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Certified that the document is admitted for Registration. The signature sheets and the endroesement sheets attached with the document are the part of this document.

District Sub-Register-II  
Alipore, South 24-Pargana

22 APR 2022

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made on this 22<sup>nd</sup> day of April 2022 (Two Thousand Twenty Two);

BETWEEN

(1) **ASHIM KUMAR SARKAR** (PAN- AIQPS7092A), (Adhaar no- 5320 2858 7034), son of Late Dhirendra Chandra Sarkar, by faith - Hindu, by Nationality - Indian, by occupation - Retired, residing at 5/6, Shub Mandir Road, Brahamapur, Post Office - Brahampur., & Police Station - Bansdroni, Kolkata - 700096, District : South 24-Parganas, in the state of West Bengal, (2) **TAPAN SARKAR** (PAN ETIPS8622B), (Adhaar no- 8723 5404 2033), son of Late Dhirendra Chandra Sarkar, by faith - Hindu, by Nationality - Indian, by occupation - unemployed, residing at 246/D, P.N.M. B.F. Road, Post Office - Paschim Putiari, Police Station - Behala, Kolkata - 700041, District : South 24-Parganas, in the state of West Bengal, (3) **UJJWAL KUMAR SARKAR** (PAN- FIGPS5705D), (Adhaar no- 8222 9730 1540), son of Late Dhirendra Chandra Sarkar, by faith - Hindu, by Nationality - Indian, by occupation - Service, residing at 571/1, Ostad Amir Khan Sarani, Post Office & Police Station - Haridevpur, Kolkata - 700082, District : South 24-Parganas, in the state of West Bengal and (4) **SUJAL KUMAR SARKAR** (PAN-COBPS1820R), (Adhaar no- 5080 2491 2766), son of Late Dhirendra Chandra Sarkar, by faith - Hindu, by Nationality - Indian, by occupation - Service, residing at 571/1, Ostad Amir Khan Sarani, Post Office & Police Station - Haridevpur, Kolkata - 700082, District : South 24-Parganas, in the state of West Bengal, hereinafter jointly and/or collectively called and referred to as the **LANDOWNERS/FIRST PARTY** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective legal heirs, successors, legal representatives, executors, administrators and/or assigns) of the **ONE PART** :

**A N D**

**M/S. MPA BUILDERS** (PAN-ABQFM3226K), a Partnership Firm, having its registered office at 241A/2, Motilal Gupta Road, Post Office & Police Station - Haridevpur, Kolkata 700082, District : South 24-Parganas, in the state of West Bengal, **REPRESENTED** by its partners namely (1) **MAHESH PRASAD SHAW**, (PAN NO BJDPS5675L) (Aadhaar No. 545295010024) son of Ashoke Kumar Shaw, aged about 34 years by faith Hindu, by occupation business, residing at 152/6, Hardutt Rai Chamaria Road, Post Office - Salkia, Police Station - Golabari, District : Howrah, PIN : 711101, in the state of West Bengal and (2) **RAJU SHAW** (PAN AYBPS5973R) (Aadhaar No. 2798 2066 9560) son of Ramtirath Shaw, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at 249A, Motilal Gupta Road, Pramod Nagar, Kolkata 700082, District : South 24-Parganas, in the state of West Bengal, hereinafter called and referred to as the "**SECOND PARTY/ DEVELOPER**" (which terms and expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its legal representatives, successors-in-office, executors, successors, administrators and assigns) of "the **OTHER PART**"

**WHEREAS** Madan Mohan Dutta, Samarendra Nath Dutta, Amarendra Dutta and Sishu Bala Dutta were the absolute owners of **ALL THAT** piece and parcel of land measuring about 93 Sataks more or less lying and situated at Mouza - Saiyadpur, Pargana - Khaspur, R.S. No.28, Touzi No.8, J.L. No.12, C.S. Khatian No.145, R.S. Khatian No.166 of R.S. Dag No.497, within the local limits of the Kolkata Municipal Corporation Ward No.122, being known as

Premises No.571/1, Ostad Amir Khan Sarani, Kolkata - 700082 which they got the same by way of inheritance from deceased mother Smt. Manmoye Dasi wife of Dinonath Dutta of Chetla.

**AND WHEREAS** in course of peaceful enjoyment, occupation and possession of the same, said Madan Mohan Dutta, Samarendra Nath Dutta, Amarendra Dutta and Sishu Bala Dutta mutated their names in the records of R.S. record (R.S. Parcha) at B.L. & L.R.O. and thereafter they jointly sold, transferred, conveyed, assigned and assured their aforesaid landed property unto and in favour of one Birendra Nath Ghosh by way of a registered Deed of Sale dated 30.09.1955 duly registered at Sub-Registry Office Alipore, recorded in Book No.1, Volume No.116, Pages from 268 to 271. Being No. 7262. for the year 1955 for a valuable consideration mentioned in the said deed.

**AND WHEREAS** thereafter one Rabindra Nath Ghosh, Sri Ramebdra Nath Ghosh and Sri Rathindra Nath Ghosh all sons of Birendra Chandra Ghosh on behalf of the said Birendra Nath Ghosh filed a suit against said Birendra Chandra Ghosh in the Court of the Ld. 5th Munsef at Alipore vide Title Suit No.364/1968 and the Ld. Court was pleased and passed an order as the absolute owner of the said landed property.

**AND WEHREAS** in course of peaceful enjoyment of the same, said Birendra Nath Ghosh died in the year 1969 leaving behind his three sons Rabindra Nath Ghosh, Sri Ramebdra Nath Ghosh and Sri Rathindra Nath Ghosh and they jointly mutated their names

before the competent authority by paying relevant rents and taxes before the competent authority punctually and regularly.

**AND WHEREAS** by way of a registered Deed of Sale in Bengali language dated 13th October, 1982, registered at Sub-Registrar at Alipore, recorded in Book No.I, Volume No.145, Pages from 117 to 127, Being No.5930 for the year 1982, said Rabintra Nath Ghosh, Sri Ramendra Nath Ghosh and Sri Rathindra Nath Ghosh jointly sold, transferred, conveyed, assigned and assured some portion of land measuring 03 Cottahs 09 Chittaks more or less out of their total land measuring 93 Sataks more or less lying and situated at Mouza - Saiyadpur, Pargana - Khaspur, R.S. No.28, Touzi No.8, J.L. No.12, C.S. Khatian No.145, R.S. Khatian No.166 of R.S. Dag No.497, within the local limits of the Kolkata Municipal Corporation Ward No.122, being known as Premises No.571/1, ustad Amir Khan Sarani, Kolkata - 700082 unto and in favour of Dhirendra Chandra Sarkar son of Kailash Chandra Sarkar for a valuable consideration mentioned in the said deed.

**AND WHEREAS** said Dhirendra Chandra Sarkar got mutated his name before the Kolkata Municipal Corporation by paying all relevant rents and taxes and since then the said property is known as K.M.C. Assessee No. 411220906338 of the K.M.C. Premises No.571/1, Ustad Amir Khan Sarani, Kolkata - 700082 within Ward No.122 of the Kolkata Municipal Corporation.

**AND WHEREAS** the said Dhirendra Chandra Sarkar died intestate on 02.04.2007 and CHAMELI RANI SARKAR died intestate on 10.08.2020 leaving behind his four sons ~~and one wife~~

namely (1) ASHIM KUMAR SARKAR, (2) TAPAN SARKAR, (3) UJJWAL KUMAR SARKAR and (4) SUJAL KUMAR SARKAR as his legal heirs and successors in respect of his aforesaid left property and none else.

**AND WHEREAS** thus the said (1) ASHIM KUMAR SARKAR, (2) TAPAN SARKAR, (3) UJJWAL KUMAR SARKAR and (4) SUJAL KUMAR SARKAR (the Owners herein) become the owner and lawfully seized and possessed of otherwise well and sufficiently entitled to **ALL THAT** piece and parcel of land measuring **03 Cottahs 09 Chittaks** more or less lying and situated at Mouza - Saiyadpur, Pargana - Khaspur, R.S. No.28, Touzi No.8, J.L. No.12, C.S. Khatian No.145, R.S. Khatian No.166, L.R Khatian-2134,2135,2170,2179 of R.S. & L.R Dag No.497, being known as Premises No.571/1, Ustad Amir Khan Sarani, Police Station - Thakurpukur now P.S. Haridevpur, Kolkata - 700082, within the local limits of the Kolkata Municipal Corporation Ward No.122, being Assessee No. 411220906338 **TOGETHER WITH** all easement rights, over the adjacent 10' feet wide Road and he has been possessing and enjoying the aforesaid property by paying the relevant rent and taxes before the competent authority punctually and regularly and the owner herein have full power and absolute authority to develop the said property by construction of a multi storied building upon the said property.

**AND WHEREAS** the Owners herein desire to construct a new multi storied building, on the said property, after demolishing the existing and standing structures thereat, using the services of an efficient developer, who has sufficient resources and expertise to

complete the assignment of preparing a Construction Plan and obtaining requisite sanction thereof or and completing the construction in reasonable time and have the construction project commercially viable.

**AND WHEREAS** the DEVELOPER is involved inter alia in the business of developing housing and commercial building project and is interested in developing the said Land.

**AND WHEREAS** the DEVELOPER for the purpose of developing a residential building in the said **ALL THAT** piece and parcel of land measuring **03 Cottahs 09 Chittaks** more or less lying and situated at Mouza - Saiyadpur, Pargana - Khaspur, R.S. No.28, Touzi No.8, J.L. No.12, C.S. Khatian No.145, R.S. Khatian No.166, L.R Khatian-2134,2135,2170,2179 of R.S. & L.R Dag No.497, being known as Premises No.571/1, Ustad Amir Khan Sarani, Police Station - Thakurpukur now P.S. Haridevpur, Kolkata - 700082, within the local limits of the Kolkata Municipal Corporation Ward No.122, being Assessee No. 411220906338, hereinafter referred to as 'the said Property' approached the OWNERS herein.

**AND WHEREAS** the Parties are desirous to enter into a Development Agreement, hereinafter referred to as the 'Said Agreement' by execution of this Agreement for the purposes set forth herein and are desirous of fixing and defining between themselves their respective responsibilities, interests, and liabilities in connection with the construction of the said Building.

**NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY  
AGREED BY AND BETWEEN THE PARTIES HERETO as  
follows:-**

**DEFINITION :** Unless there is anything repugnant to subject or context, the terms:

- a. **OWNERS :-** (1) **ASHIM KUMAR SARKAR** (PAN AIQPS7092A) son of Late Dhirendra Chandra Sarkar, by faith - Hindu, by Nationality - Indian, by occupation - service, residing at 5/6, Shib Mandir Road, Brahamapur, Post Office - Brahamapur, & Police Station - Basdroni, Kolkata - 700096, District : South 24-Parganas, in the state of West Bengal, (2) **TAPAN SARKAR** (PAN ETIPS8622B) son of Late Dhirendra Chandra Sarkar, by faith - Hindu, by Nationality - Indian, by occupation - unemployed, residing at 246/D, P.N.M. B.F. Road, Post Office - Paschim Putiari, Police Station - Behala, Kolkata - 700041, District : South 24-Parganas, in the state of West Bengal, (3) **UJJWAL KUMAR SARKAR** (PAN FIGPS5705D) son of Late Dhirendra Chandra Sarkar, by faith - Hindu, by Nationality - Indian, by occupation - Service, residing at 571/1, Ostad Amir Khan Sarani, Post Office & Police Station - Haridevpur, Kolkata - 700082, District : South 24-Parganas, in the state of West Bengal and (4) **SUJAL KUMAR SARKAR** (PAN COBPS1820R) son of Late Dhirendra Chandra Sarkar, by faith - Hindu, by Nationality - Indian, by occupation - service, residing at 571/1, Ostad Amir Khan Sarani, Post Office & Police Station - Haridevpur, Kolkata - 700082, District : South 24-Parganas, in the state

of West Bengal and/or his legal heirs, successors, executors, administrators, agents and representatives.

- b. **DEVELOPER : M/S. MPA BUILDERS** (PAN-ABQFM3226K), a Partnership Firm, having its office at 241A/2, Motilal Gupta Road, Post Office & Police Station - Haridevpur, Kolkata 700082, District : South 24-Parganas, in the state of West Bengal, **REPRESENTED** by its partners namely (1) **MAHESH PRASAD SHAW**, (PAN NO BJDPS5675L) (Aadhaar No. 545295010024) son of Ashoke Kumar Shaw, aged about 34 years by faith Hindu, by occupation business, residing at 152/6, Hardutt Rai Chamarla Road, Post Office - Salkia, Police Station - Golabari, District : Howrah, PIN : 711101, in the state of West Bengal and (2) **RAJU SHAW** (PAN AYBPS5973R) (Aadhaar No. 2798 2066 9560) son of Ramtirath Shaw, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at 249A, Motilal Gupta Road, Pramod Nagar, Kolkata 700082, District : South 24-Parganas, in the state of West Bengal and/or his legal heirs, successors, executors, administrators, agents and representatives.
- c. **PREMISES :- ALL THAT** piece and parcel of land measuring **03 Cottahs 09 Chittaks** more or less lying and situated at Mouza - Saiyadpur, Pargana - Khaspur, R.S. No.28, Touzi No.8, J.L. No.12, C.S. Khatian No.145, R.S. Khatian No.166, L.R Khatian-2134,2135,2170,2179 of R.S. & L.R Dag No.497, being known as Premises No.571/1, ustad Amir Khan Sarani, Police Station - Thakurpukur now P.S. Haridevpur, Kolkata - 700082, within the local limits of the Kolkata Municipal Corporation Ward No.122, being Assessee No.

411220906338, together with all easement rights, over the adjacent 10' feet wide Road, more fully and more particularly in the Schedule - "A" hereunder.

- d. **BUILDING** :- Shall mean the proposed multi-storeyed building to be constructed on the said premises in accordance with the building plan to be sanctioned by the Kolkata Municipal Corporation which is also approved by the owners.
- e. **COMMON FACILITIES AND AMENITIES** :- Shall mean and include corridors, stair-ways, roof of the building, passages, drive-ways, common lavatories, underground water reservoir, or semi-underground water reservoir, overhead water tank, water pump and motor, common electricity and electric room/meter room and other facilities which may be mutually agreed upon between the parties and required for the establishment location, enjoyment, provisions maintenance and/or management of the building.
- f. **OWNERS' ALLOCATION** :- Shall mean 04 (four) flats, each measuring about 450 square feet built up area more or less, each flat-consisting of two bed rooms, one kitchen cum dining, one toilet and a shop room, measuring about 60 Square Feet Covered Area, which will be distributed in the following manner :-

1) First Floor Flat of the proposed building in the name of Ashim Kumar Sarkar.

2) Ground Floor Flat of the proposed building in the name of Sujal Kumar Sarkar.

3) *Second Floor Flat of the proposed building in the name of Tapan Sarkar.*

4) *Second Floor Flat of the proposed building and shop room, in the ground floor of the proposed building in the name of Ujjal Kumar Sarkar togetherwith proportionate share of land and common facilities.*

*The above allocation will be valid subject <sup>to</sup> partition deed.*

- g. **DEVELOPER' ALLOCATION :-** *Shall mean the Developer shall own all other remaining constructed area to be constructed as per plan to be sanctioned by the K.M.C. i.e. the remaining flats, Shop, parking space units, spaces, roofs etc. in the said new building at the said premises after save and except the Owners' Allocated Portion as aforesaid together with undivided, proportionate, impartible share of the land of the premises along with common facilities and amenities attributable thereto more fully and more particularly described in Schedule hereunder written.*
- h. **THE ARCHITECT :-** *Shall mean a qualified person or persons, firm having experience in civil construction and duly registered with the K.M.C. and all other statutory authorities required under the prevailing laws and will be appointed by the Developer for designing and planning of the said Project and/or Building at their own cost and expenses.*
- i. **BUILDING PLAN :-** *Shall mean such plan prepared by Architect for construction of the building to be constructed at the said premises and sanctioned by the Kolkata Municipal Corporation and/or any other competent authority as the*

case may be with or without modification thereto. Building Plan with maximum FAR to be sanction by the K.M.C. and shall include such addition, alteration, modification to the original plan as the developer may be make with consultation with the architect with intimation to the owner for approval and subsequently upon sanction by the K.M.C.

- j. **TRANSFER:-** With its grammatical variation shall include possession under the Agreement or part of performance of a contract and by any other means in accordance with the Transfer of Property Act, 1882 by executing proper documents.
- k. **TRANSFeree:-** Shall mean any person/s, firm, limited Company, Association of persons or Body of individuals to whom any space in the building has been transferred.
- l. **TERMINATION:-** This agreement shall continue in force until terminated in accordance with the provisions of this Agreement. The termination of this agreement shall not relieve any party of any obligation or liability accrued prior to the date to the date of termination. Nothing in this Agreement shall oblige any party to terminate this Agreement upon the occurrence of any of the events of default and each party shall be at liberty to pursue all other remedies including claims for damages which it may have arising of any non performance, breach or default by the other in lieu of this agreement.

The termination of this Agreement pursuant to any of the provisions of this Agreement shall not limit or otherwise affect any other remedy (including a claim for damages) which the

terminating parts may have arising out of the event which gives rise to the right of termination.

- m. *EVENTS OF DEFAULT:- By giving to the other party 60 days of written notice in writing if any party becomes or is declared bankrupt or goes into voluntary or compulsory liquidation except for the purpose of amalgamation or reconstructions; or by giving to the other party 60 days written notice if any distress or attachment is levied or any receiver is appointed in respect of the business or substantial part of the property or assets of any party, or if it takes any similar actions in consequences of debt; or by giving to the other parties sixty days written notice if there is a government expropriation of all or substantial part of the land; or by notice in writing to the other parties (effective upon dispatch) if any party is in material breach of any provisions of this agreement and such breach has not been remedied and or rectified to (to the reasonable satisfaction of the party issuing the notice) within sixty days of the notice of such breach having been served on that party of the party not in breach.*
- n. *AND THAT the DEVELOPER herein agreed to Develop the said land more fully and more particularly described in the SCHEDULE 'A' hereunder by constructing a building project having self-contained units/flats at its own cost and expenses on the said land of the OWNERS' on the consideration that the OWNER is the absolute owner of the entire land mentioned hereunder and shall allow the DEVELOPER to construct a building project thereon AND both*

*the parties herein agreed to abide the following terms and conditions :-*

- 1) That the DEVELOPER herein interested to develop the said land as per the sanctioned plan to be sanctioned by the Kolkata Municipal Corporation and shall complete the construction of the proposed building project according to the sanctioned plan/permission to be granted by the Kolkata Municipal Corporation on the land mentioned in the Schedule hereunder at the DEVELOPER's exclusive costs, expenses and the DEVELOPER's responsibility till completion of the building project, during the time of construction of the building project the OWNER shall have no responsibility to bear any cost and expenses including any problem during the time of construction of the building project until completion of the building project in all respects.*
- 2) That the DEVELOPER herein shall appoint and engage qualified architect, engineers, L.B.S., technical persons, plumbers, masons, labours, electricians and shall remain liable and responsible to pay all their fees and remuneration.*
- 1. That the DEVELOPER herein shall bear all the expenses for obtaining a building plan from the Kolkata Municipal Corporation including K.M.C. fees, L.B.S. fees, Planner's fees and all miscellaneous expenses required for the said purpose including the arrears of taxes and arrears of rent payable to the authorities in respect of property mentioned in the Schedule hereunder and the OWNERS shall assist to the best of its ability to obtain and maintain all government approval*

and other approvals, consents, notifications, or registrations as are necessary and or applicable under the present laws in connecting with the implementation of the said development work, consummation of the transactions, contemplated hereby and the performance of its obligations herein.

2. That the OWNER herein shall only liable and responsible to pay the Kolkata Municipal Corporation's rates and taxes in respect of the property mentioned in the Schedule hereunder till delivery of possession of the Schedule property to the DEVELOPER herein for construction of the building project having self contained units/ flats and the DEVELOPER herein shall remain liable and responsible to bear all the required fees and costs from the date of taking possession by the DEVELOPER for construction of the building project and its initial work. The DEVELOPER shall be entitled to demolish the existing buildings and/or structures and after getting the permission of the owners and on mutual understanding, the OWNER hereof empower and/or authorise it in that behalf and shall not raise any objection thereto. The OWNER herein shall thereafter only liable to pay the rates and taxes to the Kolkata Municipal Corporation in respect of their allocation to the authorities after getting possession i.e. the OWNER's Allocation after completion of the building projects in all respects in respect of HIS allocation only and the DEVELOPER or their nominee or assignee shall remain liable to pay the rates and taxes for the DEVELOPER's allocation within the building project.
3. That the DEVELOPER shall complete the building project in all respect in accordance with the plan sanctioned by Kolkata

*Municipal Corporation by obtaining the same within a period of about 60 (Sixty) months from the date of Sanctioned Plan, duly issued by Kolkata Municipal Corporation OR from the date of receiving of peaceful and vacant possession of the land, whichever is later.*

- 4. That the DEVELOPER herein shall construct and complete the building project with the best quality building material as may be available in the market.*
- 5. The OWNER have full power and authority to enter into and implement this Agreement and is absolutely seized and possessed of and has exclusive, clear, unencumbered and subsisting marketing title over and in respect of the said property.*
- 6. The OWNER have not entered into any agreement for sale, development, mortgage or transfer in respect of the said property and the said property or any part thereof is not subject to any statutory notice and or proceeding of any acquisition or requisition.*
- 7. The said property is free from all charges, trusts, lien, lispendens, attachments and liabilities and the OWNER shall not sale, transfer, alienate, or encumber the said land directly during the continuance of this development agreement.*
- 8. That the DEVELOPER shall install at its own cost the main electricity line from C.E.S.C. to the premises and provide for pump, water storage tanks, overhead reservoir, electric wiring and installation of other facilities as are required to be provided in the new building, as per sanctioned building plan,*

*water, sewerage, drainage & sanitary system will be the prevailing system of the by Kolkata Municipal Corporation.*

- 9. The OWNER undertakes that the OWNER shall not cause any interference or hindrances whatsoever during the time of construction of the building project by the DEVELOPER in any manner and also the DEVELOPER shall enjoy complete and uninterrupted access and use over the said property for the term of this agreement. Inspection of materials and work is to be allowed by the owners time to time.*
- 10. After getting possession of the OWNER'S ALLOCTION portion in the new building, the OWNER shall not do any unlawful act, deed or thing whereby the DEVELOPER may be prevented from selling, assigning and/or disposing of any of the units and/or flats of the DEVELOPER's Allocated portion in the said building project.*
- 11. The OWNER shall positively give/provide vacant peaceful possession of the said Land and property to the DEVELOPER for development by constructing a building project thereon as per the plan or the permission to be sanctioned/ granted by the Kolkata Municipal Corporation.*
- 12. The DEVELOPER shall construct the proposed Multi-storied building at its own cost and responsibility do all the constructional work and shall remain liable for the constructional work and shall be liable to pay the taxes and other charges to the concerned authorities as may be required from the date of taking possession by the DEVELOPER to the delivery of the flat/flats to the OWNER and other intending purchasers.*

13. *The OWNER shall not make the DEVELOPER liable if the project has not been completed within the specific period of 24 months from the effective date as per Clause No. 5 hereinabove only due to force majeure events including flood, earthquake, riot, war, storm, tempest, civil commotion or any act of God or anything which is beyond the control of the DEVELOPER.*
14. *That the DEVELOPER shall borne all the expenses of the said proposed multi-storied building, if any due occurred by the DEVELOPER, the owners shall not be liable or held responsible for said due at any manner whatsoever.*
15. *The development rights granted herein includes the exclusive right to the DEVELOPER to occupy, enter upon and use the said property and to make at its cost of expense such development, construction and improvements therein as may be necessary or appropriate to implement and establish the proposed multi-storeyed building subject to and in accordance with the provisions of this Agreement and sanctioned plan.*
16. *The DEVELOPER has the exclusive right to enter into suitable agreements with independent contractors, DEVELOPER/LESSEE and or operators for developing and or operating the different components of the Project and no immoral/ illegal act will be done.*
17. *All the structures constructed by the DEVELOPER on the said property shall belong to and be owned by the DEVELOPER apart from the OWNER allocation. The OWNER shall not raise any dispute or objections to the acts, deeds and things done by the DEVELOPER in accordance with this Agreement and*

which is for the benefit and interest of the DEVELOPER with regard thereto and the OWNER/FIRST PART shall have no concern therewith.

18. If disputes arise which cannot be resolved within 15 (Fifteen) days from the date of reference by mediation, the same shall be referred to arbitration in accordance with the Arbitration and Conciliation Act, 1996. The place of Arbitration shall be Kolkata. The language of Arbitration will be English and place will be Kolkata.
19. That the DEVELOPER herein may at its option enter into any agreement or agreements with any intending purchaser or purchasers in respect of the DEVELOPER'S Allocation only.
20. That the DEVELOPER is entitled to receive, collect, realize or utilize all booking money, earnest money, consideration money from any intending purchaser or purchasers of the proposed building within the DEVELOPER'S allocated portion without creating any liability upon the OWNER towards the refund of such money or against any third party claim. The owners will not be held liable for any act by the DEVELOPER.
21. The OWNER undertakes to sign all letters, papers, affidavits, plans, declarations, documents, as would be required for the construction of the said proposed building project at the request of the DEVELOPER and also shall execute and register this agreement and shall execute the Power of Attorney in favour of the Developer and authorizing the DEVELOPER to do the development work by constructing a building project and also for development of the land by construction of a building project having self-sufficient units/flats at the entire costs and

*expenses of the DEVELOPER herein. The Owner shall execute and register the power of attorney at the cost of the Developer for transfer of the Developer's allocation to the respective intending purchaser/s by executing and registering deed/s in respect of proportionate share of land.*

- 22. The OWNER further agrees to sign and execute any application, plan and or other papers as may be reasonably required from time to time to enable the DEVELOPER to obtains sanctions, approvals and or permissions form any or all the concerned authorities including the local authorities and also to obtain all other permissions and approvals as the DEVELOPER may deem necessary or be required to obtain from time to time. In any event the DEVELOPER as the constituted attorney of the OWNER/FIRST PART shall be entitled to and is hereby authorized to sign any such document, plans and applications.*
- 23. The DEVELOPER is entitled to place any hoarding or publish any advertisement in any daily newspaper or any other public forum or media to draw the attraction of the prospective purchasers for the DEVELOPER'S allocated portion in the proposed building.*
- 24. That upon completion of the proposed building the DEVELOPER shall serve a notice in writing to the OWNER for possession of their allocated flat/flats and the OWNER shall be under obligation to take possession of such constructed flat/flats. If the OWNER fail to take the possession of such OWNER's allocated flat/flats, the DEVELOPER shall not be liable for any claim.*

25. The OWNER/FIRST PART agree to execute the necessary authorizations, authority letter and No Objections certificates in favour of the DEVELOPER, simultaneously on the execution of this Agreement to carry out the development of the said land by getting fresh building plans approved by the relevant authority or to obtain necessary permissions from any government body or statutory authority of the same.
26. That the OWNER have agreed to and shall execute the Deeds of Sale in favour of the intending purchaser/ purchasers after appearing before the Registering Authorities, having competent authority to accept and register the Deed/Deeds, in favour of the intending purchaser/purchasers of the flats/units of the DEVELOPER'S allocated portion in respect of the proportionate share of land and in no event shall claim any money or moneys regarding transfer of DEVELOPER'S allocated portion to any intending purchaser.

**SCHEDULE 'A' ABOVE REFERRED TO**

**(Description of the entire property)**

**ALL THAT** piece and parcel of land measuring **03 Cottahs 09** <sup>with 100 sq ft 81 square ft</sup> **Chittaks more or less** lying and situated at Mouza - Saiyadpur, Pargana - Khaspur, R.S. No.28, Touzi No.8, J.L. No.12, C.S. Khatian No.145, R.S. Khatian No.166, L.R Khatian-2134, 2135, 2170, 2179 of R.S. & L.R Dag No.497, being known as Premises No.571/1, Ustad Amir Khan Sarani, Police Station - Thakurpukur now P.S. Haridevpur, Kolkata - 700082, within the local limits of the Kolkata Municipal Corporation Ward No.122, being Assessee No. 411220906338, together with all easement rights, over the

adjacent 10' feet wide Road, which is butted and bounded as follows :-

ON THE NORTH : 10' feet wide common passage,

ON THE SOUTH : Land of Plot No.497,

ON THE EAST : 7' feet wide common passage,

ON THE WEST : Land of Plot No.443/720.

**SCHEDULE - 'B' ABOVE REFERRED TO**

**(Common areas and facilities reserved for the flat/flats,  
unit/units holders within the premises)**

1. The land comprised in the premises and the building with all plumbing system, electric system, sewerage system, common paths and lobbies all ground floor open space, general lighting of the common portions shall be provided.
2. Drains, sewers, main water connection from the Kolkata Municipal Corporation to the underground main water delivery pipelines, from the semi-underground reservoir to overhead water tank, all distribution pipe lines to kitchen and toilets of different units and/or to the common portions.
3. That the Kolkata Municipal Corporation water supply to be reserved in underground tank and thereafter shall be lifted to the overhead tank by the self pump arrangement system of the premises.

4. Staircase and landings from ground floor to the ultimate roof level and lobbies common to staircase at different floors and the roof.
5. Water pumps and motors, electrical wiring and main switch gears, main electrical distribution boards, electrical wiring and other installations and fittings, main electric meter and access to pump room, electric meter space, but shall not have any right of access of other areas specifically for other purposes.
6. Boundary walls, main gates, driveways to the premises and the building.
7. All other common areas and services of the building including all construction and installations thereon and proportionate share of land attributable in the said area of flat which includes area of staircase depth of walls and other service areas.
8. Right of egress and ingress to top floor roof, all beams rafters, columns, supports etc.
9. Easement right over the common roof over the Building.

**SCHEDULE 'C' ABOVE REFERRED TO**  
**(Common Expenses)**

1. All cost of maintenance, operating, replacing, white washing, painting, rebuilding, reconstructing, decorating and lighting the common portions including the outer walls of the building and

boundary walls, staircase, top floor roof, water pipes, electric wires etc.

2. Municipal and other rates and taxes and other outgoings till separately assessed or incurred in respect of any unit.
3. Cost of establishment of the Association of the flats or unit holders relating to common purposes.
4. Any other expense or expenses for common purposes including salary of watchman/darwan, sweeper etc. or other expenses.
5. Other expenses if any, of the Association incurred for maintaining the office for common purposes.

**SCHEDULE 'D' ABOVE REFERRED TO**

0. **OWNERS' ALLOCATION :-** Shall mean 04 (four) flats, each measuring about 450 square feet built up area more or less, each flat consisting of two bed rooms, <sup>with eb</sup> one kitchen cum dining, one toilet and a shop room, measuring about 60 Square Feet Covered Area, which will be distributed in the following manner :-

1) First Floor Flat of the proposed building, ~~in the name of Rajendra Kumar Sarker.~~

2) Ground Floor Flat of the proposed building, ~~in the name of Rajendra Kumar Sarker.~~

Ashim Kumar Sarker  
 Uttam Kumar Sarker  
 Sujoy Kumar Sarker  
 Tapas Kumar Sarker

3) Second Floor Flat of the proposed building, ~~in the~~  
~~name of the said owner.~~

4) Second Floor Flat of the proposed building and shop  
room, in the ground floor of the proposed building, ~~in~~  
~~the name of the said owner.~~ ~~together with~~  
proportionate share of land and common facilities.

The above allocation will be valid subject partition deed.

**DEVELOPER'S ALLOCATION :-** Shall mean the Developer shall  
own all other remaining of the constructed area to be constructed  
as per plan to be sanctioned by the K.M.C. i.e. the remaining flats,  
shop, parking spaces units, spaces, roofs etc. in the said new  
building at the said premises after save and except the Owner  
Allocated portion as aforesaid together with undivided,  
proportionate, impartible share of the land of the premises along  
with common facilities and amenities attributable thereto more fully  
and more particularly described in Schedule hereunder written.

(Said Building)

#### BRIEF SPECIFICATION OF WORK

1. Foundation: As per standard applicable design
2. Super Structure: R.C.C. framed structure as per design of the  
Architect & Structural Engineer.
3. Roof : Reinforced concrete slab.

Ashim Kumar Sarkar  
Hymal Kumar Sarkar  
Sushil Kumar Sarkar  
Tapan Kumar Sarkar

4. Wall Finish : (a) All internal walls & ceilings of the main building to be finished with putty. .

(b) External walls of the main building to be finished with two coats of Exteriors paints of standard quality.

(c) Boundary walls to be finished with suitable paints.

(d) All common areas, passages, staircase, walls and ceilings inside the building shall also have two coats of standard quality paints.

5. Flooring : (a) Vitrified flooring shall be used in Living/ Dining Room. Ceramic flooring shall be for Bed Rooms, Balcony & Common Passages.

(b) Non Slippery Tiles will be used for flooring of Kitchen and Toilets.

(c) Terrace of the building will be finished with Cement Flooring.

(d) Other common and open area on ground floor shall have cement flooring.

6. Windows : Aluminium window of suitable design with grill.

7. Door : (a) All doors to be 30 mm Commercial Flush doors with good tower bolts of standard make, design, shape and size.
- (b) All gates of Staircase, Head rooms and Main Boundary shall be of mild steel.
8. Toilets : (a) All white glazed vitreous sanitary ware shall be provided.
- (b) Glazed Tiles shall be provided upto 6 feet height.
- (c) Provision for Exhaust Fan shall be provided.
- (d) All C.P. fittings shall be of standard make.
- (e) All plumbing works inside toilet shall be concealed in walls.
9. Kitchen : (a) Cooking Slab shall be finished with Black stone.
- (b) One Steel Sink and one Bib Cock of standard make shall be provided.
- (c) Separate point for Aqua guard/ water purifier will be provided.
- (d) Glazed Tiles of standard make shall be provided in dado upto 2 feet height above cooking slab.
- (e) Provision for Exhaust Fan shall be provided.

(f) *All plumbing works inside kitchen will be concealed in walls.*

10. *Electricals : All electrical wiring of approved quality to be concealed in walls and ceiling. Provision for sufficient number of light, fan and plug points in rooms, toilet, kitchen, verandah etc.*

11. *Water Supply System : Provision for 24 hour uninterrupted water supply to toilet and kitchen from overhead PVC tank.*

12. *Sanitary & Plumbing : P.V.C. soil line and waste line of approved quality to be provided, P.V.C. water distribution line of approved quality from overhead Pvc water reservoir for internal distribution of water to toilet and kitchen.*

IN WITNESS whereof the parties hereunto set and subscribe their hands and seals on the 28<sup>th</sup> day of April 2022 year above written.

Ashim Kumar Sarkar

Tapan Kumar Sarkar

Ujjwal Kumar Sarkar

Susil Kr Sarkar

All in the presence of:

1.

Somijit Dey  
Soham Kumar  
per ual 82

SIGNED AND DELIVERED

by the OWNERS

MPA BUILDERS

MAHESH PRASAD SHARMA  
PARTNERS

MPA BUILDERS

Rajesh Sharma  
PARTNERS

2. Abdul Hamid Molk

Alipore police Court.

Kol-77.

SIGNED AND DELIVERED

by the DEVELOPERS

Drafted by me:

Rajesh Sharma  
Advocate. AM.  
WB/1074/99

Typed by:

S. Dolui

|            | Thumb                                                                             | 1st finger                                                                        | middle finger                                                                      | ring finger                                                                         | small finger                                                                        |
|------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| left hand  |  |  |  |  |  |
| right hand |  |  |  |  |  |

Name.....

Signature Susil Kr Sarker

|            | Thumb                                                                               | 1st finger                                                                          | middle finger                                                                        | ring finger                                                                           | small finger                                                                          |
|------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| left hand  |    |    |    |   |    |
| right hand |  |  |  |  |  |

Name..... RASU BHAW

Signature Rai shaw

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

Name..... Mahesh Prasad Shaw

Signature..... Mahesh Prasad Shaw

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

Name.....

Signature..... *Ishin Kumar Sarkar*

|                                                                                    |            | Thumb                                                                               | 1st finger                                                                          | middle finger                                                                        | ring finger                                                                           | small finger                                                                          |
|------------------------------------------------------------------------------------|------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
|  | left hand  |    |    |    |   |    |
|                                                                                    | right hand |  |  |  |  |  |

Name.....

Signature..... *Taban Kumar Sarkar*

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

Name.....

Signature..... *Ujjwal Kumar Sarkar*



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

GRN Details

GRN: 192022230012798961 Payment Mode: Online Payment  
GRN Date: 22/04/2022 11:09:34 Bank/Gateway: State Bank of India  
BRN: CKT4740962 BRN Date: 22/04/2022 11:12:40  
Payment Status: Successful Payment Ref. No: 2001174198/1/2022  
[Query No\*/Query Year]

Depositor Details

Depositor's Name: RAJESH DUTTA  
Address: ALIPUR JUDGES COURT KOL 27  
Mobile: 8240369134  
Depositor Status: Advocate  
Query No: 2001174198  
Applicant's Name: Mr S DAS  
Identification No: 2001174198/1/2022  
Remarks: Sale, Development Agreement or Construction agreement

Payment Details

| Sl. No. | Payment No.       | Payment Description                      | Payment Code       | Amount (₹) |
|---------|-------------------|------------------------------------------|--------------------|------------|
| 1       | 2001174198/1/2022 | Property Registration- Stamp duty        | 0030-02-103-003-02 | 20         |
| 2       | 2001174198/1/2022 | Property Registration- Registration Fees | 0030-03-104-001-16 | 21         |
| Total   |                   |                                          |                    | 41         |

IN WORDS: FORTY ONE ONLY.

### Major Information of the Deed

|                                                              |                                                                                                                                           |                                                           |            |
|--------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------|------------|
| Deed No. :                                                   | I-1602-05344/2022                                                                                                                         | Date of Registration                                      | 22/04/2022 |
| Query No. / Year                                             | 1602-2001174198/2022                                                                                                                      | Office where deed is registered                           |            |
| Query Date                                                   | 18/04/2022 6:54:53 PM                                                                                                                     | D.S.R. - I SOUTH 24-PARGANAS, District: South 24-Parganas |            |
| Applicant Name, Address & Other Details                      | S DAS<br>ALIPORE, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027,<br>Mobile No. : 8240369134, Status : Advocate |                                                           |            |
| Transaction                                                  | Additional Transaction                                                                                                                    |                                                           |            |
| [0110] Sale, Development Agreement or Construction agreement | [4305] Other than Immovable Property Declaration [No of Declaration : 2]                                                                  |                                                           |            |
| Set Forth value                                              | Market Value                                                                                                                              |                                                           |            |
| Rs. 2/-                                                      | Rs. 19,50,748/-                                                                                                                           |                                                           |            |
| Stamp duty Paid (SD)                                         | Registration Fee Paid                                                                                                                     |                                                           |            |
| Rs. 5,020/- (Article:48(g))                                  | Rs. 53/- (Article:E, E)                                                                                                                   |                                                           |            |
| Remarks                                                      | Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)                                            |                                                           |            |

### Land Details :

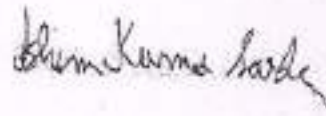
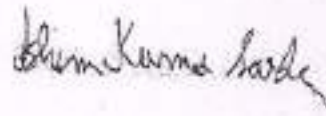
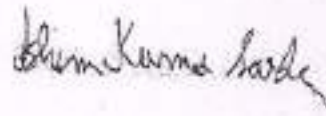
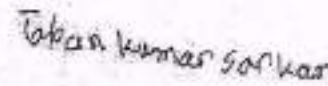
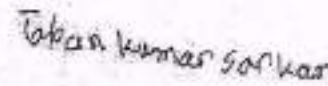
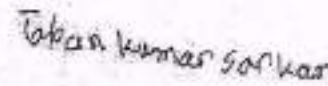
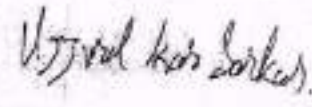
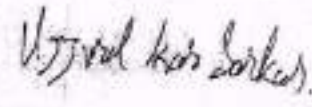
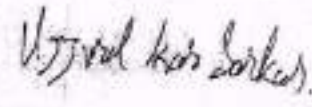
District: South 24-Parganas, P.S:- Thakurpukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Ustad Amir Khan Sarani, Road Zone : (Sodepur 1st lane – Kalipur Road(Ward 122)) , Premises No: 571/1, , Ward No: 122  
Pin Code : 700082

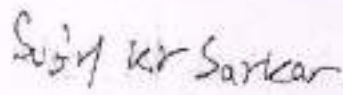
| Sch No        | Plot Number | Khatian Number | Land Use Proposed ROR | Area of Land     | Set Forth Value (In Rs.) | Market Value (In Rs.) | Other Details                   |
|---------------|-------------|----------------|-----------------------|------------------|--------------------------|-----------------------|---------------------------------|
| L1            | (RS :- )    |                | Bastu                 | 3 Katha 9 Chatak | 1/-                      | 19,23,748/-           | Width of Approach Road: 10 Ft., |
| Grand Total : |             |                |                       | 5.8781Dec        | 1/-                      | 19,23,748/-           |                                 |

### Structure Details :

| Sch No                                                                                                                                                 | Structure Details | Area of Structure | Set forth Value (In Rs.) | Market value (In Rs.) | Other Details             |
|--------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|-------------------|--------------------------|-----------------------|---------------------------|
| S1                                                                                                                                                     | On Land L1        | 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 :**

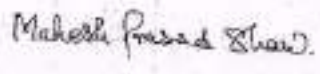
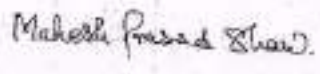
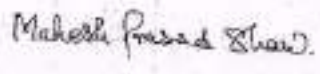
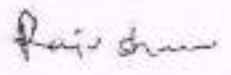
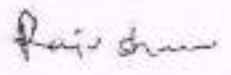
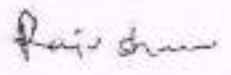
| Sl. No.                                                                                                                                                                                                            | Name, Address, Photo, Finger print and Signature                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                     |                                                                                      |              |           |                                                                                                                                                                                                                    |                                                                                     |                                                                                     |                                                                                      |            |  |                   |            |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|--------------|-----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|------------|--|-------------------|------------|
| 1                                                                                                                                                                                                                  | <table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>ASHIM KUMAR SARKAR</b><br/> <b>(Presentant)</b><br/>           Son of Late DHIRENDRA CHANDRA SARKAR<br/>           Executed by: Self, Date of Execution: 22/04/2022<br/>           , Admitted by: Self, Date of Admission: 22/04/2022 ,Place : Office         </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td>22/04/2022</td> <td></td> <td>LTI<br/>22/04/2022</td> <td>22/04/2022</td> </tr> </tbody> </table> <p>5/6 SHIB MANDIR ROAD , BRAHMAPUR, City:- , P.O:- BANSDRONI, P.S:-Bansdrani, District:-South 24-Parganas, West Bengal, India, PIN:- 700096 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: AIXxxxxx2A, Aadhaar No: 53xxxxxxxx7034, Status :Individual, Executed by: Self, Date of Execution: 22/04/2022 , Admitted by: Self, Date of Admission: 22/04/2022 ,Place : Office</p> | Name                                                                                | Photo                                                                                | Finger Print | Signature | <b>ASHIM KUMAR SARKAR</b><br><b>(Presentant)</b><br>Son of Late DHIRENDRA CHANDRA SARKAR<br>Executed by: Self, Date of Execution: 22/04/2022<br>, Admitted by: Self, Date of Admission: 22/04/2022 ,Place : Office |    |    |   | 22/04/2022 |  | LTI<br>22/04/2022 | 22/04/2022 |
| Name                                                                                                                                                                                                               | Photo                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Finger Print                                                                        | Signature                                                                            |              |           |                                                                                                                                                                                                                    |                                                                                     |                                                                                     |                                                                                      |            |  |                   |            |
| <b>ASHIM KUMAR SARKAR</b><br><b>(Presentant)</b><br>Son of Late DHIRENDRA CHANDRA SARKAR<br>Executed by: Self, Date of Execution: 22/04/2022<br>, Admitted by: Self, Date of Admission: 22/04/2022 ,Place : Office |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |    |   |              |           |                                                                                                                                                                                                                    |                                                                                     |                                                                                     |                                                                                      |            |  |                   |            |
| 22/04/2022                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | LTI<br>22/04/2022                                                                   | 22/04/2022                                                                           |              |           |                                                                                                                                                                                                                    |                                                                                     |                                                                                     |                                                                                      |            |  |                   |            |
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| Name                                                                                                                                                                                                               | Photo                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Finger Print                                                                        | Signature                                                                            |              |           |                                                                                                                                                                                                                    |                                                                                     |                                                                                     |                                                                                      |            |  |                   |            |
| <b>TAPAN KUMAR SARKAR</b><br>Son of Late DHIRENDRA CHANDRA SARKAR<br>Executed by: Self, Date of Execution: 22/04/2022<br>, Admitted by: Self, Date of Admission: 22/04/2022 ,Place : Office                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |    |    |              |           |                                                                                                                                                                                                                    |                                                                                     |                                                                                     |                                                                                      |            |  |                   |            |
| 22/04/2022                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | LTI<br>22/04/2022                                                                   | 22/04/2022                                                                           |              |           |                                                                                                                                                                                                                    |                                                                                     |                                                                                     |                                                                                      |            |  |                   |            |
| 3                                                                                                                                                                                                                  | <table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Mr UJJWAL KUMAR SARKAR</b><br/>           Son of Late DHIRENDRA CHANDRA SARKAR<br/>           Executed by: Self, Date of Execution: 22/04/2022<br/>           , Admitted by: Self, Date of Admission: 22/04/2022 ,Place : Office         </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td>22/04/2022</td> <td></td> <td>LTI<br/>22/04/2022</td> <td>22/04/2022</td> </tr> </tbody> </table> <p>571/1 OSTAD AMIR KHAN SARANI, City:- , P.O:- HARIDEVPUR, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700082 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: FIxxxxxx5D, Aadhaar No: 82xxxxxxxx1540, Status :Individual, Executed by: Self, Date of Execution: 22/04/2022 , Admitted by: Self, Date of Admission: 22/04/2022 ,Place : Office</p>                         | Name                                                                                | Photo                                                                                | Finger Print | Signature | <b>Mr UJJWAL KUMAR SARKAR</b><br>Son of Late DHIRENDRA CHANDRA SARKAR<br>Executed by: Self, Date of Execution: 22/04/2022<br>, Admitted by: Self, Date of Admission: 22/04/2022 ,Place : Office                    |  |  |  | 22/04/2022 |  | LTI<br>22/04/2022 | 22/04/2022 |
| Name                                                                                                                                                                                                               | Photo                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Finger Print                                                                        | Signature                                                                            |              |           |                                                                                                                                                                                                                    |                                                                                     |                                                                                     |                                                                                      |            |  |                   |            |
| <b>Mr UJJWAL KUMAR SARKAR</b><br>Son of Late DHIRENDRA CHANDRA SARKAR<br>Executed by: Self, Date of Execution: 22/04/2022<br>, Admitted by: Self, Date of Admission: 22/04/2022 ,Place : Office                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |  |  |              |           |                                                                                                                                                                                                                    |                                                                                     |                                                                                     |                                                                                      |            |  |                   |            |
| 22/04/2022                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | LTI<br>22/04/2022                                                                   | 22/04/2022                                                                           |              |           |                                                                                                                                                                                                                    |                                                                                     |                                                                                     |                                                                                      |            |  |                   |            |

| Name                                                                                                                                                                                                                                                                                                                                                                                                 | Photo                                                                             | Finger Print                                                                      | Signature                                                                           |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| <b>Mr SUJAL KUMAR SARKAR</b><br>Son of Late DHIRENDRA CHANDRA SARKAR<br>Executed by: Self, Date of Execution: 22/04/2022<br>, Admitted by: Self, Date of Admission: 22/04/2022 ,Place : Office                                                                                                                                                                                                       |  |  |  |
| 22/04/2022                                                                                                                                                                                                                                                                                                                                                                                           | LT                                                                                | 22/04/2022                                                                        | 22/04/2022                                                                          |
| 571/1 OSTAD AMIR KHAN SARANI, City:- , P.O:- HARIDVPUR, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700082 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: COxxxxxx0R, Aadhaar No: 50xxxxxxxx2766, Status :Individual, Executed by: Self, Date of Execution: 22/04/2022 , Admitted by: Self, Date of Admission: 22/04/2022 ,Place : Office |                                                                                   |                                                                                   |                                                                                     |

#### Developer Details :

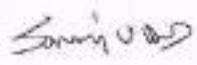
| Sl No | Name Address, Photo, Finger print and Signature                                                                                                                                                                                                                        |
|-------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1     | <b>MPA BUILDERS</b><br>241A/2 MOTILAL GUPTA ROAD, City:- , P.O:- HARIDVPUR, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700082 , PAN No.: ABxxxxxx6K, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative |

#### Representative Details :

| Sl No                                                                                                                                                                                     | Name Address, Photo, Finger print and Signature                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                     |                                                                                      |              |           |                                                                                                                                                                                           |                                                                                     |                                                                                     |                                                                                      |                    |    |            |            |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|--------------|-----------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|--------------------|----|------------|------------|
| 1                                                                                                                                                                                         | <table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Mr MAHESH PRASAD SHAW</b><br/>           Son of Mr ASHOKE KUMAR SHAW<br/>           Date of Execution - 22/04/2022 , Admitted by: Self, Date of Admission: 22/04/2022, Place of Admission of Execution: Office         </td> <td></td> <td></td> <td></td> </tr> <tr> <td>Apr 22 2022 4:41PM</td> <td>LT</td> <td>22/04/2022</td> <td>22/04/2022</td> </tr> </tbody> </table> 152/6 HARDUTT RAI CHAMARIA ROAD, City:- , P.O:- SALKIA, P.S:-Golabari, District:-Howrah, West Bengal, India, PIN:- 711101, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India , PAN No.: BJxxxxxx5L, Aadhaar No: 54xxxxxxxx0024 Status : Representative, Representative of : MPA BUILDERS (as PARTNERS) | Name                                                                                | Photo                                                                                | Finger Print | Signature | <b>Mr MAHESH PRASAD SHAW</b><br>Son of Mr ASHOKE KUMAR SHAW<br>Date of Execution - 22/04/2022 , Admitted by: Self, Date of Admission: 22/04/2022, Place of Admission of Execution: Office |  |  |  | Apr 22 2022 4:41PM | LT | 22/04/2022 | 22/04/2022 |
| Name                                                                                                                                                                                      | Photo                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Finger Print                                                                        | Signature                                                                            |              |           |                                                                                                                                                                                           |                                                                                     |                                                                                     |                                                                                      |                    |    |            |            |
| <b>Mr MAHESH PRASAD SHAW</b><br>Son of Mr ASHOKE KUMAR SHAW<br>Date of Execution - 22/04/2022 , Admitted by: Self, Date of Admission: 22/04/2022, Place of Admission of Execution: Office |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |  |  |              |           |                                                                                                                                                                                           |                                                                                     |                                                                                     |                                                                                      |                    |    |            |            |
| Apr 22 2022 4:41PM                                                                                                                                                                        | LT                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 22/04/2022                                                                          | 22/04/2022                                                                           |              |           |                                                                                                                                                                                           |                                                                                     |                                                                                     |                                                                                      |                    |    |            |            |
| 2                                                                                                                                                                                         | <table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Mr RAJU SHAW</b><br/>           Son of Mr RAMTIRATH SHAW<br/>           Date of Execution - 22/04/2022 , Admitted by: Self, Date of Admission: 22/04/2022, Place of Admission of Execution: Office         </td> <td></td> <td></td> <td></td> </tr> <tr> <td>Apr 22 2022 4:41PM</td> <td>LT</td> <td>22/04/2022</td> <td>22/04/2022</td> </tr> </tbody> </table>                                                                                                                                                                                                                                                                                                                                      | Name                                                                                | Photo                                                                                | Finger Print | Signature | <b>Mr RAJU SHAW</b><br>Son of Mr RAMTIRATH SHAW<br>Date of Execution - 22/04/2022 , Admitted by: Self, Date of Admission: 22/04/2022, Place of Admission of Execution: Office             |  |  |  | Apr 22 2022 4:41PM | LT | 22/04/2022 | 22/04/2022 |
| Name                                                                                                                                                                                      | Photo                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Finger Print                                                                        | Signature                                                                            |              |           |                                                                                                                                                                                           |                                                                                     |                                                                                     |                                                                                      |                    |    |            |            |
| <b>Mr RAJU SHAW</b><br>Son of Mr RAMTIRATH SHAW<br>Date of Execution - 22/04/2022 , Admitted by: Self, Date of Admission: 22/04/2022, Place of Admission of Execution: Office             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |  |  |              |           |                                                                                                                                                                                           |                                                                                     |                                                                                     |                                                                                      |                    |    |            |            |
| Apr 22 2022 4:41PM                                                                                                                                                                        | LT                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 22/04/2022                                                                          | 22/04/2022                                                                           |              |           |                                                                                                                                                                                           |                                                                                     |                                                                                     |                                                                                      |                    |    |            |            |

249A MOTILAL GUPTA ROAD , PRAMOD NAGAR, City:- , P.O:- HARIDDEVPUR, P.S:-Thakurpukur,  
District:-South 24-Parganas, West Bengal, India, PIN:- 700082, Sex: Male, By Caste: Hindu,  
Occupation: Business, Citizen of: India, , PAN No.:: AYxxxxxx3R, Aadhaar No: 27xxxxxxxx9560 Status :  
Representative, Representative of : MPA BUILDERS (as PARTNERS)

#### Identifier Details :

| Name                                                                                                                                                                                | Photo                                                                             | Finger Print                                                                      | Signature                                                                           |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| <b>Mr SANJU DAS</b><br>Son of Mr HARU DAS<br>SODEPUR K K ROAD, City:- , P.O:-<br>HARIDDEVPUR, P.S:-Thakurpukur,<br>District:-South 24-Parganas, West<br>Bengal, India, PIN:- 700082 |  |  |  |
|                                                                                                                                                                                     | 22/04/2022                                                                        | 22/04/2022                                                                        | 22/04/2022                                                                          |
| Identifier Of ASHIM KUMAR SARKAR, TAPAN KUMAR SARKAR, Mr UJJWAL KUMAR SARKAR, Mr SUJAL KUMAR SARKAR, Mr MAHESH PRASAD SHAW, Mr RAJU SHAW                                            |                                                                                   |                                                                                   |                                                                                     |

#### Transfer of property for L1

| Sl.No | From                   | To. with area (Name-Area) |
|-------|------------------------|---------------------------|
| 1     | ASHIM KUMAR SARKAR     | MPA BUILDERS-1.46953 Dec  |
| 2     | TAPAN KUMAR SARKAR     | MPA BUILDERS-1.46953 Dec  |
| 3     | Mr UJJWAL KUMAR SARKAR | MPA BUILDERS-1.46953 Dec  |
| 4     | Mr SUJAL KUMAR SARKAR  | MPA BUILDERS-1.46953 Dec  |

#### Transfer of property for S1

| Sl.No | From                   | To. with area (Name-Area)      |
|-------|------------------------|--------------------------------|
| 1     | ASHIM KUMAR SARKAR     | MPA BUILDERS-25.00000000 Sq Ft |
| 2     | TAPAN KUMAR SARKAR     | MPA BUILDERS-25.00000000 Sq Ft |
| 3     | Mr UJJWAL KUMAR SARKAR | MPA BUILDERS-25.00000000 Sq Ft |
| 4     | Mr SUJAL KUMAR SARKAR  | MPA BUILDERS-25.00000000 Sq Ft |

On 22-04-2022

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

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

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

Presented for registration at 14:40 hrs on 22-04-2022, at the Office of the D.S.R. - I SOUTH 24-PARGANAS by ASHIM KUMAR SARKAR, one of the Executants.

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 19,50,748/-

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

Execution is admitted on 22/04/2022 by 1. ASHIM KUMAR SARKAR, Son of Late DHIRENDRA CHANDRA SARKAR, 5/6 SHIB MANDIR ROAD, BRAHMAPUR, P.O: BANSDRONI, Thana: Bansdrani, South 24-Parganas, WEST BENGAL, India, PIN - 700096, by caste Hindu, by Profession Retired Person, 2. TAPAN KUMAR SARKAR, Son of Late DHIRENDRA CHANDRA SARKAR, 246/D P N M B F ROAD, P.O: PASCHIM PUTIARY, Thana: Behala, South 24-Parganas, WEST BENGAL, India, PIN - 700041, by caste Hindu, by Profession Business, 3. Mr UJJWAL KUMAR SARKAR, Son of Late DHIRENDRA CHANDRA SARKAR, 571/1 OSTDAD AMIR KHAN SARANI, P.O: HARIDEVPUR, Thana: Thakurpukur, South 24-Parganas, WEST BENGAL, India, PIN - 700082, by caste Hindu, by Profession Service, 4. Mr SUJAL KUMAR SARKAR, Son of Late DHIRENDRA CHANDRA SARKAR, 571/1 OSTDAD AMIR KHAN SARANI, P.O: HARIDEVPUR, Thana: Thakurpukur, South 24-Parganas, WEST BENGAL, India, PIN - 700082, by caste Hindu, by Profession Service

Indetified by Mr SANJU DAS, Son of Mr HARU DAS, SODEPUR K K ROAD, P.O: HARIDEVPUR, Thana: Thakurpukur, South 24-Parganas, WEST BENGAL, India, PIN - 700082, by caste Hindu, by profession Business

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

Execution is admitted on 22-04-2022 by Mr MAHESH PRASAD SHAW, PARTNERS, MPA BUILDERS (Private Limited Company), 241A/2 MOTILAL GUPTA ROAD, City:-, P.O:- HARIDEVPUR, P.S:-Thakurpukur, District-South 24-Parganas, West Bengal, India, PIN:- 700082

Indetified by Mr SANJU DAS, Son of Mr HARU DAS, SODEPUR K K ROAD, P.O: HARIDEVPUR, Thana: Thakurpukur, South 24-Parganas, WEST BENGAL, India, PIN - 700082, by caste Hindu, by profession Business

Execution is admitted on 22-04-2022 by Mr RAJU SHAW, PARTNERS, MPA BUILDERS (Private Limited Company), 241A/2 MOTILAL GUPTA ROAD, City:-, P.O:- HARIDEVPUR, P.S:-Thakurpukur, District-South 24-Parganas, West Bengal, India, PIN:- 700082

Indetified by Mr SANJU DAS, Son of Mr HARU DAS, SODEPUR K K ROAD, P.O: HARIDEVPUR, Thana: Thakurpukur, South 24-Parganas, WEST BENGAL, India, PIN - 700082, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 53/- ( E = Rs 21/-, H = Rs 28/-, M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 32/-, by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 22/04/2022 11:12AM with Govt. Ref. No. 19202230012798961 on 22-04-2022, Amount Rs: 21/-, Bank: State Bank of India ( SBIN0000001), Ref. No. CKT/2022 on 22-04-2022, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 5,020/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 20/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 026512, Amount: Rs.5,000/-, Date of Purchase: 19/04/2022, Vendor name: Samiran Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 22/04/2022 11:12AM with Govt. Ref. No: 192022230012798961 on 22-04-2022, Amount Rs: 20/-, Bank: State Bank of India ( SBIN0000001), Ref. No. CKT4740962 on 22-04-2022, Head of Account 0030-02-103-003-02



**Suman Basu**

**DISTRICT SUB-REGISTRAR**

**OFFICE OF THE D.S.R. 41 SOUTH 24-  
PARGANAS**

**South 24-Parganas, West Bengal**



