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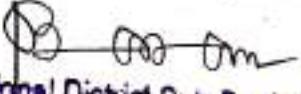


পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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18/12/19
Certify that the document is admitted to
registration. The 18th day of December, 2019
& the endorsements on the reverse side
of this document & the documents attached
with this document's are the part of this
document.


Additional District Sub-Registrar
Rajarhat New Town, North 24 Pgs.

18 DEC 2019

THIS DEED OF DEVELOPMENT AGREEMENT

Made this the 18th day of December, 2019

[Two Thousand Nineteen]

BETWEEN

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8 DEC 2019

[1] **SRIMATI GITA RANI PAUL [PAN CCHXPP4569H] [AADHAAR 3593 0783 3508]**, wife of Late Mukul Krishna Paul and daughter of Late Sachindra Lal Paul, residing at FC-17, Narayantala West, Post Office - Deshbandhu Nagar, under Police Station - Baguiati, District North 24-Parganas, PIN - 700 059, State - West Bengal, [2] **SRIMATI NAMITA KUNDU [PAN CXEPK2265A] [AADHAAR 9559 8276 6176]**, wife of Sri Prasun Kumar Kundu and daughter of Late Mukul Krishna Pal, residing at P-56, C. I. T. Road, Scheme - VIM, Post Office - Kankurgachi, under Police Station - Maniktala, District South 24-Parganas, PIN - 700 054, State - West Bengal, [3] **SRIMATI KABITA PAUL [PAN AKHPP1220E] [AADHAAR 5128 8765 2291]**, wife of Sri Swapnil Kumar Paul and daughter of Late Mukul Krishna Paul, residing at 1, N. G. Basak Road, Post Office - Mall Road, under Police Station - DumDum, District North 24-Parganas, PIN - 700 080, State - West Bengal and [4] **SRIMATI ARPITA MULLICK [PAN ALYPM4507D] [AADHAAR 8321 3356 2359]**, wife of Sri Robi Sankar Mullick and daughter of Late Mukul Krishna Paul, residing at 2R6/3, Phase - 2, Sector - 3, Salt Lake, Post Office - Purbachal, under Police Station - Bidhannagar, District North 24-Parganas, PIN - 700 097, State - West Bengal, all by faith - Hindu, by occupation - Housewife, by nationality - Indian, hereinafter referred to and called as the **LANDOWNERS** [which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, executors, trustees, administrators, legal representatives and/or assigns] of the **ONE PART**;

AND

SRI AJAY GHOSH [PAN ANHPG0136D] [AADHAAR 5441 7111 2288], son of Sri Lakshmi Narayan Ghosh, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at DC-104, Narayantala [West], under Police Station - Baguiati, District North 24-Parganas, PIN - 700 059, West Bengal, hereinafter referred to and called as the **DEVELOPER** [which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, executors, trustees, administrators, legal representatives and/or assigns] of the **OTHER PART**;

WHEREAS:

A. That, one **SRI BHAIRAB CHANDRA BAGUI** and **SRI NITYANANDA BAGUI**, were the joint owners of a plot of land measuring about **2.50 Acre** more or less, out of which land measuring about **1.11 Acre** more or less comprised in **C. S. Dag No. 3017**, land measuring about **0.67 Acre** more or less comprised in **C. S. Dag No. 3033**, land measuring about **0.70 Acre** more or less comprised in **C. S. Dag No. 3034** and land measuring about

0.02 Acre more or less comprised in **C. S. Dag No. 3036** pertaining to **C. S. Khatian No. 1097** corresponding to **R. S. Khatian No. 1292**, lying and situated under **Mouza - KRISHNAPUR, J. L. No. 17, R. B. No. 113, Touzi No. 228/229** thereafter **1513/181, Pargana - Kolikata**, within the jurisdiction of the Office of the Sub-Registrar at Connipore, DumDum, under Police Station - Rajarhat, District 24-Parganas;

- B. That, while thus said **SRI BHAIRAB CHANDRA BAGUI** and **SRI NITYANANDA BAGUI**, enjoying the aforesaid property as the absolute joint owners, by a **Deed** dated the **11th day of January, 1937** said **SRI NITYANANDA BAGUI** had transferred, granted, assigned and assured his **3/4th share** of aforesaid landed property i.e. **1.87 Acre** more or less unto and in favour of one **SRI NITYANANDA GHOSH**, which was duly registered with the Office of the Sub-Registrar at Connipore, DumDum and recorded into **Book No. I, Being No. 31** against the khajna mentioned therein and by another **Deed** dated the **11th day of January, 1937** said **SRI BHAIRAB CHANDRA BAGUI** had transferred, granted, assigned and assured his **1/4th share** of aforesaid landed property i.e. **0.63 Acre** more or less unto and in favour of one **SRI NITYANANDA GHOSH**, which was duly registered with the Office of the Sub-Registrar at Connipore, DumDum and recorded into **Book No. I, Being No. 33** against the khajna mentioned therein;
- C. That, by virtue of aforesaid Deeds, said **NITYANANDA GHOSH** became the sole and absolute owner of aforesaid property and thus recorded his name in the records of Revisional Settlement and used to pay proper rates, tax, cess, levies and other outgoings against his name regularly and punctually and during the course of enjoyment said **NITYANANDA GHOSH** died intestate on **22nd day of November, 1965** without executing any Will and leaving behind him, his wife namely **SRIMATI SAROJINI GHOSH**, only son namely **SRI NIRANJAN GHOSH** and 2 [two] daughters namely [1] **SRIMATI ANGUR BALA GHOSH** and [2] **SRIMATI BIJALI BALA GHOSH**, as the only legal heiresses, heir, successors and representatives towards the estate of deceased **NITYANANDA GHOSH**, by virtue of law of inheritance as per Hindu Succession Act, 1956 as amended up-to-date;
- D. That, after the demise of said **NITYANANDA GHOSH**, said [1] **SRIMATI SAROJINI GHOSH**, [2] **SRI NIRANJAN GHOSH**, [3] **SRIMATI ANGUR BALA GHOSH** and [4] **SRIMATI BIJALI BALA GHOSH**, became the absolute joint owners of aforesaid landed property left by said **NITYANANDA GHOSH**, each having undivided un-demarcated **1/4th** share of aforesaid landed property;

E. That, during the course of enjoyment out of love and affection by a **Deed of Gift** dated the **13th day of January, 1966** said **SRIMATI BIJALI BALA GHOSH**, therein referred to and called as the **Donor** of **One Part** voluntarily gifted, granted, transferred, assigned and assured **ALL THAT** piece and parcel of a plot of land measuring about **17½ Decimal** more or less, lying and situated under **Mouza - KRISHNAPUR**, **J. L. No. 17, R. S. No. 113, Touzi No. 228/229** thereafter **1513/181**, **Pargana - Kolikata**, comprised in **C. S. Dag No. 3034** corresponding to **R. S. Dag No. 1531** appertaining to **C. S. Khatian No. 1097** corresponding to **R. S. Khatian No. 1292**, within the jurisdiction of the Office of the Sub-Registrar at Cossipore, DumDum, under Police Station - Rajarhat, District 24-Parganas, towards her brother said **SRI NIRANJAN GHOSH**, therein referred to and called as the **Donee** of the **Other Part** which was duly registered with the Office of the Sub-Registrar at Cossipore, DumDum and recorded into **Book No. I, Volume No. 16, Pages from 31 to 36, Being No. 216** and thus handed over the vacant and peaceful possession of the aforesaid property absolutely and forever;

F. That, by a **Deed of Gift** dated the **18th day of October, 1966** said **SRIMATI ANGUR BALA GHOSH**, therein referred to and called as the **Donor** of **One Part** voluntarily gifted, granted, transferred, assigned and assured **ALL THAT** piece and parcel of a plot of land measuring about **17½ Decimal** more or less, lying and situated under **Mouza - KRISHNAPUR**, **J. L. No. 17, R. S. No. 113, Touzi No. 228/229** thereafter **1513/181, Pargana - Kolikata**, comprised in **C. S. Dag No. 3034** corresponding to **R. S. Dag No. 1531** appertaining to **C. S. Khatian No. 1097** corresponding to **R. S. Khatian No. 1292**, within the jurisdiction of the Office of the Sub-Registrar at Cossipore, DumDum, under Police Station - Rajarhat, District 24-Parganas, towards her brother said **SRI NIRANJAN GHOSH**, therein referred to and called as the **Donee** of the **Other Part** which was duly registered with the Office of the Sub-Registrar at Cossipore, DumDum and recorded into **Book No. I, Volume No. 130, Pages from 69 to 71, Being No. 8832** and thus handed over the vacant and peaceful possession of the aforesaid property absolutely and forever;

* * *

G. That, by virtue of law of inheritance said **SRI NIRANJAN GHOSH** became the sole and absolute owner of **1/4th** share and aforesaid 2 [two] Deeds **2/4th** or **1/2** share, i.e. **3/4th** share of aforesaid property and by virtue of law of inheritance said **SRIMATI SAROJINI GHOSH** became the sole and absolute owner of **1/4th** share of aforesaid property;

