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Noted that the agreement is signed by the representatives of the Government of West Bengal and the representatives of the Government of India and the representatives of the Government of West Bengal are the representatives of the Government of West Bengal.

AGREEMENT

24.03.2022

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT made this the 24 day of March 2022 (Two Thousand Twenty Two).

BETWEEN

(1) **PABITRA MITRA**, (PAN : **EBUPM6772A**) Aadhaar No.2869 0369 2008) son of Late Hridaypada Mitra, by faith Hindu, by Occupation - Retired Person, residing at 9E, Sahanagar Road, P.O. Kalighat, P.S. Tollygunge, Kolkata 700026 (2) **BANDANA DUTTA**, (PAN : **AIEPD6754A**) Aadhaar No.9421 4153 6531) Daughter of Late Hridaypada Mitra by faith Hindu, by Occupation - Retired person, residing at 104/5B Netaji Subhash Road, P.O.Parnashree, P.S. Parnasree, Kolkata 700034 (3) **SOMA GON CHAUDHURI** (PAN : **BVAPC6943C**) Aadhaar No.6865 2897 5550) daughter of Late Kamalranjan Gon Chaudhuri by faith Hindu, by Occupation - Self Employed, residing at 10A, Gopal Banerjee Lane Sahanagar, P.O. Kalighat, P.S. Tollygunge, Kolkata 700026 **AND (4) BIRESWAR MITRA** (PAN : **BKKPM6085N**) Aadhaar No.9713 9772 3388) son of Late Shyamapada Mitra by faith Hindu, by Occupation - Service residing at 9E, Sahanagar Road, P.O. Kalighat, P.S. Tollygunge, Kolkata 700026 hereinafter referred to and called the **LAND OWNERS /VENDORS** (which terms and expression shall unless excluded by or repugnant to the context be deemed to mean include their respective heirs, executors, administrators, legal representatives nominees and assigns) of the **ONE PART.**

AND

AR GROUP CONSTRUCTION (PAN : **ABXFA4909L**) having its registered office at 14/1/H/3, Kabitirtha Saranee, P.O. Babubazar, P.S. Watgunge, Kolkata 700023 represented by its partners (1) **MD. AFTAB HUSSAIN** (PAN : **ABSPH4756P**) (Aadhaar no.6788 9784 8368), son of Md. Tahir Hussain, by faith Islam, by occupation - Business, residing at 11J, Kabitirtha Sarani, Khiddirpore, P .O. Babubazar, P.S. Watgunge, Kolkata 700023 (2) **RASHID IQBAL** (PAN : **AAKPI0643P**) (Aadhaar no.8331 3228 7046), son of Mohammed Israil by faith Islam, by occupation - Business, residing at 45/H/1, Dr. Sudhir Basu Road, Khiddirpore, P.O. Babubazar, P.S. Watgunge, Kolkata - 700023, hereinafter referred to and called as the **DEVELOPERS** (which terms and expression shall unless excluded by or repugnant to the context be deemed to mean include their respective heirs, executors, administrators, legal representatives nominees and assigns of the **OTHER PART.**

WHEREAS by a duly executed Bengali Sub Bikrola one Shanti Lata Mitra purchased land with structure measuring **4 Cottahs** more or less premises No. 9E, Shahnagar Road, P.S. Tollygunge (previously P.S. – Kalighat), Ward No.88, Calcutta 700026 purchased from Sudharani Mitra and Ors. And the said deed registered before the office of Sub Registry office Alipore and recorded in Book No.I, Volume MNo. 68 pages from 146 to 158, Being No.3910 of 1960.

AND WHEREAS after purchase said Shanti Lata Mitra recorded her name to the Kolkata Municipal Corporation being Assessee No. 11-088-16-0094-8.

AND WHEREAS Shyamapada Mitra one of the son of Shanti Lata Mitra died intestate on 10.09.1994 leaving behind his son Bireswar Mitra as his only legal heirs and successors.

AND WHEREAS thereafter said Shanti Lata Mitra died intestate on 08.11.2001 leaving behind his one son namely (2) Pabitra Mitra, and two daughters namely Bandana Dutta and Kalpana Gon Chaudhuri and one grand son Bireswar Mitra as her legal heirs and successors.

AND WHEREAS thereafter Kalpana Gon Chaudhuri died intestate leaving behind her daughter namely Soma Gon Chaudhuri as her legal heirs and successors.

AND WHEREAS by way of inheritance Pabitra Mitra, Bandana Dutta, Soma Gon Chaudhuri and Bireswar Mitra are the absolute Owners of land with structure with tenants measuring **4 Cottahs** more or less premises No. 9E, Shahnagar Road, Calcutta 700026

AND WHEREAS the First Parties herein are very much desirous to construct a **G+IV** storied building upon the said plots of land and upon knowledge of such desire the Second Party herein has inspected the site approached the First Party to undertake the construction of building according to sanctioned plan .

AND WHEREAS but the land Owners unable to construct building so the land Owners desired jointly developed the land with Developer and entered into this Development agreement with the developer herein in following terms and conditions.

THIS AGREEMENT WITNESSETH as follows :-

ARTICLE – I : DEFINITION

1. DEFINITION

- A] **ARCHITECT** shall mean any person or firm appointed or nominated by the developer as Architect for the supervision of the construction of the said **G+IV** storied building.
- B] **LAWYER** shall mean **Biswajit Pramanik**, Advocate to be appointed by the Developer who will Act on behalf of the Developer. It is agreed herein that all documentations, agreement, deed of conveyance and other related documents to be drafted and prepared by the said Advocate at the costs and expenses of the Developer and its intending purchaser/ purchasers in respect of Developer's allocation.
- C] **BUILDING** shall mean the proposed **G + IV** storied building to be constructed at the said premises with as per sanction plan duly to be sanctioned by the Kolkata Municipal Corporation.
- D] **BUILDING PLAN** shall mean drawing, plans and specification for the construction of the said building to be sanctioned Kolkata Municipal Corporation and shall include any renewal or amendments hereto and / or modifications thereon made or caused to be made by the Developer after due approve and signature of the Land Owners .
- E] **LAND OWNERS** shall mean and (1) **PABITRA MITRA, (PAN : EBUPM6772A) Aadhaar No.2869 0369 2008)** son of Late Hridaypada Mitra, by faith Hindu, by Occupation - Retired Person, residing at 9E,

