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Certified that the document is
related to registration. The
stamp, sheet and endorsement
herein are attached in this
instrument and the part of the
document.

AH 885107

25 AUG 2023

A.D.S.R., Kolkata

**AGREEMENT FOR DEVELOPMENT OF
LAND**

AND/OR

CONSTRUCTION OF BUILDING

THE MEMORANDUM OF THIS AGREEMENT is made on this
...25th day of August, Two Thousand and Twenty Three

BETWEEN

h.c.

Signature
B.R.

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12.8.2023

Pannalal Lunia (HUF) alias LOONIA

Howrah

Copy

(সীলা দাশ)
কোম্পানি ডেপুটি ম্যানেজার



Additional District Sub-Registrar
Howrah

25 AUG 2023

PANNALAL LUNIA alias **LOONIA(HUF)** bearing (PAN-AACHP6230 P), represented by its **KARTA SRI SURENDRA KUMAR LOONIA** alias **LUNIA**, (PAN AAHPL 0327 N) & (AADHAAR No. 3545 6292 4812), S/o Late Jaskaran Lunia, by faith Hindu, by nationality - Indian Citizen, by occupation Business, having it's Office and his residence at 19, Guha Park, P.O and P.S- Liluah, District - Howrah, PIN-711204, hereinafter called and referred to as "**THE OWNER/FIRST PARTY**" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, transferees, successors, successors-in-interest, administrators, legal representatives and assigns) of the **ONE PART:**

AND

EVERGREENHOMES (PAN AAKFE5838J), a Partnership Firm, having it's Office at 20, Guha Park, P.O. & P.S- Liluah, District - Howrah, PIN - 711204, Email id : evergreenhomes088@gmail.com represented by its Partners **(1) SRI SATYA PRAKASH SHAW** (PAN **AWEPS 6273 P & AADHAAR No. 2788 4735 8684**), Son of Late Mithailal Shaw, by faith - Hindu, by Nationality - Indian Citizen, by occupation - Business, residing at 70/A/2, Ashutosh Mukherjee Lane, P.O. Salkia, Police Station - Golabari, District Howrah, PIN-711106 and **(2) SRI BHIKHARI ROY** (PAN **AHMPR 5918 B & AADHAAR No. 8675 9405 2991**), Son of Bhatoai Roy, by faith - Hindu, by nationality - Indian Citizen, by occupation - Business, residing at 20, Guha Liluah, District - Howrah, PIN 711204, Park, P.O. and Police Station- liluah hereinafter called and referred to as the "**DEVELOPER/SECOND PARTY**" (which term and expression shall

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unless excluded by or repugnant to the subject or context be deemed to mean and include its successors-in-office, administrators, legal representatives and assigns) of the **OTHER PART**;

WHEREAS ALL THAT piece and parcel of the Property containing 37 (thirty seven) Cottahs 9 (nine) Chittacks 0 (zero) Sq.ft. MokorariMourashiBastu Land by estimation be the same a little more or less together with old dilapidated portion Four Storied Building standing thereupon, comprised within part of Howrah Municipal Corporation Holding No. 19, Guha Park (formerly 8, Guha Park), P.O. and Police Station - Liluah, District -Howrah, PIN 711204, which since been assigned and reconstituted under jurisdiction of the Bally Municipality at Howrah, presently under Ward No. 32, as more fully described in the Schedule 'A' hereunder written, is the subject matter of present Development Agreement, to be hereinafter referred to as the **'SAID PROPERTY'**;

AND WHEREAS one Pannalal Loonia alias Lunia, Son of Late Dhanraj Lunia, since deceased, used to be the 'KARTA' of Hindu Undivided Family under the name and style of PANNALAL LOONIA (HUF), consisting of himself and his four sons namely (A) JASKARAN LUNIA, (B) CHANDAN MAL LUNIA, (C) NARENDRA LUNIA, (D) KANHAIYA LAL LUNIA, having its/his Office at 8, GuhaPark, P.O. and Police Station Liluah, District -Howrah, PIN-711204.

AND WHEREAS said PANNALAL LOONIA alias LUNIA as 'KARTA' of aforesaid HUF, purchased the Property at the then Holding No. 8. GuhaPark, P.O. and Police Station Liluah, District -Howrah, PIN-

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711204 (since mutated and re-numbered as New Holding No. 19, Guha Park, P.O. and Police Station Liluah, District -Howrah, PIN 711204), by virtue of a Regd. Deed of Conveyance/ Sale dated 08.06.1931, registered in the Office of the Sadar Joint Sub-Registrar at Howrah and recorded therein as Book No. 1, Volume No. 14, Pages from 235 to 239, Being No. 1041, for the year 1931, in the name of his Eldest Son - JASKARAN LUNIA alias Loonia executed by the then Owners/ Vendors namely Dharam Chand Surana and Nimchand Surana jointly and also got delivery of physical possession thereof;

AND WHEREAS although the aforesaid Property was purchased in the name of his eldest son - Jaskaran Lunia by his father Late Pannalal Loonia alias Lunia as 'KARTA' of above HUF but entire Consideration Money paid to the said Vendors under the said Deed of Sale dated 08.06.1931, Being No. 1041/1931, was made by said Pannalal Loonia alias Lunia himself out of his self contribution only and as such Said Property had all the times considered as JOINT FAMILY PROPERTY of the aforesaid HUF to all intents and purposes.

AND WHEREAS after the death of said Pannalal Loonia alias Lunia, his eldest son Jaskaran Lunia became the 'KARTA' of aforesaid HUF and used to look after and maintain the above Family Property on behalf of other members belonging to the said Lunia Family.

AND WHEREAS in course of time, said Jaskaran Lunia died on 12.09.2000 and after his death, Mr. Kanhaiya Lal Lunia (Son of Late Pannalal Loonia alias Lunia) being the next eldest member of said

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Lunia

Kanhaiya Lal Lunia
B. B. Surana

Lunia Family, became the 'KARTA' of above HUF and continued to run and maintain the above Family Property by himself on behalf of the other members belonging to his said Family.

AND WHEREAS due to disputes and differences of opinion amongst the Family Members of above HUF, one Civil Suit being Title Suit No. 159 of 2001 was filed by the then 'KARTA' namely Kanhaiya Lal Lunia (Son of Late Pannalal Loonia alias Lunia) on behalf of PANNALAL LUNIA (HUF) against other Family Members of his above Family in the Court of Ld. 6th Civil Judge (Jr. Divn.) at Howrah and said Suit was ultimately Decreed on Compromise in terms of a 'Solenama' Petition filed on behalf of both Parties to that Suit vide Order No.11, dated 17.09.2002, passed by the said Court of Law.