H. That, while thus said [1] **SRI NIRANJAN GHOSH** and [2] **SRIMATI SAROJINI GHOSH**, jointly enjoying the aforesaid property as the absolute

joint owners, due to urgent requirement of lawful money, by a **Saf Bikray Kobala** dated the 12th day of **February, 1969** said [1] **SRI NIRANJAN GHOSH** and [2] **SRIMATI SAROJINI GHOSH**, therein referred to and called as the **Vendors** of the **One Part** sold, transferred, conveyed, granted, assigned and assured **ALL THAT** piece and parcel of a plot of land measuring about **3 [three] Cottahs 0 [zero] Chittack 0 [zero] Square Feet** more or less, lying and situated under **Mouza - KRISHNAPUR, J. L. No. 17, R. S. No. 113, Touzi No. 228/229** thereafter **1513/181, Pargana - Kolikata**, comprised in C. S. Dag No. 3034 corresponding to R. S. Dag No. 1531 appertaining to C. S. Khatian No. 1097 corresponding to R. S. Khatian No. 1292, within the jurisdiction of the Office of the Sub-Registrar at Cossipore, DumDum, under Police Station - Rajarhat, District 24-Parganas, unto and in favour of one **SRIMATI ARATI SINHA**, wife of Sri Hara Prasanna Sinha, therein referred to and called as the **Purchaser** of the **Other Part**, which was duly registered with the Office of the Sub-Registrar at Cossipore, DumDum and recorded into **Book No. I, Volume No. 13, Pages from 294 to 298, Being No. 1084** against the consideration mentioned therein and thus handed over the vacant and peaceful possession of the aforesaid property absolutely and forever;

- I. That, by another **Saf Bikray Kobala** dated the **14th day of May, 1969** said [1] **SRI NIRANJAN GHOSH** and [2] **SRIMATI SAROJINI GHOSH**, therein referred to and called as the **Vendors** of the **One Part** sold, transferred, conveyed, granted, assigned and assured **ALL THAT** piece and parcel of a plot of land measuring about **0 [zero] Cottah 9 [nine] Chittacks 41 [forty one] Square Feet** more or less, lying and situated under **Mouza - KRISHNAPUR, J. L. No. 17, R. S. No. 113, Touzi No. 228/229** thereafter **1513/181, Pargana - Kolikata**, comprised in C. S. Dag No. 3034 corresponding to R. S. Dag No. 1531 appertaining to C. S. Khatian No. 1097 corresponding to R. S. Khatian No. 1292, within the jurisdiction of the Office of the Sub-Registrar at Cossipore, DumDum, under Police Station - Rajarhat, District 24-Parganas, unto and in favour of said **SRIMATI ARATI SINHA**, wife of Sri Hara Prasanna Sinha, therein referred to and called as the **Purchaser** of the **Other Part**, which was duly registered with the Office of the Sub-Registrar at Cossipore, DumDum and recorded into **Book No. I, Volume No. 13, Pages from 294 to 298, Being No. 1084** against the consideration mentioned therein and thus handed over the vacant and peaceful possession of the aforesaid property absolutely and forever;
- J. That, by virtue of aforesaid Deeds, while thus said **SRIMATI ARATI SINHA**, wife of Sri Hara Prasanna Sinha, enjoying the aforesaid property

as the sole and absolute owner, due to her urgent requirement of lawful money by a **Saf Bikray Kobala** dated the **6th day of August, 1973**, said **SRIMATI ARATI SINHA**, wife of Sri Hara Prasanna Sinha, therein referred to and called as the **Vendor** sold, transferred, conveyed, granted, assigned and assured **ALL THAT** piece or parcel of a plot of land measuring about **3 [three] Cottahs 9 [nine] Chittacks 41 [forty one] Square Feet** more or less, lying and situated under **Mouza - KRISHNAPUR, J. L. No. 17, R. S. No. 113, Touzi No. 228/229**, comprised under C. S. Dag No. 3034 corresponding to R. S. Dag No. 1531 corresponding to Modified R. S. Dag No. 31 appertaining to C. S. Khatian No. 1097 corresponding to R. S. Khatian No. 1292, within the jurisdiction of the Office of the Sub-Registrar at Cossipore, DumDum, under Police Station - Rajarhat, District 24-Pargans, unto and in favour of one **SRI MUKUL KRISHNA PAUL**, son of Late Mukunda Lal Paul, therein referred to and called as the **Purchaser** and one **SRI HARA PRASANNA SINHA**, son of Sri Samarendra Chandra Sinha, therein referred to and called as the **Confirming Party** confirm the sale which was duly registered with the Office of the Sub-Registrar at Cossipore, DumDum and recorded into Book No. I, Volume No. 116, Pages from 73 to 77, **Being No. 5856** for the year **1973** against the consideration mentioned therein and thus handed over the vacant and peaceful possession of the aforesaid property absolutely and forever;

- K. That, by virtue of aforesaid Saf Bikray Kobala, said **MUKUL KRISHNA PAUL**, became the sole and absolute owner of aforesaid property and thus mutated his name with the Offices of the concerned competent authorities and used to pay proper rates, taxes, cess, rents, levis and other outgoings against his name regularly and enjoying the same without any interruptions and/or hindrances from any corner;
- L. That, during the course of enjoyment, said **MUKUL KRISHNA PAUL** died intestate on **20th day of December, 1989** leaving behind him, his wife namely **SRIMATI GITA RANI PAUL** and **3 [three] daughters** namely [1] **SRIMATI NAMITA KUNDU**, wife of Sri Prasun Kumar Kundu, [2] **SRIMATI KABITA PAUL**, wife of Sri Swapan Kumar Paul and [3] **SRIMATI ARPITA MULLICK**, wife of Sri Robi Sankar Mullick, as the only legal heiresses, successors and representatives towards the estate of deceased **MUKUL KRISHNA PAUL**, by virtue of law of inheritance as per Hindu Succession Act, 1956 as amended up-to-date;
- M. That, after the demise of said **MUKUL KRISHNA PAUL**, said [1] **SRIMATI GITA RANI PAUL**, wife of Late Mukul Krishna Paul and daughter of Late Sachindra Lal Paul, [2] **SRIMATI NAMITA KUNDU**, wife of Sri Prasun Kumar Kundu and daughter of Late Mukul Krishna Pal, [3] **SRIMATI**

KABITA PAUL, wife of Sri Swapan Kumar Paul and daughter of Late Mukul Krishna Paul and [4] **SRIMATI ARPITA MULLICK**, wife of Sri Robi Sankar Mullick and daughter of Late Mukul Krishna Paul, the Vendors herein became the absolute joint owners of aforesaid property and thus mutated their names with the Offices of the concerned competent authorities and used to pay proper rates, taxes, cess, rents, levis and other outgoings against their names regularly and punctually;

N. That, by virtue of law of inheritance and mutation as well, said [1] **SRIMATI GITA RANI PAUL**, wife of Late Mukul Krishna Paul and daughter of Late Sachindra Lal Paul, [2] **SRIMATI NAMITA KUNDU**, wife of Sri Prasun Kumar Kundu and daughter of Late Mukul Krishna Pal, [3] **SRIMATI KABITA PAUL**, wife of Sri Swapan Kumar Paul and daughter of Late Mukul Krishna Paul and [4] **SRIMATI ARPITA MULLICK**, wife of Sri Robi Sankar Mullick and daughter of Late Mukul Krishna Paul, the Landowners herein became the absolute joint owners of **ALL THAT** piece or parcel of a plot of land measuring about **3 [three] Cottahs 9 [nine] Chittacks 41 [forty one] Square Feet** more or less **TOGETHER WITH** an one storied brick built building measuring about **500 (five hundred) Square Feet** more or less, lying and situated under **Mouza - KRISHNAPUR, J. L. No. 17, R. S. No. 113, Touzi No. 228/229**, comprised under C. S. Dag No. 3034 corresponding to **R. S. Dag No. 1531** corresponding to Modified **R. S. Dag No. 31** appertaining to C. S. Khatian No. 1097 corresponding to **R. S. Khatian No. 1292**, within the local limits of **Ward No. 26 of the Rajarhat Gopalpur Municipality now under Ward No. 17 of the Bidhannagar Municipal Corporation**, having **Municipal Holding No. 103, Circle No. FC, having Premises No. FC-17, Baguiati Dwibhuj, Narayantala**, within the jurisdiction of the Office of the Additional District Sub-Registrar, previously at Bidhannagar [Salt Lake City] presently at Rajarhat, under Police Station - Rajarhat [old] Baguiati [new], District North 24-Pargans, **PIN - 700 059**, hereinafter referred to and called as the **SAID PREMISES**.