Sahanagar Road, P.O. Kalighat, P.S. Tollygunge, Kolkata 700026 (2) **BANDANA DUTTA, (PAN : AIEPD6754A) Aadhaar No.9421 4153 6531)** Daughter of Late Hridaypada Mitra by faith Hindu, by Occupation - Retired person, residing at 104/5B Netaji Subhash Road, P.O.Parnashree, P.S. Parnashree, Kolkata 700034 (3) **SOMA GON CHAUDHURI (PAN : BVAPC6943C) Aadhaar No.6865 2897 5550)** daughter of Late Kamalranjan Gon Chaudhuri by faith Hindu, by Occupation - Self Employed, residing at 10A, Gopal Banerjee Lane Sahanagar, P.O. Kalighat, P.S. Tollygunge, Kolkata 700026 AND (4) **BIRESWAR MITRA (PAN : BKKPM6085N) Aadhaar No.9713 9772 3388)** son of Late Shyamapada Mitra by faith Hindu, by Occupation - Service residing at 9E, Sahanagar Road, P.O. Kalighat, P.S. Tollygunge, Kolkata 700026.

- F] **DEVELOPER** shall mean and include **AR GROUP CONSTRUCTION (PAN : ABXFA4909L)** having its registered office at 14/1/H/3, Kabitirtha Saranee, P.O. Babubazar, P.S. Watgunge, Kolkata 700023 represented by its partners (1) **MD. AFTAB HUSSAIN (PAN : ABSPH4756P)** (Aadhaar no.6788 9784 8368), son of Md. Tahir Hussain, by faith Islam, by occupation – Business, residing at 11J, Kabitirtha Sarani, Khiddirpore, P.O. Babubazar, P.S. Watgunge, Kolkata 700023 (2) **RASHID IQBAL (PAN : AAKPI0643P) (Aadhaar no.8331 3228 7046)**, son of Mohammed Israil by faith Islam, by occupation – Business, residing at 45/H/1, Dr. Sudhir Basu Road, Khiddirpore, P.O. Babubazar, P.S. Watgunge, Kolkata – 700023 and their legal heirs, executors, successors, administrators and legal representatives.
- G] **PREMISES** shall mean and include land measuring **4 Cottahs** more or less premises No. 9E, Shahnagar Road, P.S. Tollygunge (previously P.S. Kalighat) Calcutta 700026 morefully described in the First schedule hereunder written.
- H] **COMMON FACILITIES** shall mean and include corridors, stairways and other space and lift facilities whatsoever required for the

establishment location, enjoyment maintenance and management of the buildings as shall be determined by the architect of the building and shall include any such places designated or understood to be a common area of the building.

- I] **UNIT OR FLAT** shall mean any residential Flat, shop, commercial or other areas, parking space in the Proposed Building, which is capable of being exclusively owned, used or enjoyed by any Unit Owners .
- J] **UNIT OWNERS** shall mean according to its context, mean Owners of different Units in the New Building including the Developer and the Owners in respect of such Units as may remain unsold or be retained by them respectively.
- K] **TIME LIMIT** shall mean and include **three years** from the date of *sanction plan of (possession hand over) the said proposed building* . The time is the essence of this contract.
- L] (a) **LAND OWNERS 'S ALLOCATION :** Land Owners shall get - Ground Floor - That. at ground floor tenant will be given with the same area which he possessed right now and the remaining are will be divided between the Developers and land owners.
- And it has been allotted as follow :-*
- (i) The Land owner will get 50% area of the existing area of the ground floor (apart from tenant area and developer's area).
- (ii) That the land owner No.3 namely **SOMA GON CHAUDHURI** will get 1/4th share of the ground floor area which will be awarded by the Land owners Allocation.

- (iii) That the remaining area of Land owners' allocation i.e. 3/4th share (except Land owner No.3 i.e. Soma Gon Chaudhuri's share) where the four shop rooms to be constructed by the developers which will get by the land owner No.1 Pabitra Mitra, and Land owner No.4 Bireswar Mitra.
- (iv) That the owner No.3 namely **SOMA GON CHAUDHURI** will get 50% of the 1st floor (Back portion) of the said proposed building.
- v) That the owner No.4 namely **BIRESWAR MITRA** will get 50% of the 2nd floor of the said proposed building - on the North - South direction (Front and back portion).
- vi) That the owner No.1 namely **PABITRA MITRA** will get 50% of the Third floor of the said proposed building - on the North - South direction (Front and back portion).
- vii) That the owner No.2 namely **BANDANA DUTTA** will get 50% of the Fourth floor of the said proposed building -(Back Side)).

(b) **DEVELOPER'S ALLOCATION** : Developer shall get 50% Ground Floor after giving the portion to the existing tenants, 50% **Second floor and Third Floor** on the North - South direction (Front and back portion) of the proposed building and Front portion of the **First Floor** and **Fourth Floor** proposed G+ 4 storied building .

ARTICLE - II

TITLE AND INDEMNITIES INCLUDING CONSTRUCTION OBLIGATIONS:

- 2.1] That the Owners declares and represent that they have good and absolute, right, title and interest to the said property and have a marketable title to enter into this agreement with the Developer.

2.2] That the Owners shall sign and execute all papers relating thereto for the building to be constructed at the said land of the Owners as and when required only after satisfying that execution of such document shall not cause any harm, damage or financial or any other kind of loss to him and violation of law of the land viz Development Agreement, Power, Declaration for sanction of building Plan affidavit.

2.3] That all expenses and liabilities including but not limited to the construction and execution which are to be a constructed in the said premises shall be borne by the developer and the Owners shall not be liable to bear any expenses and liabilities thereto including the costs and expenses relating to sanctioned plan, and other proposed

Necessary preliminary costs and expenses relating to full or phase wise process of construction.

2.4] That the Developer undertakes to construct the Building strictly accordance with the Building sanctioned plan and any deviation therefrom shall be the sole liability of the Developer. The Developer further undertakes to adhere to and comply with the applicable rules and regulations and follow the codes and norms widely acceptable for construction including the use of the materials which are of good quality and standard.

2.5] That the Owners herein shall handover the constructed building and other relevant documents relating to the above mentioned land to the Developer or assign after signing of this agreement for the purposes as stated herein.

ARTICLE-III

PLAN

3.1] The Land Owners sanction building plan *issued by Kolkata Municipal Corporation* for the construction of G + IV building

After preparation of the Floor Plan, the units will be demarcated in the Floor Plan, and a copy of the said demarcated Floor Plan will be supplied to the LandOwners denoting the units within the purview of the LandOwners 's Allocation and shall be treated as part and parcel of this agreement.

