

01/00/23

D-6

7-8893/2023



পশ্চিমবঙ্গ **AGREEMENT FOR DEVELOPMENT OF LAND** AH 885109

AND/OR

CONSTRUCTION OF BUILDING

THE MEMORANDUM OF THIS AGREEMENT is made on this
.....**25th** day of August, Two Thousand and Twenty Three
BETWEEN **PANNALAL LUNIA** alias **LOONIA(HUF)** bearing **(PAN-AACHP6230 P)**, represented by its **KARTASRI SURENDRA KUMAR LOONIA alias LUNIA, (PAN AAHPL 0327 N) & (AADHAAR No. 3545 6292 4812)**, S/o Late JaskaranLunia, by faith Hindu, by nationality ~~not~~ - 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**"

Certified that this document is
submitted to registration. The
signature sheet and acknowledgement
page, which are attached in this
document, are the part of this
document.

~~A.S.S.P., Hours~~

25 AUG '023

2000 0000 2 9

spillow

By

Monte
saw

(which expression
context be deemed
transferees, suc-

1083 14.8.2023

কলা পানাল চুরি (HUF) অলিয়ুনিয়া

হুগলি হুগলি

টাক্কা ৩৩

Signature

(শীলা দাশ)
টাক্কা কেন্দ্র হাতো কেন্দ্র



Additional District Sub-Registrar
Howrah

25 AUG 2023

25 AUG 23

(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 its 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 MukherjeeLane, 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 Bhatoi 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 Stationhereinafter called and referred to as the **"DEVELOPER/SECOND PARTY"** (which term and expression shall 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**;

l.G.D.

*Ummat - SPB
B.R.Y*

WHEREAS ALL THAT piece and parcel of the Property containing 6 (six) Cottahs 10 (ten) Chittaks 0 (zero) Sq.ft. Mokorari Mourashi Bastu Land by estimation be the same a little more or less together with old dilapidated 1000 Sq.ft. Structure 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, Guha Park, 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, Guha Park, P.O. and Police Station- Liluah, District -Howrah, PIN-711204(since mutated and re-numbered as New Holding No.

Minagur *sp show*
BB

15/12/08

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.

*Lunia M. S. 1000
B29*

Lunia M. S. 1000

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 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

Unnigani *SP/2000*
B/200

6/200

be treated as Co-sharers or Co-occupants of above Property having equal right, title, interest & possession therein.

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. 1791, 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-

Minas, sphinx
B.R.

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 :

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 JaskaranLunia, 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 Developr namely **EVERGREEN HOMES**, a Partnership Firm, having it's Office at 20, Guha Park, P.O. and Police StationLiluah, District -Howrah,PIN 711204, represented by its Partners (1) **SRI SATYA PRAKASHSHAW**, Son of Late Mithailal Shaw, by faith - Hindu, by Nationality -Indian Citizen, by occupation-Business,

Lunia *spk*
13/8/09

L.S. Sarker

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 Bhatoi 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 and parcel of the Property containing 6 (six) Cottahs 10 (ten) Chittaks 0 (zero) Sq.ft. Mokorari Mourashi Bastu Land by estimation be the same a little more or less together with old dilapidated 1000 Sq.ft. Structure 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.

Minas
Sarkar

LSR

Bo

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 dueprovisions for common areas and facilities and space required thereof.

g) **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 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

Mass. sphac
Bp

honda

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, imitable 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 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

imago of show
Boden

h Santa
sbr

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 9,000/- (Rupees Nine Thousand)** only to the **First Party/Owner** for and as **NON-REFUNDABLE** security deposit.

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

1 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 in conformity of the Building Plan to be sanctioned by the Bally Municipality. Howrah and out of total

Limnephilus sp. show
Bray

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, imparible 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).

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.

Ummagun

Spshao

Bdy

L. S. D.

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.

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

Minshaw

Sphaw

B.R.S

linda

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 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 &

1/2
L. G. S.
2022

11/11/2022

S. P. Shaw
B. D. S.

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

1/2/2014

Yashwant

Sphars

Brey

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 6 years from the date of obtaining sanctioned Building Plan from the Bally Municipality, Howrah which shall be applied for and obtained within six years 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 6(six) years from the date of sanction of proposed Building Plan followed by delivery of vacant possession of the Said Property by the Owner.

15. Notwithstanding the aforesaid, if the Developer is unable to handover the Owner's Share with assessment order to the owner within 6 years from the execution hereof this agreement shall stand terminated/cancelled and the Developer will forfeit all its

W.M.A.G.

spthao

B.B.

1st
Oct
2008

right hereunder including claiming any expenses incurred by him in the meantime.

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

17. 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 "G" hereunder written.

