

भारतीय गैर न्यायिक

भारत INDIA

रु. 500

FIVE HUNDRED
RUPEES

पाँच सौ रुपये

Rs. 500

INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL

Certified that the document is admitted to registration. The signature sheets and the endorsement sheets attached with this document are the part of this document.

L 275222

District Sub-Registrar-II
Alipore, South 24 Parganas

27 DEC 2019

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made on this 27th day of December, 2019 (Two Thousand and Nineteen)

BETWEEN

[Signature]
A. B. Ghosh

SL. NO. RS347 DATE 24/12/19

NAME

ADDRESS Dobes Kr Misra (Adv.)
High Court, Col-7

RS. 500/-

TANMOY K. R. J. KAYASTHA
(STAMP VENDOR)
ALIPORE POLICE COURT
KOLKATA-77



District Sub-Registrar-II
Alipore, South 24 Parganas

27 DEC 2019

Tapanendra Nath Ghosh.
S/o Late Radhapada Ghosh.
866, J. N. Bose Road
P.O. + VIII - Kodalita
P. S. - Sonarpur
Col - 700146
Business

(1a) SMT. MAITRAYEE BASU (PAN - DKRPB9418R), (Aadhaar No. 2513 3115 0162) (Mob. 9903139016), wife of Late Asim Kumar Basu, by faith - Hindu, by Occupation - Housewife, by Nationality - Indian, (1b) SM. ANINDITA BASU (PAN-ACWFB2039G), (Aadhaar No. 4981 6725 3845) (Mob. 7690014712), daughter of Late Asim Kumar Basu, by faith - Hindu, by Occupation - School Teacher, by Nationality - Indian, (1c) SRI ANIRBAN BASU, (PAN - AIBPB2156K), (Aadhaar No. 3218 3904 4526) (Mob. 9831073733), son Late Asim Kumar Basu, by faith - Hindu, by Occupation - Service, by Nationality - Indian, and (2) SRI ASIS KUMAR BOSE ALIAS ASHISH KUMAR BASU (PAN - BBWPB3533R) (Aadhaar No. 6315 4390 3982) (Mob. 8334024982), son of Late Arabinda Bose alias Arabindu Basu, by faith - Hindu, by Occupation - Service, by Nationality - Indian, all permanently residing at Gorkhara, Basu Bhaban, P.O. and P.S. Sonarpur, Kolkata- 700 150, District - South 24-Parganas, hereinafter jointly and collectively called and referred to as the OWNERS/FIRST PARTY (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include their legal heirs, executors, administrators, representatives and assigns) of the FIRST PART

AND

INDIAN & INDIAN CONSTRUCTION, (PAN - ADSPD9852C), a proprietorship firm, having its registered office situated at 739, Goarkhara, P.O. and P.S. Sonarpur, Kolkata - 700 150, District- South 24 Parganas, represented by its sole proprietor SRI KRISHNA PADA DAS, (PAN - ADSPD9852C), (Aadhaar No. 7091 6763 7784) (Mob No. 9830293180), son of Late Nilkrishna Das, by faith : Hindu, by Occupation : Business, by Nationality : Indian, residing at 739, Goarkhara, P.O. and P.S. Sonarpur, Kolkata - 700 150, District- South 24 Parganas, hereinafter called and the "DEVELOPER" (which expression unless repugnant to the context shall mean and include his heirs, executors, administrators, successors-in-office and successors-in-interest and assigns) of the OTHER PART

WHEREAS One Charu Chandra Bose grand father of the said Asim Kumar Basu since deceased was the absolute Owner of a big plot of land measuring an area of 81 (Eighty One) sataks comprising in C.S. Dag No. 989, under C.S. Khalian No. 141 situated in Mouza - Gorkhara, J.L. No. 22, Touzi No.

250, Pargana – Khaspur within Police Station – Sonarpur, District formerly 24 Parganas, presently District South 24 Parganas.

AND WHEREAS after the death of said Charu Chandra Bose, his six sons namely Sudhanshu Sekhar Bose since deceased, Subhendu Sekhar Bose, since deceased, Ardhendu Sekhar Bose alias Ardhendu Kumar Bose since deceased, Arabindu Bose alias Arabinda Bose since deceased, Purnendu Kumar Bose since deceased and Himanshu Bose alias Dibyendu Bose since deceased became the joint owners of the said entire property measuring an area of 81 (Eighty One) Sataks by inheritance and said Subhendu Sekhar Basu left this material world as bachelor in the year 1938 and accordingly five brothers began to enjoy the said entire property measuring an area of 81 sataks each having undivided one fifth share of the total property.

AND WHEREAS during Revisional Settlement Operation the names of the five brothers were recorded and published finally in the R.S. Record of Right each having undivided one fifth share of the total property comprising in R.S. Dag No. 1042, under R.S. Khatian No 181 of Mouza – Gorkhara, J.L. No. 22, R.S. No 53, Touzi No. 250, within Police Station – Sonarpur, District – South 24 Parganas and they have paid the land taxes in connection with the said entire land and property.

AND WHEREAS thereafter L.R. Operation is done and during L.R. Operation the names of said five brothers were at first recorded in the L.R. Record of Right of Halka Akrishi Khatian such as 8, 58, 623, 644 and 295 in the names Arabindu alias Arabinda Bose since deceased, measuring land area of 16 decimals, Ardhendu Sekhar Bose alias Ardhendu Kumar Bose since deceased measuring 16 decimals, Sudhanshu Sekhar Bose since deceased, measuring land area of 17 Decimals, Himanshu Bose alias Dibyendu Bose since deceased measuring land area of 16 Decimals and Purnendu Kumar Bose since deceased measuring land area of 16 Decimals respectively totaling land area 81 decimals situated in the said Mouza – Gorkhara, J.L. No. 22 R.S. No. 53, Touzi No. 250, comprising in R.S. Dag and L.R. Dag No. 1042 under R.S. Khatian No 181 within Police Station – Sonarpur District South 24 Parganas.

AND WHEREAS said Sudhanshu Sekhar Bose died Intestate on 18.03.1986 leaving behind his only legal heir, his son Asim Kumar Basu, the deceased husband of OWNER No.1(a), deceased father of the OWNER No.1(b) and 1(c) herein who

inherited the undivided one fifth share of his father as per Hindu Succession Act 1956 and wife of said Sudhanshu Sekhar Bose died long ago and he said Asim Kumar Bose no daughter.

AND WHEREAS said Purnendu Kumar Bose died intestate as bachelor on 10.11.1993 leaving behind his legal heirs his brothers only as aforesaid who inherited his undivided one fifth share of the total property as per Hindu Succession Act 1956.

AND WHEREAS said Himanshu Kumar Bose alias Dibyendu Bose died intestate as Bachelor on 07.01.1998 leaving behind his brothers and the legal heirs of deceased brother as aforesaid who inherited his undivided share of the property as per Hindu Succession Act 1956.

AND WHEREAS said Ardhendu Bose died intestate on 31.01.2002 and his wife Chhaya Bose died intestate on 02.11.2006 and they were issueless and accordingly their share of property have inherited by other brothers as the legal heirs of the deceased brother as per Hindu Succession Act 1956.

AND WHEREAS, said Arabindu Bose alias Arabinda Bose died intestate on 21.02.2001 and his wife Aruna Bose died intestate on 15.07.2008 leaving behind their only legal heir i.e., their only son namely SRI ASIS KUMAR BOSE the OWNER No. 2 herein who inherited the share of the total property left his father and father's brothers deceased as per Hindu Succession Act 1956 and so said Asim Kumar Bose inherited the undivided half share of the total property at present.

AND WHEREAS part of the land measuring an area 9 (Nine) Cottahs 3 (Three) Chittacks out of total land area measuring 81(Eighty One) salaks has been sold and transferred to one Dr. Pradyot Kumar Naskar, son of Rajani Kanta Naskar residing at C/o, South Star Nursing Home, P.S. and P.O. Sonarpur, Kolkata - 700 150, District South 24 Parganas by two separate registered Deed of Conveyance dated 21.10.2003.

AND WHEREAS thereafter the OWNERS sold out the demarcated land area of 7 (Seven) Cottahs in favour of Sri Krishna Pada Das, son of Nilkrishna Das by virtue of a registered Deed of Conveyance dated 21.04.2011 registered in the office of D.S.R.IV Alipore and entered into Book No.1, Deed No. 3134 for the year 2011 and also sold out the land area of 4 (Four) Cottahs 8 (Eight) Chittacks 20 (Twenty) Sq.ft. out of their total remaining land in favour of Aditi Das, registered in the office of D.S.R.IV Alipore and

entered into Book No.1, Deed No. 3136 for the year 2011 and thereafter they also sold out part of the total land to a Third Party.

AND WHEREAS after the sale of aforesaid land and property the said Asim Kumar Basu since deceased and his cousin brother namely Sri Asis Kumar Bose become the Owners of remaining land measuring an area of 44 Decimals and also building and tin shed standing thereon each having undivided half share of the total property.

AND WHEREAS the said Asim Kumar Basu died Intestate on 01.10.2018 leaving behind his wife, daughter and son, the OWNERS No.1(a) to 1(c) herein namely SMT. MAITRAYEE BASU, SM. ANINDITA BASU AND ANIRBAN BASU respectively and they have jointly inherited the undivided half share of the said property measuring 22 Decimals out of total area of 44 Decimals and also building and tin shed standing thereon as per Hindu Succession Act, 1956.

AND WHEREAS the OWNER No.2 namely SRI ASIS KUMAR BOSE becomes the Owner of undivided half share measuring 22 (Twenty two) Decimals out of total land area of 44 (Forty four) Decimals which has been recorded in the record of the concerned office of B.L. & L.R.O. as 'Bastu' in nature and accordingly the land area measuring 22 (Twenty two) Decimals has been recorded and published in the L.R. Record of Right in the name of SRI ASIS KUMAR BOSE, the OWNER No.2 herein as L.R. Dag No. 1042, under L.R. Khatian No. 5419 and the land area measuring 8 Decimals has been recorded and published in the L.R. Record of Right in the name of SMT. MAITRAYEE BASU, the OWNER No.1(a) herein as L.R. Dag No.1042, under L.R. Khatian No. 5421. The land area measuring 7 (Seven) Decimals has been recorded and published in the L.R. Record of Right in the name of SM. ANINDITA BASU, the OWNER No.1(b) herein as L.R. Dag No. 1042, under L.R. Khatian No. 5424 and land area measuring 7 (Seven) Decimals has been recorded and published in the L.R. Record of Right comprising in L.R. Dag No. 1042, under L.R. Khatian No. 5420 in the name of SRI ANIRBAN BASU the OWNER No.1(c) herein and thus the totaling land area is 44 (Forty four) Decimals out of which part of the land has been encroached and part of the land has been sold to other and remaining land area as per physical measurement is 32.30 (Thirty two point three zero) Decimals (including 100 Sq.ft. of land and tin shed occupied by a trespasser) standing thereon a two storied building and a one storied building alongwith a tile shed comprising in L.R. Dag No. 1042, under L.R. Khatian Nos. 5419, 5420, 5421 and 5424 corresponding to R.S. Dag No. 1042, under R.S. Khatian No. 181 of Mouza- Gorkhara, J.L. No. 22, R.S. No. 53, Touzi No.