ARTICLE-IV:

DEVELOPER'S/DEVELOPER'S RIGHTS

- 4.1] The Developer shall have authority to deal with the Developer's allocated portion in the proposed building in term as of the agreement or negotiate with any person or persons or enter into any contract or agreement or borrow money or take any advance against its

Developer's allocation subject to observance of all terms and conditions contained herein.

- 4.2] The Owners hereby granted subject to what have been hereunder provided, exclusive right to the Developer to construct the proposed new building upon the said premises in accordance with the plan to be sanctioned by the concerned Authority in the name of the Land Owners with or without any amendment and/or modification there to made or caused to be made by the parties thereto.

- 4.3] That the Developer shall carry the construction work at its own cost in a most skillful manner and shall remain fully liable for all its acts, deeds and things whatsoever. The Developer shall strictly comply with all applicable rules and regulations.

- 4.4] That Booking or part consideration including the final consideration from intending purchasers for Developers' allocation will be taken by the Developer and the Agreement for Sale with the intending purchaser will be signed by the attorney holder as aforesaid on behalf of the Owners for Developers Allocation. It is to be clarified that all agreements with respect

to the Owners 's allocations shall be negotiated, prepared and executed by the Owners at their sole discretion and all decisions with respect to such allocations of the Owners shall be made by them.

- 4.5] That the selling rate of the Developer allocation will be fixed by the Developer without any permission or consultation with the Owners , The profit & Loss earned from the project will be entirely received or borne by the Developer and no amount will be adjusted from the Owners ' allocation on account of loss or vice versa on account of profit from Developer / Developer's allocation.
- 4.6] Developer is empowered to collect consideration money from the sale of Developer's allocation from the intending purchaser/s and more over take advance of consideration money or the entire consideration from the intending purchaser/s for Developer's allocation only.
- 4.7] That on completion of the proposed **G+IV** storied building when the flat/s are ready for giving possession both the Developer and Owners will take possession on their allocated part with all fittings and attachments which is more particularly described in the Second Schedule and third Schedule mentioned hereunder written.
- 4.8] All construction cost will be borne by the Developer and no liability on account of construction cost will be charged from Owners ' allocation.

ARTICLE – V :
CONSIDERATION.

- 5.1] The Developer has agreed to build the said proposed **G+IV** storied building in terms of the sanctioned plan to be obtained by him, using the reasonably best materials and fixtures available, at its own cost and expenses and Owners shall not be require to contribute any sums towards the construction of the said building or otherwise.

- 5.2] In consideration of the Owners ' allocation, the Owners having agreed to grant exclusive right for developing the said premises subject to the undertakings as mentioned herein and in addition to the Owners 's Allocation as herein provided, as mentioned above.

ARTICLE – VI :
DEALING OF SPACE IN THE BUILDING.

- 6.1] The Owners shall be entitled to transfer and/or sell and / or rent and/or otherwise deal with Owners 's allocation in the building in the manner as he or his heirs in their sole discretion may decide.
- 6.2] The developer shall be exclusively entitled to deal with the developer's allocation in the building in accordance with law and with exclusive right to transfer the same subject to the provisions hereof and the Owners shall not put in any way interfere with or disturb the quiet and peaceful possession of the developer's allocation.
- 6.3] In so far as necessary all dealing by the developer in respect of the building including agreement for sale or any kind of transfer receiving advance money concerning developer's allocation and the Owners undertake to execute a Registered Development Power of Attorney in favour of the Developer. It is being understood that such dealing shall not in any manner bind or create any financial liability upon the Land Owners .

ARTICLE – VII :
POWER AND PROCEDURE

- 7.1] The Owners will execute and a Development Power of Attorney and/or give necessary authority in writing in favour of the Developer including Power of preparing and executing and signing and also presenting for registration of Deed of Conveyance for the developer's allocation of the proposed building.

It is made dear herein that the Owners will execute and register the power in the name of the Developer and the said attorney holder will have absolute power to receive the consideration money directly from the intending purchaser/s in respect of developer's allocation and in that case the land Owners can not any objection.

ARTICLE – VIII :

TIME

- 8.1] That the parties understand that Time is the essence of this Development Agreement. That the Developer shall take steps and ensure that the construction of the Owners Allocation as well as the proposed building is completed in all respects alongwith necessary fittings within **3 YEARS** from the date of sanctioning of the Plan of proposed **G+IV** storied building, in that case the developer will get another 6 (six) months. The Land Owners will extend full co-operation for completion of the proposed building within the said stipulated period and shall be bound to uphold all undertakings on its part to enable the Developer to complete the said construction as per the schedule.

ARTICLE – IX :

NEW BUILDING

- 9.1] The Developer shall at its own costs construct, and complete the new **G+IV** storied building at the said premises in accordance with the sanction plan with good and standard material as may be specified by the Architect from time to time keeping in line the generally acceptable standards and building codes as published by the Competent Authorities.
- 9.2] The Developer shall install, erect the pump, over head reservoir, electrification at its own cost and expenses including temporary electric connection.

- 9.3] All costs, charges and expenses including Architect's fees shall be discharged and paid by the Developer and the Owners shall bear no responsibility and/or risk in this context.
- 9.4] The Owners shall pay and clear up all the arrears on account of taxes and outgoing of the said premises upto the date of this agreement. It is further agreed by and between the parties that the Owners shall not pay any taxes as Municipal taxes and other taxes in respect of the said property from the date of execution of these presents. All such taxes outgoing and electricity charges in respect of the said premises would be borne by the Developer from the date of execution of these presents upto the date of handing over land Owners' allocation. From the date of completion and handing over complete possession of the Owners's allocation the Owners and the Developer shall bear in proportionate share the municipal and other taxes of their allocations respectively.

ARTICLE – X:

OWNERS' RIGHT & REPRESENTATIONS

- 10.1] The Owners shall deliver, vacant khas possession of the said building to the developer on the date of execution of this agreement subject to alternate shifting to the Owners along with all necessary documents required by the developer for sanctioning of the building plan and for completion of the proposed **G+IV** storied building and the developer shall issue a letter confirming such delivery of possession by the Owners to the developer. The Developer / Developer shall however, cease to be in possession upon this agreement being cancelled for reasons of Developer/ Developer's failure to complete the construction as per the timings as mentioned hereinabove.