18. 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

Unsign

Spshow

B. Roy

l. S. Roy

drawings, plans or construction work so long as the same are done in accordance with law and sanctioned Building Plan.

19. 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 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.

20. 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

L. S. S.
2020

Leviage

SPHANO
B.R.J

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.

21. 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 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.

22. 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;

Uma B.

Chowdhury

Bayer

hgs

- 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, lispendence, 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.
- 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

Minakshi

S/Show
B/2

*Sub
od*

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.

23. 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 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

U.M. Agarwal

Signature

*Light
etc*

B. Roy

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.

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.

Minagru

Sphon

Bp21

W. S. S.

24. 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.

25. 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.

26. 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 the Rules and Regulations of such Management, Society, Association, Holding Organization and hereby given it's 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.

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

Univas
S. P. Shah
B. P. S.

Univas
B. P. S.

28. 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.

29. 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.

30. 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-imbursement 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.

31. 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.

Minash

Shahid

Rey

W.D.

-:: SCHEDULE 'A' ::-

(Description of total Property)

ALL THAT piece and parcel of the Property containing 6 (six) Cottahs 10 (ten) Chittaks 0 (zero) Sq.ft. Mokorari Mourashi Bastu Land by estimation be the same a little more or less together with old dilapidated 1000 Sq.ft. Structure 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:

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;

Guha Park

SP. ROAD

Bey

H. D. S.

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

Minal
S. Ghosh

B. R.

L. S. G.

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.

That apart, **Second Party** hereto on the request of the Owner above named, agreed to pay and/or keep in deposit sum of Rs. 9,000/- [Rupees Nine Thousand] only to the **First Party/Owner**

Minan *Sphaw*
Brey

Abdul
soa

for and as **NON-REFUNDABLE SECURITY DEPOSIT** without interest.

:: 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, 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, imitable share in the LAND underneath along with right of user of common

Unisign
S. P. S. Chowdhury
B. D.

Subhadeep

parts and portions of the Building including the ultimate ROOF also (excluding the Owner's Allocation stated above).

:: 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 : Vitrified 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.

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.

Minaswami
Spheno

Abdul

By

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

Windows
Spheres
Bridy

LSI

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.

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.

Unishaw
Spelham

Libanta

Brij

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

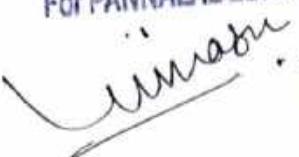
SIGNED, SEALED and DELIVERED

in the presence of:

WITNESSES:

1. Anand Kumar Lunia
19, Gulha Park Lilbach

For PANNALAL LUNIA (H.U.F.)


KARTA

Signature of the FIRST PARTY/OWNER

2. Debabrata Sarker
Hoanby Court

EVERGREEN HOMES

Satyajit Prakash Shaw
Partner

EVERGREEN HOMES

Rishabh R. Ray
Partner

Signature of the SECOND PARTY/DEVELOPER



MEMO OF RECEIPT

RECEIVED the sum of **9,000/- (Rupees Nine Thousand)** only from the Developer above named towards **NON-REFUNDABLE SECURITY DEPOSIT** as per the following manner:

Date	Chg.No./Cash	Drawn on Amount (rs)
25.08.2020	cash	— 9,000/-

WITNESSES

1. Anand Kumar Lunia
19, Birla Park, Lilwadi

For PANNALAL LUNIA (H.U.F.)


KARTA

Signature of the FIRST PARTY/OWNER

2. Debabrata Sarker
Hoarsh Cut

Drafted by me
Swami Samanta
Dr.
Judge's Court Hand
ABF 526/95

SPECIMEN FORM FOR TEN FINGERPRINTS



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



Satyapal Singh

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



Bhikhu Rikar

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



PHOTO

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



Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



240820232018668853

GRIPS Payment Detail

GRIPS Payment ID:	240820232018668853	Payment Init. Date:	24/08/2023 17:05:24
Total Amount:	10032	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI EPay
BRN:	9298543371035	BRN Date:	24/08/2023 17:06:49
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	192023240186688548	Directorate of Registration & Stamp Revenue	10032
Total			10032

IN WORDS: TEN THOUSAND THIRTY 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

**GRN Details**

GRN:	192023240186688548	Payment Mode:	SBI Epay
GRN Date:	24/08/2023 17:05:24	Bank/Gateway:	SBIEPay Payment Gateway
BRN :	9298543371035	BRN Date:	24/08/2023 17:06:49
Gateway Ref ID:	202323661481307	Method:	State Bank of India New PG CC
GRIPS Payment ID:	240820232018668853	Payment Init. Date:	24/08/2023 17:05:24
Payment Status:	Successful	Payment Ref. No:	2002087525/3/2023
			[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:	2002087525/3/2023
Dept Ref ID/DRN:	2002087525/3/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002087525/3/2023	Property Registration- Stamp duty	0030-02-103-003-02	9921
2	2002087525/3/2023	Property Registration- Registration Fees	0030-03-104-001-16	111
Total				10032

IN WORDS: TEN THOUSAND THIRTY TWO ONLY.