AND WHEREAS in terms of above Compromise Decree dated 17.09.2002, passed in Title Suit No. 159 of 2001, the above Property at 8, Guha Park now re-numbered and known as 19, Guha Park, P.O. & Police Station - Liluah, District Howrah, was declared and be treated as JOINT FAMILY PROPERTY namely PANNALAL LUNIA (HUF) of which Kanhaiya Lal Lunia was the then 'KARTA' of said HUF and all Defendants of above Suit were/are to be treated as Co-sharers or Co-percensors of above Property having equal right, title, interest & possession therein.

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AND WHEREAS on the basis of above Compromise Decree dated 17.09.2002, above Property has already been mutated in the name of PANNALAL LOONIA (HUF) both in the Record of Right as also in the Assessment Register of Howrah Municipal Corporation which since been assigned and re-constituted under the jurisdiction of Bally Municipality, Howrah;

AND WHEREAS in course of time, said Kanhaiya Lal Lunia died on 29.09.2011 and after his death, **Surendra Kumar Loonia alias Lunia** (Son of Late Jaskaran Lunia) as next Eldest Member of said Lunia Family, became the '**KARTA**' of above HUF and has been maintaining the above Property on behalf of other Family Members at present who also mutated his name as '**KARTA**' in the relevant Record of Right and has been allotted L.R. Khatian No. 6030, L.R. Dag Nos. 1792 & 1793, within Mouza and Police Station Liluah, J.L. No. 12, District - Howrah, PIN 711204;

AND WHEREAS for the purpose of better use and utilization of the the Said Property described in the Schedule 'A' LAND underneath the hereunder written, Owner / First Party above named, approached the Second Party above named (which happens to be a financially sound, experienced as also well reputed Developer-Firm), to undertake the proposed Construction Work of Multi-storied Building to be erected at the Said Property which is hereby agreed to and accepted by both the Parties of either parts hereby subject to the terms and conditions verbally agreed upon now reduced in writing as hereinafter contained to avoid future complications, if any :

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NOW THIS AGREEMENT WITNESSETH as follows:

1. That in this Agreement, unless otherwise agreed upon the followings will mean as hereinafter contained;

- a) **OWNER** shall mean and include the above named Owner namely **PANNALAL LUNIA (HUF)**, represented by it's KARTA **SRI SURENDRA KUMAR LOONIA alias LUNIA**, Son of Late Jaskaran Lunia, having it's Office and his residence at 19, Guha Park, P.O. and Police Station-Liluah, District-Howrah, PIN - 711204.
- b) **DEVELOPER** shall mean and include the above named Developer namely **EVERGREEN HOMES**, a Partnership Firm, having it's Office at 20, Guha Park, P.O. and Police Station Liluah, District -Howrah, PIN 711204, represented by its Partners (1) **SRI SATYA PRAKASH SHAW**, Son of Late Mithailal Shaw, by faith - Hindu, by Nationality -Indian Citizen, by occupation-Business, residing at 70/A/2, Ashutosh Mukherjee Lane, P.O. - Salkia, Police Station-Golabari, District-Howrah, PIN-711106 and (2) **SRI BHIKHARI ROY**, Son of Bhato Roy, by faith-Hindu, by nationality - Indian Citizen, by occupation - Business, residing at 20, Guha Park, P.O. and Police Station- Liluah, District-Howrah, PIN-711204.
- c) **SAID PROPERTY** shall mean and include the Landed Property described in Schedule 'A' hereunder written-ALL THAT piece

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and parcel of the Property containing 37 (thirty seven) Cottahs 9 (nine) Chittacks 0 (zero) Sq.ft. Mokorari Mourashi Bastu Land by estimation be the same a little more or less together with old dilapidated portion Four Storied Building standing thereupon, comprised within part of Howrah Municipal Corporation Holding No. 19, Guha Park (formerly 8, Guha Park), P.O. and Police Station- Liluah, District-Howrah, PIN-711204, which since been assigned and reconstituted under jurisdiction of the Bally Municipality at Howrah, presently under Ward No. 32.

- d) **NEW BUILDING** shall mean and include the 'Building' to be constructed upon the Land of the Said Property described in Schedule 'A' hereunder written by the Developer in accordance with the Building Plan or Plans to be sanctioned by the Bally Municipality for both Residential and Commercial purposes.
- e) **COMMON PARTS OR PORTIONS** shall mean and include the 'Common portions' of the entire Building to be made and/or erected for conveniences of the respective Flat-buyers and/or lawful occupiers.
- f) **SALEABLE SPACE** shall mean and include the space of the Building available for independent use and occupation after making due provisions for common areas and facilities and space required thereof.
- g) **OWNER'S ALLOCATION** shall mean and include as follows:

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That the Developer/ Second Party is hereby authorized and/or empowered by the Owner/ First Party to construct Multi-storied Building upon the LAND of the 'Said Property described in the Schedule 'A' herein below at its on cost charges & expenses in conformity of the Building Plan to be sanctioned by the Bally Municipality, Howrah and out of total Constructed Areas of proposed Multi-storied Building as would be sanctioned and/or granted by the Authority Concerned, the First Party hereto being absolute owner in occupation of the Said Property, will be entitled to and/or provided with 40% (Forty Percent) Shares thereof including in the roofs, cars parking (open & covered), any additional construction undertaken by the developer even if in future including in the undivided proportionate shares in the land absolutely at free of cost having being completed in all respect for habitable condition to be accommodated proportionately on all Floors from Ground to Top Floor of the proposed Buildings to be constructed under different Blocks' as would be found convenient and/or necessary subject to measurement of actual area of Land under Project, together with undivided, proportionate, impartible share in the LAND underneath along with right of user of common parts and portions of the Proposed Building including the ultimate ROOFS also.

The arrangement of Owner's Allocation will be accommodated / provided in the form of Residential Flats / Rooms / Offices / Shops / Garages / Godowns etc. as the case may be at the Buildings to be constructed under the different 'Blocks' at the Said Property subject to mutual understanding between the Parties hereto. It is also stated that after completion of one Block, next Block will be constructed and same

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procedure will be followed for subsequent number of Blocks to be erected thereon and delivery of possession of Owner's Allocation will be provided to the Owner/First Party in the same manner (i.e. One Block after another Block and so on).