10.2] The said premises is free from all encumbrances and the Owners have a good and lawful marketable title in respect of the said premises including above.

10.3] That the Owners shall pay and clear up all the arrears on account of taxes and other outgoing of the first Schedule land up to date till the date of this agreement at the time of signing of this agreement

ARTICLE – XI **COMMON FACILITIES**

11.1] The Developer shall pay and bear all property taxes and other dues and put going in respect of the said premises according due as the from the date of execution this agreement.

11.2] The Owners and the developer shall punctually and regularly pay taxes etc. for their respective allocations. The said rates and taxes to the concern authority or otherwise as may be mutually agreed upon between the Owners and the developer and both the parties shall keep each other Indemnifies against all claims, actions, demands, costs, charges and expenses and proceedings whatsoever directly or indirectly instituted against or suffered by or paid by either of them as the case may be consequent upon a default by the Owners or the developer in this behalf.

11.3] As and from the date of service of notice of possession the Owners shall also be responsible to pay and bear and shall pay to the developer Flats Owners 's Association the service charges for the common facilities in the new building payable in respect of the Owners 's Allocation such charges are to include proportionate share of premium for the insurance of the building, water, fire and damaging charges and common light and maintenance occasional repair and renewal charges, for all connection and management of common facilities, renovation, replacement, repair and maintenance

chargeable expenses for the building and for common wiring pipes electrical and mechanical equipment, pumps motors and other electrical and mechanical Installation, appliances, stairways and other facilities whatsoever as may be mutually agreed from time to time.

- 11.4] Any transfer of any part of the Owners 's Allocation in the new building shall be subject to the other provision thereof and the Owners shall thereafter be responsible in respect of the space transferred to pay the said rates and service charges for the common facilities.

ARTICLE – XII: **OWNERS ' OBLIGATION**

Prior to execution of these present for the purpose of investigation of the title relating to the demised land under the First Schedule the Land Owners have delivered the All Original Deed of Title and Tax Receipt and other documents of title to the Developer and the Land Owners shall be liable to produce the original copies of the same before the appropriate authority or authorities as and when required by the Developer and/or to Developer's nominee or nominees being the purchaser/s of the several residential flats / constructed spaces forming part of the Developer's Allocation and also for obtaining sanctioning of any plan, revise plan or plans from the Calcutta Municipal Corporation and for smoothly running the construction work of the proposed building.

- 12.1] The Owners 's allocation in the building shall be subject at the same restrictions and use as applicable to the developer's allocation in the building intended for common and floor and ceiling etc. in each of his respective allocation in the building in good working conditions and repair and in particular so as not to cause any damage to the building or any other space or accommodation therein and shall keep the other of them and/or the occupation of the building indemnified from and against the consequence of any breach.

12.2] The Owners shall permit the developer and its servants and agents with or without workman and either at all reasonable time to enter into and upon Owners' allocation and every part thereof for the purpose of maintenance or repairing any part of the building and/or for the purpose of repairing maintaining cleaning lighting and keep in order for the purpose of building maintaining repairing and testing drainage and pipes electric wires and for the purpose of repairing maintaining cleaning lighting and keep in order the purpose of pulling down maintaining repairing and testing drainage and pipes electric wires and/or for the similar purpose.

12.3] That the Land Owners will bound to registered the Development Agreement and Development Power in respect of the First Schedule mentioned land in favour of the Developer

ARTICLE – XIII:
COMMON RESTRICTION

13] The Owners hereby agree and covenant with the developer not to cause any interference or hindrance in the construction of the propose building for the benefits of all occupiers of the building which shall include as following

13.1] Neither party shall use or permit to be used their respective allocation in the said building or any portion thereof carrying on any obnoxious, unlawful or illegal and immoral trade or activity nor use thereof for any purpose which may catse any nuisance or hazard to the other occupiers of the building.

13.2] Neither party shall demolish any wall or other structure in his or their respective allocation or any portion thereof or make any structural alternation thereon without the previous consent of other in this behalf.

- 13.3] Neither party shall transfer or permit to transfer of their respective allocation or any portion thereof unless such party shall have observed and performed all the condition on his respective part to be observed and/or performed the proposed transferred shall have given written undertaking to the term and conditions hereof and of these presents and further that such transferred shall pay – all and whatsoever shall be payable in relation to the area in his possession.
- 13.4] Both the parties shall abide by all laws, bye-laws, rules and regulations of the Government, Statutory Bodies and/or local bodies as the case may be for their respective allocations and the Developer shall, however, be solely responsible to attend to answer and be responsible for any deviations, violations and/or breach of any of the said laws by laws and regulations in terms of construction and/or as a result of construction of the said building.
- 13.5] The Developer shall ensure that the respective allocation shall keep the interior walls, sewerages, drains, pipes and other fittings and fixtures and appurtenances in the building at the said premises.
- 13.6] The Owners hereby agree and covenant with the developer not to do any act, deed or things whereby the developer may be prevented from selling assigning and/or disposing of any of the Developer's allocated portion of the building at the said premises.

ARTICLE – XIV :
DEVELOPER'S OBLIGATION

- 14.1] The developer hereby agrees and covenants with the Owners not to do any act, deed thing whereby the Owners are prevented from enjoying, selling assigning and/or disposing of any Owners ' allocation in the building at the said premises.

14.2] The developer hereby agrees not to part with possession of the developer's allocation or any portion thereof unless possession of the Owners' allocation are ready provided however it will not prevent the developer from entering into any agreement for sale or transfer or deal with the developer's allocation, however.

14.3] That if any accident occurs during the continuance of the constructional work of the project and any injury or death-casualty takes place relating to the masons and / or labourers etc., the Developer / Second Party and /or their engaged persons only will be liable for the said accident and the Owners / First Party will not be held responsible or liable in any manner whatsoever.

14.4] The Developer shall not part with possession of any portion of the Developer's Allocation to any of its purchasers until and unless the Developer shall make over possession of the LandOwners' Allocation within the time as specified and completed in all respect and comply with all other obligations of the Developer to the Land Owners .

14.5 That the Developer bare the shifting charges, another accommodation charges of two the land owners namely Pabitra Mitra and Bireswar Mitra since upto the handing over the possession of the owner's allocation of the proposed building.

ARTICLE – XV :

OWNERS' INDEMNITY

15.1] The Owners hereby undertake that the developer shall be entitled to the said construction and his developers allocation and shall enjoy its allocated space without any Interference or disturbance provided the developer perform and fulfill the terms and conditions herein contained and/or its part to be observed and performed.