250, under Rajpur Sonarpur Municipality, Holding No. 51, Gorkhara-'D', P.S. Sonarpur, within Municipal Ward No. 11, Kolkata- 700 150, District South 24 Parganas morefully described in the FIRST SCHEDULE below.

AND WHEREAS the above named OWNERS / FIRST PARTY hereto have decided to construct and / or erect building / buildings upon the said Holding measuring land area of 44 (Forty four) Decimals equivalent to 26 (Twenty six) Cottahs 9 (Nine) Chittacks more or less as per L.R. Record of Right but as per physical measurement the net land area is 32.30 (Thirty two point three zero) Decimals (including 100 Sq.ft. of land alongwith a tin shed occupied by a trespasser) as mentioned in the FIRST SCHEDULE below which is free from all encumbrances through any DEVELOPER who will take all steps and cares to construct and complete such building or buildings upon the said Holding at the said Developer's own costs and expenses and also at it's own risks and responsibilities by consuming maximum F.A.R. of Municipal Authority. The Development work shall be done excluding the 100 Sq.ft. of total land alongwith tin shed situated South-East side (Road side) of the holding occupied by the trespasser.

AND WHEREAS the above named DEVELOPER / SECOND PARTY herein upon representation of the OWNERS herein has decided to enter into a Joint Venture Agreement for development of the said property / Holding with the OWNERS herein for construction and / or completion of the residential/commercial building or buildings at his own costs and expenses after getting the sanctioned plan from the appropriate authority i.e. Rajpur Sonarpur Municipality in the names of the above named OWNERS herein.

AND WHEREAS the OWNERS / FIRST PARTY of the FIRST PART hereto and the DEVELOPER hereto/SECOND PART are entering into this Joint Venture Agreement for development of the said premises with certain terms and conditions as mentioned hereunder.

NOW THIS JOINT VENTURE, DEVELOPMENT AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE OWNERS AND THE DEVELOPER HEREIN AS FOLLOWS :-

ARTICLE - I DEFINITIONS

That in this agreement unless otherwise agreed upon the following expressions will have the following meaning.

- 1.1 OWNERS :- shall mean the above named Owners namely 1(a) SMT. MAITRAYEE BASU, wife of Late Asim Kumar




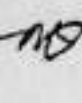
Basu, 1(b) SM. ANINDITA BASU, daughter of Late Asim Kumar Basu, 1(c) SRI ANIRBAN BASU, son of Late Asim Kumar Basu, and (2) SRI ASIS KUMAR BOSE ALIAS ASHISH KUMAR BASU, son of Late Arabinda Bose which includes their legal heirs, executors, administrators, representatives and assigns.

1.2 DEVELOPER

:- shall mean the above named SECOND PARTY i.e. DEVELOPER namely INDIAN & INDIAN CONSTRUCTION, a proprietorship firm, having its registered office situated at 739, Goarkhara, P.O. and P.S. Sonarpur, Kolkata - 700 150, District- South 24 Parganas, represented by its sole proprietor, SRI KRISHNA PADA DAS, son of Late Nilkrishna Das, residing at 739, Goarkhara, P.O. and P.S. Sonarpur, Kolkata - 700 150, District- South 24 Parganas, and his legal heirs, nominees successor, successors-in-interest, and assigns.

1.3 PROPERTY

:- shall mean the above mentioned total landed property measuring about 32.30 (Thirty two point three zero) Decimals be the same a little more or less as per present physical measurement (including 100 Sq.ft. of land with a tin shed occupied by trespasser) together with a two storied old building measuring covered area of 3000 (Three thousand) Sq.ft. and also temporary tin shed standing thereon measuring an area of 100 (One hundred) Sq.ft. comprising in R.S. & L.R. Dag No. 1042, under R.S. Khatian No. 181, corresponding to L.R. Khatian Nos. 5419, 5420, 5421 and 5424 situated at Mouza - Gorkhara, J.L. No. 22, being part of Municipal Holding No. 51, Gorkhara- 'D', under Rajpur Sonarpur Municipality under Ward No. 11, P.O. & P.S. Sonarpur, Kolkata - 700 150 District - South 24 Parganas, which has

been mentioned in the FIRST SCHEDULE hereunder written.

1.4 BUILDING(S)

:- shall mean two Nos. of proposed TOWER or BLOCK each having Ground plus Four or Five Storied buildings or excess storied with lift facility to be constructed at the aforesaid Holding or the land as per sanction plan by consuming maximum F.A.R. in accordance with the sanctioned plan and Ground Floor of First Tower shall be approved for shop (commercial space) and the First Floor of First Tower shall be approved for commercial use and the Second Tower shall be used for residential unit and ground floor of the Second Tower shall be of Car Parking Space etc. as per plan to be sanctioned. Entire two proposed Blocks/Tower shall be named as 'BASU BHABAN' and shall be erected completely as per the discretion of the DEVELOPER and also as per plan and annexed specification.

1.5 CO-OWNER/S

:- The DEVELOPER shall be treated as the co-owner to be promoted by him.

1.6 COMMON FACILITIES
& AMENITIES:-

shall include corridors, ways, passages, stairs, staircases, stair landings, common lavatories, water pump and motor, underground reservoir, overhead tank, water courses, lifts, lift rooms, lift lobby, lift well, security room, pump house, drive-ways, Generator, transformer if any, to be enjoyed by the DEVELOPER/OWNERS.

1.7 ADVOCATE

:- shall mean Mr. Debesh Kumar Misra or such other Advocate or advocates as the DEVELOPER may appoint.

1.8 TRANSFER :-

shall mean and include transfer by possession or by any other means for effectuating the transfer of space of Flat etc. or other Units lawfully in accordance with the terms and conditions of this Agreement and implementation of this project even though such transfer may not amount to transfer within the meaning of the Transfer of Property Act.

1.9 ARCHITECT

:- shall mean the person or persons who may be appointed by the above named DEVELOPER for design and planning of the said building.

1.10 BUILDING PLAN

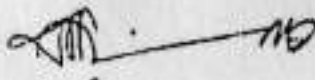
shall mean the plan to be made and to be sanctioned from concerned Rajpur Sonarpur Municipal authority with such alteration or modifications as may be made by the DEVELOPER, and such plan will be sanctioned in the name of the owners herein to be signed by the DEVELOPER as their lawful Attorney.

1.11 TRANSFeree

:- shall mean the person or persons, firm, association, company, limited company or any person to whom any unit or space would be transferred.

1.12 OWNERS' ALLOCATION : The DEVELOPER shall erect two separate Towers or Blocks in the Holding as per Developer's discretion and the OWNERS shall get the total non-refundable amount of Rs.7,20,000,00/- (Rupees Seven Crore Twenty Lakh) only from the DEVELOPER and it shall be paid by the DEVELOPER to the OWNERS in the manner followings : The OWNERS No.1(a) to 1(c) herein shall get Rs.3,60,000,000/- (Rupees Three Crore Sixty Lakh only) from the DEVELOPER and the OWNER No.2 herein shall get remaining non-refundable amount of Rs.3,60,000,000/- (Rupees Three Crore Sixty Lakh only). Accordingly A. The

OWNERS No. 1(a) to 1(c) namely Smt. Maltrayee Basu, Anindita Basu and Sri Anirban Basu shall get from the DEVELOPER Rs. 2,10,00,000/- (Rupees Two Crore Ten Lakh only) at the time of execution of this Agreement as mentioned in the memo below and the OWNER No.2 namely Sri Asis Kumar Bose shall get the sum of Rs.95,00,000/- (Rupees Ninety five Lakh only) at the time of execution of this agreement as mentioned in the memo below B. Within 30th September, 2020 the OWNERS No. 1(a) to 1(c) shall further jointly get Rs.90,00,000/- (Rupees Ninety Lakh only) and the OWNER No.2 namely Asis Kumar Bose shall get Rs.2,05,00,000/- (Rupees Two Crore Five Lakh only) and C. the rest non-refundable amount sum of Rs.1,20,00,000/- (Rupees One Crore Twenty Lakh only) shall be paid on and within 30th June 2021 and accordingly the OWNERS No.1(a) to 1(c) shall get Rs.60,00,000/- (Rupees Sixty Lakh only) and the OWNER No.2 shall get Rs.60,00,000/- (Rupees Sixty Lakh only) on and within 30th June 2021. Besides the OWNERS No. 1(a) to 1(c) namely SMT. MAITRAYEE BASU, SM. ANINDITA BASU AND SRI ANIRBAN BASU shall jointly get two flats from the Second floor of the First Tower i.e. from Road side Tower and Sri Asis Kumar Bose shall also get two flats in the Third Floor from the Road side Tower and each of the said four flats shall be of 900 (Nine hundred) Sq.ft. super built up area. The OWNERS shall get 4 Nos. of covered Car Parking Space on ground floor of the proposed building from the Second Tower. Old buildings and tile sheds shall be demolished by the DEVELOPER at the Owners' cost and the entire sale proceeds thereof shall be kept



jointly. All the old fittings material and furniture etc. shall be kept in the nearly Avoy Apartment and Indu Apartment and for it the DEVELOPER shall not charge any rent during construction. It is noted that old building shall be started to be demolished from 15th May, 2020 without any objection from the Owners' end.

1.13 DEVELOPER'S ALLOCATION :-

shall mean remaining total constructed area to be constructed by the DEVELOPER as per sanctioned F.A.R. in the proposed building i.e. rest flats and also shops and remaining commercial space and also Car Parking Space area on the Ground Floor of the proposed building to be constructed on the said Property with such specifications, fittings and fixtures as detailed in the Fourth Schedule hereunder written together with proportionate share and/or interest in the open spaces And together with an undivided proportionate share and/or interest in the Land.