AND WHEREAS:

A. The terms in these presents shall unless they be contrary or repugnant to the context, mean and include the following :-

1. ADVOCATE shall mean **SUPROTIM SAHA**, Advocate having office at "MONOLATA", BA-12/2B, Baguiati, Post Office Deshbandhu Nagar, under Police Station - Rajarhat, District North 24-Parganas, PIN - 700 059, or any person or firm appointed or nominated by the Developer as

Advocates for the supervision of the legal affairs of the premises hereinafter defined;

2. ARCHITECT shall mean and include any person or firm appointed or nominated by the Developer as Architect for the supervision of the construction of the Building hereinafter defined;
3. THE SAID BUILDING shall mean and include proposed multi-storied R.C.C. frame structure building containing numbers of residential flats on the upper floors and commercial and flat on the ground floor on the said premises according to the drawn up plans and specification signed by the Landowners and simultaneously sanctioned by the competent authority and in conformity with the said details of construction specifically written in the Fifth Schedule hereunder subject to the terms and conditions hereinafter stated;
4. BUILDING PLAN shall mean and include the drawings, plans and specification of the said building to be approved by the Landowners and sanctioned by the Bidhannagar Municipal Corporation with any renewal or amendments thereto and/or modification thereof made or caused by the Developer after approval of the Landowners and sanctioned by the competent authority or other authority;
5. COMMON AREAS, FACILITIES AND COMMON AMENITIES shall mean and include corridors, stairways, passage ways, pump space, electric meter space, tube well, over head water reservoir, water pump and electric motor, roof, open space around the building and other facilities and amenities which may be mutually agreed upon between the parties and required for the establishment, location, enjoyment, provisions, maintenance and/or management of the building;
6. LANDOWNERS shall mean and include [1] **SRIMATI GITA RANI PAUL**, wife of Late Mukul Krishna Paul and daughter of Late Sachindra Lal Paul, residing at FC-17, Narayantala West, Post Office - Deshbandhu Nagar, under Police Station - Baguiati, District North 24-Parganas, PIN - 700 059, State - West Bengal, [2] **SRIMATI NAMITA KUNDU**, wife of Sri Prasun Kumar Kundu and daughter of Late Mukul Krishna Pal, residing at P-56, C. I. T. Road, Scheme - VIM, Post Office - Kankurgachi, under Police Station - Manicktala, District South 24-Parganas, PIN - 700 054, State - West Bengal, [3] **SRIMATI KABITA PAUL**, wife of Sri Swapan Kumar Paul and daughter of Late Mukul Krishna Paul, residing at 1, N. G. Basak Road, Post Office - Mall Road, under Police Station - DumDum, District North 24-Parganas, PIN - 700 080, State - West Bengal and [4]

SRIMATI ARPITA MULLICK, wife of Sri Robi Sankar Mullick and daughter of Late Mukul Krishna Paul, residing at 2R-6/3, Phase - 2, Sector - 3, Salt Lake, Post Office - Purbachal, under Police Station - Bidhannagar [South], District North 24-Parganas, PIN - 700 097, State - West Bengal, all by faith - Hindu, by occupation - Housewife, by nationality - Indian, and his heirs, executors, trustees, legal representatives, administrators and queries and correspondence to the Landowners shall be addressed to the present address of the Landowners;

7. DEVELOPER shall mean and **SRI AJAY GHOSH**, son of Sri Lakshmi Narayan Ghosh, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at DC-104, Narayantala [West], under Police Station - Baguiati, District North 24-Parganas, PIN - 700 059, West Bengal, and his heirs, executors, administrators, successors in office, legal representatives and assigns;
8. LANDOWNERS' ALLOCATION shall mean and include the area constructed in the building which is to be allotted to the Landowners as Landowners' allocation in accordance with the terms and conditions of these presents including the proportionate share of land and the common facilities and amenities attributable to the constructed area to be allocated to the Landowners, together with an amount of consideration specifically and particularly set out in the SECOND SCHEDULE hereunder written;
9. DEVELOPER'S ALLOCATION shall mean and include the remaining portions of the constructed area in the building to be constructed on the said premises after allocation made to the Landowners, including proportionate share of land and the common facilities and amenities attributable to the constructed area to remain with the Developer, specifically and particularly set out in the THIRD SCHEDULE written hereunder;
10. PREMISES shall mean and include **ALL THAT** piece or parcel of a plot of land measuring about 3 [three] Cottahs 9 [nine] Chittacks 41 [forty one] Square Feet more or less **TOGETHER WITH** an one storied brick built building measuring about 500 (five hundred) Square Feet more or less, lying and situated under Mouza - **KRISHNAPUR**, J. L. No. 17, R. S. No. 113, Touzi No. 228/229, comprised under C. S. Dag No. 3034 corresponding to R. S. Dag No. 1531 corresponding to Modified R. S. Dag No. 31 appertaining to C. S. Khatian No. 1097 corresponding to R. S. Khatian No. 1292, within the local limits of Ward No. 26 of the

Rajarhat Gopalpur Municipality now under **Ward No. 17** of the **Bidhannagar Municipal Corporation**, having **Municipal Holding No. 103, Circle No. FC**, having **Premises No. FC-17, Baguiati Dwibhuj, Narayantala**, within the jurisdiction of the Office of the Additional District Sub-Registrar, previously at Bidhannagar [Salt Lake City] presently at Rajarhat, under Police Station - Rajarhat [old] Baguiati [new], District North 24-Pargans, **PIN - 700 059**, which is specifically and particularly mentioned and described in the **FIRST SCHEDULE** written hereunder.

11. **SALEABLE SPACE** shall mean and include the space in the building available for independent use and occupations after making due provisions for common facilities and the space required there for;
12. **TITLE DEEDS** shall mean the documents which were duly registered in the Office of the Sub-Registrar at Cossipore, DumDum and recorded into Book No. I, Volume No. 116, Pages from 73 to 77, **Being No. 5856** for the year **1973**;
13. **COMMON EXPENSES** shall mean and include all expenses to be incurred by the unit Owners for the management and maintenance after completion of the said building and the Premises;
14. **LAND** shall mean the land comprised within the local limits of **Premises No. FC-17, Baguiati Dwibhuj, Narayantala [West], Post Office - Deshbandhu Nagar**, under Police Station - Rajarhat [old] Baguiati [new], District 24-Parganas, **PIN - 700 059**;
15. **PROJECT** shall mean the work of development undertaken to be done by the Developer in pursuance hereof, till the Development of the premises be completed and possession of the completed units in habitable condition is taken over by the unit Owners;
16. **PROPORTIONATE** shall mean with all its cognate variations shall mean such ratio the super built up area of all the units in the said building;
17. **COVERED AREA** shall mean and include the plinth area of the flat plus proportionate share of lobby, stair, landings, staircase.
18. **SUPER BUILT UP AREA** shall mean and include the area which will be certified by the architect of the Developer as stated earlier and the said super built up area will be calculated as covered area plus 25% of the covered area;

19. UNIT shall mean the flat and/or other covered area in the said building, which is capable of being exclusively owned, used and/or enjoyed by any Unit Owners and which will not be treated as common area, facility and common amenity;
20. UNIT OWNERS shall mean any person or persons or body or association or firm or company who acquires, holds, enjoys and/or owns any unit in the said building and shall include the Landowners and Developer of the project held by them, from time to time;
21. TRANSFER shall mean and include with its grammatical variations shall include transfer by possession and by any other means adopted for effecting what is understood as a transfer of space in the proposed multi-storied building to the intending Purchaser and/or Purchasers thereof although the same may not amount to a transfer in Law.
22. TRANSFEREE shall mean and include a person, firm, limited company, association of persons to whom any space in the building is to be transferred

NOTE :

1) Masculine Gender shall include the Feminine and neuter Gender and vice-versa;

2) Singular shall include the Plural and vice-versa;

B. The Landowners herein have represented to the Developer as follows:

1. The Landowners are the absolute joint owners of the said premises, specifically described in the FIRST SCHEDULE hereto, free from all encumbrances whatsoever;
2. The entirety of the premises is in the khas possession of the Landowners and no other person or persons other than the Landowners herein have any right title and interest, occupancy, easement or otherwise on the premises or any part thereof;
3. There are no suits and/or proceedings and/or litigation pending in respect of the Premises or any part thereof;

4. No person or persons other than the Landowners herein have any right, title and interest of any nature whatsoever, in the premises or any part thereof;
5. The right title and interest of the Landowners in the Premises is fully free from all sorts of encumbrances whatsoever and the Landowners herein have good and marketable title thereto;
6. There are no thika tenants in the Premises in question and the Landowners herein have not yet received any notice of any such claim or proceeding;
7. No part of the Premises has been or is liable to be acquired under the Urban Land [Ceiling and Regulation] Act, 1976 and/or under any other law and no proceedings are pending in respect thereof;
8. The Premises or any part thereof is at present not affected by any requisition or any alignment of any authority or authorities under any law and/or otherwise nor any notice or intimation about any such proceedings has been received or come to the notice of the Landowners herein;
9. Neither the Premises nor any part thereof has been attached and/or is liable to be attached any decree or order of any court of law or due to Income Tax, revenue or any other Public Demand whatsoever;
10. The Landowners herein have not yet any way dealt with the premises whereby the right title and interest of the Landowners as to the Ownership, use, development and enjoyment thereof is or may be affected in any manner whatsoever;
11. There are no wakfs, tombs, mosque, burial grounds and/or any charge or encumbrances relating to or on the Premises or any part thereof;
12. The Landowners herein shall have no difficulty in obtaining Income Tax clearance Certificate and/or any permission for the completion of the transfer of the Developer's allocated portions to the Developer and/or its nominee and/or otherwise in fulfilling their other obligations hereunder written, however, if so required, Developer shall also obtain Income Tax Clearance certificate;
13. The Landowners herein are fully and sufficiently entitled to enter into this agreement;

- C. The representations of the Landowners mentioned hereinabove are hereafter collectively called "THE SAID REPRESENTATIONS" and the Landowners confirm that the said representations are true and correct as per her knowledge and belief;
- D. The Landowners herein have agreed to appoint the Developer herein as the Developer of the premises and the Developer, relying upon the said representation, have agreed to develop the premises, to complete the project, pay the monies and to the works as and on the terms and conditions mentioned hereunder.