ARTICLE – XVI :
DEVELOPER'S INDEMNITY

- 16.1] The developer hereby undertake to keep the Owners indemnified against all third party claim and action arising out of the any sorts of act or occupation commission of the developer in relation to the construction of the said building.
- 16.2] The developer hereby undertake to keep the Owners indemnified against all actions, suits, costs, proceedings and claims that may arise out of the developer's allocation with regard to the development of the said premises and/or for any defect therein and received advance full consideration against any flat/garage/other space under developer's allocation. Be it mentioned here if any purchaser may file case against developer's allocation all compensation / cost shall be paid by the developer and Owners shall not be liable for the same at any consequences for illegal / wrongful act of developer.

ARTICLE – XVII :
MAINTENANCE & HOLDING ORGANISATION

- 17.i. For the purpose of maintenance, management and administration of the New Building and the Premises and rendition of the services in common to the Unit Owners of the New building and doing all other acts, deeds and things for the common purposes, the parties hereto shall jointly form or cause to be formed an Association or Society or Syndicate or Company hereafter called "THE HOLDING ORGANISATION" of the Unit Owners s. All the Unit Owners shall be obligated to become and shall be made the members of such Holding Organization, as early as possible. After the completion of the Project, the Developer shall hand over all deposits (after deducting therefrom all dues and/or all the amounts spent by them on behalf of the Unit Owners jointly and/or severally) and all matters arising in respect of the management of the Premises and particularly the common portions to the Holding Organization.

- 17.ii. All the Unit Owners (including the Owners and the Developer herein) shall be made to agree to bear and pay proportionate share of the common expenses, maintenance charges, municipal rates and taxes and other outgoings in respect of the respective units to such Holding Organization or the persons or agency for the time being given the responsibility for the same by the Owners and the Developer, with effect from the date of delivery of possession of the Unit Owners of their respective.
- 17.iii. Upon completion of the New Building and/or Flats therein, from time to time, the Developer shall maintain and manage the same in accordance with such rules as may be framed by the Owners and the Developer and as be in conformity with other Buildings containing Owners ship Flats. The Developer and the Owners of the flat/space and/or their respective nominees/transferees shall comply with the said rules and/or regulations and shall proportionately pay all costs, charges, expenses and putting in respect of the maintenance and management. Until such times the Owners' Association is formed, the Developer shall continue to remain responsible for maintenance of the common portions, amenities and facilities and rendition of the common services PROVIDED THAT the costs of maintenance are paid by all the Unit Owners in respect of their respective Units.

ARTICLE – XVIII :
MISCELLANEOUS

- 18.1] Immediately upon the developer obtaining vacant possessions of the premises and upon obtaining the sanction plan for the development of the said building, the Developer shall fix its hoardings and banners and be entitled to start construction.
- 18.2] It is understood that from time to time facilities the construction of the said building by the developer's various act, deeds, matters and things not hereby specified may be required to be done by the developer for which the

developer may need the authority of the Owners and various applications and other documents may be required to be signed or made by the Owners related to which specific provisions may not have been mentioned herein. The Owners hereby undertake to do all such acts, deeds, matters and things as and when required and the Owners shall execute any such additional power of attorney or authorization as may be required by the developer for any such purposes and the Owners will also undertake to sign and execute all such additional application and other documents as the case may be provided that all acts, deeds, matters and things do not in any way infringe on the rights of the Owners ' and/or against the spirit of these presents.

18.3] The Owners shall not be liable for any income tax, wealth tax or any other taxes in respect of the developer's allocation and the developer shall be liable to make payment of the same and keep the Owners indemnified against all actions, suits, proceedings, costs charges and expenses in respect thereof.

18.4] The developer and the Owners shall mutually frame scheme for the management and the administration of the said building and/or common parts thereof after the completion of the said building.

18.5] The Land Owners herof categorically agreed that, on completion of the constructional work of the building even, the registered Development Power of Attorney as well as the present Agreement for Development will remain operative and in full force and effect until and unless entire area of the developer's allocation in the said multi storied building are being disposed of by way of sale & transfer in favour of the prospective purchaser / purchasers thereof. Subject to fulfillment of other terms and condition mentioned in this Development Agreement.

18.6] That before handing over the Owners 's allocation to the Owners the developer shall be liable to obtain the Occupancy and/or Completion

Certificate from the concerned Authority including final drawings and provide photo copy of the same with possession letter to the Land Owners .

18.7] That the Land Owners shall inspect the construction work and if found any bad workmanship or use of inferior grade of materials, in the event of the developer shall liable to rectify the same at its own costs.

17.8] Share allocation to be mentioned and finalize by enclosing floor plan where yellow colour is Owners part and RED colour is developers part and after allocation land Owners & Developer portion it is to be decide by both party no body can poke their nose into others.

THE FIRST SCHEDULE REFERRED ABOVE

(Description of Land)

Part – I

ALL THAT land with structure measuring **4 Cottahs**. More or less premises No. 9E, Shahnagar Road, P.S. Tollygunge (previous Kalighat) under Kolkata Municipal Corporation Ward No -88 ; Kolkata 700026

On the North :	By others building
On the South :	By Sahanagar Road
On the East :	By others flat
On the West :	By Lane

THE SECOND SCHEDULE REFERRED ABOVE **(Owners 's allocation)**

Land Owners shall get - Ground Floor - That at ground floor tenant will be given with the same area which he possessed right now and the remaining are will be dived between the Developers and land owners.

And it has been allotted as follow :-

- (i) The Land owner will get 50% area of the existing area of the ground floor (apart from tenant area and developer's area).
- (ii) That the land owner No.3 namely **SOMA GON CHAUDHURI** will get 1/4th share of the ground floor area which will be awarded by the a Land owners Allocation.
- (iii) That the remaining area of Land owners' allocation i.e. 3/4th share (except Land owner No.3 i.e. Soma Gon Chaudhuri's share) where the four shop rooms to beconstructed by the developers which will be get by the land owners .
- (iv) That the owner No.3 namely **SOMA GON CHAUDHURI** will get 50% of the 1st floor (Back portion) of the said proposed building.
- v) That the owner No.4 namely **BIRESWAR MITRA** will get 50% of the 1st floor of the said proposed building - on the North - South direction (Front and back portion).
- vi) That the owner No.1 namely **PABITRA MITRA** will get 50% of the ~~Third~~ ^{Two} floor of the said proposed building - on the North - South direction (Front and back portion).
- vii) That the owner No.2 namely **BANDANA DUTTA** will get 50% of the Fourth floor of the said proposed building -(Ba.ck Side)).

THE THIRD SCHEDULE ABOVE REFERRED
(Developer's Allocation)

Developer shall get 50% Ground Floor after giving the portion to the existing tenants, 50% **Second floor and Third Floor** on the North - South direction (Front and back portion) of the proposed building and Front portion of the **First Floor and Fourth Floor** proposed G+ 4 storied building .

SPECIFICATION OF WORK

- 1] **STRUCTURE** : RCC framed structure with RCC columns and beams.
- 2] All external brick work will be 8" thick with 1st class approved quality bricks in 1:6 (C:M) and all internal brick work will be 5" and 3" thick with 1st class approved quality brick in 1:4 (C:M) . The balcony railing will be 3' high. all the brick work will be reinforced with wire net.
- 3] **PLASTER** : The outside of the building will have plaster thick average.
- 4] **WALL FINISHING** : Outer wall of the building will be painted by snowcem compound. The inside of the building will be plaster of Paris finish.
- 5] **FLOORING** : All floors inside the flats will be made by Tiles / marble, the toilet will have 6/2" height will be made of also with Glaze Tiles.
- 6] **DOORS AND WINDOWS** :
 - a) Main entrance door : 8 panel wooden door Bhola / Gammar finish (1 W thick) thickness including collapsible gate with sal wood frame on both side painted and consisting of oxidized hinges, long aluminum tower bolt inside, 8 long has bolt, telescope deep hole and One Godrej lock fitted on main entrance door. Wooden door with burnish finish on Owners 's flat entrance.
 - b) **Other Doors** : Commercial flush door (ISI marked, 6" long (Aim) tower bolt, both side painted and consisting of 1 (One) 8" long hasbolt.
 - c) **Toilet door** : PVC door, framed (1 yz") tower bolt and other necessary fitting and loft."
 - d) **Windows** : All windows shall be made by Aluminium panel filed with 1 coat primer 2 coat color or Alumunium sliding windows with necessary fittings according to the choice of the promoter / developer.

7] **TOILET :**

1. One standard size commode will be fitted in every toilet
2. One shower complete.
3. Two taps C.P. made.
4. All G.T piped line in inside flat will be concealed.
5. (One stand basin (18'x12") will be provided in dining and kitchen.

8] **KITCHEN :**

- a) The cooking platform with black stone (5"xW) and a self with black stone under the cooking platform.
- b) The dado above kitchen platform will have 3-0" high with glazed tiles.
- c) One still sink with tap and one tap below sink are to provided.

9] **DINING ROOM :** One basin (18'x12") will provided fitting with G.I Pipeline.

10] **STAIRCASE.**

- a) All space landing skirting margin will be made by Glaze tiles.
- b) Stair front opening will be steel frame with 3mm glass including window at required position.
- c) In the main entrance at ground floor one collapsible gate also be provided.

11] **ELECTRICAL WORKS :**

- a) The staircase light, security, roof pump connection will be with separate meter and separate control switch with Geyser point,
- b) In rooms : each room provided 3 light point one extra and one 5 amp plug point, A.C.point.
- c) In drawing and dining room – 3 light points, 2 fan points, one power plug.
- d) In bath room – one light point, fan point one power point.
- e) In kitchen – one light point, one extra fan point, one power plug.

- f) In balcony one light point and one other plug point.
 - g) In flat entrance – one calling bell point.
- 12] **WATER SUPPLY :** One overhead reservoir and a deep tubewell and pump motor PVC delivery and auction connected with and overhead reservoir the tube well be of ISI marked PVC pipe and a underground reservoir connected with municipal / corporation water for the same purpose with pump will be fitted.
- 13] **G.I. PIPE LINE :** Internal PVC pipe line will be concealed outside cold water line will bequeath polythene best quality pipe G.I fittings each flat shall have control value. All outside pipe will be painted matching to wall.
- 14] **SANITARY AND DRAINAGE WORK :**
- a) All materials and accessories shall be highest quality with ISI marked.
 - b) All waste pipe will be of 4" dia PVC pipe ISI marked and painted matching to wall.
 - c) All soil pipe line for WC etc. will be of 4" dia special soil pipe ISI marked and painted matching to wall.
 - d) All soil line will be connected with septic tank by underground SW pipe line with inspection.
 - e) All drain will be open but will have to be covered where necessary and will be connected with existing municipal drain.
- 15] **TOOP ROOF :**
- a) Main roof will be covered with rough cement.
 - b) Parapet wall will be 5" thick 3-0" height with 10" x 10" pillar at 10-0 apart.
- 16] **Modern Lift.**
N.B Present PWD schedule will be follow to construct the building.

IN WITNESS WHEREOF both the parties hereunto put their respective hands on this the day, month and year first above written.

SIGNED, SEALED AND DELIVER

IN PRESENCE OF :

WITNESSES

1] Tanujin Mha.
18 Bhakti Vihar Rd
Kol - 27 P.S. F.K. Bhalgani

1. Palitza Mitra

2. Bandema Dutta

3. Soma Gon Chaudhuri

4. Mr. Biswaraj Mitra

SIGNATURE OF THE LAND OWNERS

2] Chandran Das
58/49, Pallysree
P.O. Regent Estate
Kol - 700092

1. MD Habib Hagi

2. Rahul Ughal

SIGNATURE OF THE DEVELOPER

Drafted by :-

Biswajit Pramanik
Biswajit Pramanik
Advocate
City Session & CMM Court
Enrolment No. WB-848/99

SPECIMEN FORM FOR TEN FINGERPRINTS



P. H. H. H. H.	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



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



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



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

SPECIMEN FORM FOR TEN FINGERPRINTS



MD AFTAB HUSSAIN

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



Ranah Ughal

	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					

PHOTO

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

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

GRN Details

GRN:	192021220210745801	Payment Mode:	Online Payment
GRN Date:	23/03/2022 17:44:34	Bank/Gateway:	Central Bank of India
BRN :	CBI230322868096	BRN Date:	23/03/2022 17:03:46
Payment Status:	Successful	Payment Ref. No:	2000930590/2/2022
			(Query No*/Query Year)

Depositor Details

Depositor's Name:	AR GROUP CONSTRUCTION
Address:	14/1/H/3 K SARANEE 700023
Mobile:	6291661412
Depositor Status:	Others
Query No:	2000930590
Applicant's Name:	Mr S GHOSH
Identification No:	2000930590/2/2022
Remarks:	Sale, Development Agreement or Construction agreement

Payment Details

Sr. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000930590/2/2022	Property Registration- Stamp duty	0030-02-103-003-02	19520
2	2000930590/2/2022	Property Registration- Registration Fees	0030-03-104-001-16	21
Total				19541

IN WORDS: NINETEEN THOUSAND FIVE HUNDRED FORTY ONE ONLY.

Major Information of the Deed

Deed No.	I-1902-03107/2022	Date of Registration	24/03/2022
Deed No. Year	1902-2000930590/2022	Office where deed is registered	
Deed Date	23/03/2022 2:20:29 PM	A.R.A. - II KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	S GHOSH 10 OLD POST OFFICE STREET, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 6291661412, Status : Solicitor firm		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
	Rs. 1,44,26,997/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 20,020/- (Article:48(g))	Rs. 101/- (Article:E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



District: South 24-Parganas, P.S:- Kalighat, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Sahanagar Road, Premises No: 9E, Ward No: 088 Pin Code : 700026

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	4 Katha		1,43,99,997/-	Property is on Road
				6.6Dec	0/-	143,99,997 /-	
Grand Total :							



Structure Details :

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



Name, Address, Photo, Finger Print and Signature

Name	Photo	Finger Print	Signature
PABITRA MITRA Son of Late HRIDAYPADA MITRA Executed by: Self, Date of Execution: 24/03/2022 , Admitted by: Self, Date of Admission: 24/03/2022 ,Place : Office			<i>Pabitra Mitra</i> 24/03/2022



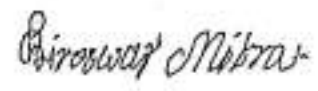
9E SAHANAGAR ROAD, City:- , P.O:- KALIGHAT, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.: EBxxxxxx2A, Aadhaar No: 28xxxxxxxx2008, Status :Individual, Executed by: Self, Date of Execution: 24/03/2022
 , Admitted by: Self, Date of Admission: 24/03/2022 ,Place : Office

Name	Photo	Finger Print	Signature
BANDANA DUTTA Daughter of Late HRIDAYPADA MITRA Executed by: Self, Date of Execution: 24/03/2022 , Admitted by: Self, Date of Admission: 24/03/2022 ,Place : Office			<i>Bandana Dutta</i> 24/03/2022

104/5B N S ROAD, City:- , P.O:- PARNASHREE, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 Sex: Female, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.: AIxxxxxxx4A, Aadhaar No: 94xxxxxxxx6531, Status :Individual, Executed by: Self, Date of Execution: 24/03/2022
 , Admitted by: Self, Date of Admission: 24/03/2022 ,Place : Office

Name	Photo	Finger Print	Signature
SOMA GON CHAUDHURI Daughter of Late KAMALRANJAN GON CHAUDHURI Executed by: Self, Date of Execution: 24/03/2022 , Admitted by: Self, Date of Admission: 24/03/2022 ,Place : Office			<i>Soma Gon Chaudhuri</i> 24/03/2022



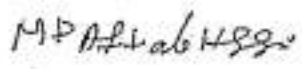


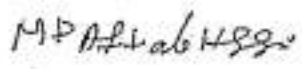


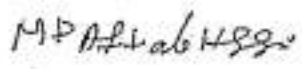


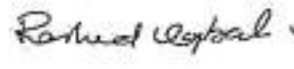


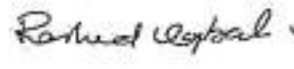


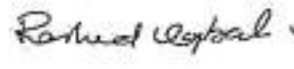
10A GOPAL BANERJEE LANE SAHANAGAR, City:- , P.O:- KALIGHAT, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.: BVxxxxxxx3C, Aadhaar No: 68xxxxxxxx5550, Status :Individual, Executed by: Self, Date of Execution: 24/03/2022
 , Admitted by: Self, Date of Admission: 24/03/2022 ,Place : Office

BIRESWAR MITRA Son of Late SHYAMAPADA MITRA Executed by: Self, Date of Execution: 24/03/2022 Admitted by: Self, Date of Admission: 24/03/2022, Place: Office	 24/03/2022	 LTI 24/03/2022	Signature  24/03/2022
9E SAHANAGAR ROAD, City:- , P.O:- KALIGHAT, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: BKxxxxxx5N, Aadhaar No: 97xxxxxxxx3388, Status :Individual, Executed by: Self, Date of Execution: 24/03/2022, Admitted by: Self, Date of Admission: 24/03/2022, Place : Office			

Developer Details :

Sl. No.	Name/Address/Photo/Finger print and Signature
1	AR GROUP CONSTRUCTION 14/1/H/3 KABITIRTHA SARANEE, City:- , P.O:- BABUBAZAR, P.S:-Wattgunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700023 , PAN No.:: ABxxxxxx9L, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl. No.	Name/Address/Photo/Finger print and Signature								
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>FingerPrint</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> MOHAMMED AFTAB HUSSAIN Son of Md TAHIR HUSSAIN Date of Execution - 24/03/2022, , Admitted by: Self, Date of Admission: 24/03/2022, Place of Admission of Execution: Office </td> <td>  Mar 24 2022 4:55PM </td> <td>  LTI 24/03/2022 </td> <td>  24/03/2022 </td> </tr> </tbody> </table> 11J KABITIRTHA SARANI, City:- , P.O:- BABUBAZAR, P.S:-Wattgunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700023, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.:: ABxxxxxx6P, Aadhaar No: 67xxxxxxxx8368 Status : Representative, Representative of : AR GROUP CONSTRUCTION (as PARTNER)	Name	Photo	FingerPrint	Signature	MOHAMMED AFTAB HUSSAIN Son of Md TAHIR HUSSAIN Date of Execution - 24/03/2022, , Admitted by: Self, Date of Admission: 24/03/2022, Place of Admission of Execution: Office	 Mar 24 2022 4:55PM	 LTI 24/03/2022	 24/03/2022
Name	Photo	FingerPrint	Signature						
MOHAMMED AFTAB HUSSAIN Son of Md TAHIR HUSSAIN Date of Execution - 24/03/2022, , Admitted by: Self, Date of Admission: 24/03/2022, Place of Admission of Execution: Office	 Mar 24 2022 4:55PM	 LTI 24/03/2022	 24/03/2022						
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>FingerPrint</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> RASHID IQBAL (Presentant) Son of MOHAMMED ISRAIL Date of Execution - 24/03/2022, , Admitted by: Self, Date of Admission: 24/03/2022, Place of Admission of Execution: Office </td> <td>  Mar 24 2022 5:00PM </td> <td>  LTI 24/03/2022 </td> <td>  24/03/2022 </td> </tr> </tbody> </table>	Name	Photo	FingerPrint	Signature	RASHID IQBAL (Presentant) Son of MOHAMMED ISRAIL Date of Execution - 24/03/2022, , Admitted by: Self, Date of Admission: 24/03/2022, Place of Admission of Execution: Office	 Mar 24 2022 5:00PM	 LTI 24/03/2022	 24/03/2022
Name	Photo	FingerPrint	Signature						
RASHID IQBAL (Presentant) Son of MOHAMMED ISRAIL Date of Execution - 24/03/2022, , Admitted by: Self, Date of Admission: 24/03/2022, Place of Admission of Execution: Office	 Mar 24 2022 5:00PM	 LTI 24/03/2022	 24/03/2022						

Subir BASU R. S. City: , P. S. : GANDAPUR, P. S. : Wajir, District: Jun 24-
 Marganas, West Bengal, India, PIN:- 700023, Sex: Male, By Caste: Muslim, Occupation: Business,
 Citizen of: India, , PAN No.: AAxxxxxx3P, Aadhaar No: 83xxxxxxxx7046 Status : Representative,
 Representative of : AR GROUP CONSTRUCTION (as PARTNER)

Identifier Details :

Name	Photo	Finger Print	Signature
BISWAJIT PRAMANIK Son of Late HARADHAN PRAMANIK BANKSHALL COURT, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:- Kolkata, West Bengal, India, PIN:- 700001			<i>Biswajit Pramanik</i>
	24/03/2022	24/03/2022	24/03/2022
Identifier Of PABITRA MITRA, BANDANA DUTTA, SOMA GON CHAUDHURI, BIRESWAR MITRA, MOHAMMED AFTAB HUSSAIN, RASHID IQBAL			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	PABITRA MITRA	AR GROUP CONSTRUCTION-1.65 Dec
2	BANDANA DUTTA	AR GROUP CONSTRUCTION-1.65 Dec
3	SOMA GON CHAUDHURI	AR GROUP CONSTRUCTION-1.65 Dec
4	BIRESWAR MITRA	AR GROUP CONSTRUCTION-1.65 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	PABITRA MITRA	AR GROUP CONSTRUCTION-25.00000000 Sq Ft
2	BANDANA DUTTA	AR GROUP CONSTRUCTION-25.00000000 Sq Ft
3	SOMA GON CHAUDHURI	AR GROUP CONSTRUCTION-25.00000000 Sq Ft
4	BIRESWAR MITRA	AR GROUP CONSTRUCTION-25.00000000 Sq Ft

Statement 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 of Indian Stamp Act 1899.
Registration (Under Section 52 & Rule 24A(3) 46(i) W.B. Registration Rules, 1962)
Presented for registration at 16:48 hrs on 24-03-2022, at the Office of the A.R.A. - II KOLKATA by RASHID IQBAL ..
Certificate of Market Value (WB PUVI Rules of 2001)
Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,44,26,997/-

Admission of Execution (Under Section 58, W.B. Registration Rules, 1962)
Execution is admitted on 24/03/2022 by 1. PABITRA MITRA, Son of Late HRIDAYPADA MITRA, 9E SAHANAGAR ROAD, P.O: KALIGHAT, Thana: Tollygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700026, by caste Hindu, by Profession Retired Person, 2. BANDANA DUTTA, Daughter of Late HRIDAYPADA MITRA, 104/5B N S ROAD, P.O: PARNASHREE, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700026, by caste Hindu, by Profession Retired Person, 3. SOMA GON CHAUDHURI, Daughter of Late KAMALRANJAN GON CHAUDHURI, 10A GOPAL BANERJEE LANE SAHANAGAR, P.O: KALIGHAT, Thana: Tollygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700026, by caste Hindu, by Profession Others, 4. BIRESWAR MITRA, Son of Late SHYAMAPADA MITRA, 9E SAHANAGAR ROAD, P.O: KALIGHAT, Thana: Tollygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700026, by caste Hindu, by Profession Service
Indetified by BISWAJIT PRAMANIK, , Son of Late HARADHAN PRAMANIK, BANKSHALL COURT, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Admission of Execution (Under Section 58, W.B. Registration Rules, 1962) [Representative]
Execution is admitted on 24-03-2022 by MOHAMMED AFTAB HUSSAIN, PARTNER, AR GROUP CONSTRUCTION (Partnership Firm), 14/1/H/3 KABITIRTHA SARANEE, City:- , P.O:- BABUBAZAR, P.S:-Wattgunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700023
Indetified by BISWAJIT PRAMANIK, , Son of Late HARADHAN PRAMANIK, BANKSHALL COURT, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate
Execution is admitted on 24-03-2022 by RASHID IQBAL, PARTNER, AR GROUP CONSTRUCTION (Partnership Firm), 14/1/H/3 KABITIRTHA SARANEE, City:- , P.O:- BABUBAZAR, P.S:-Wattgunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700023
Indetified by BISWAJIT PRAMANIK, , Son of Late HARADHAN PRAMANIK, BANKSHALL COURT, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Payment of Fees
Certified that required Registration Fees payable for this document is Rs 101/- (E = Rs 21/- , I = Rs 55/- , M(a) = Rs 21/- , M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 80/-, by online = Rs 21/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 23/03/2022 5:49PM with Govt. Ref. No: 192021220210745801 on 23-03-2022, Amount Rs: 21/-, Bank: Central Bank of India (CBIN0280107), Ref. No. CBI230322868096 on 23-03-2022, Head of Account 0030-03-104-001-

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Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 23/03/2022 5:49PM with Govt. Ref. No: 192021220210745801 on 23-03-2022, Amount Rs: 19,520/-, Bank:
Central Bank of India (-CBIN0280107), Ref. No. CBI230322868096 on 23-03-2022, Head of Account 0030-02-103-003-
02

1/12/22

Satyajit Biswas
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1902-2022, Page from 138457 to 138509
being No 190203107 for the year 2022.



Digitally signed by SATYAJIT BISWAS
Date: 2022.04.16 13:08:27 +05:30
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(Satyajit Biswas) 2022/04/16 01:08:27 PM
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