1.14 CONSTRUCTION/ COMPLETION TIME :-

Time of the proposed project has been settled between the DEVELOPER and the OWNERS after discussion in the such manner that the DEVELOPER shall get the six years for the construction of the proposed building from the date of sanctioned building plan and the date of commencement of the construction whichever is later and so the time shall be extended as per requirement of the DEVELOPER. It is pertinent to mention that there are two existing tenants and also occupier in the existing building. The DEVELOPER shall be empowered to evict them from



the said building by institution of suit. Or by compromise After eviction of such two tenants, the entire existing building shall be demolished and thereafter plan shall be sanctioned from the Municipal Authority at the developer's cost and thereafter building shall be erected and so the time of the proposed building shall be calculated from the date of commencement of construction and from the date of sanctioned building plan which ever is later

1.15 ASSOCIATION :-

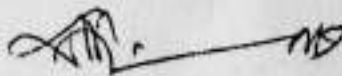
shall mean the Association or Holding Organization of the Unit Holders of the said Buildings to be constructed on the SAID PROPERTY. The said Association shall be formed by the DEVELOPER after sale and transfer of the Developer's allocation. It is mandatory for the all flat Owners including the OWNERS herein to join the association and be a member of it. The said Association, upon formation, shall take over the maintenance, management and administration and repairs of common portions of the said Buildings/total Buildings and shall remain in control management, maintenance, administration "thereof" by the DEVELOPER first one year.

1.16 UNITS :-

shall mean the flats and / or other constructed space or spaces to be built and constructed or intended to be built and constructed by the DEVELOPER at the said property and / or constructed area capable of being exclusively held or occupied by a person and / or persons at the said premises.

**1.17 PARKING SPACE/AND
COMMERCIAL SPACE:-**

shall mean the covered spaces meant for car parking within the area of the building and also at the ground level in the open and abutting the said building and the commercial



Space/Shop shall mean the unit as per sanctioned building plan.

1.18 MASCULINE :- gender shall include the feminine and neuter genders and FEMININE gender shall include the masculine and neuter genders and vice-versa and NEUTER gender shall include the masculine and feminine genders.

1.19 SINGULAR :- number shall include the plural number and vice-versa.

1.20 ALTERNATIVE
ACCOMMODATUIN :-

The DEVELOPER shall provide two Nos. of Flats to the OWNERS No.1(a) to 1(c) and two Nos. of Flats to the OWNER No.2 as rent free accommodation during construction of the project and such flats are situated adjacent to the Holding named as Indu Apartment & Avoy Apartment. As soon as the Owner's Allocation shall be delivered from the proposed project by the DEVELOPER to the OWNERS, the OWNERS shall then hand over the vacant possession of the said rent free flats without delay.

ARTICLE-II TITLE INDEMNITY AND DECLARATION

Prior to entering into this agreement, the OWNERS do hereby assure, represent and confirm as follows:

- 2.1.1. That they are the lawful OWNERS and are absolutely seized and possessed of or otherwise well and sufficiently entitled to the SAID PROPERTY as an absolute and indefeasible estate in fee simple or an estate equivalent thereto free from encumbrances and the property shall not be charged or mortgaged.
- 2.1.2 That they undertake to pay and clear up all outstanding rates, taxes all other impositions and/or out goings of the concerned municipality and land taxes payable in respect of the SAID PROPERTY upto the date of handing over possession and they hand over all original title Deeds, Record of Right, paid up



tax bill, death Certificates, paid up land tax receipt, Record of Right, Legal heirs certificate of Municipal Chairman and Councillor and other original papers related to the property. The same shall be handed over to the OWNERS by the DEVELOPER in presence of the Association of flat Owners of the proposed building. ✓

- 2.1.3 That no certificate proceedings and/or notice of attachment has been levied and/or served under the Income Tax Act, 1961. ✓
- 2.1.4 That no notice has been served on the Owners for the acquisition of the SAID Land as mentioned in the FIRST SCHEDULE hereunder written under any Law or Acts and/or Rules made or framed thereunder and the OWNERS have no knowledge of issuance of any such notice or notices under any Acts and/or Rules for the time being in force affecting the SAID PROPERTY or any part thereof. ✓
- 2.1.5 That no civil suit and/or proceeding is pending in any Court of Law without affecting the SAID PROPERTY or any part thereof. The OWNERS hereby declare that they have the marketable title of the property which is free from all encumbrances and the OWNERS shall keep the property unencumbered during the project period.
- 2.1.6 That excepting the OWNERS nobody else has any right, title and interest, claim or demand whatsoever, into or upon the Said Property. The OWNERS further undertake that the Said Property as mentioned in the FIRST SCHEDULE hereunder written or any part thereof, is not subject matter of any dispute, litigation, acquisition or proceeding and the same is not attached or sold or sought to be sold in whole or in portion in any Court or other Civil or Revenue or other proceedings and not subject to any attachment by the process of the Courts or in possession or custody by any Receiver, Judicial or Revenue Court or any officer thereof or there is no notice of acquisition or requisition in respect of the Said Property. ✓
- 2.1.7 If however, any such dispute, litigation, acquisition or proceeding results in any financial outflow, which ought to have been met by the OWNERS directly and if such proceedings are settled by the DEVELOPER directly on behalf of the



Owners, all such payments made by the DEVELOPER would get adjusted in full out of the Owners' share. ✓

2.1.8 That the OWNERS have not yet entered into any agreement for sale/development in respect of the FIRST SCHEDULE PROPERTY or any part or portion thereof. ✓

2.1.9 That the OWNERS have not created any encumbrances in respect of the SAID FIRST SCHEDULE PROPERTY. The OWNERS hereby confirm and undertake that in the event, at a later date, it is found out that there still exists certain defects and encumbrances, hindering the process of handing over free possession of the Said Property to the DEVELOPER, the OWNERS shall have the same rectified/removed, at their own cost. ✓

2.1.10 That the OWNERS also further covenant with the DEVELOPER to keep saved, harmless, indemnified the DEVELOPER from or against all loss, claim, encumbrances, charges and equities which may come due to false declaration made by the OWNERS.

2.2 The OWNERS will sign, execute all documents required for applying and obtaining all necessary permissions and certificate as may be required for development of the said Property and also to sell the Developer's Allocation. The OWNERS hereby undertake and they shall empower the DEVELOPER by a registered Power of Attorney to do the same.

2.2.1 That the OWNERS undertake to execute the Development Power of Attorney in favour of the DEVELOPER, whereby the LAND OWNERS will give the DEVELOPER all the powers required for the purpose of carrying out such construction at their own arrangements and costs along with selling out the entire Developer's Allocation in favour of the intending Purchasers. In doing so, the OWNERS, by virtue of execution of this Joint Development Agreement, on this date agree to physically handover immediate possession of the Said Property to the DEVELOPER, to commence execution of the project works. ✓

2.2.2 The OWNERS represent and assure that there are no subsisting Understanding or arrangement or otherwise for the Said Property or any part thereof with anyone else and they have not executed any Power of Attorney in favour of any

Third Party, whatsoever, to deal with the Said Property or any part thereof. The OWNERS also unequivocally undertake and declare that they have not executed any unregistered Understanding /understanding/ deeds or writing with respect to the Said Property with any one before this understanding and if there are any such agreement, the same is being superseded by this Agreement and all previous understanding/agreement shall become null and void. The OWNERS further undertake and declare that they shall not enter into negotiations, commit, transfer, charge, mortgage, alienate or transfer possession of the Said Property to any Third Party/parties during the subsistence of this Agreement. ✓

2.2.3 The OWNERS are in the possession of and are not prohibited from handing over quiet, vacant and peaceful possession of the Said Property to the DEVELOPER as contemplated herein and shall hand over the possession of the FIRST SCHEDULE Property on the date of signing of this Agreement.

2.2.4 That the OWNERS clearly declare that there is no Restraining Order issued by any Statutory Authority/ies under any Law, currently in force, questioning the authenticity of the title to the Said Property, standing in the names of the OWNERS. ✓

2.2.5 Any dispute or litigation, arising at a later date, in relation to the title of the FIRST SCHEDULE property, belonging to the OWNERS, shall have to be resolved by the OWNERS only and for which all expenses incurred thereto, would have to be borne by the OWNERS, without any reference to the DEVELOPER. If however, any such dispute or litigation, results in any financial outflow, which ought to have been met by the OWNERS directly - is settled by the DEVELOPER directly on behalf of the OWNERS, all such payments made by the DEVELOPER would get adjusted in full out of the Owners' share. ✓

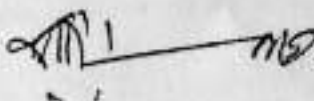
2.3 If for any reason whatsoever the OWNERS fail to make out marketable title of the said premises and the said premises is not found free from all encumbrances, charges, liens, lispendens and subject matter of any acquisition / requisition attachment proceedings and / or any scheme of road alignment, in such event, at the option of the DEVELOPER this Agreement shall stand cancelled, and in that event all advance/Security deposit paid and all expenses incurred pertaining to the project, by the DEVELOPER, will be refunded by the

OWNERS to the DEVELOPER, on demand with appropriate damages to be evaluated by a Chartered Engineer appointed by the DEVELOPER.

ARTICLE - III
DEVELOPMENT RIGHTS

- 3.1 The OWNERS hereby grant exclusive right to build and complete the construction of building in accordance with the Plan to be sanctioned by the concerned Municipal authority and obtain completion certificate from the concerned Rajpur Sonarpur Municipality.
- 3.2 By virtue of the rights hereby granted the DEVELOPER is irrevocably authorized to build upon and exploit commercially the Said Land by (1) constructing the New Buildings/Complex, having Two BLOCKS or TOWER to be known as 'BASU BHABAN' (2) dealing with the spaces in the New Buildings together with transfer of the undivided proportionate and impartible share in the Said Land comprised in the Developer's allocation in favour of the intending purchasers without any obstructions and objections from the end of the OWNERS herein. The DEVELOPER shall have full right to take the sanction of high rise building from the Municipal Authority as per his full discretion and exploit commercially the said land,
- 3.3 The development rights granted herein includes the exclusive right, authority and authorization to the DEVELOPER to:
- a. enter upon and use the said premises for the purposes of development of the said premises by constructing building there at its own cost and expense and such other development and construction therein or thereon as may be necessary or appropriate;
 - b. appoint reputed contractors, sub-contractors or agents and enter into agreements for implementing the development and making available the various facilities;
 - c. establish, provide or procure, install, construct, as the context admits or requires, and operate the facilities;



- d. Carry out such other activities incidental to the foregoing or proper or desirable for the safe, efficient and economic implementation and operations of the proposed development. ✓

3.4 The DEVELOPER shall at its cost from time to time submit building plan or plans to the concerned authority, appropriate Government or other authorities under the Urban Land (Ceiling and Regulations) Act, 1976 and any other authority of Government in the names of the OWNERS for sanction, permission, clearance or approval of the plans as shall or may be required for the construction of the building on the said premises. The DEVELOPER shall cause all such changes to be made in the building plans as shall be required by the Government or Authority as aforesaid and comply with any sanction permission clearance or approval as aforesaid. ✓

