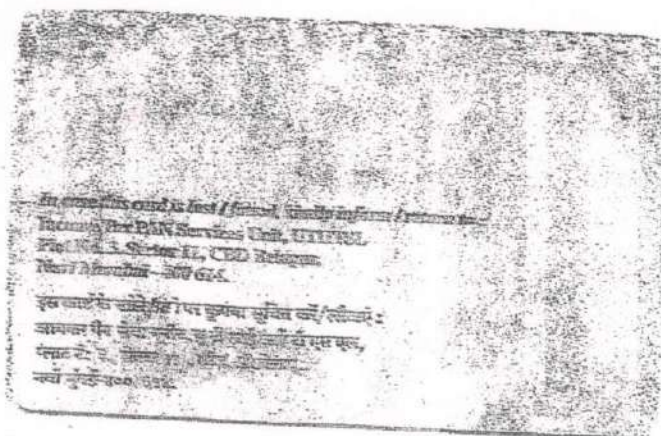
If this card is lost / someone's lost card is found,
please inform / return to:

Income Tax PAN Services Unit, NSDL
3rd Floor, Market Street,
Plot No. 341, Survey No. 9873,
Model Colony, Near Bazar Bhangman Chowk,
Pune - 411 015.

फोन 91-20-7221 0000, 91-20-7221 0001
e-mail: income@nsdl.co.in

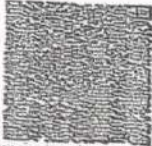


Pr. Ag. Ag.






Name / নাম
 Pawan Kishor Agarwal
 Date of Birth / জন্মদিন : 07/04/1965
 Sex / লিঙ্গ : Male



6599 3230 0127

আমার আধার, আমার পরিচয়

Pawan Kumar Agarwal




Unique Identification Authority of India
 Address :
 S/O. Pawan Kishor Agarwal, Ashok
 Green (22), 957 Ashoka
 Road, Rajpur Sonarpur (M),
 Ganga, South 24 Parganas,
 Sonarpur, West Bengal, 700084.

Address :
 S/O. Pawan Kishor Agarwal, Ashok
 Green (22), 957 Ashoka
 Road, Rajpur Sonarpur (M),
 Ganga, South 24 Parganas,
 Sonarpur, West Bengal, 700084.

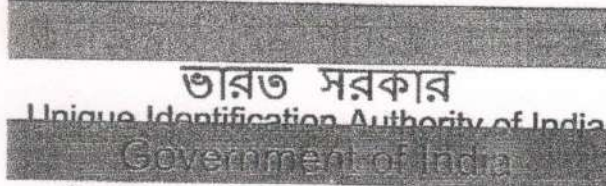
6599 3230 0127







Uma Shankar Naik



ভারত সরকার
Unique Identification Authority of India
Government of India

ভারত সরকার
Unique Identification Authority of India
Government of India

ভারত সরকার
Unique Identification Authority of India
Government of India

To
উমা শঙ্কর নায়েক
Uma Shankar Naik
C/O, Dukhan Sah
Ananya, flat 1b M-173, Garia Garden
Near Garia Garden P.O.
Garia
Garia
South 24 Parganas
West Bengal 700084
9748508381

04/04/2014
352547522



MA525475227FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

4750 0146 0669

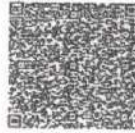
আমার আধার, আমার পরিচয়



ভারত সরকার
Government of India



উমা শঙ্কর নায়েক
Uma Shankar Naik
জন্মতারিখ / DOB : 22/03/1968
পুরুষ / Male



4750 0146 0669

আমার আধার, আমার পরিচয়

Uma Shankar Naik

Major Information of the Deed

Deed No :	I-1603-06412/2022	Date of Registration	28/04/2022
Query No / Year	1603-2001231896/2022	Office where deed is registered	
Query Date	24/04/2022 7:26:30 PM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	RAHUL DAS SONARPUR, Thana : Sonarpur, District : South 24-Parganas, WEST BENGAL, Mobile No. : 8961940256, Status : Solicitor firm		
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 : 3,00,000/-]		
Set Forth value	Market Value		
Rs. 4/-	Rs. 32,67,003/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,021/- (Article:48(g))	Rs. 3,053/- (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:- Bansdrani, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Atabagan, , Premises No: 58, , Ward No: 111 Pin Code : 700153