Be it noted that all existing Tenants of the Said Property, will be reinstated out of Owner's agreed 40% Share in the Buildings to be constructed under the different 'Blocks' at the Said Property one after another subject to mutual understanding with the said Tenants. The Owner/First Party will remain under the legal obligation to negotiate with the existing Tenants for their permanent rehabilitation and/or reinstatement at the newly Constructed Buildings at the Said Property as also to procure the 'Consent' from the said Tenants for the proposed Construction Work as per law. It will be the responsibility of the developer to provide alternative suitable accommodation to the tenant during the period of and up to completion of the construction and ultimate reinstatement of the tenant. The Cost charges expenses including rent for alternative accommodation to be provided to the tenant shall be solely borne by the developers.

That apart, **Second Party/Developer** hereto on the request of the Owner above named, agreed to pay and/or keep an interest free deposit of a sum **Rs 1,50,00,000/- (Rupees One Crore Fifty Lac)** only to the **First Party/Owner** for and as **REFUNDABLE / ADJUSTABLE SECURITY DEPOSIT** in the following manner:

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- * **50,00,000/- (Rupees Fifty Lac) only to be paid on the date of execution of this Development Agreement.**
- * 50,00,000/- (Rupees Fifty Lac) only to be paid after sanction of proposed Building Plan and starting of proposed Construction Work whichever is later.
- * 50,00,000/- (Rupees Fifty Lac) only to be paid after completion of R.C.C. Dhalai of First Floor of first Block.

Be it noted that the Owner/First Party will remain under the legal obligation to refund the entire amount of Security Deposit of Rs. 1,50,00,000/- (Rupees One Crore Fifty Lac) only to the Second Party / Developer positively simultaneously with taking delivery of physical possession of their agreed 40% (Forty Percent) Share, on prorata basis and/or on Block wise basis as the case may be but the final payment that is Rs 50,00,000/- (fifty lac) to be refunded after obtaining assessment order . In the event of failure to refund the above amount of 1,50,00,000/- (Rupees One Crore Fifty Lac) only to the Developer / Second Party within the time stipulated hereinabove, said 'Developer' will be at liberty and/or be entitled to deduct reasonable Built up Areas from the Owner's Share equivalent to said amount as per prevailing Market Price Subject to registration of new sale document.

h) **DEVELOPER'S ALLOCATION** shall mean and include as follows:

That the Developer/ Second Party is hereby authorized and/or empowered by the Owner/ First Party to construct Multi-storied

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Building upon the Land of the Said Property described in the Schedule 'A' herein below in conformity of the Building Plan to be sanctioned by the Bally Municipality, Howrah and out of total Constructed Areas of proposed Multi-storied Buildings, as would be sanctioned and/or granted by the Authority Concerned, the Second Party hereto in the capacity of 'Developer' will be entitled to 60% (Sixty Percent) Shares thereof, to be accommodated proportionately on all Floors from Ground to Top Floor of the Buildings to be erected under different 'Blocks' at the Said Property as would be found convenient and/or necessary subject to measurement of actual area of Land Under Project in the form of Residential Flats / Shops / Offices / Godowns / Garages etc. as the case may be together with undivided, proportionate, impartible share in the LAND underneath along with right of user of common parts and portions of the Building including the ultimate ROOF also (excluding the Owner's Allocation stated above).

That apart, Developer/ Second Party reserves it's right to take refund the sum of 1,50,00,000/- (Rupees One Crore Fifty Lac) only from the Owner/ First Party above named positively before simultaneously with giving delivery of possession of Owner's agreed Share to the Owner/ First Party, the allocation of area of the owner shares and that of the developers shares in on the floors meant for commercial use in all the building shall be in accordance with their agreed share both parties being allotted frontage as per their respective share i.e Developer's 60% & Owner's 40%.

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2. That this Agreement for Development shall be deemed to have commenced on and from the date of execution of these presents.

3. That the First Party doth hereby appoint and engage the Second Party as Promoter/Developer for the purpose of construction of Multi-storied Building at the Said Property described in the Schedule 'A' hereunder ON OWNERSHIP BASIS strictly in conformity of the Building Plan to be sanctioned by the Bally Municipality, Howrah.

4. That the Second Party in the capacity of Developer will be at liberty to raise proposed Multi-storied Building at the Said Property at its own cost, risk and responsibility in terms of the sanctioned Building Plan.

5. That the Second Party out of its own fund and responsibility will prepare and submit the Building Plan in the name of the First Party and will get the same sanctioned by making payment of relevant charges and sanction fees out of its own fund.

6. That the First Party will be under the legal obligation to handover and/or deliver up the peaceful vacant possession of the 'Said Property' described in the Schedule 'A' hereunder written unto and in favour of the Second Party immediately within 15 days from the date of sanction of proposed Building Plan.

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7. That the First Party will further be under the legal obligations to delegate powers and authorities unto and in favour of the Second Party by way of executing and registering the Power of Attorney at Howrah or elsewhere, the concerned Registration Office, simultaneously with the execution of the instant agreement to enable the Developer to proceed with the proposed construction. work as well as to sell and/or transfer, the newly constructed Flats, Offices, Shops, Garages, Godowns etc. out of the Developer's Allocation only in favour of the intending Purchaser/s and said Regd. Power of Attorney will be treated as part and parcel of this Development Agreement. Be it noted that **MR. SATYA PRAKASH SHAW** will represent the Developer's Partnership Firm - **EVERGREEN HOMES** only in the capacity of Sole Developer with respect of Deed of Transfer/ Deed of Sale of it's share to Third Party and other Partner will have no access therein.

8. That the First Party will temporarily handover original copies/ True Copies of all title documents relating to the 'Said Property' like R.S. & L.R. Record of Right (Porcha), Deed of Purchase dated 08.06.1931 (Being No. 1041/1931), Compromise Decree dated 17.09.2022 in T.S. No. 159/01 Demand Register, Tax Receipt etc. to the Second Party on the date of execution of this Agreement for necessary inspection and searching thereof, on proper receipt duly acknowledge & signed by the Developer/ Second Party.

9. That the Developer/ Second Party will have right to demolish the existing structures standing at the 'Said Property by engaging its own

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men and masons at its own cost and responsibility and the OWNER will have NO-CLAIM over the dismantled goods in any manner whatsoever, provided that the Developer must arrange alternative accommodation for the existing Tenants for their temporary shifting in the self-same holding and also arrange alternative accommodation for two Families of the Owner for temporary shifting elsewhere, at the Developer's own cost & responsibility till the said occupants and Owner are not reinstated in the newly constructed Building.