3.5 The DEVELOPER shall from time to time submit all further plans and / or applications and other documents and papers and do all further acts, deeds, matters and things as may be required to obtain clearance of the building plan for construction of the building from the appropriate Government or any other authorities or otherwise relevant for the purpose and / or otherwise to obtain all such clearance sanctions permissions and / or authorities as may or shall be necessary for the construction of the building on the said premises. ✓

3.6 All applications plans and other papers and documents shall be submitted by the DEVELOPER and the DEVELOPER shall pay all costs and fees required to be paid or deposited for sanction of the plan for the building PROVIDED ALWAYS that the DEVELOPER shall be exclusively entitled to all refunds of any and all payments and/or deposits made by the DEVELOPER. For the same the OWNERS shall empower the DEVELOPER by a registered Developer Power to do all the promotion work for the proposed project. ✓

3.7 The OWNERS shall render to the DEVELOPER all necessary assistance to apply for and / or obtain all sanctions permissions clearance approvals and / or authorities envisaged in clause 3.2, 3.3 & 3.4 hereinabove and shall be entitled to all its discretion to submit application papers and do other acts, deeds, matters and things envisaged in the said clause or any of them as attorney for

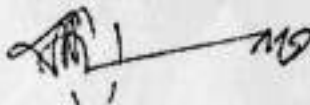
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and on behalf of and in the name of the OWNERS and to directly collect and receive back from the concerned authorities or bodies any refunds or other payment or deposits made by the DEVELOPER for which purpose the OWNERS shall grant to the DEVELOPER or its nominee or nominees a power of Attorney to sign make file, amend, prosecute, withdraw and / or follow up the same and / or to do all acts, deeds, matters and things necessary to obtain the requisite sanctions, permissions, clearance, approvals and / or authorities envisaged above and also to deal with the Developers' Allocation and to do all the works for the Development project.

- 3.8 The OWNERS shall not be liable for any land taxes or Municipal Tax of the Land from the date of signing of the Agreement, till the date of receiving possession of Owners' allocation in the new building(s) from the DEVELOPER in complete form. The OWNERS will be liable for all the taxes and maintenance of the Owners' allocation from the date of receiving possession of his/her/their allocated areas in the new building.

✓
ARTICLE - IV
BUILDING

- 4.1 The DEVELOPER shall at it's own costs construct building / buildings on the said premises/holding according to the agreement as per approved and sanctioned plan and specifications with first class materials fixtures and fittings and recommended by the Architects. ✓
- 4.2 The DEVELOPER shall also provide in the building facilities in terms of the sanctioned building plan or under any subsequent sanction or approval relating to the construction of the building(s) on the said premises/holding. ✓
- 4.3 The DEVELOPER shall be authorized in the names of the OWNERS in so far as is necessary to apply for to obtain quotas entitlement and other allocation of or for the cement, steel, bricks and other building materials for the construction of the building and to similarly apply for and obtain temporary and/or permanent connection of water, electricity, power and / or gas to the building / buildings and other facilities required for the construction or enjoyment of the building / buildings for which purpose the OWNERS shall execute in favour of the DEVELOPER any and all such Powers of Attorney and other authorities for a



period as shall be required by the DEVELOPER and shall sign all such application and other documents as shall be required for the purpose or otherwise for and in connection with the construction of the said buildings. All such authorities or Power of Attorneys however will cease to operate immediately after Developer's Allocation is transferred to its nominee or transferees. ✓

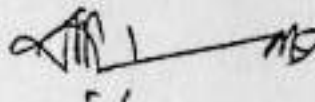
ARTICLE - V TRANSFER OF INDIVIDUAL ALLOCATION

- 5.1 The OWNERS shall be entitled to sell, transfer, let out or enter into any contract in respect of the Owners' Allocation. Similarly the DEVELOPER, will also be entitled to sell, transfer, let out or enter into any agreement in respect of the said Developer's Allocation without creating any financial obligation upon the OWNERS and the OWNERS shall hereby co-operate the DEVELOPER and keep indemnified from and against all claims, losses, damages, consequences, costs, charges and expenses which the DEVELOPER may suffer or incur for the title of the property and in respect of the construction to be made by the DEVELOPER on the said property or the Developer's Allocation. The OWNERS to enable the DEVELOPER to enter into any agreement for sale or transfer and / or letting out and / or to deal with the said Developer's Allocation and the OWNERS hereby consent to the same. The fixtures and fittings to be provided in the flats comprised in the Owners' Allocation will be in accordance with the specifications set out in the Schedule hereafter. The DEVELOPER will sign/execute all the Agreement for Sales (registered or unregistered) and / or Deed of Conveyances of units from the Developer's Allocation, by virtue of a registered Developer Power of Attorney to be executed and registered by the OWNERS in favour of the DEVELOPER. ✓

ARTICLE - VI MONEY CONSIDERATION

The Developer shall pay the landowners a total sum of Rs.7,20,00,000/- (Rupees Seven Crore Twenty Lakh) only as an non-refundable advance by separate installments as mentioned below.

ARTICLE - VII



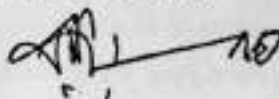
PAYMENTS AND POSSESSION

- 6.1 All costs, charges and expenses for construction and / or development of the said building / buildings shall be paid borne and discharged by the Developer.
- 6.2 In consideration of the OWNERS having agreed to allow the DEVELOPER to develop the said premises, the Owners shall not be liable to, make any payment on account of the Owners' Allocation to the DEVELOPER.

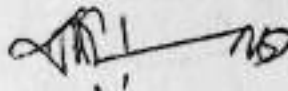
ARTICLE - VIII

OWNERS' OBLIGATION

- 7.1 Simultaneously with the signing of this Agreement, the OWNERS will grant to the DEVELOPER registered Development power of attorney/i.e. authorizing the DEVELOPER to do all acts, deeds and things as may be necessary in pursuance hereof including for construction of the New building and/or portion thereof and/or demolishing the old building and/or also receiving all money in respect of the Developer's Allocation and further that the OWNERS shall from time to time grant such further powers or authorities to the DEVELOPER as may be necessary from time to time;
- 7.2 The OWNERS shall not enter into any agreement, arrangement and/or execute and/or register any document and paper for sale, transfer, convey, lease, out let out or any other way alienate and/or encumber the Developers Allocation and in this regard it is clarified that the DEVELOPER shall have full right and absolute power to sell transfer or dispose of the DEVELOPER'S area in such manner to such persons and on such terms and conditions as the DEVELOPER may think deem fit and proper and also shall be solely entitled to receive all money and other consideration there from without any consent and/or permission from the OWNERS and the same shall be treated as reimbursement of all costs, charges and expenses that has been and/or may be incurred by the DEVELOPER for obtaining sanctioned plan and construction and completion for the OWNERS area in the New Building and the proportionate common parts relating and/or remuneration of the DEVELOPER;



- 8.3 The OWNERS shall execute and register all necessary agreement, indentures and or any other document as may be required by the DEVELOPER for the purposes of selling transferring, leasing out and/or any other manner of disposing of and/or encumbering and/or alienating the Developer's Area without asking for any additional consideration and/or remuneration for the same; ✓
- 8.3.1 The OWNERS shall deliver vacant peaceful and khas possession of the First Schedule property in its entirety to the DEVELOPER simultaneously upon execution of this Presence;
- 8.3.2 The possession of the FIRST SCHEDULE property in its entirety shall be given by the OWNERS to the DEVELOPER with the execution hereto;
- 8.3.3 The OWNERS shall always make out a marketable title in respect of the FIRST SCHEDULE property to the DEVELOPER;
- 8.3.4 The OWNERS shall give such other consent, sign such papers, documents, deeds and undertaking and render such co-operation, as be required by the DEVELOPER for the construction and completion of the New Building; ✓
- 8.3.5 After signing of this Agreement, all Municipal rates, maintenance charges, charges for utilities and other outgoings shall be paid by the DEVELOPER of the new building till handing over possession of the new flat and Car Parking Space to the OWNERS;
- 8.3.6 If so required by the DEVELOPER, the OWNERS shall join and/or cause such persons as may be necessary to join as confirming parties in any document, conveyance and/or any other document of transfer that the DEVELOPER may enter into with any person who desires to acquire Units comprised in the DEVELOPER Area.
- 8.3.7 The OWNERS hereby undertake not to create any charge or mortgage and/or any other encumbrances and/or enter into any agreement and/or arrangement in respect of the DEVELOPER'S Area without obtaining prior written permission from the, DEVELOPER.
- 8.3.8 The OWNERS along with the other Co-Owners and/or their nominees shall reimburse the Developer proportionately the total amount of deposits for the



common meter and also individual electric meter and/or transformer as may be required to obtain electricity from WBSEB Limited.

- 8.3.9 That the OWNERS shall allow the DEVELOPER to promote, develop and construct the building upon the said Premises and to divide the same into several flats, shops, commercial space and car parking space as per sanctioned plan of concerned Rajpur Sonarpur Municipality and thereafter to sell those flats, car parking space or shops/commercial space to the different buyers on Ownership basis except the flats allotted to the OWNERS.

ARTICLE - IX DEVELOPER'S OBLIGATIONS

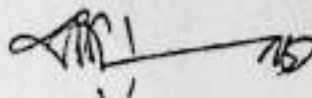
- 9.1 The DEVELOPER shall not do any act deed or thing whereby the OWNERS will be prevented from enjoying, selling, assigning and / or disposing of the Owners' allocation.
- 9.2 Till such time the DEVELOPER makes over to the OWNERS their allocation in the New Buildings, the DEVELOPER shall hold the same in trust for the OWNERS and shall not in any way deal with, encumber, alienate or part with possession of the same.

ARTICLE - X COMMON FACILITIES

- 10 As soon as the building is completed and certified by the concerned authority and Architect to be fit for occupation (i.e. upon getting completion Certificate from Municipal Authority) the DEVELOPER shall give notice in writing to the OWNERS requesting the OWNERS to take possession of the Owners' Allocation in the building and on and from the date of service of such notice and at all times thereafter the owners and/or their transferees and their successors shall be exclusively responsible for payment of all property taxes, rates, duties and other public outgoings and impositions whatsoever (hereinafter for the sake of brevity referred to as "the said rates") payable in respect of the Owners' Allocation.

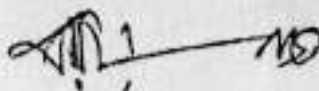
ARTICLE - XI MISCELLANEOUS

- 11.1 The OWNERS have entered into this Agreement purely on principal to principal basis and nothing herein contained shall be construed or deemed to be a partnership or joint venture between them and the Developer. The total land area is



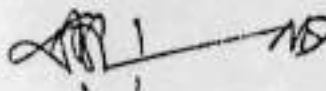
32.30 Decimals as per physical measurement but the promotion work is being done excluding the land and tin shed situated South-East side of the holding occupied by the Trespasser.