NOW IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HEREIN AND DECLARED in the presence of the following WITNESSES: -

- 1. The Landowners herein have appointed the Developer as the Developer of the premises and the Developer has accepted such appointment on the terms and conditions hereunder contained;
- 2. The development of the Premises will be in the following manner;
 - a) Simultaneously herewith, the Landowners herein have delivered vacant and peaceful possession of the Premises to the Developer;
 - b) Simultaneously with the execution hereof, the Landowners herein shall hand over to the Advocate of the Developer, the original copies of the deeds, papers and other documents relating to the premises. It is clarified by the Developer herein that the Developer herein shall, at all times hereafter be obliged to give inspection of the original document in their custody to the Unit Owners, Landowners, Municipality and all other authorities, as may be required by the Developer. Upon completion of the Project, the Developer shall hand over the copies of the original documents to the Landowners/Flat Owners' Association;
 - c) That the Landowners is liable to getting the relevant documents of mutation of the names of the Landowners as recorded Owners;
 - d) At any time hereafter the Developer shall be entitled to enter upon the premises and do all works for the construction of the said building thereon at its own costs, expenses and supervision;

- e) The Developer at its own costs and expenses cause the modification of Building Plans to be prepared and submitted to the Bidhannagar Municipal Corporation and obtained the sanctioned building Plan;
- f) The Developer shall hold and remain in possession of the Premises and it shall always be deemed that the Developer is in possession of the entirety of the Premises in part performance of this Agreement during the subsistence hereof;
- g) That the Landowners will not raise any objection if the Developer increase any constructed area from the sanctioned plan. If the Developer manages to increase any constructed area from the sanctioned plan in future, in that event the Landowners' Allocation will be settled the then time;
- h) SUBJECT TO force majeure and reasons beyond the control of the Developer, within 24 [twenty four] months from the day of getting sanctioned building plan from the Bidhannagar Municipal Corporation the Developer shall complete the project by constructing the said Building and/or otherwise and deliver possession of the Landowners' Allocated area to the Landowners herein in habitable condition as per the particulars mentioned in the SECOND SCHEDULE hereto, with such reasonable changes as be advised by the Architects SUBJECT TO the meeting of Landowners' obligation of this agreement;
- i) That amalgamation with the adjacent plot of lands either North, South, West or East Side of the said premises is to be allowed by the Landowners for construction of Multi-storied building;
- j) The Developer will construct such maximum area as can be constructed on the Premises in commercially viable manner, permissible under the Building Rules, Regulations and By-laws of the Bidhannagar Municipal Corporation and in conformity with the plans;
- k) The said building shall be for residential cum commercial purpose or such other purpose as may be mutually decided by the parties hereto;
- l) That after completion of the construction of the proposed new building as according to the terms and conditions of these presents the Developer will be liable to handed over the Landowners' allocation to the Landowners only;

3. In case the Developer fails to deliver possession of the entirety of the Landowners' Allocated area to the Landowners within the period stipulated

in Clause 2 [h] hereinabove, then and in such event, the Developer shall be granted an extension of a maximum period of 6 [six] months PROVIDED HOWEVER the Developer shall be liable to pay to the Landowners liquidated damages of Rs. 2,000/- [Rupees two thousand] only per month for the entire period of delay;

4. The Landowners herein shall, answer and comply with all requisitions made by the Advocate of the Developer for establishing the title of the Landowners to the premises and shall make out a marketable title;
5. The Landowners herein shall give such other consent, sign such papers, documents, deeds and undertakings and render such co-operation, as be required by the Developer for smooth running of the construct and completion of the said building, i.e. the Project;
6. The Developer shall be entitled to occupy and use the entirety of the premises SUBJECT TO the terms of this Agreement, for the duration of the project. The Developer shall be entitled to use the Premises for setting up a temporary site office and/or quarters for its watch and ward and other staff and shall further be entitled to put up boards and signs advertising the project and post its watch and ward staff.
7. In connection with the aforesaid, it is agreed and clarified as follows:-
 - a) The Developer shall cause such changes to be made in the plans as the Architects may approve and/or as shall be required by the concerned authorities, from time to time PROVIDED HOWEVER no such changes shall be made without the approval of the Landowners herein after the Plan is being sanctioned by the concerned authorities;
 - b) In case it be required to pay any outstanding dues to the Municipality or any other out goings' and liabilities in respect of the Premises including the cost and expenses regarding the mutation of the names of the Landowners, then The Landowners herein, shall pay such dues and bears the cost and thereof till the date of hand over the physical vacant possession to the Developer and the Developer shall pay the Municipal rates and taxes and electricity bills from the day of getting physical vacant possession of the Premises;
 - c) The Developer shall be at liberty to do all works as be required for the project and to utilize the existing water, electricity and telephone connections if any, in the Premises, at its own costs and expenses. The Developer shall have the right to obtain temporary connection of

utilities for the project and the Landowners herein collectively shall sign and execute all papers and documents necessary there for;

- d) All costs, charges and expenses for sanction of the plans and construction of the said building and/or development of the premises, save otherwise mentioned herein, shall be borne and paid by the Developer, exclusively;
- 8. The Landowners shall be entitled to get one self contained separate **Flat** on the **Back side of Ground Floor** of the proposed multi-storied building measuring about **800 [eight hundred] Square Feet Super Built-up Area** more or less TOGETHER WITH an undivided proportionate share in the land of the premises and common areas of the said building as specifically described in the **SECOND SCHEDULE** as Landowners' Allocation which is fixed, final and conclusive. The entirety of the remaining Premises, including the units, Parking space, roof and/or terrace, common areas and undivided proportionate share of the land of the premises shall belong to the Developer as specifically described in the **THIRD SCHEDULE**;

Furthermore the Developer shall pay a sum of **Rs. 40,00,000/- [Rupees forty lac] only** as forfeited and/or non-refundable consideration which will be paid on the day of signing of this Agreement;

- 9. The Landowners' allocated area shall be constructed by the Developer for and on behalf of the Landowners and/or their nominee or nominees. The rest of the said building shall be constructed by the Developer for and on behalf of itself and/or nominees;
- 10. The Landowners and the Developer shall be entitled absolutely to their respective allocated areas and shall be at liberty to deal therewith in any manner they deem fit and proper including delivering possession to any third party SUBJECT TO HOWEVER the general restrictions for mutual advantage inherent in the Ownership unit schemes. They will also be at liberty to enter into agreements for sale of their respective allocated areas as specifically stated in the **SECOND** and **THIRD SCHEDULE** written hereunder **SAVE THAT** the Landowners shall adopt the same covenants as the Developer may adopt in its agreement with the unit Owners of the Developer's allocated area, at least insofar as the same relates to common areas, facilities, amenities, expenses and other matters of common interest. The form of such agreement to be utilized by the Parties shall be such as be jointly drawn by the Advocates of the Landowners and Developer but the same shall be in accordance with the practices prevailing in respect of Ownership unit buildings in Kolkata;

11. That the Landowners shall be entitled to all monies that be received from the Unit Owners of the Landowners' respective allocated areas, whether the same be by way of earnest money, part consideration, construction cost, sale price and/or otherwise and the Developer shall be entitled to all such monies receivable in respect of the Developer's allocated area PROVIDED HOWEVER THAT the monies payable and/or deposits for common purposes and common expenses shall be receivable only by the Developer from all the unit Owners as fully mentioned hereafter;
12. The Landowners through their constituted attorney, i.e. the Developer shall sell and convey to the Developer and/or its nominees undivided proportionate share in the land contained in the premises appurtenant to the Developer's allocated area and the consideration for the same shall be the cost of construction of the Landowners' allocated area and no other amount shall be payable to the Landowners and no other amount shall be payable to the Landowners. The cost of preparation, stamping and registration of the Conveyances shall be borne and paid by the Transferees. The form of such conveyance shall be decided by the Developer at its sole discretion. The Landowners and the Developer, however shall, at their own costs procure all consents and/or permissions as be required for completion of such transfer, including those under section 230 A of the Income Tax Act., 1961;
13. It is further clarified as follows:-
 - a) The Developer will not provide individual electricity connection for the entirety of the said building and the Landowners and/or their respective nominee or nominees shall reimburse the Developer, proportionately, the total amount of deposits and expenses as be required to obtain Electricity from W. B. S. E. D. C. Ltd. or otherwise towards the each unit and the mother meter of the building will be provided by the Developer;
 - b) Upon completion and handing over the Landowners' allocated area to the Landowners of the said building, from time to time, the Developer shall maintain and manage the same in accordance with such rules as may be framed by the Advocates and as be in conformity with other buildings containing Ownership units. The Developer and the Landowners and/or their respective transferees, if any, shall comply with the said rules and/or regulations and shall proportionately pay all costs, charges, expenses and outgoing in respect of the maintenance and management;

- c) The Developer shall cause the formation of a society/association or company for the common purpose and the unit Landowners shall be made the Landowners of such organization, in proportionate share, and as early as possible. After the completion of the Project, the Developer shall hand over all deposits and all matters arising in respect of the management of the Premises and particularly the common Portions to the said Society/Association or Company;
- d) All Municipal rates, taxes and outgoing, including arrears, in respect of the Premises till the hand over of the physical vacant possession to the Developer by the Landowners, shall be for and to the account of the Landowners and thereafter the same shall be borne and paid by the Developer, till the completion of the Project and thereafter the same shall be borne and paid by the unit Owners, to the extent of their respective areas;
- e) If so required by the Developer, the Landowners shall join and/or cause such persons as may be necessary to join as confirming parties in any document, conveyance and/or any other documents of transfer that the Developer may enter into with any person who desires to acquire units comprised in the Developer's allocated area and similarly, the Developer shall join in respect of the Landowners' allocated area;
- f) The Developer shall keep the Landowners saved, harmless and indemnified in respect of any loss, damage, costs, claims, charges and proceedings that may arise in pursuance hereof, including all claims or demands that may be made due to anything done by the Developer during demolition and construction of the said building, including, claims by the Landowners and occupiers of the adjacent and/or adjoining properties, for damage to their buildings, all claims and demands of the suppliers, contractors, workmen and agents of the Developer, on any account whatsoever, including any accident or other loss, any demand and/or claim made by the unit Landowners of the Developer's Area and any action taken by the corporation and/or any other authority for Any illegal or faulty construction or otherwise of the said building;
- g) That the name of the said Building shall be given by the Developer;