10. That in respect of the 'Land' involved in the proposed project of Multi-storied Building, the First Party hereto being the Owner of the same, will be entitled to and/or provided with 40% (Forty Percent) Shares thereof absolutely at free of cost having being completed in all habitable condition to be accommodated proportionately on all Floors from Ground to Top Floor of the proposed Buildings to be constructed under different 'Blocks' as would be found convenient and/or necessary subject to measurement of actual area of Land under Project absolutely at free of cost, as fully described under Owner's Allocation stated above as well as in the Schedule 'B' Part-I hereunder written.

11. That all the Constructed Areas at the 'Said Property' from the Ground Floor up to the Top Floor to be constructed under different 'Blocks' save and except the Owners' Allocation stated above, will belong to the Developer/ Second Party who will be entitled to sell, transfer, assign the same in the capacity of Constituted Attorney on behalf of the Owner above named on the strength of Regd. Power of

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Attorney to be executed by the Owner in favour of the Developer simultaneously with the execution and registration of this Development Agreement.

12. That super built up areas will be shared proportionately by and between Developer and Owner with regards to their respective allotments.

13. That the First Party shall also sign the necessary papers as would be required by the Second Party for separate arrangement of electricity and other related matters for the purpose of development of the 'Said Property' described in Schedule 'A' hereunder written.

14. That the entire project of the proposed Multi-storied Building at the **SAID PROPERTY** will be completed in all respects within **5 (five)** years from the date of obtaining sanctioned Building Plan from the Bally Municipality, Howrah which shall be applied for and obtained with twelve months of execution hereof as well as handing over the peaceful vacant possession of the 'Said Property' in favour of the Developer by the Owner followed by commencement of proposed construction work. The Owner's Share is likely to be handed over within 5 (five) years from the date of sanction of proposed Building Plan followed by delivery of vacant possession of the Said Property by the Owner.

15. That the First Party will always co-operate with the Developer to proceed with the proposed construction work properly and effectively

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and if the Developer/ Second Party has to face any type of disturbances and/or obstructions created by the local people or antisocial at the time of construction work or by any injunction order from the competent court of law due to the defect in title of the 'Said Property' or by natural calamity or by scarcity of Raw Materials and for any other situation beyond the control of the Second Party/ Developer and if the construction work be stopped or delayed, in that event, the period of construction as stipulated hereinabove will be extended by way of modifying the terms and conditions of the instant agreement upon the mutual understanding of both the Parties to the instant Agreement.

16. That the Specification of Construction of the Residential Flat / Flats hereby agreed to be handed over to the Owner should be constructed with good quality building materials of standard items as fully set described in the Schedule 'C' hereunder written.

17. That the First Party/ Owner will not interfere with, interrupt, hamper or obstruct with the smooth construction work in any manner with technical engineering, architectural or structural drawings, plans or construction work so long as the same are done in accordance with law and sanctioned Building Plan.

18. Subject to the Developers fulfilling all its obligation That the First Party will remain legally bound to sign and execute the necessary Deed of Conveyances in favour of the intending Purchaser/ s in respect of the Developer's Allocation at the said Holding to be

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nominated by the Second Party / Developer as when so required. The Developer is further empowered to sign, execute and register the necessary Deed of Conveyances in respect of the Developer's Allotted areas as the constituted Attorney of the First Party/ Owner provided the Developer delivers to the Owner's agreed their share unto and in favour of the First Party strictly in pursuance of the 'Conditions' embodied in this Agreement and the Developer in meantime will have right to enter into Agreement for Sale with the intending Purchaser/s as well as to receive advance consideration money from them according to their agreed and areas.

19. It is agreed and covenanted that the present Development Agreement hereby executed and registered by and between the **OWNER/FIRST PARTY** and the **DEVELOPER/SECOND PARTY** above named, will remain valid and binding upon both the Parties hereto till the completion of the proposed project of Multi-storied Building at the Said Property and disposal of all Flats, Shops, Offices, Garages etc. of the **Developer's Allocation/Share** as more fully described in the Schedule 'B' (Part-II) hereunder and same is, thereafter, automatically revocable at the instance of the either Party to this Agreement, without prejudice to their other rights vested therein.

20. It is further agreed by and between the Parties hereto that the right of roof over the Top Floor of the proposed Buildings at the 'Said Property' will be shared by and between the Owner and Developer 40% for Owner and 60% for Developer although other Flat Buyers will be at liberty to use the roof of the Top Floor of the said Holding to fix

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T.V. Antenna, to take over-head cable, telephone connections, to fix and service overhead water tank but under no circumstances, they will have any right over the roof in permanent nature. Be it further noted that in case of observation of any occasion by raising PANDEL over the 'Roof, the respective Flat Buyer of the Owner's Allocation will remain bound to take permission from the Owners' Association when it is to be formed.

21. That the Owner doth hereby declare :

a) That Owner is absolutely seized and possessed of and/or otherwise well and sufficiently entitled to enjoy and transfer the 'Said Property' or part of it;

b) That save and except the Owner, nobody else has any right, title and interest, claim or demand whatsoever or howsoever into or upon the 'Said Property'.

c) That the 'Said Property' is free from all encumbrances, charges, liens, lispence, attachment, trusts whatsoever or howsoever.

d) That the Owner is entitled to enter into this Agreement with the Developer and that it have has right & authority to sign and execute the same.

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e) That the Owner has not agreed, committed or entered into any Agreement for Sale or Lease of the 'Said Property' or any part thereof to any person or persons other than the Developer and has not created any charge, mortgage or other encumbrances upon the 'Said Property' in any manner whatsoever.

f) That the Owner declared and affirms that no notice of acquisition from the Government or any local Body or Authority including Bally Municipality, Howrah has been received by and/or served upon the Owner in connection with the 'Said Property'.

g) That the Owner hereby agrees and undertakes to remove the disputes, if any, arises regarding the title of the 'Said Property' at its own cost and responsibility and if required, shall execute further document to establish its title in the 'Said Property' and also agrees to bear and/or to pay any other Tax (like Service Tax, G.S.T. or Statutory Taxes if be imposed in future in respect of Owner's Allocation when received from the Developer) as per law.

22. That the Developer declares -

a) That it has entered into this Agreement having been fully satisfied about the title of the Owner over the 'Said Property'.

i) That the Developer shall be solely and exclusively responsible for the proposed construction work and will complete the Building at

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its own cost and the common facilities and also amenities at the Said Premises in accordance with the sanctioned Building Plan with good and standard quality of Building materials.

j) That the Developer shall be liable to arrange separate water arrangement (inside the Flat), sanitary and electric points permanently in each and every Flat of the proposed Building. Flat Owners will arrange separate meter from C.E.S.C. Ltd./W.B.S.E.D.C.L. at their own expenses.

k) That the Developer shall be liable to construct every room complete with plastering in both inside and outside, flooring, glass and grill, covered window, doors, electrical wirings & there will be sanitation system, plumbing & water connection in bathroom, privy & kitchen. Walls and ceilings of the Flats shall be finished by plaster & Putty.

e) That there will be a door on the top of the staircase and collapsible gate at the entrance of the Building.

f) The Developer hereby undertakes to keep the Owner indemnified against all Third Party claim and action arising out of any sorts of act or commission or omission of the Developer or relating to the construction of the Building/s.

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g) The Developer hereby undertakes to keep the Owner indemnified against all acts, suits, costs, proceedings and claims that may arise out of the Developer's action with regard to the Development of the Said Premises and/or in the manner of construction of the said Building and/or any defect therein.

h) The Owner and the Developer have entered into this Agreement purely on contractual basis and nothing contained herein shall be deemed to or construed as "Partnership" between the Developer and the Owner or as a "Joint Venture" between the Parties hereto constitute as an Association of persons.

23 It is hereby expressly agreed by and between the Parties hereto that it shall be the responsibility of the Developer to defend all actions, suits and proceedings, which may arise in respect of the development of the said Premises and all costs shall be borne and paid by the Developer alone.

24. That since after entering into this Agreement the Owner shall not be entitled to sell, transfer, charge the Said Property to anybody save and except with the Developer and the Owner shall not be entitled to enter into any Agreement with any other Party as regard to the construction of the Building.

25. The Developer in consultation with the Owner shall frame a Schedule for the Management and Administration of the Building and/or Common Parts thereof. The Owner hereby agrees to abide by

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the Rules and Regulations of such Management, Society, Association, Holding Organization and hereby given its consent to abide by the same. The Developer shall also confirm the specification of the building materials and fittings and mode of flooring, plastering, colourings, wirings etc. with the Owner in details on agreed terms.

26. That the name of the Building shall be "**LUNIA SKYLINE**" which will not be changed by any Parties in future.

27. On and from the date of completion of the Building, the Developer and/or its transferees and the Owner and/or its transferees and their successors shall each be liable to pay and bear proportionate charges on account of ground rent and wealth tax and other taxes in respect of their respective areas and/or share of the constructed area according to respective share.

28. There is no existing Agreement regarding Development or Sale of the Said Premises and that all other Agreements, if any, prior to this Agreement, have been cancelled and are being suspended by this Agreement.

29. That the Developer on behalf of the Owner shall pay and bear all Municipal Taxes and other dues and impositions and outgoings in respect of the Said Premises upto the date of entering into the Agreement with right of re-imburement but all Municipal Taxes and Khajna which will become due in respect of the Said Property, same







has to be paid by the Developer till the completion of the proposed project.

30. All disputes and differences between the parties whatsoever and/or howsoever, referred to the sole arbitration of arbitrator to be appointed ordinance with law, whose ament shall be final and binding on the both parties. The venue and seat of arbitration will be fix and decided by the arbitrator.

-:: SCHEDULE 'A' ::-

(Description of total Property)

ALL THAT piece and parcel of the Property containing 37 (thirty seven) Cottahs 9 (nine) Chittacks 0 (zero) Sq.ft. Mokorari Mourashi Bastu Land by estimation be the same a little more or less together with old dilapidated portion Four Storied Building standing thereupon, comprised within part of Howrah Municipal Corporation Holding No. 19, Guha Park (formerly 8, Guha Park), P.O. and Police Station Liluah, District -Howrah, PIN-711204, which since been assigned and reconstituted under jurisdiction of the Bally Municipality at Howrah, presently under Ward No. 32. within the jurisdiction of Additional District Sub-Registrar and District Sub-Registrar at Howrah together with all easements and other rights attached thereto, being butted and bounded as follows: structured area 4000 sq. ft. (four thousand sq. ft.)

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ON THE NORTH : Municipal Drain;

ON THE SOUTH : Guha Park Road;

ON THE EAST : Part of Holding No. 19 and partly
Holding No. 20, Pannalal Baishak Lane;

ON THE WEST : Part of Holding Nos. 20, 21 and 22,
Guha Park;

:: SCHEDULE 'B' ::

PART-I

(Details of Owner's Allocation)

OWNER'S ALLOCATION shall mean and include as follows:

*That the **Developer/Second Party** is hereby authorized and/or empowered by the **Owner/First Party** to construct Multi-storied Building upon the **LAND** of the '**Said Property**' described in the Schedule 'A' herein above in conformity of the Building Plan to be sanctioned by the Bally Municipality, Howrah and out of total Constructed Areas of proposed Multi- storied Building as would be sanctioned and/or granted by the Authority Concerned, the First Party hereto being absolute owner in occupation of the Said Property, will be entitled to and/or provided with 40% (Forty Percent) Shares thereof absolutely at free of cost having being completed in all respect for habitable condition to be accommodated proportionately on all Floors from Ground to Top Floor of the proposed Buildings to be constructed under different 'Blocks' as would be found convenient*

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and/or necessary subject to measurement of actual area of Land under Project, together with undivided, proportionate, impartible share in the LAND underneath along with right of user of common parts and portions of the Proposed Building including the ultimate ROOF also.

The arrangement of Owner's Allocation will be accommodated /provided in the form of Residential Flats / Rooms / Offices / Shops / Garages / Godowns etc. as the case may be at the Buildings to be constructed under the different 'Blocks' at the Said Property subject to mutual understanding between the Parties hereto. It is also stated that after completion of one Block, next Block will be constructed and same procedure will be followed for subsequent number of Blocks to be erected thereon and delivery of possession of Owner's Allocation will be provided to the Owner/First Party in the same manner (i.e. One Block after another Block and so on).

Be it noted that all existing Tenants of the Said Property, will be reinstated out of Owner's agreed 40% Share in the Buildings to be constructed under the different 'Blocks' at the Said Property one after another subject to mutual understanding with the said Tenants. The Owner/First Party will remain under the legal obligation to negotiate with the existing Tenants for their permanent rehabilitation and/or reinstatement at the newly Constructed Buildings at the Said Property as also to procure the 'Consent from the said Tenants for the proposed Construction Work as per law.

[Signature]

[Signature]
B.P.

[Signature]

That apart, **Second Party** hereto on the request of the Owner above named, agreed to pay and/or keep in deposit sum of Rs. **1,50,00,000/- [Rupees One Crore Fifty Lac]** only to the **First Party/Owner** for and as **REFUNDABLE/ADJUSTABLE SECURITY DEPOSIT** without interest in the following manner.

- * Rs. 50,00,000/- (Rupees Fifty Lac) only to be paid on the date of execution of this Development Agreement.
- * 50,00,000/- (Rupees Fifty Lac) only to be paid after sanction of proposed Building Plan and starting of proposed Construction Work whichever is later.
- * 50,00,000/- (Rupees Fifty Lac) only to be paid after completion of R.C.C. Dhalai of First Floor of First Block.

Be it noted that the Owner/First Party will remain under the legal obligation to refund the entire amount of Security Deposit of 1,50,00,000/- (Rupees One Crore Fifty Lac) only to the Second Party / Developer positively simultaneously with taking delivery of physical possession of their agreed 40% (Forty Percent) Share, on prorata basis and/or on Block wise basis as the case may be but the final payment i.e rs 50,00,000/- (fifty lac) to be refunded after obtaining assessment order . In the event of failure to refund the above amount of 1,50,00,000/- (Rupees One Crore Fifty Lac) only to the (Developer/ Second Party within the time stipulated hereinabove, said 'Developer will be at liberty and/or be entitled to deduct reasonable Built-up Areas from the Owner's Share equivalent to said amount as prevailing Market Price subject to registration of new sale deed.

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:-: SCHEDULE 'B' :-:

PART-II

(Developer's Allocation)

DEVELOPER'S ALLOCATION shall mean and include as follows:

That the Developer/ Second Party is hereby authorized and/or empowered by the Owner/ First Party to construct Multi-storied Building upon the Land of the Said Property described in the Schedule 'A' herein above in conformity of the Building Plan to be sanctioned by the Bally Municipality, Howah and out of total Constructed Areas of proposed Multi- storied Buildings, as would be sanctioned and/or granted by the Authority Concerned, the Second Party hereto in the capacity of 'Developer will be entitled to 60% (Sixty Percent) Shares thereof, to be accommodated proportionately on all Floors from Ground to Top Floor of the Buildings to be erected under different 'Blocks' at the Said Property as would be found convenient and/or necessary subject to measurement of actual area of Land Under Project in the form of Residential Flats / Shops / Offices / Godowns/ Garages etc. as the case may be together with undivided, proportionate, impartible share in the LAND underneath along with right of user of common parts and portions of the Building including the ultimate ROOF also (excluding the Owner's Allocation stated above).

That apart, Developer/ Second Party reserved it's right to take refund the sum of 1,50,00,000/- (Rupees One Crore Fifty Lac) only from the Owner/ First Party above named positively before making

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[Signature] *BBJ*

delivery of possession of Owner's agreed Share to the Owner/ First Party, in default, Developer will be at liberty to deduct reasonable Built up Areas from the Owner's Share equivalent to said amount as per prevailing Market Price subject to registration of new sale deed.

:-: SCHEDULE 'C' :-:

(SPECIFICATION OF CONSTRUCTION OF OWNER'S ALLOCATION)

STRUCTURE : R.C.C. Framed Structure.

ELEVATION : Aesthetic blend of texture / weather coatpaints / stone or tiles.

ENTRANCE LOBBY: Designer marble flooring with well decorated lift facia finished.

FLOORING : Vitrifed Tiles Flooring inside Flat, Entire stair case will also be of marble flooring. Ground floor/ parking areas shall be finished with Kota stone/ pavement blocks. The ultimate roof of the building shall also be finished with mosaic flooring.

AS per

Signature

Specimen
BBR

KITCHEN: Black stone counter top with stainless steel sink and ceramic designer glazed tiles up to 2'ft. above counter & anti-skid vitrified tiles flooring & exhaust fan hole

TOILET : Anti Skid Vitrified Tiles Flooring with Ceramic designer glazed tiles up to door height & exhaust fan hole.

PLUMBING : Concealed plumbing with water arrangement in all Toilets. All CP fittings will be of standard quality / ISI or equivalent brand and all wash basins, WC & Cistern will be of equivalent brands.

WINDOWS: Aluminium sliding windows for all rooms with grill. Bathrooms to have aluminium louver windows.

INTERNAL FINISH: Inside walls of the Flats will have Putty finish.

DOOR: Main Door will be flush door. Other doors will be also flush doors. Doors frames will be of solid sal wood.

ELECTRICAL: Concealed ISI copper wiring. Modular switches of reputed make. Geyser points in Toilet. AC points in

h. S. S.

Signature

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one Bed Room and the Drawing/ Dining, TV Cable point in the Drawing-cum-dining room.

PROTECTION : Fire fighting equipments, Damp proof and Earth-quake resistance will be done by the Developer.

LIFT : Lift will be of reputed make and of adequate capacity.

CCTV: Camera from main gate to all common area.

INTERCOM : Intercom facility will be provided from the Main Gate to the Flat.

EXTRA AMENITIES: Gym, Community Hall etc will be provided.

N.B.: That the Developer shall rectify all wear & tear defects in the Owners Allocation's Flat, if any, brought to the notice of the Developer at its own cost and efforts, within 6 (six) months from the date of handing over the Owners' Allocation.

Hira/Rera Registration may be taken, if required.

Urmah *Sforhan*
Bhoy

IN WITNESSES WHEREOF We, the Parties hereto sign on this Agreement for Development on the day, month and year first abovewritten.

SIGNED, SEALED and DELIVERED

in the presence of:

WITNESSES:

1. Anand Kumar Lunka
19, Gurgaon Park Kirti

For PANNALAL LUNIA (H.U.F.)

KARTA

Signature of the FIRST PARTY/OWNER

2. Debabrata Lunka
Hardy Lunka

EVERGREEN HOMES

Satya Prakash Shaw
Partner

EVERGREEN HOMES

Bhishan R. Roy
Partner

Signature of the SECOND PARTY/DEVELOPER

h. S. Lunka

-MEMO OF RECEIPT-

RECEIVED the sum of **50,00,000/- (Rupees Fifty Lac)** only from the Developer above named towards **REFUNDABLE/ADJUSTABLE SECURITY DEPOSIT** as per the following manner:

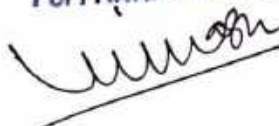
Date	Chg.No./Cash	Drawn on	Amount (rs)
25/08/2023	733302	INR	20,00,000/-
25/08/2023	733301	INR	30,00,000/-
			<u>50,00,000/-</u>

Total **50,00,000/- (Rupees Fifty Lac)** only:

WITNESSES

1 Anand Kumar Kumar
19, Gulva Park Liluah

For PANNALAL LUNIA (H.U.F.)

 KARTA

Signature of the FIRST PARTY/OWNER

2. Debabrata Sarkar
Hoasah Curt

Drafted by me
Suresh Samanta
Adv.
Jr Dgs' Court Hoasah -
HBF 526/95

SPECIMEN FORM FOR TEN FINGERPRINTS



Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



240820232018667496

GRIPS Payment Detail

GRIPS Payment ID:	240820232018667496	Payment Init. Date:	24/08/2023 16:58:54
Total Amount:	124942	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	7535059304319	BRN Date:	24/08/2023 17:00:04
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

Depositor's Name: Mr Surendra Kumar Loonia
Mobile: 6290794396

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192023240186674978	Directorate of Registration & Stamp Revenue	124942
Total			124942

IN WORDS: ONE LAKH TWENTY FOUR THOUSAND NINE HUNDRED FORTY TWO ONLY.

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





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



192023240186674978

GRN Details

GRN:	192023240186674978	Payment Mode:	SBI Epay
GRN Date:	24/08/2023 16:58:54	Bank/Gateway:	SBIEPay Payment Gateway
BRN :	7535059304319	BRN Date:	24/08/2023 17:00:04
Gateway Ref ID:	202323661665990	Method:	State Bank of India New PG CC
GRIPS Payment ID:	240820232018667496	Payment Init. Date:	24/08/2023 16:58:54
Payment Status:	Successful	Payment Ref. No:	2002087560/4/2023
			[Query No*/Query Year]

Depositor Details

Depositor's Name:	Mr Surendra Kumar Loonia
Address:	Howrah
Mobile:	6290794396
Period From (dd/mm/yyyy):	24/08/2023
Period To (dd/mm/yyyy):	24/08/2023
Payment Ref ID:	2002087560/4/2023
Dept Ref ID/DRN:	2002087560/4/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002087560/4/2023	Property Registration- Stamp duty	0030-02-103-003-02	74921
2	2002087560/4/2023	Property Registration- Registration Fees	0030-03-104-001-16	50021
Total				124942

IN WORDS: ONE LAKH TWENTY FOUR THOUSAND NINE HUNDRED FORTY TWO ONLY.

Major Information of the Deed

Deed No :	I-0502-08894/2023	Date of Registration	25/08/2023
Query No / Year	0502-2002087560/2023	Office where deed is registered	
Query Date	15/08/2023 10:01:52 PM	A.D.S.R. HOWRAH, District: Howrah	
Applicant Name, Address & Other Details	KOUSHIK NEOGI JADURBERIA, Thana : Uluberia, District : Howrah, WEST BENGAL, PIN - 711316, Mobile No. : 6290794396, Status : Solicitor firm		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 50,00,000/-]		
Set Forth value	Market Value		
Rs. 2,00,000/-	Rs. 4,67,10,671/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 75,021/- (Article:48(g))	Rs. 50,021/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Howrah, P.S:- Liluya, Corporation: HOWRAH MUNICIPAL CORPORATION, Road: Guha Park, , Premises No: 19, , Ward No: 032 JI No: 0, Pin Code : 711204

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	37 Katha 9 Chatak	1,00,000/-	4,40,10,671/-	Property is on Road
Grand Total :				61.9781Dec	1,00,000 /-	440,10,671 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	4000 Sq Ft.	1,00,000/-	27,00,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1000 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 1000 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 2, Area of floor : 1000 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 3, Area of floor : 1000 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		4000 sq ft	1,00,000 /-	27,00,000 /-	



















Land Lord Details :



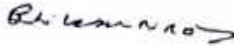
Sl No	Name,Address,Photo,Finger print and Signature
1	PANNALAL LUNIA ALIAS LOONIA 19, GUHA PARK, City:- Not Specified, P.O:- LILUAH, P.S:-Liluah, District:-Howrah, West Bengal, India, PIN:- 711204 , PAN No.:: AAxxxxxx0P,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	EVERGREEN HOMES 20, GUHA PARK, City:- Not Specified, P.O:- LILUAH, P.S:-Liluah, District:-Howrah, West Bengal, India, PIN:- 711204 , PAN No.:: aaxxxxxx8j,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature															
1	<table><tr><th>Name</th><th>Photo</th><th>Finger Print</th><th>Signature</th></tr><tr><td>Mr SURENDRA KUMAR Jaskaran LOONIA, (Alias Name: Mr LUNIA) Son of Late JASKARAN LUNIA Date of Execution - 25/08/2023, , Admitted by: Self, Date of Admission: 25/08/2023, Place of Admission of Execution: Office</td><td></td><td></td><td></td></tr><tr><td>Aug 25 2023 12:14PM</td><td>LT1</td><td>25/08/2023</td><td>25/08/2023</td></tr></table>	Name	Photo	Finger Print	Signature	Mr SURENDRA KUMAR Jaskaran LOONIA, (Alias Name: Mr LUNIA) Son of Late JASKARAN LUNIA Date of Execution - 25/08/2023, , Admitted by: Self, Date of Admission: 25/08/2023, Place of Admission of Execution: Office				Aug 25 2023 12:14PM	LT1	25/08/2023	25/08/2023	19, GUHA PARK, City:- Not Specified, P.O:- LILUAH, P.S:-Liluah, District:-Howrah, West Bengal, India, PIN:- 711204, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AAxxxxxx7N, Aadhaar No: 35xxxxxxxx4812 Status : Representative, Representative of : PANNALAL LUNIA ALIAS LOONIA (as KARTA)		
Name	Photo	Finger Print	Signature													
Mr SURENDRA KUMAR Jaskaran LOONIA, (Alias Name: Mr LUNIA) Son of Late JASKARAN LUNIA Date of Execution - 25/08/2023, , Admitted by: Self, Date of Admission: 25/08/2023, Place of Admission of Execution: Office																
Aug 25 2023 12:14PM	LT1	25/08/2023	25/08/2023													
2	<table><tr><th>Name</th><th>Photo</th><th>Finger Print</th><th>Signature</th></tr><tr><td>Mr SATYA PRAKASH SHAW (Presentant) Son of Late MITHAILAL SHAW Date of Execution - 25/08/2023, , Admitted by: Self, Date of Admission: 25/08/2023, Place of Admission of Execution: Office</td><td></td><td></td><td></td></tr><tr><td>Aug 25 2023 12:14PM</td><td>LT1</td><td>25/08/2023</td><td>25/08/2023</td></tr></table>	Name	Photo	Finger Print	Signature	Mr SATYA PRAKASH SHAW (Presentant) Son of Late MITHAILAL SHAW Date of Execution - 25/08/2023, , Admitted by: Self, Date of Admission: 25/08/2023, Place of Admission of Execution: Office				Aug 25 2023 12:14PM	LT1	25/08/2023	25/08/2023	70/A/2, ASHUTOSH MUKHERJEE LANE, City:- Not Specified, P.O:- SALKIA, P.S:-Golabari, District:- Howrah, West Bengal, India, PIN:- 711106, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AWxxxxxx3P, Aadhaar No: 27xxxxxxxx8684 Status : Representative, Representative of : EVERGREEN HOMES (as PARTNER)		
Name	Photo	Finger Print	Signature													
Mr SATYA PRAKASH SHAW (Presentant) Son of Late MITHAILAL SHAW Date of Execution - 25/08/2023, , Admitted by: Self, Date of Admission: 25/08/2023, Place of Admission of Execution: Office																
Aug 25 2023 12:14PM	LT1	25/08/2023	25/08/2023													

3	Name	Photo	Finger Print	Signature
	Mr BHIKHARI ROY Son of Mr BHATOI ROY Date of Execution - 25/08/2023, , Admitted by: Self, Date of Admission: 25/08/2023, Place of Admission of Execution: Office			
	Aug 25 2023 12:15PM	L1 25/08/2023		25/08/2023
	20, GUHA PARK, City:- Not Specified, P.O:- LILUAH, P.S:-Liluah, District:-Howrah, West Bengal, India, PIN:- 711204, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AHxxxxxx8B, Aadhaar No: 86xxxxxxxxx2991 Status : Representative, Representative of : EVERGREEN HOMES (as PARTNER)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr DEBABRATA SARKAR Son of Mr TARUN SARKAR HOWRAH COURT, City:- Not Specified, P.O:- HOWRAH, P.S.-Howrah, District:- Howrah, West Bengal, India, PIN:- 711101			
	25/08/2023	25/08/2023	25/08/2023
Identifier Of Mr SURENDRA KUMAR Jaskaran LOONIA, Mr SATYA PRAKASH SHAW, Mr BHIKHARI ROY			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	PANNALAL LUNIA ALIAS LOONIA	EVERGREEN HOMES-61.9781 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	PANNALAL LUNIA ALIAS LOONIA	EVERGREEN HOMES-4000.00000000 Sq Ft

Endorsement For Deed Number : I - 050208894 / 2023

On 25-08-2023

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

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

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

Presented for registration at 11.51 hrs on 25-08-2023, at the Office of the A.D.S.R. HOWRAH by Mr SATYA PRAKASH SHAW ..

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 4,67,10,671/-

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

Execution is admitted on 25-08-2023 by Mr SURENDRA KUMAR Jaskaran LOONIA, , Mr LUNIA KARTA, PANNALAL LUNIA ALIAS LOONIA (HUF), 19, GUHA PARK, City:- Not Specified, P.O:- LILUAH, P.S:-Liluah, District:-Howrah, West Bengal, India, PIN:- 711204

Identified by Mr DEBABRATA SARKAR, , Son of Mr TARUN SARKAR, HOWRAH COURT, P.O: HOWRAH, Thana: Howrah, , Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, by profession Law Clerk

Execution is admitted on 25-08-2023 by Mr SATYA PRAKASH SHAW, PARTNER, EVERGREEN HOMES (Partnership Firm), 20, GUHA PARK, City:- Not Specified, P.O:- LILUAH, P.S:-Liluah, District:-Howrah, West Bengal, India, PIN:- 711204

Identified by Mr DEBABRATA SARKAR, , Son of Mr TARUN SARKAR, HOWRAH COURT, P.O: HOWRAH, Thana: Howrah, , Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, by profession Law Clerk

Execution is admitted on 25-08-2023 by Mr BHIKHARI ROY, PARTNER, EVERGREEN HOMES (Partnership Firm), 20, GUHA PARK, City:- Not Specified, P.O:- LILUAH, P.S:-Liluah, District:-Howrah, West Bengal, India, PIN:- 711204

Identified by Mr DEBABRATA SARKAR, , Son of Mr TARUN SARKAR, HOWRAH COURT, P.O: HOWRAH, Thana: Howrah, , Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 50,021.00/- (B = Rs 50,000.00/- ,E = Rs 21.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 50,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 24/08/2023 5:00PM with Govt. Ref. No: 192023240186674978 on 24-08-2023, Amount Rs: 50,021/-, Bank: SBI EPay (SBIEPay), Ref. No. 7535059304319 on 24-08-2023, Head of Account 0030-03-104-001-16


Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 75,021/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 74,921/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 1085, Amount: Rs.100.00/-, Date of Purchase: 14/08/2023, Vendor name: SHILA DAS

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 24/08/2023 5:00PM with Govt. Ref. No: 192023240186674978 on 24-08-2023, Amount Rs: 74,921/-, Bank: SBI EPay (SBIEPay), Ref. No. 7535059304319 on 24-08-2023, Head of Account 0030-02-103-003-02


Provash Adhikary
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. HOWRAH
Howrah, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0502-2023, Page from 260360 to 260403
being No 050208894 for the year 2023.



[Handwritten signature]

Digitally signed by PROVASH ADHIKARY
Date: 2023.09.11 18:13:31 +05:30
Reason: Digital Signing of Deed.

(Provash Adhikary) 11/09/2023

ADDITIONAL DISTRICT SUB-REGISTRAR

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

West Bengal.