- 11.2 (a) The OWNERS / DEVELOPER as the case may be shall not be considered to be in breach of any obligation hereunder to the extent that the performance of the relative obligation is prevented by the existence of a force majeure with a view that obligation of the party affected by the force majeure shall be suspended for the duration of the force majeure. ✓
- (b) Project time is fixed for six years to be counted from the date of starting the construction work and the sanction of the building plan whichever is later and the such time may be extended as per requirement of the DEVELOPER. Force majeure shall mean flood, earthquake, riot, war storm, tempest, civil commotion and any other act or omission beyond the control of the party affected thereof.
- 11.3 It is understood that from time to time to enable the construction of the building by the DEVELOPER various act, deed, matters and things not herein specifically referred to may be required to be done by the DEVELOPER for which the DEVELOPER may require an authority of the Owners and various applications and other documents may be required to be signed or made by the OWNERS relative to which no specific provisions has been made herein, the OWNERS hereby authorize the DEVELOPER to do all such acts, deeds, matters and things and undertake forthwith upon being required by the DEVELOPER for the purpose as also undertake to sign and execute all such additional applications and other documents as may be required for the purposes.
- 11.4 The DEVELOPER will provide electricity connection for the entirety of the New Building including the area but all cost, charges and expenses for obtaining the supply of electricity including security deposit electric transformer if any WBSEB to be made with C.E.S.C in respect of the of the same shall be done and paid by the DEVELOPER.
- 11.5 It shall be the responsibility of the DEVELOPER to demolish the existing building and structures if any at the Premises/holding and clear the site for the purpose of construction at its own costs and expenses and the debris from such demolition and all realizations there from shall belong to the OWNERS exclusively keeping the OWNERS saved harmless and indemnified therefore, provided before demolishing



the existing building/structures the DEVELOPER shall provide within mentioned shifting to the OWNERS till the date of handing over peaceful vacant possession of Owners' Allocation as mentioned in the Second Schedule below to the Owners; The OWNERS are hereby giving right to the DEVELOPER to demolish the old building and structure.

- 11.6 The DEVELOPER shall be entitled to create any charge of mortgage and/or any other encumbrances and/or enter into any agreement and/or arrangement in respect of the Developers' Area and the DEVELOPER shall be entitled to take construction of any other loan for the purpose of completion of the project and the DEVELOPER shall also be entitled to get the Project finance and/or approved by H.D.F.C Home Trust, S.B.I Home Finance or U.B.I. or any other financial and other instructions for the purpose of enabling prospective nominees of the DEVELOPER to avail of using loans from such institutions and the OWNERS shall hereby undertake to co-operate in this regard with the DEVELOPER in all possible manner without however incurring and/or accepting any financial liability in this regard keeping the OWNERS indemnified therefore;
- 11.7 Any notice required to be given by the DEVELOPER/OWNERS shall without prejudice to any other mode of service available be deemed to have been served on the OWNERS / DEVELOPER if it is delivered by hand or sent by prepaid registered post.
- 11.8 During pendency of this Development Agreement, if any one of the OWNERS leaves the material world his/her legal heirs shall have to abide by the terms and conditions of this agreement and then all the OWNERS shall execute and register the Supplementary Agreement in favour of the DEVELOPER and also register a Power of Attorney in favour of the DEVELOPER without changing the terms and conditions of this agreement as soon as they shall called for. If the DEVELOPER leaves this material world his daughter Sm. Pooja Das shall represent the firm as the DEVELOPER. Besides a Supplementary Agreement shall be then done and also executed by the Parties herein if any future status of construction but the land are shall remain unchanged and the allocation of the OWNERS as well as the DEVELOPER'S shall remain same.
- 11.9 During pendency of this agreement if the DEVELOPER leaves this material world the legal heirs of the DEVELOPER shall be entitled to the Developer's Allocation as within mentioned.



- 11.10 Save and except if required by Government, any Courts of Law, or its employees, legal advisors, auditors and other consultants, the OWNERS and the DEVELOPER shall refrain from disclosing the contents and nature of these presents or any other information received by them in the course of this transaction. ✓

ARTICLE - XII
TAX IMPLICATIONS ON TRANSFER OF LANDOWNERS' SHARE AFTER COMPLETION OF CONSTRUCTION ACTIVITIES BY DEVELOPER

By virtue of entering into this Development Agreement, the LANDOWNERS undertake that upon completion of the construction activities, obtaining the Completion Certificate, possession to the constructed area falling within the share of the OWNERS, would be handed over to the OWNERS by the DEVELOPER, upon the OWNERS paying their share of the Goods & Service Tax (GST) and due execution of the Conveyance Deed as applicable as per Government norms. ✓

While arriving at the valuation of the Owners' share of the constructed property transferred to them by the DEVELOPER, for the purpose of determining the Goods & Service Tax liability of the Owners' share, Section 15 of the CGST Act, 2017 read with Rule 27 to 35 of CGST Rules, 2017 would apply, whereby the value of supply by the DEVELOPER shall be the open market value of such supply. Comparable value or open market value is contemplated in Rule 27(a). The said Rule would apply only if the value could not be determined under Section 15 of the Act. If it is agreed that the value of the Undivided Share of land proportionate to the Developer's share of flats, shops, commercial space and Car Parking etc. is the only consideration for the DEVELOPER, such value becomes the value of service provided by the DEVELOPER to the LANDOWNERS, as per section 15 of the Act and there is no need to take recourse to Rule 27 of the GST Rules, 2017. ✓

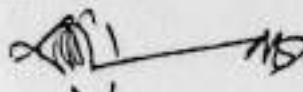
ARTICLE - XIII
ENTIRE AGREEMENT

This Agreement constitutes the entire agreement between the Parties and revokes and supercedes all previous discussions/correspondence and agreements between the Parties, oral or implied.

ARTICLE - XIV
AMENDMENT/MODIFICATION

No amendment or modification of this Agreement or any part hereof shall be valid and effective unless it is by an instrument in writing executed by all the Parties and expressly referring to the relevant provision of this Agreement.

ARTICLE - XV

✓


JURISDICTION

Courts at Kolkata, Baruipur, Alipore alone shall have the jurisdiction to try and entertain all disputes, actions suits, proceedings arising out of this Agreement and all costs, charges and expenses in respect thereof.

THE FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT total land measuring 32.30 (Thirty two point three zero) Decimals (including one hundred Sq.ft. land with tin shed occupied by a trespasser) together with two storied old building measuring Ground floor covered area of 1500 Sq.ft. and First Floor covered area of 1500 Sq.ft. totalling covered area of 3000 (Three Thousand) Sq.ft. erected in the year 1950 and also temporary tile sheds measuring 100 (One hundred) Sq.ft. standing thereon to be demolished and thereafter two separate multi storied building consisting of two blocks shall be erected thereon and the entire land is comprising in R.S. & L.R. Dag No. 1042, under R.S. Khatian No. 181, corresponding to L.R. Khatian Nos. 5419, 5420, 5421 and 5424 situated at Mouza - Gorkhara, J.L. No. 22, under Rajpur Sonarpur Municipality being part of Municipal Holding No. 51, Gorkhara, 'D', under Ward No. 11, P.O. and P.S. Sonarpur, Kolkata - 700 150. District - South 24 Parganas and the entire property is butted and bounded by :

ON THE NORTH : Property of others;
ON THE SOUTH : 50' wide Narayanpur Road;
ON THE EAST : Avoy Apartment;
ON THE WEST : Property of Mallik.

OR HOWSOEVER OTHERWISE the said Property is butted bounded called known numbered described or distinguished.

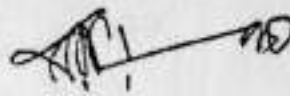
THE SECOND SCHEDULE ABOVE REFERRED TO
(OWNER'S ALLOCATION)

The DEVELOPER shall erect two separate Towers or Blocks in the Holding as per Developer's discretion and the OWNERS shall get the total non-refundable amount of Rs.7,20,000,00/- (Rupees Seven Crore Twenty Lakh) only from the DEVELOPER and it shall be paid by the DEVELOPER to the OWNERS in the manner followings : The OWNERS No.1(a) to 1(c) shall get Rs.3,60,000,000/- (Rupees Three Crore Sixty Lakh only) from the DEVELOPER and the OWNER No.2 shall get remaining non-

refundable amount of Rs.3,60,000,000/- (Rupees Three Crore Sixty Lakh only). Accordingly A. The OWNERS No. 1(a) to 1(c) namely Smt. Maityayee Basu, Anindita Basu and Sri Anirban Basu shall get from the DEVELOPER Rs. 2,10,00,000/- (Rupees Two Crore Ten Lakh only) at the time of execution of this Agreement as mentioned in the memo below and the OWNER No.2 namely Sri Asis Kumar Bose shall get the sum of Rs.95,00,000/- (Rupees Ninety five Lakh only) at the time of execution of this agreement as mentioned in the memo below B. Within 30th September, 2020 the said OWNERS No. 1(a) to 1(c) shall further jointly get Rs.90,00,000/- (Rupees Ninety Lakh only) and the said OWNER No.2 shall get Rs.2,05,00,000/- (Rupees Two Crore Five Lakh only) from the DEVELOPER and C. The rest non-refundable amount sum of Rs.1,20,00,000/- (Rupees One Crore Twenty Lakh only) shall be paid on and within 30th June 2021 and accordingly the OWNERS No.1(a) to 1(c) shall then get Rs.60,00,000/- (Rupees Sixty Lakh only) and the OWNER No.2 shall then get Rs.60,00,000/- (Rupees Sixty Lakh only) on and within 30th June 2021. Besides the OWNERS No. 1(a) to 1(c) namely SMT. MAITRAYEE BASU, SM. ANINDITA BASU AND SRI ANIRBAN BASU shall jointly get two flats from the Second floor of the First Tower i.e. from Road side Tower and Sri Asis Kumar Bose shall also get two flats in the Third Floor from the Road side Tower and each of the said four flats shall be of 900 (Nine hundred) Sq.ft. super built up area. As per Developer's choice. The OWNERS shall also get 4 Nos. of covered Car Parking Space on ground floor of the proposed building from the Second Tower, Old buildings and tile sheds etc. shall be demolished by the DEVELOPER at the Owners' cost and the entire sale proceeds shall be kept jointly. All the old fittings material and furniture etc. shall be kept in the nearby Avoy Apartment and Indu Apartment as mentioned above and for it the DEVELOPER shall not charge any rent during construction. It is noted that old building shall be started to demolish from 15th May, 2020. By the DEVELOPER.