14. The Landowners shall, on the day of signing of this agreement, at the request of the Developer, grant to the Developer and/or its nominee or nominees, a Registered General Power of Attorney, authorizing the

Developer to do all acts as be necessary for the Project and/or in pursuance hereof and/or on behalf of the Landowners. However, the Landowners shall, from time to time, grant such further Powers or authorities to the Developer and/or to its nominees, concerning the Project, for the Developer's doing the various works envisaged hereunder, including, entering into agreements for sale and/or construction of the said building and/or portions thereof and receiving all amounts in pursuance thereof;

15. The Developer shall indemnify and keep the Landowners indemnified in respect of all costs, expenses, damages, liabilities, claims and/or proceedings arising out of any act done by the Developer in pursuance of the authorities granted as aforesaid;
16. The Landowners shall give such co-operation to the Developer and sign such papers, confirmations and/or authorities as may be reasonably required by the Developer, from time to time, for the Project, at the costs and expenses of the Developer;
17. In case any outgoing or encumbrances relating to title or Ownership be found on the Premises till the date of completion of the Project in terms hereof, then and in such event. The Landowners shall be liable to remove the same at their own costs. In case the Landowners does not, then the Developer shall be at liberty to do so and recover the costs from the Landowners;
18. During the continuance of this agreement the Landowners shall not in any way cause any unlawful impediment or obstruction whatsoever in the construction of the said building by the Developer but the Landowners shall have full right to enter into the said building and to inspect the construction work carried on there by the Developer and to check the materials used thereon;
19. In case any of the parties hereto commit any default in fulfillment of their obligations contained herein then and in such event, the other party shall be entitled to specific performance and/or damages;
20. In case the Landowners fails to obtain either any clearance and permission necessary for the Project or provide physical vacant possession of the Premises, then in such event, the Developer shall be at liberty it take the necessary efforts in that regard, for and on behalf of the Landowners at the Landowners' cost and expenses, to be recovered in the same manner as mentioned in Clause 18 herein above;

21. All disputes and differences between the parties hereto in any way relating to this agreement and/or arising out of the provisions hereof shall be referred for arbitration to such person as be mutually acceptable, failing which, one to be appointed by each parties. The Arbitrators will be entitled to appoint an umpire. Such arbitration shall otherwise be in accordance with the Arbitration and Reconciliation Act, 1996 as amended till the date disputes and or difference.

**THE FIRST SCHEDULE ABOVE REFERRED TO
LAND**

ALL THAT piece or parcel of a plot of Bastu land measuring about 3 [three] Cottahs 9 [nine] Chittacks 41 [forty one] Square Feet more or less **TOGETHER WITH** an one storied brick built building measuring about 500 (five hundred) Square Feet more or less, Floor Type - Cemented, lying and situated under Mouza - KRISHNAPUR, J. L. No. 17, R. S. No. 113, Touzi No. 228/229, comprised under C. S. Dag No. 3034 corresponding to R. S. Dag No. 1531 corresponding to Modified R. S. Dag No. 31 appertaining to C. S. Khatian No. 1097 corresponding to R. S. Khatian No. 1292, within the local limits of Ward No. 26 of the Rajarhat Gopalpur Municipality now under Ward No. 17 of the Bidhannagar Municipal Corporation, having Municipal Holding No. 103, Circle No. FC, having Premises No. FC-17, Baguiati Dwibhuj, Narayantala West, within the jurisdiction of the Office of the Additional District Sub-Registrar, previously at Bidhannagar [Salt Lake City] presently at Rajarhat, under Police Station - Rajarhat [old] Baguiati [new], District North 24-Pargans, PIN - 700 059, which is butted and bounded as follows:

ON THE NORTH : PROPERTY OF RAJENDRA CHANDRA KAR AND OTHERS;
ON THE SOUTH : TWELVE FEET WIDE ROAD;
ON THE EAST : PROPERTY OF ASHIS KAR;
ON THE WEST : PROPERTY OF NIRMAL CHAKRABORTY;

**THE SECOND SCHEDULE ABOVE REFERRED TO
LANDOWNERS' ALLOCATION**

ALL THAT the Landowners shall be entitled to get Flat on the **Back side** of **Ground Floor** of the proposed multi-storied building measuring about 800 (eight hundred) **Square Feet Super Built-up Area** more or less **TOGETHER WITH** proportionate share of land and the common facilities and amenities attributable to the area of said flat to be allocated to the Landowners, as Landowners' Allocation which is fixed, final and conclusive;

Furthermore the Developer shall pay a sum of Rs. 40,00,000/- [Rupees forty lac] only to the Landowners as forfeited and/or non-refundable consideration which will be paid on the day of signing of this Agreement;

**THE THIRD SCHEDULE ABOVE REFERRED TO
DEVELOPER'S ALLOCATION**

ALL THAT the Developer shall be entitled to remaining portion of the said building to be constructed upon the said premises as per plan to be sanctioned by the Bidhannagar Municipal Corporation save and except the Landowners' allocation stated specifically in the Second Schedule written herein above together with the undivided proportionate share in the land of the said premises.

**THE FOURTH SCHEDULE ABOVE REFERRED TO
COMMON AREAS, COMMON FACILITIES AND AMENITIES**

- ❖ The Landowners along with Co-Owners, occupiers, society or association or Company shall allow each other the following easement quasi easement and equal easement right, privileges etc.
- ❖ Land under the said building described in the First Schedule;
- ❖ All side spaces, backspaces, paths, passages, drain ways sewerage provided in the said building;
- ❖ General lighting of the common portions and space for installation of electric meter in general and separate;
- ❖ Municipal connection of the drain and sewerage line of the said building;
- ❖ Top of the roof, stair, staircase, landing and lobbies of the building;
- ❖ Septic tank, water pump, overhead water reservoir, water line;
- ❖ Electric meter for common purpose;

**THE FIFTH SCHEDULE ABOVE REFERRED TO
SPECIMEN OF WORKS**

| | | |
|------------|---|---|
| Foundation | : | R.C.C foundation and framed structure; |
| Brick Work | : | Brick work of 0'-5" and 0'-3" with specified plaster; |
| Flooring | : | All Floors shall be that of finished with Tiles; |
| Doors | : | Wooden frames and other doors of flash door. One latch in main door, door frame and shutter of Toilet will be made of P. V. C.; |
| Windows | : | All windows will be made of aluminum sliding fitted with Glass panels; |
| Kitchen | : | Black Stone platform with a sink glaze tiles up-to 3'-0" |

| | |
|---------------------|--|
| | Feet Height above the platform; |
| Toilet | White colour glazed tiles, dado up-to 5'-0" height, one pan, shower, one Bibcock, one wash basin; |
| Electrical Wiring | <p>a) Concealed Wiring in all Flats [Copper electrical wiring].</p> <p>b) Each Flat will be provided with the following electrical Points with standard switch.</p> <ul style="list-style-type: none"> ◆ Bed Room: 2 [Two] Light Points, 1 [One] Fan Point, 1 [One] Plug Point [5 amp.]. ◆ Dining/Drawing: 2 [Two] Light Points, 1 [One] Fan Point, 1 [One] Plug Point [15 amp.]. ◆ Kitchen: 1 [One] Light Point, 1 [One] Exhaust Fan/ Chimney Point, 1 [One] Plug Point [15 Amp.]. ◆ Toilet: 1 [One] Light Point, 1 [One] Exhaust Fan Point. ◆ Verandah: 1 [One] Light Point. ◆ Entrance: 1 [One] Light Point, 1 [One] Door Bell Point. |
| Electric Meter | Charges of procurement of the electric meter will be borne by the individual flat/car parking Space Owners; |
| Water Supply | 24 hours water supply will be provided by deep tube well with pumps; |
| Interior Wall Coats | All the interior walls will be finished with a coat of Plaster of Paris and painting thereon. |
| Extra Works | Any extra work other than standard specification Shall be charged extra and such amount shall be Deposited before the execution of such work; |

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

SIGNED, SEALED AND DELIVERED by
the LANDOWNERS and the
DEVELOPER in the presence of:

1.

*Suprotim Saha
Advocate*

Gita Ranji Paul

Namita Kundu

Rabita Paul.

Arpita Mullick.

2.

*D. N. Saha & Sons
u. F- 16 - Sankha
pally - ASWININGUK
KOLKATA*

SIGNATURE OF THE LANDOWNERS

Drafted by me and prepared in my
office:

*Suprotim Saha
Advocate*

SUPROTIM SAHA,
Advocate, [WB-134/1990,
Judges Court at Barasat],
MONOLATA, BA-12/2B,
Deshbandhu Nagar,
Kolkata - 700 059.

SIGNATURE OF THE DEVELOPER

Appi Patel

RECEIPT

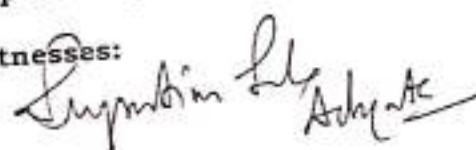
Received a sum of Rs. 40,00,000/- [Rupees forty lac] only by of Cheque/Demand Draft/Bank Transfer from the above named Developer towards the part of forfeited and/or non refundable consideration.

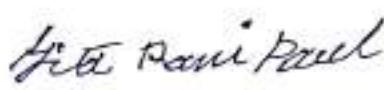
MEMO OF CONSIDERATION

| Date | Bank | Branch | Cheque No. | Amount [Rs.] |
|------------|------|----------|------------|--------------|
| 03.07.2019 | HDFC | Baguiati | 000331 | 4,00,000/- |
| 03.07.2019 | -Do- | -Do- | 000332 | 4,00,000/- |
| 04.07.2019 | -Do- | -Do- | 000333 | 4,00,000/- |
| 05.08.2019 | -Do- | -Do- | 000348 | 7,50,000/- |
| 30.08.2019 | -Do- | -Do- | RTGS | 3,50,000/- |
| 30.08.2019 | -Do- | -Do- | RTGS | 3,50,000/- |
| 30.08.2019 | -Do- | -Do- | 000393 | 3,50,000/- |
| 16.09.2019 | -Do- | -Do- | 000412 | 5,00,000/- |
| 16.09.2019 | -Do- | -Do- | RTGS | 5,00,000/- |
| | | | Rs. | 40,00,000.00 |

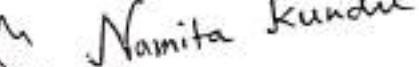
Rupees forty lac only.

Witnesses:

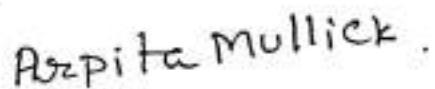
1.  Suprabha Acharya

 Gita Panigrahi

2.  Namita Kundu

 Kabita Paul

U-F-16-Shilanya
pally-Aswignar
Kol-59

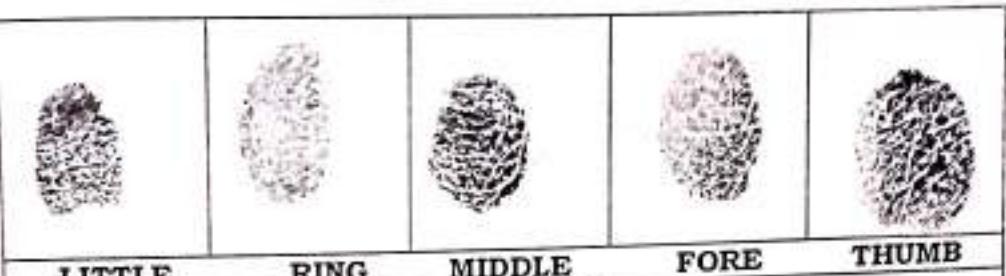
 Arpita Mullick

SIGNATURE OF THE LANDOWNERS

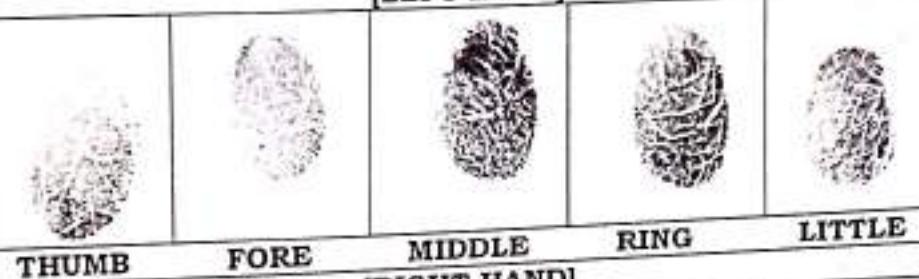
SPECIMEN FOR TEN FINGER PRINTS

SIGNATURE OF THE
EXECUTANT/PRESENTANT

Gita Paul



[LEFT HAND]



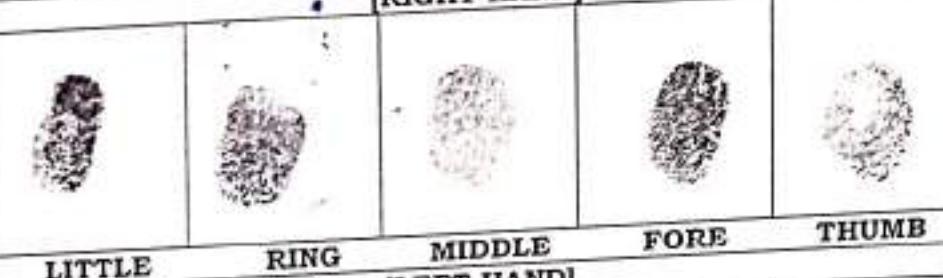
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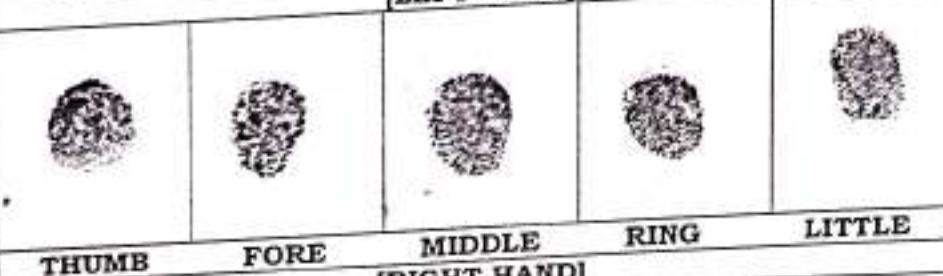
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[RIGHT HAND]



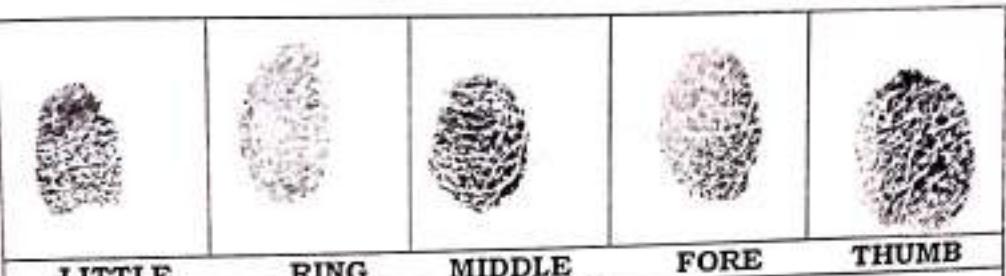
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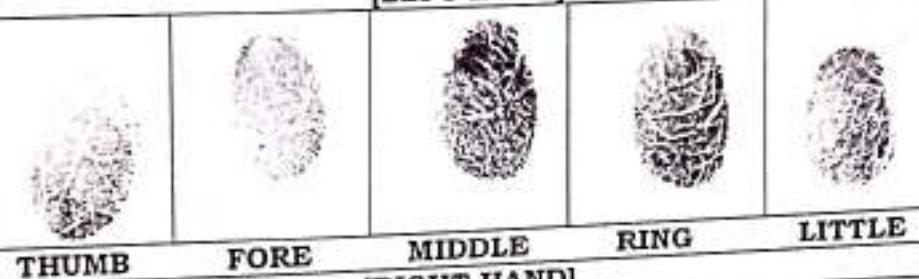
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Namita Kundu



[LEFT HAND]



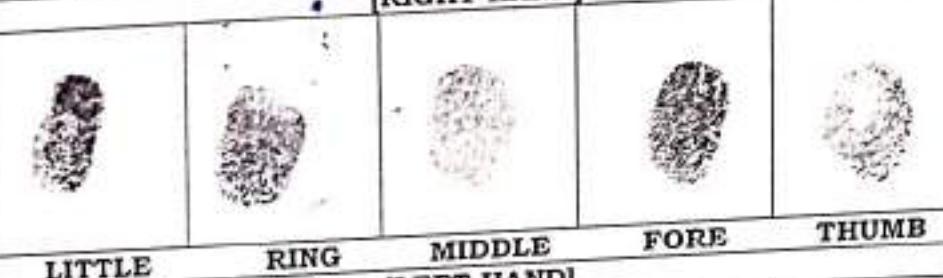
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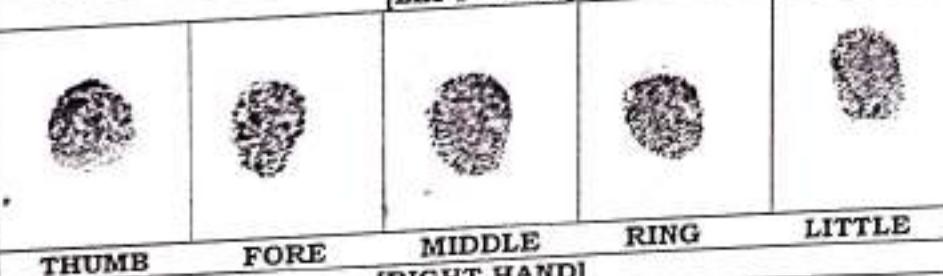
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[RIGHT HAND]