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	1 Katha 8 Chatak	1/-	12,15,001/-	Width of Approach Road: 23 Ft.,

District: South 24-Parganas, P.S:- Bansdrani, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Atabagan, , Premises No: 58/1, , Ward No: 111 Pin Code : 700153

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L2	(RS :-)		Bastu	1 Katha 4 Chatak	1/-	10,12,501/-	Width of Approach Road: 23 Ft.,

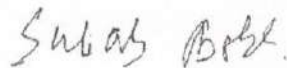
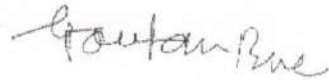
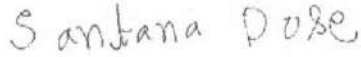
District: South 24-Parganas, P.S:- Bansdrani, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Atabagan, , Premises No: 58/2, , Ward No: 111 Pin Code : 700153

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L3	(RS :-)		Bastu	1 Katha 4 Chatak	1/-	10,12,501/-	Width of Approach Road: 23 Ft.,
Grand Total :				6.6Dec	3 /-	32,40,003 /-	

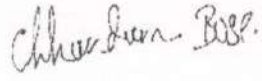
Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2, L3	100 Sq Ft.	1/-	27,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	1 /-	27,000 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Subas Bose Son of Late Santi Ranjan Bose Executed by: Self, Date of Execution: 28/04/2022 , Admitted by: Self, Date of Admission: 28/04/2022 ,Place : Office	Photo  28/04/2022	Finger Print  LTI 28/04/2022	Signature  28/04/2022
Garia Laskarpur, G.s Colony, City:- Not Specified, P.O:- Laskarpur, P.S:-Bansdrani, District:-South 24-Parganas, West Bengal, India, PIN:- 700153 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: Gaxxxxxx0b,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 28/04/2022 , Admitted by: Self, Date of Admission: 28/04/2022 ,Place : Office				
2	Name Goutam Bose Son of Late Santi Ranjan Bose Executed by: Self, Date of Execution: 28/04/2022 , Admitted by: Self, Date of Admission: 28/04/2022 ,Place : Office	Photo  28/04/2022	Finger Print  LTI 28/04/2022	Signature  28/04/2022
Garia Laskarpur, City:- Not Specified, P.O:- Laskarpur, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700153 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: Afxxxxxx4b,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 28/04/2022 , Admitted by: Self, Date of Admission: 28/04/2022 ,Place : Office				
3	Name Santana Bose Wife of Late Subodh Chandra Bose Executed by: Self, Date of Execution: 28/04/2022 , Admitted by: Self, Date of Admission: 28/04/2022 ,Place : Office	Photo  28/04/2022	Finger Print  LTI 28/04/2022	Signature  28/04/2022

Garia Laskarpur, City:- Not Specified, P.O:- Laskarpur, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700153 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: Bhxxxxxx7n,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 28/04/2022
 , Admitted by: Self, Date of Admission: 28/04/2022 ,Place : Office

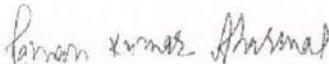
4	Name	Photo	Finger Print	Signature
	Chhandam Bose Son of Late Subodh Chandra Bose Executed by: Self, Date of Execution: 28/04/2022 , Admitted by: Self, Date of Admission: 28/04/2022 ,Place : Office			
	28/04/2022	LTI 28/04/2022	28/04/2022	

Garia Laskarpur, City:- Not Specified, P.O:- Laskarpur, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700153 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: Cexxxxxx2h,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 28/04/2022
 , Admitted by: Self, Date of Admission: 28/04/2022 ,Place : Office

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Vastu Realtors Garia Garden, City:- Not Specified, P.O:- Garia, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 , PAN No.:: Aaxxxxxx5q,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

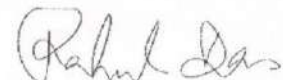
Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Pawan Kumar Agarwal (Presentant) Son of Late Roshanlal Agarwal Date of Execution - 28/04/2022, , Admitted by: Self, Date of Admission: 28/04/2022, Place of Admission of Execution: Office			
		Apr 28 2022 1:30PM	LTI 28/04/2022	28/04/2022
Mahamaya Mandir Road, City:- Not Specified, P.O:- Garia, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxxx6D,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Vastu Realtors (as Partner)				