THE THIRD SCHEDULE ABOVE REFERRED TO
(DEVELOPER'S ALLOCATION)

shall mean remaining total constructed area to be constructed by the DEVELOPER as per sanctioned F.A.R. in the proposed building i.e. rest flats, shops, commercial space and also remaining Car Parking Space area on the Ground Floor of the proposed

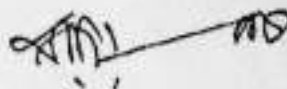


building to be constructed on the said Property with such specifications, fittings and fixtures as detailed in the Fourth Schedule hereunder written together with proportionate share and/or interest in the open spaces And together with an undivided proportionate share and/or interest in the Land. The DEVELOPER shall have right to transfer his allocation to the intending persons/Purchasers alongwith all the rights to use the common portions of the building alongwith undivided proportionate share of land.

THE FOURTH SCHEDULE ABOVE REFERRED TO
SPECIFICATION OF THE CONSTRUCTION

The Quality of the Structures as well as the specification, guidelines regarding strength of the building etc. of concerned authority shall be followed by the Developer.

Living / Dining / Lobby / Passage	
Floor	Marble / Vitrified Tiles
Walls & Ceiling	Plaster of Paris (Ready to Paint)
Bedrooms	
Floor	Marble / Vitrified Tiles
Walls & Ceiling	Plaster of Paris (Ready to Paint)
Kitchen	
Walls	Vitrified Joint Free tiles up to 2'- 0" on counter walls and wash areas, Balance Plaster of paris (Ready to Paint)
Floor	Anti-skid Vitrified tiles.
Counter	Black Granite Counter.
Fitting / Fixtures	Stainless Steel Sink with Jaguar / Kohler / Roca fittings.
Ceiling	Plaster of paris (Ready to Paint)
Bathrooms	
Walls & Floor	Walls – Joint Free Vitrified tiles, Floor - Anti Skid Ceramic tiles
Sanitary Ware / CP Fittings	Parry ware / Hind ware or equivalent brands sanitary ware and Jaguar / Kohler / Roca CP fittings.
Doors & Windows	



Entrance Doors	Wooden panelled door with sal frame (Teak wood)
Internal Doors	Flush Doors with sal frame
Windows	Powder coated Aluminum windows.
Balcony	Glass sliding door

Electrical	
Modular switches (Havel's / Anchor or equivalent make) and copper wiring.	
Power Backup	For common areas and elevator
Apartment Type	Power Backup at extra cost
A/C Outlets	For all the bed rooms and living rooms. Concealed A/C Pipeline will be provided.
Intercom system	Between apartment to apartment and apartments to all service areas

Security System	
CCTV camera surveillance	

Lobby	
Entrance Lobby	Exquisitely designed at ground floor
Other Floors	Combination of one or more of Indian Marble / Granite / Vitrified Tiles, Stone-cladding / Acrylic Emulsion / wall covering

Roof	
Flooring	Roof to be finished with roof tiles and standard waterproofing

It is noted that if any extra work is done out of the aforesaid specification by the OWNERS, for such extra work, the OWNERS shall pay the necessary cost to the DEVELOPER.

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

SIGNED SEALED AND DELIVERED
by the parties hereto in the presence of :-

1. Tapanendra Nath Ghosh.

P.O. Vill - Kodalia

P.S. - Sonarpur

Kol - 700146

1(a) Maitray Ban

1(b) Prindita Ban

1(c) Anirban Ban

2. Parthapalutini Datta

S/O Late Prasad Chandra Datta

GD/3 Flat No 201,

Gopal Chandra Bose Lane

Ananda Sammelani Club

Sinhi, Coripore

Sinhi, Kolkata

West Bengal - 700050

2. Asir Kuna Bose alias

Ashish Kuna Bose.

SIGNATURE OF THE OWNERS

Indian & Indian Construction

Krishna Pada Das.

Proprietor

SIGNATURE OF THE DEVELOPER

READ OVER, EXPLAINED AND ALSO
PREPARED & DRAFTED BY :

Debes Kumar Misra (Signature)

(DEBES KUMAR MISRA)

ADVOCATE [Enrollment No. F/364/329/1989]

HIGH COURT, CALCUTTA

Resi-cum-Chamber : 69/1, Baghajatin

Place, Kolkata-86

PH-9830236148(D.K.M.),

Email: debeskumarmisra@gmail.com

9051446430(Somesh),

Email: mishrasomesh08@gmail.com

9836115120(Tapesh),

Email: tapesh.mishra85@gmail.com

MEMO OF CONSIDERATION

RECEIVED the sum of Rs.3,05,00,000/- (Rupees Three Crore five Lakh only) as non-refundable sum from the DEVELOPER in the manner following :-

Sl. No.	Cheque/Pay Order/Draft No.	Date	Name of the Bank and Branch	To whom it is paid	Amount(Rs.)
1.	827611 (Cheque)	19.12.2019	United Bank of India, Sonarpur	Owner No.2	Rs.15,00,000.00
2.	089918	23.12.2019	State Bank of India, Sonarpur	Owner No.2	Rs.80,00,000.00
3.	052513	24.12.2019	United Bank of India, Sonarpur	Owner No.1a	Rs.70,00,000.00
4.	052514	24.12.2019	-Do-	Owner No.1b	Rs.70,00,000.00
5.	052515	24.12.2019	-Do-	Owner No.1c	Rs.70,00,000.00

Total : Rs.3,05,00,000.00

(Rupees Three Crore Five Lakh) only

1(a) *Maitray Basu*

1(b) *Prindita Basu*

1(c) *Anish Basu*

2. *Asin Kumar Bysmalis*
Asin Kumar Basu.

SIGNATURE OF THE OWNERS

WITNESS:

1. *Tapas Kumar Ghosh*
P.O + VIII - Kodalia
P.S - Sonarpur
Kodalia - 700146
2. *Palmapaluri Dutta*
S/O Late Pramod Chandra Dutta
60/3, Flat No 201
Gopal Chandra Bose Lane
Ananda Sammelani Club,
Sinha Cross Road, Sinha,
Kolkata, West Bengal - 700050

[Signature] *MD*



	Thumb	1 st finger	Middle finger	Ring finger	Small finger
left hand					
right hand					

Name M. MITRAYEE BASU

Signature *M. Mitrayee Basu*



	Thumb	1 st finger	Middle finger	Ring finger	Small finger
left hand					
right hand					

Name ANINDITA BASU

Signature *Anindita Basu*



	Thumb	1 st finger	Middle finger	Ring finger	Small finger
left hand					
right hand					

Name ANIRBAN BASU

Signature *Anirban Basu*



	Thumb	1 st finger	Middle finger	Ring finger	Small finger
left hand					
right hand					

Name AGIS KUMAR BOSE & ASHISH KUMAR BASU

Signature *Agis Kumar Bose* *Ashish Kumar Basu*

Ashish Kumar Basu

	Thumb	1 st finger	Middle finger	Ring finger	Small finger
left hand					
right hand					

Name

Signature

	Thumb	1 st finger	Middle finger	Ring finger	Small finger
left hand					
right hand					

Name

Signature *Krishna Kallu Den.*

	Thumb	1 st finger	Middle finger	Ring finger	Small finger
left hand					
right hand					

Name

Signature

	Thumb	1 st finger	Middle finger	Ring finger	Small finger
left hand					
right hand					

Name

Signature



भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार
Unique Identification Authority of India
Government of India

Enrollment No. : 0550/10042/13436

To
Tapanendra Nath Ghosh

1/10/2014

S/O: Radhapada Ghosh
JANAKI NATH BASU ROAD
Kodala
Kodala, Fata, South 24 Parganas,
West Bengal - 700145
9830755650

81198100



KAB11981001FH



आपका आधार क्रमांक / Your Aadhaar No. :

3101 1032 5704

मेरा आधार, मेरी पहचान

भारत सरकार
Government of India

Tapanendra Nath Ghosh
DOB: 01/03/1958
Male

3101 1032 5704

मेरा आधार, मेरी पहचान

Tapanendra Nath Ghosh

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA



पर्सनल अकाउंट हार्डर कार्ड
Personal Account Harder Card
DKRPB9418R

नाम / Name
MAHARAJE BABU

पिता का नाम / Father's Name
PRAYAT KUMAR GHOSH

व्यक्ति का जन्म तिथि / Date of Birth
01/08/1944



Maharaje Babu

इस कार्ड को खोले / यदि किसी का हार्डर कार्ड मिले / यदि:
आकाश देव प्रसाद शर्मा, एनएस की-एल
1, डी.ए.डी. को-ऑपरेटिव, प्लॉट नं. 341, फ्लैट नं. 807/8,
मोडल कॉलोनी, नया दक्षिण दिल्ली रोड, पुरी - 411 016

If this card is lost / someone's lost card is found,
please inform / return to :
Supreme Tax PAN Services Unit, TSSDI,
1st Floor, Master Building,
Plot No. 341, Survey No. 977/K,
Model Colony, New Deep Durgam Chauri,
Pune - 411 016.

Tel: 01-25-2721 8076, Fax: 01-25-2721 8081
e-mail: central@taxpan.com



ভারত সরকার

Unique Identification Authority of India
Government of India

Enrollment No. 2010/17520/15575

To
Maitrayee Basu
মিত্রায়ী বসু
V/O Asin Basu
GORKHARA BOSE PARA
Rajpur Sonarpur (M), South
24 Parganas, Sonarpur
West Bengal - 700150



KL832654631FT

55251482



আপনার আধার সংখ্যা / Your Aadhaar No. :

2513 3115 0162

আধার - সাধারণ মানুষের অধিকার

তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা লাভ করুন।

INFORMATION

- Aadhaar is proof of Identity, not of citizenship.
- To establish identity, authenticate online.

- আধার দ্বারা দেশে মান্য।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রদানের সহায়ক হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.

ভারত সরকার
Government of India

মিত্রায়ী বসু
Maitrayee Basu

Address: V/O, Asin Basu
GORKHARA BOSE PARA
Rajpur Sonarpur (M), South
24 Parganas, Sonarpur
West Bengal, 700150

2513 3115 0162

Maitrayee Basu



উদ্দেশ্য: ১. স্বাক্ষর করা
সেবাগুলি গ্রহণ করা
আপনার আধার (AAR), সেবাগুলি
অফিস: ১৫ পল্লভা, পশ্চিম বঙ্গ,

Address: V/O, Asin Basu
GORKHARA BOSE PARA
Rajpur Sonarpur (M), South
24 Parganas, Sonarpur
West Bengal, 700150

2513 3115 0162

আধার - সাধারণ মানুষের অধিকার



1800 300 1000

aadhaar.gov.in

www.aar.gov.in

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
ACWPB2039G

नाम / NAME
ANINDITA BASU

पिता का नाम / FATHER'S NAME
ASIM KUMAR BASU

जन्म तिथि / DATE OF BIRTH
10-03-1971

हस्ताक्षर / SIGNATURE
Anindita Basu

आयकर अधिकारी, प.ए.ए.
COMMISSIONER OF INCOME-TAX, W.B. - II

Anindita Basu

इस कार्ड के लो / हिल जाने पर कृपया जारी करने वाले अधिकारी को सूचित / बताना करें, ताकि आवश्यक आवश्यकताओं को पूरा किया जा सके।
प्रीति सक्सेना,
कलकत्ता - 700 068.