Major Information of the Deed

Deed No :	I-0502-08893/2023	Date of Registration	25/08/2023
Query No / Year	0502-2002087525/2023	Office where deed is registered	
Query Date	15/08/2023 9:57:00 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 : 9,000/-]		
Set Forth value	Market Value		
Rs. 2,00,000/-	Rs. 91,34,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,021/- (Article:48(g))	Rs. 111/- (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 Jl 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	6 Katha 10 Chatak	1,00,000/-	84,59,000/-	Property is on Road
	Grand Total :			10.9313Dec	1,00,000 /-	84,59,000 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1000 Sq Ft.	1,00,000/-	6,75,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0 Year, Roof Type: Pucca, Extent of Completion: Complete					
	Total :	1000 sq ft	1,00,000 /-	6,75,000 /-	

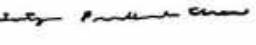
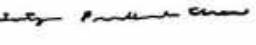
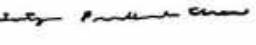
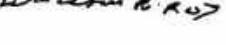
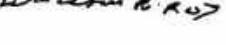
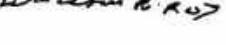
Land Lord Details :

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

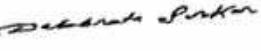
Developer Details :

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												
	<table border="1"> <thead> <tr> <th>Name</th><th>Photo</th><th>Finger Print</th><th>Signature</th></tr> </thead> <tbody> <tr> <td>Mr SURENDRA KUMAR Jaskaran LOONIA 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>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)</td><td>Aug 25 2023 12:10PM</td><td>LTI 25/08/2023</td><td>25/08/2023</td></tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Mr SURENDRA KUMAR Jaskaran LOONIA 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				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)	Aug 25 2023 12:10PM	LTI 25/08/2023	25/08/2023
Name	Photo	Finger Print	Signature										
Mr SURENDRA KUMAR Jaskaran LOONIA 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													
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)	Aug 25 2023 12:10PM	LTI 25/08/2023	25/08/2023										
2	<table border="1"> <thead> <tr> <th>Name</th><th>Photo</th><th>Finger Print</th><th>Signature</th></tr> </thead> <tbody> <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>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)</td><td>Aug 25 2023 12:11PM</td><td>LTI 25/08/2023</td><td>25/08/2023</td></tr> </tbody> </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				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)	Aug 25 2023 12:11PM	LTI 25/08/2023	25/08/2023
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													
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)	Aug 25 2023 12:11PM	LTI 25/08/2023	25/08/2023										
3	<table border="1"> <thead> <tr> <th>Name</th><th>Photo</th><th>Finger Print</th><th>Signature</th></tr> </thead> <tbody> <tr> <td>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</td><td></td><td></td><td></td></tr> <tr> <td>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: 86xxxxxxxx2991 Status : Representative, Representative of : EVERGREEN HOMES (as PARTNER)</td><td>Aug 25 2023 12:11PM</td><td>LTI 25/08/2023</td><td>25/08/2023</td></tr> </tbody> </table>	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				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: 86xxxxxxxx2991 Status : Representative, Representative of : EVERGREEN HOMES (as PARTNER)	Aug 25 2023 12:11PM	LTI 25/08/2023	25/08/2023
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													
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: 86xxxxxxxx2991 Status : Representative, Representative of : EVERGREEN HOMES (as PARTNER)	Aug 25 2023 12:11PM	LTI 25/08/2023	25/08/2023										

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-10.9312 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	PANNALAL LUNIA ALIAS LOONIA	EVERGREEN HOMES-1000.0000000 Sq Ft

Endorsement For Deed Number : I - 050208893 / 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) 48(1),W.B. Registration Rules,1962)

Presented for registration at 11:44 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 91,34,000/-

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, 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

Indetified 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

Indetified 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

Indetified 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 111.00/- (B = Rs 90.00/- ,E = Rs 21.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 111/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 24/08/2023 5:06PM with Govt. Ref. No: 192023240186688548 on 24-08-2023, Amount Rs: 111/-, Bank: SBI EPay (SBEPay), Ref. No. 9298543371035 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. 10,021/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 9,921/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 1083, 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 5:06PM with Govt. Ref. No: 192023240186688548 on 24-08-2023, Amount Rs: 9,921/-, Bank: SBI EPay (SBEPay), Ref. No. 9298543371035 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 260316 to 260359

being No 050208893 for the year 2023.




Digitally signed by PROVASH ADHIKARY
Date: 2023.09.11 18:09:49 +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.