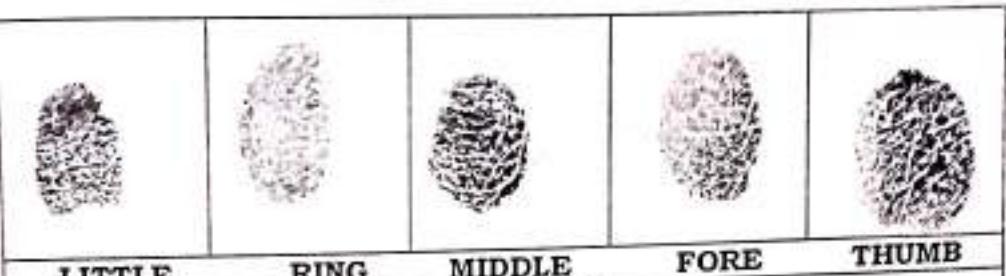
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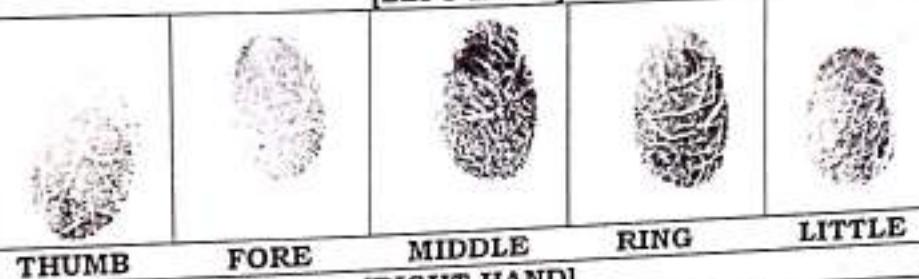
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Rabita Paul



[LEFT HAND]



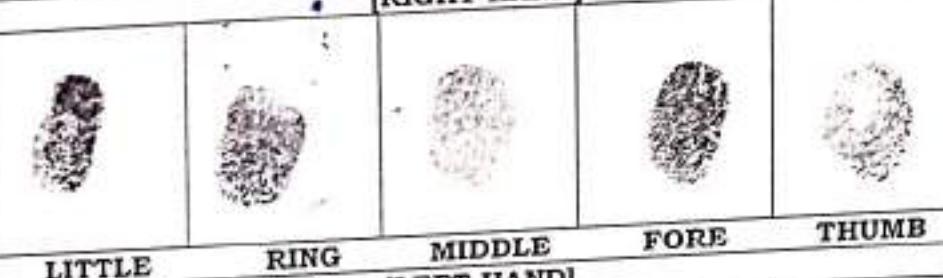
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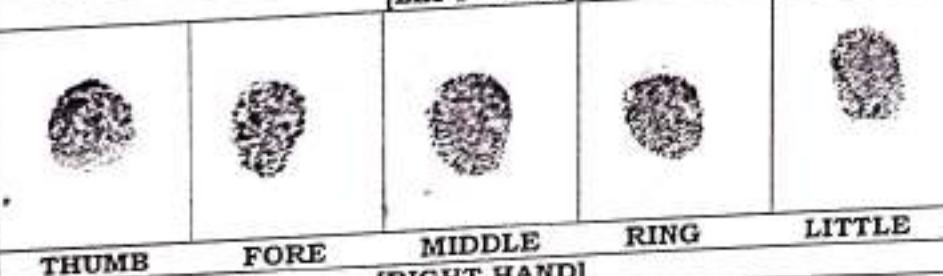
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Page No. _____

SPECIMEN FOR TEN FINGER PRINTS

NAME & SIGNATURE OF THE
EXECUTANT/PRESENTANT



Arpita Mullick



LITTLE RING MIDDLE FORE THUMB
[LEFT HAND]



THUMB FORE MIDDLE RING LITTLE
[RIGHT HAND]



LITTLE RING MIDDLE FORE THUMB
[LEFT HAND]



THUMB FORE MIDDLE RING LITTLE
[RIGHT HAND]



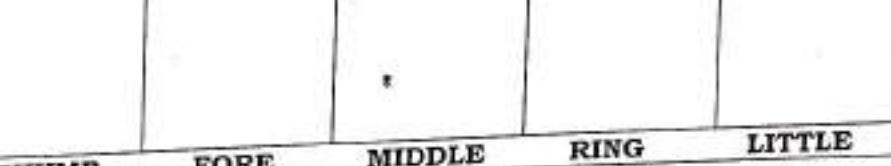
Ajay Lal



PHOTO



LITTLE RING MIDDLE FORE THUMB
[LEFT HAND]



THUMB FORE MIDDLE RING LITTLE
[RIGHT HAND]

Govt. of West Bengal
Directorate of Registration & Stamp Revenue
e-Challan

GRN ID: 15231070045710052019
GRN Date: 16/12/2019 11:23:21
BRN: WKAJLGS9

Payment Mode: Online Payment
Bank: State Bank of India
BRN Date: 16/12/2019 11:25:19

DEPOSITOR'S DETAILS

Name: SUPROTHIM SAHA
Contact No.: 9833124555
E-mail: suprothim62@gmail.com
Address: 10A 12 2B D B HACAR KOLKATA 700 029
Applicant Name: Mr SUPROTHIM SAHA
Office Name:
Office Address:
Status of Depositor: Advocate
Purpose of payment / Remarks: Sale, Development Agreement or Construction Agreement
Payment No. 6

PAYMENT DETAILS

| Sl. No. | Identification No. | Head of A/C Description | Head of A/C | Amount[₹] |
|---------|----------------------|---|-------------------|-------------|
| 1 | 15231070045710052019 | Property Registration-Stamp Duty | 111110-11/12/2019 | 22221 |
| 2 | 15231070045710052019 | Property Registration-Registration Fees | 111110-11/12/2019 | 44441 |

In Words: Rupees Sixty Thousand Forty Two only Total 66642

Major Information of the Deed

| | | | |
|---|--|--|------------|
| Deed No : | I-1523-15260/2019 | Date of Registration | 18/12/2019 |
| Query No / Year | 1523-1000264551/2019 | Office where deed is registered | |
| Query Date | 17/12/2019 3:17:59 PM | A D S R. RAJARHAT, District: North 24-Parganas | |
| Applicant Name, Address & Other Details | SUPROTIM SAHA MONOLATA BA 12/2B, Thana : Baguiati, District : North 24-Parganas, WEST BENGAL, PIN - 700059, Mobile No. 9830124656, Status : Advocate | | |
| Transaction | [0110] Sale, Development Agreement or Construction agreement | | |
| Set Forth value | Additional Transaction [4305] Other than Immovable Property, Declaration [No of Declaration : 2] [4311] Other than Immovable Property, Receipt [Rs 40,00,000/-] | | |
| Rs 2/- | Market Value Rs. 1,05,09,446/- | | |
| Stampduty Paid (SD) | Registration Fee Paid | | |
| Rs 20,121/- (Article 48(g)) | Rs. 40,021/- (Article E, E, B) | | |
| Remarks | Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip (Urban area) | | |

Land Details :

District: North 24-Parganas, P.S: - Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road Narayantaala(West), (Krishnapur), Mouza: Krishnapur, JI No: 17, Pin Code : 700059

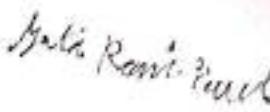
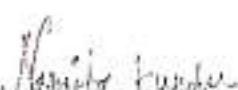
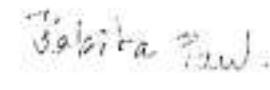
| Sch No | Plot Number | Khatian Number | Land Use Proposed ROR | | Area of Land | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details |
|---------------|-------------|----------------|-----------------------|-------|---------------------------|-------------------------|-----------------------|---|
| L1 | RS-31 | RS-1292 | Bastu | Bastu | 3 Katha 9 Chatak 41 Sq Ft | 1/- | 1,01,34,446/- | Width of Approach Road: 14 Ft Adjacent to Metal Road |
| Grand Total : | | | | | 5.9721Dec | 1/- | 101,34,446/- | |

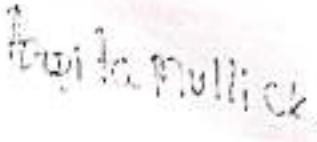
Structure Details :

| Sch No | Structure Details | Area of Structure | Setforth Value (In Rs.) | Market value (In Rs.) | Other Details |
|--------|-------------------|-------------------|-------------------------|-----------------------|---------------------------|
| S1 | On Land L1 | 500 Sq Ft | 1/- | 3,75,000/- | Structure Type: Structure |
| | Total : | 500 sq ft | 1/- | 3,75,000/- | |

Gr. Floor, Area of floor: 500 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 0 Year, Roof Type: Pucca, Extent of Completion: Complete

Lord : Name, Address, Photo, Finger print and Signature

| No | Name | Photo | Finger Print | Signature |
|--|---|---|---|---|
| 1 | Smt GITA RANI PAUL Wife of Late MUKUL KRISHNA PAUL Executed by: Self, Date of Execution: 18/12/2019 Admitted by: Self, Date of Admission: 18/12/2019, Place Office |  |  |  |
| FC 17 NARAYANTALA WEST, P.O:- DESHBANDHUNAGAR, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700059 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.: CHXPP4569H, Aadhaar No: 35xxxxxxxxx3508, Status :Individual, Executed by: Self, Date of Execution: 18/12/2019 Admitted by: Self, Date of Admission: 18/12/2019, Place : Office | | | | |
| 2 | Smt NAMITA KUNDU Wife of Mr PRASUN KUMAR KUNDU Executed by: Self, Date of Execution: 18/12/2019 Admitted by: Self, Date of Admission: 18/12/2019, Place Office |  |  |  |
| P 56, C 1 1 ROAD ,SCHEME VIM,, P.O:- KANKURGACHI, P.S:- Manicktola, District:-Kolkata, West Bengal, India, PIN - 700054 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.: CXEPK2265A, Aadhaar No: 95xxxxxxxx6176, Status :Individual, Executed by: Self, Date of Execution: 18/12/2019 Admitted by: Self, Date of Admission: 18/12/2019, Place : Office | | | | |
| 3 | Smt KABITA PAUL Wife of Mr SWAPAN KUMAR PAUL Executed by: Self, Date of Execution: 18/12/2019 Admitted by: Self, Date of Admission: 18/12/2019, Place : Office |  |  |  |
| 1 N G BASAK ROAD,, P.O:- MAL ROAD, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700080 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.: AKHPP1220E, Aadhaar No: 51xxxxxxxx2291, Status :Individual, Executed by: Self, Date of Execution: 18/12/2019 Admitted by: Self, Date of Admission: 18/12/2019, Place : Office | | | | |

| Name | Photo | Finger Print | Signature |
|--|---|---|---|
| <p>Smt ARPITA MULLICK Wife of Mr ROBI SANKAR MULLICK Executed by: Self, Date of Execution: 18/12/2019 Admitted by: Self, Date of Admission: 18/12/2019 ,Place : Office</p> <p>2R6/3 PHASE 2,SECTOR 3,SALT LAKE , P.O:- PURBACHAL, P.S:- Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700097 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.: ALYPM4507D, Aadhaar No: 83xxxxxxxxx2359, Status :Individual, Executed by: Self, Date of Execution: 18/12/2019 Admitted by: Self, Date of Admission: 18/12/2019 ,Place : Office</p> |  <p>18/12/2019</p> |  <p>L11 18/12/2019</p> |  <p>18/12/2019</p> |

Developer Details :

| SI No | Name,Address,Photo,Finger print and Signature | | | | | | | | |
|---|--|---|---|--------------|-----------|---|--|---|---|
| 1 | <table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <p>Mr AJAY GHOSH (Presentant) Son of Mr LAKSHMI NARAYAN GHOSH Executed by: Self, Date of Execution: 18/12/2019 Admitted by: Self, Date of Admission: 18/12/2019 ,Place : Office</p> <p>Son of Mr LAKSHMI NARAYAN GHOSH Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: ANHPG0136D, Aadhaar No: 54xxxxxxxxx2288, Status :Individual, Executed by: Self, Date of Execution: 18/12/2019 Admitted by: Self, Date of Admission: 18/12/2019 ,Place : Office</p> </td> <td>  <p>18/12/2019</p> </td> <td>  <p>L11 18/12/2019</p> </td> <td>  <p>18/12/2019</p> </td> </tr> </tbody> </table> | Name | Photo | Finger Print | Signature | <p>Mr AJAY GHOSH (Presentant) Son of Mr LAKSHMI NARAYAN GHOSH Executed by: Self, Date of Execution: 18/12/2019 Admitted by: Self, Date of Admission: 18/12/2019 ,Place : Office</p> <p>Son of Mr LAKSHMI NARAYAN GHOSH Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: ANHPG0136D, Aadhaar No: 54xxxxxxxxx2288, Status :Individual, Executed by: Self, Date of Execution: 18/12/2019 Admitted by: Self, Date of Admission: 18/12/2019 ,Place : Office</p> |  <p>18/12/2019</p> |  <p>L11 18/12/2019</p> |  <p>18/12/2019</p> |
| Name | Photo | Finger Print | Signature | | | | | | |
| <p>Mr AJAY GHOSH (Presentant) Son of Mr LAKSHMI NARAYAN GHOSH Executed by: Self, Date of Execution: 18/12/2019 Admitted by: Self, Date of Admission: 18/12/2019 ,Place : Office</p> <p>Son of Mr LAKSHMI NARAYAN GHOSH Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: ANHPG0136D, Aadhaar No: 54xxxxxxxxx2288, Status :Individual, Executed by: Self, Date of Execution: 18/12/2019 Admitted by: Self, Date of Admission: 18/12/2019 ,Place : Office</p> |  <p>18/12/2019</p> |  <p>L11 18/12/2019</p> |  <p>18/12/2019</p> | | | | | | |

Identifier Details :

| Name | Photo | Finger Print | Signature |
|---|---|---|---|
| <p>Mr DEBENDRA NATH DUTTA Son of Late DUKHI RAM DUTTA VALARA SARADA PALLY , P.O:- ASWININAGAR, P.S:- Baguiati, District:-North 24 Parganas, West Bengal, India, PIN 700159</p> |  <p>18/12/2019</p> |  <p>18/12/2019</p> |  <p>18/12/2019</p> |

Identifier Of Smt GITA RANI PAUL, Smt NAMITA KUNDU, Smt KABITA PAUL, Smt ARPITA MULLICK, Mr AJAY GHOSH

Transfer of property for L1

| No | From | To, with area (Name-Area) |
|----|--------------------|---------------------------|
| 1 | Smt GITA RANI PAUL | Mr AJAY GHOSH-1.49302 Dec |
| 2 | Smt NAMITA KUNDU | Mr AJAY GHOSH-1.49302 Dec |
| 3 | Smt KABITA PAUL | Mr AJAY GHOSH-1.49302 Dec |
| 4 | Smt ARPITA MULLICK | Mr AJAY GHOSH-1.49302 Dec |

Transfer of property for S1

| Sl.No | From | To, with area (Name-Area) |
|-------|--------------------|----------------------------------|
| 1 | Smt GITA RANI PAUL | Mr AJAY GHOSH-125.00000000 Sq Ft |
| 2 | Smt NAMITA KUNDU | Mr AJAY GHOSH-125.00000000 Sq Ft |
| 3 | Smt KABITA PAUL | Mr AJAY GHOSH-125.00000000 Sq Ft |
| 4 | Smt ARPITA MULLICK | Mr AJAY GHOSH-125.00000000 Sq Ft |

Endorsement For Deed Number : I - 152315260 / 2019

On 17-12-2019

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,05,09,446/-.

Sanjoy Basak
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganas, West Bengal

On 18-12-2019

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 15:51 hrs on 18-12-2019, at the Office of the A.D.S.R. RAJARHAT by Mr AJAY GHOSH
Claimant

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

Execution is admitted on 18/12/2019 by 1. Smt GITA RANI PAUL, Wife of Late MUKUL KRISHNA PAUL, FC 17 NARAYANTALA WEST, P.O: DESHBANDHUNAGAR, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by Profession Others, 2. Smt NAMITA KUNDU, Wife of Mr PRASUN KUMAR KUNDU, P 58 C 1 T ROAD SCHEME VIM, P.O: KANKURGACHI, Thana: Manicktola, , Kolkata, WEST BENGAL, India, PIN - 700054, by caste Hindu, by Profession Others, 3. Smt KABITA PAUL, Wife of Mr SWAPAN KUMAR PAUL, 1 N G BASAK ROAD, P O MALL ROAD, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700080, by caste Hindu, by Profession Others, 4. Smt ARPITA MULLICK, Wife of Mr ROBI SANKAR MULLICK, 2R6/3 PHASE 2 SECTOR 3 SALT LAKE, P.O: PURBACHAL, Thana: Bidhannagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700097, by caste Hindu, by Profession Others, 5. Mr AJAY GHOSH, Son of Mr LAKSHMI NARAYAN GHOSH, DC 104 NARAYANTALA EAST, P.O: DESHBANDHUNAGAR, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by Profession Business

Certified by Mr DEBENDRA NATH DUTTA, , Son of Late DUKHI RAM DUTTA, HATIARA SARADA PALLY, P.O. SWININAGAR, Thana Baguiati, North 24-Parganas, WEST BENGAL, India, PIN - 700159, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 40.021/- (B = Rs 40.000/- E = Rs 21/-) and Registration Fees paid by Cash Rs 0/- by online = Rs 40.021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 18/12/2019 11:25AM with Govt. Ref. No. 192019200123028301 on 18-12-2019, Amount Rs 40.021/-
Bank: State Bank of India (SBIN0000001), Ref. No. IK0AJICSS9 on 18-12-2019, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 20.021/- and Stamp Duty paid by Stamp Rs 100/- by online = Rs 20.021/-

Description of Stamp

1. Stamp Type: Impressed, Serial no 3045, Amount: Rs 100/- Date of Purchase: 22/11/2019 Vendor name: J K Basu
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 18/12/2019 11:25AM with Govt. Ref. No. 192019200123028301 on 18-12-2019, Amount Rs 20.021/-
Bank: State Bank of India (SBIN0000001), Ref. No. IK0AJICSS9 on 18-12-2019, Head of Account 0030-02-103-003-02

Sanjoy Basak

ADDITIONAL DISTRICT SUB-REGISTRAR

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

North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69,
registered in Book - I
Volume number 1523-2019, Page from 616860 to 616894
being No 152315260 for the year 2019.



Digitally signed by SANJOY BASAK
Date: 2019 12 26 15 18 09 +05 30
Reason: Digital Signing of Deed

(Sanjoy Basak) 2019/12/26 03:18:09 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

(This document is digitally signed.)