In case this card is lost/damaged, kindly inform/return to the issuing authority :
Assistant Commissioner of Income-tax,
P-7,
Chowringhee Square,
Calcutta- 700 068.

Anindita Basu



भारत सरकार
Unique Identification Authority of India
Government of India

Enrolment No. 21896946700498

To
Anindita Basu
D/O Asim Kumar Basu
Flat B-1, Oishi Apartment
R-24, Kamdahan Purba Para
Kolkata
Mitali Sangha Ground
Garia
South 24 Parganas Garia
West Bengal - 700084
9432272353

Generation Date: 27/07/2017

Valid till: unknown



आपका आधार क्रमांक / Your Aadhaar No. :

4981 5725 3845

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



Anindita Basu
DOB: 10/03/1971
FEMALE



4981 5725 3845

मेरा आधार, मेरी पहचान

- पहचान का प्रमाण है, नागरिकता का नहीं।
- पहचान का प्रमाण ऑनलाइन ऑथेंटिकेशन द्वारा प्राप्त करें।
- यह एक इलेक्ट्रॉनिक पत्रिका द्वारा बना हुआ पत्र है।

Not for MHA Use

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

- आपका दस्तावेज़ भर में मान्य है।
- आपका अधिष्ठाता आपकी पहचान और नागरिकता के लिए उपयोगी नहीं है।
- Aadhaar is valid throughout the country
- Aadhaar will be helpful in availing Government and Non-Government services in future



भारत सरकार
Unique Identification Authority of India

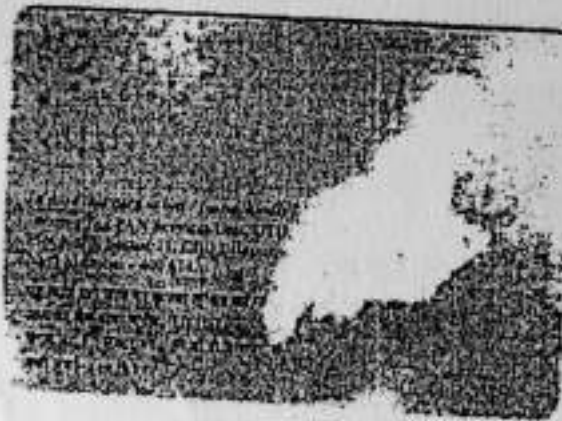
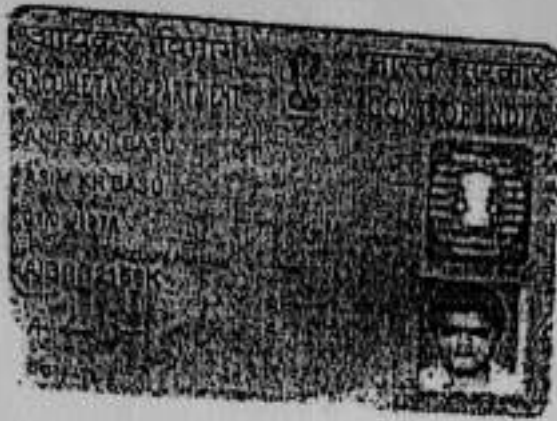
Address:

D/O Asim Kumar Basu, Flat B-1, Oishi Apartment, R-24, Kamdahan Purba Para, Mitali Sangha Ground, Kolkata, Garia, South 24 Parganas, West Bengal - 700084

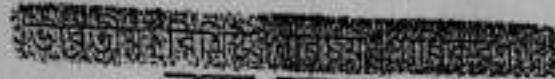
4981 5725

3845

Anindita Basu



Anirban Basu



ভারত সরকার
Unique Identification Authority of India
Government of India

সংশোধিত আইডি / Enrolment No. 2010/17520/15577

To
Anirban Basu
সম্মানিত স্বামী
27034/2944
S/O. Anam Basu
GOROKHARA BOSE PARK
Rajpur Sonarpur (M)
Sonarpur South 24 Parganas,
West Bengal - 700151



KL882514545PT

32251454



আপনার আইডি নং / Your Aadhaar No. :

3218 3904 4526

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India
সম্মানিত স্বামী
Anirban Basu



জন্ম তারিখ : DOB 04/09/1974
লিঙ্গ : Male

3218 3904 4526



আধার - সাধারণ মানুষের অধিকার

Anirban Basu

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

ASIS K BOSE
ARABINDA BOSE
21/12/1953
Permanent Account Number
BBWFB3533R

Signature




अस्त
Asin Kumar Bose

If your card is lost / found, kindly inform / return to:
Income Tax PAN Service Unit, UTITSL,
Plot No. 3, Sector 11, CBD Belapur,
New Mumbai - 400 614.


यदि आपकी कार्ड खोया/प्राप्त हुआ हो, कृपया सूचित करें/वापस करें।
आयकर सेवा इकाई, UTITSL,
प्लॉट नं. 3, सेक्टर 11, सीडी बीलपुर,
नई मुंबई - 400 614.

अस्त
Asin Kumar Bose

भारत सरकार
GOVERNMENT OF INDIA



Asis K. Bose
Date of Birth DOB: 21/12/1953
Male/ MALE
Mobile No: 8017305623



6315 4390 3982
VID : 9139 2714 9724 7307

আমার আদার, আমার পরিচয়

Asis K. Bose
Asis Kumar Bose

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Download Data: 04/10/2019

Address :

C/O: Arabinda Bose, STATION ROAD,
SONARMUR, KOLKATA, Rajpur Sonarpur
(H), South 24 Parganas,
West Bengal - 700150



Generation Date: 04/10/2019

6315 4390 3982
VID : 9139 2714 9724 7307

1800 300 1847

www.uidai.gov.in

www.vidai.gov.in

PD, B&A, ML, P&T,
Bangalore-560 081

Asis K. Bose
Asis Kumar Bose

स्थायी लेखा संख्या

PERMANENT ACCOUNT NUMBER

ADSPD9852C



नाम NAME

KRISHNA PADA DAS

पिता का नाम FATHER'S NAME

NIL KRISHNA DAS

जन्म तिथि DATE OF BIRTH

04-02-1957

हस्ताक्षर SIGNATURE

Krishna pada Das

K Das

संयुक्त आय. १३.३३

COMMISSIONER OF INCOME-TAX, W.B. & B.

Krishna Pada Das.

इस कार्ड के जो / जिस वाले का प्रयोग जारी करने वाले अधिकारी को सूचित / बताना जरूरी है
संयुक्त आयकर आयुक्त (बढ़ती एवं तकनीकी),
सी.३,
बोम्बे, एम्बेस,
कलकत्ता - 700 009.

In case this card is lost/stolen, kindly inform/reports to
the issuing authority :
Joint Commissioner of Income-tax (Systems & Technical),
P-3,
Chowringhee Square,
Calcutta- 700 009.

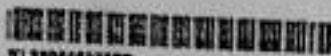
Krishna Pada Das.



ভারত সরকার
Unique Identification Authority of India
Government of India

ইউনিক আইডি / Enrollment No.: 2010/17509/18412

To
Krishna Pada Das
কৃষ্ণ পদা দাস
S/O: Mr. Krishna Das
SONARPUR
GHASARA MADHYA PARA
Rajpur Sonarpur (M)
Sonarpur South 24 Parganas
West Bengal - 700150



KL299818329PT

80961832



আপনার আধার সংখ্যা / Your Aadhaar No.:

7091 6763 7784

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India



কৃষ্ণ পদা দাস
Krishna Pada Das

www/UIDAI/GA/04071957
UIDAI/UIDAI

7091 6763 7784



আধার - সাধারণ মানুষের অধিকার

Krishna Pada Das

ভাষা

এ আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।

এ পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা পাঠ করা হয়।

INFORMATION

■ Aadhaar is proof of identity, not of citizenship.

■ To establish identity, authenticate online.

■ আধার সারা দেশে মান্য।

■ আধার জীবনব্যপ্ত সরকারী ও বেসরকারী পরিষেবা গ্রহণের সহায়ক হবে।

■ Aadhaar is valid throughout the country.

■ Aadhaar will be helpful in availing Government and Non-Government services in future.

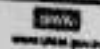


ইউনিক আইডি: 2010/17509/18412
কৃষ্ণ পদা দাস
কৃষ্ণপদ, মধ্যপাড়া
রাজপুর সোনারপুর (ম), পশ্চিমবঙ্গ
২৪ পরগনা জেলা, ৭০০১৫০

ভারত সরকার
Unique Identification Authority of India

Address: S/O: Mr. Krishna
Das, SONARPUR,
GHASARA MADHYA PARA
Rajpur Sonarpur (M), South
24 Parganas, Sonarpur,
West Bengal, 700150

7091 6763 7784



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

GRN: 192019200130344141

GRN Date: 25/12/2019 11:00:05

BRN: 980319101

Payment Mode: Online Payment

Bank: HDFC Bank

BRN Date: 25/12/2019 11:00:59

DEPOSITOR'S DETAILS

Id No.: 16020001919139/7/2019

(Query No./Query Year)

Name: TAPESH MISHRA

Contact No.:

Mobile No.: +91 9836115120

E-mail:

Address: HIGH COURT CALCUTTA

Applicant Name: Mr S DAS

Office Name:

Office Address:

Status of Depositor: Advocate

Purpose of payment / Remarks: Sale, Development Agreement or Construction agreement

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount (₹)
1	16020001919139/7/2019	Property Registration- Stamp duty	0030-02-103-003-02	74521
2	16020001919139/7/2019	Property Registration- Registration Fees	0030-03-104-001-16	305053
Total				379574

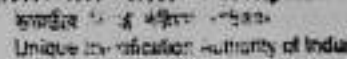
In Words: Rupees Three Lakh Seventy Nine Thousand Five Hundred Seventy Four only



- ক্ষমতার পরিচয়ের প্রমাণ, ন্যায়নিকতা প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা পাঠ করা হয়।

- Aardhaar is proof of Identity, not of citizenship.
- To establish identity, a citizen posts online

- "Aadhaar" is valid all over the country.
- "Aadhaar" will be helpful in scaling Government and Non-Government e-services in future.