Name	Photo	Finger Print	Signature
Uma Shankar Naik Son of Late Dukhan Sah Date of Execution - 28/04/2022, , Admitted by: Self, Date of Admission: 28/04/2022, Place of Admission of Execution: Office	 Apr 28 2022 1:31PM	 LTI 28/04/2022	 28/04/2022

Garia Garden, City:- Not Specified, P.O:- Garia, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AExxxxxx7F,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Vastu Realtors (as Partner)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Rahul Das Son of Mr Netai Ch Das Alipore Judges Court, City:- Not Specified, P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027	 28/04/2022	 28/04/2022	 28/04/2022

Identifier Of Subas Bose, Goutam Bose, Santana Bose, Chhandam Bose, Pawan Kumar Agarwal, Uma Shankar Naik

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Subas Bose	Vastu Realtors-1 Katha 8 Chatak

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Goutam Bose	Vastu Realtors-1 Katha 4 Chatak

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Santana Bose	Vastu Realtors-1.03125 Dec
2	Chhandam Bose	Vastu Realtors-1.03125 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Subas Bose	Vastu Realtors-25.00000000 Sq Ft
2	Goutam Bose	Vastu Realtors-25.00000000 Sq Ft
3	Santana Bose	Vastu Realtors-25.00000000 Sq Ft
4	Chhandam Bose	Vastu Realtors-25.00000000 Sq Ft

On 28-04-2022

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 12:36 hrs on 28-04-2022, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Pawan Kumar Agarwal ,.

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 32,67,003/-

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

Execution is admitted on 28/04/2022 by 1. Subas Bose, Son of Late Santi Ranjan Bose, Garia Laskarpur, G.s Colony, P.O: Laskarpur, Thana: Bansdroni, , South 24-Parganas, WEST BENGAL, India, PIN - 700153, by caste Hindu, by Profession Others, 2. Goutam Bose, Son of Late Santi Ranjan Bose, Garia Laskarpur, P.O: Laskarpur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700153, by caste Hindu, by Profession Others, 3. Santana Bose, Wife of Late Subodh Chandra Bose, Garia Laskarpur, P.O: Laskarpur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700153, by caste Hindu, by Profession Others, 4. Chhandam Bose, Son of Late Subodh Chandra Bose, Garia Laskarpur, P.O: Laskarpur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700153, by caste Hindu, by Profession Others

Indetified by Mr Rahul Das, , , Son of Mr Netai Ch Das, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 28-04-2022 by Pawan Kumar Agarwal, Partner, Vastu Realtors (Partnership Firm), Garia Garden, City:- Not Specified, P.O:- Garia, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084

Indetified by Mr Rahul Das, , , Son of Mr Netai Ch Das, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

Execution is admitted on 28-04-2022 by Uma Shankar Naik, Partner, Vastu Realtors (Partnership Firm), Garia Garden, City:- Not Specified, P.O:- Garia, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084

Indetified by Mr Rahul Das, , , Son of Mr Netai Ch Das, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 3,053/- (B = Rs 3,000/- ,E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-, by online = Rs 3,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 25/04/2022 12:00AM with Govt. Ref. No: 192022230014341021 on 25-04-2022, Amount Rs: 21/-, Bank: CANARA BANK (CNRB0000344), Ref. No. GRIPS2022042570414 on 25-04-2022, Head of Account 0030-03-104-001-16

Online on 28/04/2022 12:35PM with Govt. Ref. No: 192022230016253031 on 28-04-2022, Amount Rs: 3,000/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0BQTGWE6 on 28-04-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,021/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 2,021/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 033606, Amount: Rs.5,000/-, Date of Purchase: 20/04/2022, Vendor name: S Deb

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 25/04/2022 12:00AM with Govt. Ref. No: 192022230014341021 on 25-04-2022, Amount Rs: 2,020/-, Bank: CANARA BANK (CNRB0000344), Ref. No. GRIPS2022042570414 on 25-04-2022, Head of Account 0030-02-103-003-02

Online on 28/04/2022 12:35PM with Govt. Ref. No: 192022230016253031 on 28-04-2022, Amount Rs: 1/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0BQTGWE6 on 28-04-2022, Head of Account 0030-02-103-003-02



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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2022, Page from 264502 to 264547
being No 160306412 for the year 2022.



Dhar

Digitally signed by DEBASISH DHAR
Date: 2022.05.20 14:40:56 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 2022/05/20 02:40:56 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)