Address: S/O. Asim Bhat,
DORNAJALA HOUSE PARA,
Rajpur Sonarpur (M), South
24 Parganas, Sonarpur
Dist Sonar 760150

3218 3904 4526





संविधान
भारत



सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- पहचान का प्रमाण ऑनलाइन प्रमाणीकरण द्वारा प्राप्त करें।

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

- आधार देश भर में मान्य है।
- आधार भविष्य में सरकारी और गैर-सरकारी सेवाओं का लाभ उठाने में उपयोगी होगा।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



एनआईएलआई प्रमाणन प्राधिकरण
Unique Identification Authority of India

Address: S/O: Radhaguru Ghosh, JANAKI
11/11 BASHU ROAD, Kolkata, Kolkata, South 24
Parganas, West Bengal, 700146



3101 1032 5704



1947



help@uidai.gov.in



www.uidai.gov.in

Major Information of the Deed

Deed No :	I-1602-10225/2019	Date of Registration :	27/12/2019
Query No / Year	1602-0001919139/2019	Office where deed is registered	
Query Date	15/12/2019 6:53:11 PM	D.S.R. - I SOUTH 24-PARGANAS, District:	South 24-Parganas
Applicant Name, Address & Other Details	S DAS Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 7980218169, Status : Advocate		
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 : 3,05,00,000/-]		
Set Forth value	Market Value		
Rs. 4/-	Rs. 3,45,80,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 75,021/- (Article:48(g))	Rs. 3,05,053/- (Article:E, E, B, M(b), H)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :


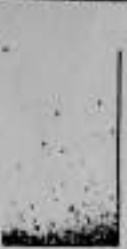
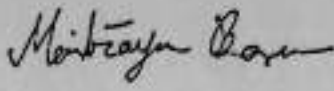


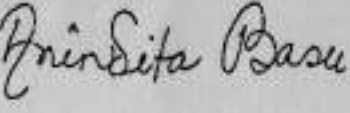


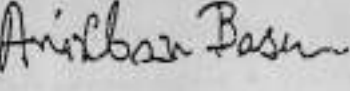
District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: GORKHARA D, Mouza: Gorkhara-(022), , Ward No: 11, Holding No:51 JI No: 22, Pin Code : 700150



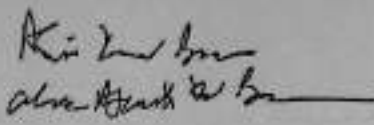
Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1042	LR-5419	Bastu Bastu	32.3 Dec	1/-	3,23,00,000/-	Width of Approach Road: 50 Ft.,
Grand Total :				32.3Dec	1/-	323,00,000 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	3000 Sq Ft.	2/-	22,50,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1500 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 1500 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					
S2	On Land L1	100 Sq Ft.	1/-	30,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		3100 sq ft	3/-	22,80,000 /-	

Land Lord Details :



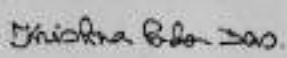


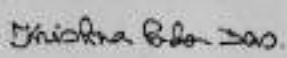


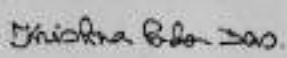
Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mrs Maitrayee Basu Wife of Late Asim Kumar Basu Executed by: Self, Date of Execution: 27/12/2019 , Admitted by: Self, Date of Admission: 27/12/2019 ,Place : Office			
	27/12/2019	LTI 27/12/2019	27/12/2019	
Gorkhara Basu Bhaban, P.O:- Sonarpur, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700150 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: DKRPB9418R, Aadhaar No: 25xxxxxxxx0162, Status :Individual, Executed by: Self, Date of Execution: 27/12/2019 , Admitted by: Self, Date of Admission: 27/12/2019 ,Place : Office				
2	Name	Photo	Finger Print	Signature
	Smt Anindita Basu Daughter of Late Asim Kumar Basu Executed by: Self, Date of Execution: 27/12/2019 , Admitted by: Self, Date of Admission: 27/12/2019 ,Place : Office			
	27/12/2019	LTI 27/12/2019	27/12/2019	
Gorkhara Basu Bhaban, P.O:- Sonarpur, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700150 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: ACWPB2039G, Aadhaar No: 49xxxxxxxx3845, Status :Individual, Executed by: Self, Date of Execution: 27/12/2019 , Admitted by: Self, Date of Admission: 27/12/2019 ,Place : Office				
3	Name	Photo	Finger Print	Signature
	Mr Anirban Basu (Presentant) Son of Late Asim Kumar Basu Executed by: Self, Date of Execution: 27/12/2019 , Admitted by: Self, Date of Admission: 27/12/2019 ,Place : Office			
	27/12/2019	LTI 27/12/2019	27/12/2019	
Gorkhara Basu Bhaban, P.O:- Sonarpur, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700150 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AIBPB2156K, Aadhaar No: 32xxxxxxxx4526, Status :Individual, Executed by: Self, Date of Execution: 27/12/2019 , Admitted by: Self, Date of Admission: 27/12/2019 ,Place : Office				

Name	Photo	Finger Print	Signature
Mr Asis Kumar Bose Son of Late Arabinda Bose Executed by: Self, Date of Execution: 27/12/2019 , Admitted by: Self, Date of Admission: 27/12/2019 ,Place : Office			
	27/12/2019	LTI 27/12/2019	27/12/2019
Gorkhara Basu Bhaban, P.O:- Sonarpur, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700150 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: BBWPB3533R, Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 27/12/2019 , Admitted by: Self, Date of Admission: 27/12/2019 ,Place : Office			



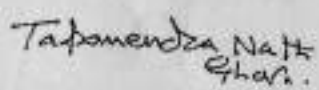
Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Indian & Indian Construction 739 Gorkhara, P.O:- Sonarpur, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700150 , PAN No.:: ADSPD9852C, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr Krishna Pada Das Son of Late Nilkrishna Das Date of Execution - 27/12/2019, , Admitted by: Self, Date of Admission: 27/12/2019, Place of Admission of Execution: Office </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td></td> <td>Dec 27 2019 2:38PM</td> <td>LTI 27/12/2019</td> <td>27/12/2019</td> </tr> </tbody> </table> 739 Gorkhara, P.O:- Sonarpur, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700150, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADSPD9852C, Aadhaar No: 70xxxxxxxx7784 Status : Representative, Representative of : Indian & Indian Construction (as PROPRIETOR)	Name	Photo	Finger Print	Signature	Mr Krishna Pada Das Son of Late Nilkrishna Das Date of Execution - 27/12/2019, , Admitted by: Self, Date of Admission: 27/12/2019, Place of Admission of Execution: Office					Dec 27 2019 2:38PM	LTI 27/12/2019	27/12/2019
Name	Photo	Finger Print	Signature										
Mr Krishna Pada Das Son of Late Nilkrishna Das Date of Execution - 27/12/2019, , Admitted by: Self, Date of Admission: 27/12/2019, Place of Admission of Execution: Office													
	Dec 27 2019 2:38PM	LTI 27/12/2019	27/12/2019										

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Tapan Ghosh Son of Late Radhapada Ghosh 866 J No Bose Road, P.O:- Kodalia, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700146			
	27/12/2019	27/12/2019	27/12/2019
Identifier Of Mrs Maitrayee Basu, Smt Anindita Basu, Mr Anirban Basu, Mr Asis Kumar Bose, Mr Krishna Pada Das			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs Maitrayee Basu	Indian & Indian Construction-8.075 Dec
2	Smt Anindita Basu	Indian & Indian Construction-8.075 Dec
3	Mr Anirban Basu	Indian & Indian Construction-8.075 Dec
4	Mr Asis Kumar Bose	Indian & Indian Construction-8.075 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mrs Maitrayee Basu	Indian & Indian Construction-750.00000000 Sq Ft
2	Smt Anindita Basu	Indian & Indian Construction-750.00000000 Sq Ft
3	Mr Anirban Basu	Indian & Indian Construction-750.00000000 Sq Ft
4	Mr Asis Kumar Bose	Indian & Indian Construction-750.00000000 Sq Ft

Transfer of property for S2

Sl.No	From	To. with area (Name-Area)
1	Mrs Maitrayee Basu	Indian & Indian Construction-25.00000000 Sq Ft
2	Smt Anindita Basu	Indian & Indian Construction-25.00000000 Sq Ft
3	Mr Anirban Basu	Indian & Indian Construction-25.00000000 Sq Ft
4	Mr Asis Kumar Bose	Indian & Indian Construction-25.00000000 Sq Ft

Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: GORKHARA D, Mouza: Gorkhara-(022), Ward No: 11, Holding No:51 JI No: 22, Pin Code : 700150

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1042, LR Khatian No:- 5419	Owner:অশীষ কুমার বসু , Gurdian:অরবিন্দ বসু, Address:দিজ , Classification:বাড়, Area:0.22000000 Acre,	Seller is not the recorded Owner as per Applicant.

Endorsement For Deed Number : I - 160210225 / 2019

On 27-12-2019

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

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

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

Presented for registration at 12:31 hrs on 27-12-2019, at the Office of the D.S.R. - I SOUTH 24-PARGANAS by Mr Anirban Basu , one of the Executants.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 3,45,80,000/-

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

Execution is admitted on 27/12/2019 by 1. Mrs Maltrayee Basu, Wife of Late Asim Kumar Basu, Gorkhara Basu Bhaban, P.O: Sonarpur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700150, by caste Hindu, by Profession House wife, 2. Smt Anindita Basu, Daughter of Late Asim Kumar Basu, Gorkhara Basu Bhaban, P.O: Sonarpur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700150, by caste Hindu, by Profession Service, 3. Mr Anirban Basu, Son of Late Asim Kumar Basu, Gorkhara Basu Bhaban, P.O: Sonarpur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700150, by caste Hindu, by Profession Business, 4. Mr Asis Kumar Bose, Son of Late Arabinda Bose, Gorkhara Basu Bhaban, P.O: Sonarpur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700150, by caste Hindu, by Profession Service

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

Execution is admitted on 27-12-2019 by Mr Krishna Pada Das, PROPRIETOR, Indian & Indian Construction (Sole Proprietorship), 739 Goarkhara, P.O:- Sonarpur, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700150

Indetified by Mr Tapan Ghosh, . . Son of Late Radhapada Ghosh, 866 J No Bose Road, P.O: Kodalia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700146, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 3,05,053/- (B = Rs 3,05,000/- ,E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 3,05,053/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 25/12/2019 11:00AM with Govt. Ref. No: 192019200130344141 on 25-12-2019, Amount Rs: 3,05,053/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 980319101 on 25-12-2019, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 75,021/- and Stamp Duty paid by Stamp Rs 500/-, by online = Rs 74,521/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 25347, Amount: Rs.500/-, Date of Purchase: 24/12/2019, Vendor name: T K PUROKAYASTHA

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 25/12/2019 11:00AM with Govt. Ref. No: 192019200130344141 on 25-12-2019, Amount Rs: 74,521/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 980319101 on 25-12-2019, Head of Account 0030-02-103-003-02

Ga

Samar Kumar Pramanick
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I | SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal