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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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21/12/2023  
Q-2003015770/2023

Notarized that the document is admitted the Registration. The signature sheets and the agreement sheets attached with the document are the part of this document.



District Sub-Registrar-IV  
 Registrar U/S 7 (2) of  
 Registration 1908  
 Alkora, South 24 Parganas  
 21 DEC 2023

DEVELOPMENT AGREEMENT

THIS DEED OF DEVELOPMENT AGREEMENT is made on this 21<sup>st</sup> day of December, 2023.



SL. NO. 23164 DT. 20/12/23

NAME.....

ADDRESS.....

Aishani Infra Private Limited  
14/A, Monohar Pukur Road  
Kolkata-700026

RS. 100/-

TANMOY KAR PURKAYASTHA  
(STAMP VENDOR)  
ALIPORE POLICE COURT  
KOLKATA-700027

SMT.  
wife  
ST



Deepam Bhattacharya  
216 Reetam Bhattacharya  
12/26 Padma Pukur Road,  
KOL-92,  
P.O. Sadar PUV  
P.O. Regent Estate  
Sonnice





## BETWEEN

**SMT. BANDANA AUDDY (PAN No. ADDPA3345F) AND (Aadhar No. 7727 4275 4726),** wife of Tapan Auddy, by Faith Hindu, by Occupation Business, and  
**SRI SUBHOJIT AUDDY (PAN No. AIJPA4605L) AND (Aadhar No. 5678 3432 9674),** son of Tapan Auddy, by Faith Hindu, by Occupation Business, **both are** residing at 58/7, P.G.H. Shah Road, Jadavpur, P.O. Jadavpur University, P.S. Jadavpur, Kolkata 700032, hereinafter jointly or collectively called and referred to as the **OWNERS** (Which term and expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his/her/their respective heirs, executors, administrators, legal representatives, nominees and assignees etc.) of the **FIRST PART.**

## AND

**AISHANI INFRA PRIVATE LIMITED,** a company within the meaning of the Companies Act, 1956 (No. 1 of 1956), having its Corporate Identity No. **U70102WB2013PTC189779** of 2012/2013 (**PAN No. AALCA4237D**), having its registered office at 14/1A, Monahar Pukur Road, P.O. Kalighat, Police Station Tollygunge, Kolkata 700026, and represented by one of its Director **SRI SUBHOJIT AUDDY (PAN No. AIJPA4605L) (Aadhaar No. 5678 3432 9674),** son of Sri Tapan Auddy, by religion Hindu, by occupation Business, residing at 58/7, Prince Golam Hossain Shah Road, P.O. Jadavpur, Police Station Jadavpur, Kolkata 700032, hereinafter referred and called to as the **DEVELOPER** (Which terms and expression shall unless excluded by or repugnant to the context be deemed to mean and include its Successors in office and assigns) of the **OTHER PART.**

**WHEREAS** by a Deed of Sale dated 21<sup>st</sup> day of October, 2022 (21.10.2022) and duly registered in the office of the Additional Sub-Registrar, Sonarpur, South 24 Parganas and recorded in Book No. I; Volume No. 1608-2022; Pages from 195199 to 195219; Being No. 160808757 for the year 2022 made between Smt. Snigdha Sen, wife of Sri Pradip Sen of Purbachal Block "D", Panihati, Ghola, P.O. Ghola Bazar, P.S. Ghola, District North 24 Parganas, Kolkata 700111 and Sri Pradip Sen, son of late Bhupen Sen of 85, S.K. Deb Road, Patipukur, Kolkata 700048 then then also residing at Rajpur Pulin Behari Sarani, P.O. Rajpur, P.S. Sonarpur, District South 24 Parganas, Kolkata 700149, therein referred to as the Vendors of the One Part and the present Owners therein referred to as the Purchasers of the Other Part, the said Vendors for the consideration as mentioned therein sold, transferred and conveyed **ALL THAT** piece and parcel of Undivided **08** Cottahs **02** Chhittaks **23** Sq.ft. of Bastu Land out of more or less 14 Cottahs **02** Chhittaks **23** Sq.ft. land along with 100 Sq.ft. Kancha Structure out of 71 Decimals land in R.S. Dag No. 942; under R.S. Khanda Khatian No. 2764 coming from Khatian No. 713; at Mouza – Rajpur; Pargana – Medanmalla; J.L. No. 55; within the limits of Rajpur Sonarpur Municipality Ward No. 17; Holding No. 266, P.S. and A.D.S.R.O. Sonarpur, District South 24 Parganas.

**AND WHEREAS** by a Deed of Sale dated 21<sup>st</sup> day of October, 2022 (21.10.2022) and duly registered in the office of the Additional Sub-Registrar, Sonarpur, South 24 Parganas and recorded in Book No. I; Volume No. 1608-2022; Pages from 195373 to 195396; Being No. 160808777 for the year 2022 made between Smt. Snigdha Sen, wife of Sri Pradip Sen of Purbachal Block "D", Panihati, Ghola, P.O. Ghola Bazar, P.S. Ghola, District North 24 Parganas, Kolkata 700111 and Sri Pradip Sen, son of late Bhupen Sen of 85, S.K. Deb Road, Patipukur, Kolkata 700048 then then also residing at Rajpur Pulin Behari Sarani, P.O. Rajpur, P.S. Sonarpur, District South 24 Parganas, Kolkata 700149, therein referred to as the Vendors of the One Part and the Owners No. 2 herein (namely Sri Subhojit Auddy) referred to as the Purchaser of the Other Part, the said Vendors for the consideration as mentioned therein sold, transferred and conveyed **ALL THAT** piece and

Parcel of Undivided 06 Cottahs 06  
Cottahs 02 Chhitrahs 23 Sq.ft. land  
in R.S. Dag No. 942, under  
Mouza - Rajpur, Pargana  
Municipality Ward No.  
Parganas.

AND WHERE  
L.R.O. and  
Basu L  
Struc  
27



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parcel of Undivided 06 Cottahs 00 Chhittaks 20 Sq.ft. of Bastu Land out of more or less 14 Cottahs 02 Chhittaks 23 Sq.ft. land along with 100 Sq.ft. Kancha Structure out of 71 Decimals land in R.S. Dag No. 942; under R.S. Khanda Khatian No. 2764 coming from Khatian No. 713; at Mouza – Rajpur; Pargana – Medanmalla; J.L. No. 55; within the limits of Rajpur Sonarpur Municipality Ward No. 17; Holding No. 266, P.S. and A.D.S.R.O. Sonarpur, District South 24 Parganas.

**AND WHEREAS** thereafter the present Owners recorded their names in the office of the B.L. & L.R.O. and obtained L.R. Records under their names in respect of **ALL THAT** piece and parcel of Bastu Land out of more or less 14 Cottahs 02 Chhittaks 23 Sq.ft. land along with 100 Sq.ft. Kancha Structure out of 71 Decimals land in R.S. & L.R. Dag No. 942; under R.S. Khanda Khatian No. 2764 coming from Khatian No. 713 (Hal L.R. Khatian No. 526 & 527); at Mouza – Rajpur; Pargana – Medanmalla; J.L. No. 55; District South 24 Parganas and also in the office of the Rajpur Sonarpur Municipality in respect of the aforesaid property and the said property known as Municipality Holding No. 266, **AGHORE SARANI (having Municipality Assessment No. 1104302133364)** within the limits of Rajpur Sonarpur Municipality Ward No. 17; P.S. and A.D.S.R.O. Sonarpur, District South 24 Parganas, Kolkata 700149.

**AND WHEREAS** thereafter the present Owners applied for and obtained Building Plan as has been duly sanctioned by the Rajpur Sonarpur Municipality being Building Permit No. **SWS-OBPAS/2207/2023/1677** dated **21.08.2023**.

**AND WHEREAS** in the manner as stated above, the present Owners become sufficiently entitled to deal with the said Property as more fully and particularly described and mentioned in the **Schedule “A”** hereinafter and is in fee simple possession of the aforesaid property free from all encumbrances, attachments, charges, liens, lispendences, and mortgage or charge has been created and there is no legal impediments or bar, acquisition or requisition and/or any Civil, Criminal Proceeding(s) is/are pending before any court of law under its jurisdiction.

**AND WHEREAS** the present Owners herein, for better occupancy and/or inhabitation decided/intended to complete the construction with all necessary compliances by expertise knowledge approached/proposed the Developer to complete the Development of their said property/premises as and the Developer herein accepted the said proposal with the terms and conditions as appearing hereunder.

**AND WHEREAS** at or before the execution of this agreement the said Owners herein represented and assured the Developer as follows: -

- a) That the said premises/property is/are free from all encumbrances charges, liens, lispendens, mortgage/charge, attachments, trusts, whatsoever or howsoever.
- b) That excepting the said Owners herein nobody has any right, title, interest claim or demand whatsoever or howsoever upon the said premises/property.
- c) That there is no notice of acquisition or requisition pending in respect of the said premises.

**AND WHEREAS** relying on the aforesaid representation and believing the same to be true and acting on good faith thereof and on the Owners agreeing to sell, assign and transfer undivided share or interest in the said land and property being the Developer's share as more fully hereinafter mentioned and/or get the said land and property developed through the Developer herein, the Developer has become agreed to do and complete the development the said land and property as



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mentioned in the First Schedule for the consideration and on the terms and conditions as hereinafter appearing.

### COVENANTS OF THE PARTIES

**NOW THIS AGREEMENT WITNESSETH** and it is hereby agreed by and between the parties hereto as follows: -

1. In this Agreement unless it is contrary or repugnant to the context or meaning the following expressions will have the meaning given against each of them as follows; -
  - a) **PREMISES:** shall mean **ALL THAT** piece and parcel of Bastu Land out of more or less **14 Cottahs 02 Chhittaks 23 Sq.ft.** land along with 100 Sq.ft. Kancha Structure out of 71 Decimals land in R.S. & L.R. Dag No. 942; under R.S. Khanda Khatian No. 2764 coming from Khatian No. 713 (Hal L.R. Khatian No. 526 & 527); at Mouza – Rajpur; Pargana – Medanmalla; J.L. No. 55; District South 24 Parganas and also in the office of the Rajpur Sonarpur Municipality in respect of the aforesaid property and the said property known as Municipality Holding No. **266, AGHORE SARANI (having Municipality Assessment No. 1104302133364)** within the limits of Rajpur Sonarpur Municipality Ward No. 17; P.S. and A.D.S.R.O. Sonarpur, District South 24 Parganas, Kolkata 700149 which is more fully and particularly described in the **Schedule "A"** hereunder written.
  - b) **PLAN:** shall mean the building plan which has been duly sanctioned by the Rajpur Sonarpur Municipality being Building Permit No. **SWS-OBPAS/2207/2023/1677** dated **21.08.2023** including the elevation, design, drawings and specification of the building as prepared by the Architect with variation/modification/revision, additions and/or alterations therein as may be necessary from time to time for the better economic advantage and beautification and/or to conform with the building Rules as may be in vogue from time to time by the Rajpur Sonarpur Municipality, if any made with the approval of the Architect and the Rajpur Sonarpur Municipality and shall include renewal thereof.
  - c) **BUILDING:** shall mean the building to be constructed at the said property, being Municipality Holding No. **266, AGHORE SARANI (having Municipality Assessment No. 1104302133364)** within the limits of Rajpur Sonarpur Municipality Ward No. 17; P.S. and A.D.S.R.O. Sonarpur, District South 24 Parganas, Kolkata 700149, with the maximum Floor Area Ratio (F.A.R) available or permissible under the Rules and Regulations of the Rajpur Sonarpur Municipality as per the plan or plans as has been sanctioned by the Rajpur Sonarpur Municipality.
  - d) **OWNERS:** shall mean **SMT. BANDANA AUDDY**, wife of Tapan Auddy and **SRI SUBHOJIT AUDDY**, son of Tapan Auddy both are residing at 58/7, P.G.H. Shah Road, Jadavpur, P.O. Jadavpur University, P.S. Jadavpur, Kolkata 700032 and his/her/their heirs, executors, legal representatives, administrators and assigns.
  - e) **DEVELOPER:** shall mean **AISHANI INFRA PRIVATE LIMITED**, a company within the meaning of the Companies Act, 1956 (No. 1 of 1956), having its Corporate Identity No. **U70102WB2013PTC189779** of 2012/2013 (**PAN No. AALCA4237D**), having its registered office at 14/1A, Monahar Pukur Road, P.O. Kalighat, Police Station Tollygunge, Kolkata 700026, and represented by one of its Director **SRI SUBHOJIT**



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**AUDDY (PAN No. AIJPA4605L) (Aadhaar No. 5678 3432 9674)**, son of Sri Tapan Auddy, by religion Hindu, by occupation Business, residing at 58/7, Prince Golam Hossain Shah Road, P.O. Jadavpur, Police Station Jadavpur, Kolkata 700032, District South 24Parganas and its Successors in office and assigns and/or legal representatives etc.

f) **COMMON AREAS & FACILITIES:** shall mean and include the parts and equipment provided and/or reserved in the said land and/or in the said new building for common use and enjoyment and fully described in the **Schedule - 'E'** hereunder written.

g) **OWNERSS ALLOCATION:** shall mean on completion of the building the Owners will be entitled to get the Flats of the Entire Second Floor (Flat Nos. 2A; 2B; 2C; 2D; 2F & 2H) save and except Flat Nos. 2E & 2G at the Second Floor; Car Parking Nos. P-10, P-11, P-14 & P-15 and also Office No.1, Office No.2, Office No.3 & Office No.4 of the proposed building to be constructed on the **Schedule "A"** property as per sanctioned Plan including the joint and equal rights on Common Areas and Common Facilities together with all other amenities attached with the said building to be allotted to the Owners known as "**Owners Allocation**" as consideration for permitting the Developer to develop the said property and commercially exploit the same, which is more fully and particularly described in the **Schedule "B"** hereunder written.

It is pertinent to mention here that; -

- a. the Developer is agreed that the Owners shall have the right to install Advertisements Board/Hoarding, Mobile Tower and/or other similar structures within 1000 Sq.ft. on the ultimate Roof of the new Building without jeopardizing the structural ability/strength of the said Building,
- b. the Owners will be solely entitled to get the revenue/income of the aforesaid Advertisements Board/Hoarding, Mobile Tower and/or other similar structures within 1000 Sq.ft. on the ultimate Roof of the new Building and neither the Developer/Purchaser(s) can raise any objection against the Owners nor can claim any amount from the Owners in future ever.
- c. However, the Owners undertake to compensate if any loss and/or damage is made or caused for the aforesaid structures.

h) **DEVELOPER'S ALLOCATION:** shall mean the remaining constructed area of the proposed building to be constructed as per the aforesaid sanctioned plan by the Rajpur Sonarpur Municipality on the **Schedule "A"** property consisting of Flats of the entire First, Third and Fourth Floor and also Flat Nos. 2E & 2G at the Second Floor with other Car Parking spaces including joint and equal rights on Common Areas and Common Facilities together with all other amenities attached with the said building which shall absolutely belong to the Developer, save and except the "**Owners' Allocation**" as aforesaid; under this Agreement it is being expressly agreed that this will not prevent the Developer from entering into any agreement for sale and transfer in respect of the "**Developer's Allocation**", which is more fully and particularly described in the **Schedule "C"** hereunder written.

i) **COMMON EXPENSES:** shall mean the expenses for common purpose(s) including those mentioned in the **Schedule- "F"** hereunder written.



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- j) **CONSTRUCTED SPACE**: shall mean the space in the building available for independent use and occupation including the space demarcated for common facilities and services as per sanction plan.
- k) **ARCHITECT**: shall any qualified person or persons or firms appointed or nominated by the Developer, as the Architects for construction of the said building.
- l) **UNIT** shall mean and include the individual unit or units and/or area in the New Building available for independent use and occupation for residential and/or commercial purpose by the prospective buyer or buyers including the Owners/Developer and their respective nominee or nominees together with the proportionate share in the common facilities and amenities.
- m) **TRANSFeree** shall mean a person, firm, limited company, association or person to whom any Unit/area in the New Building will be transferred by separate deed of agreement, transfer/conveyance.
- n) Words importing singular shall include plural and vice versa.
- o) Words importing Masculine Gender shall include Feminine and Neutral Genders, likewise words importing Feminine Gender shall include Masculine and Neutral Genders.
2. This Agreement has commenced and/or shall be deemed to have commenced with effect from the date of execution of this Agreement (hereinafter called **THE COMMENCEMENT DATE**) and shall remain in force till such time the proposed new building on the said premises is completed and/or Development of the said project is completed.
3. Immediately after the Sanction Plan of the Rajpur Sonarpur Municipality, the Owners shall/will have handed over symbolic possession of the premises to the Developer herein.
4. That at the request of the Owners, the Developer has agreed to undertake a scheme of development of the said property by raising constructing a new residential building thereon containing several independent flats or apartments or spaces as may be sanctioned by the Rajpur Sonarpur Municipality and other required authorities, and after completion of the construction of the proposed new building, the Developer shall be entitled to dispose the only Developer's allocation as more fully and particularly described and mentioned in **Schedule "C"**, including the common areas and common facilities together with all amenities which shall absolutely belong to the Developer, save and except the "Owners Allocation" as aforesaid in any manner to intending purchaser(s) thereof as may be chosen and selected by the Developer.
5. The Owners hereby declare that the Owners has a marketable title to the said entire premises to the existing building and structures thereon without any claim, right, title or interest of any person thereon or therein and the Owners have good right, title and absolute authority to enter into this agreement with the Developer and the Owners hereby undertake to indemnify and keep the Developer indemnified against all and Third Party claims action and demands whatsoever.
6. The Owners has not entered into agreement of any nature with any person or persons prior to the execution of this agreement.





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7. The Owners being entitled to the Owners Allocation as more fully and particularly described and mentioned in **Schedule "C"** and the Owners shall be entitled to enter into agreement for sale and transfer and/or lease in respect of Owners allocation for which no further consent of the Developer shall be required. It is being expressly agreed and understood that if at any time the Owners shall require the consent of the Developer and the Developer shall sign and execute such agreements papers and documents as may be necessary or be required.
- 7A. The space in the new building shall be enjoyed by the Owners in the manner as more fully and particularly described and mentioned in **Schedule "B"** hereunder written including the common areas and common facilities together with all amenities to be allotted to the Owners as consideration for permitting the Developer to develop the said property and commercially exploit the same.
- 7B. The space in the new building shall be enjoyed by the Developer in the manner as more fully and particularly described and mentioned in **Schedule "C"** hereunder written including the common areas and common facilities together with all amenities which shall absolutely belong to the Developer, save and except the "Owners Allocation" as aforesaid; under this Agreement it is being expressly agreed that this will not prevent the Developer from entering into any agreement for sale and transfer in respect of the "Developer's Allocation".
8. The Owners shall be liable to deliver vacant, peaceful physical possession to the Developer and the Developer shall to demolish the same for construction of the proposed new building with his own cost & expenses and appropriation of the debris shall be by the Developer.
9. That both the Owners and Developer shall be entitled to sale/transfer and/or enter into agreement for sale or transfer in respect of their respective allocations and to receive, realize and collect all money receivable thereof.
10. The Owners shall always remain liable to execute and register appropriate Deeds of Conveyance to Sell, Transfer and Convey in favour of other flat occupiers, their proportionate undivided share, interest in the land beneath the building at the cost and expenses of the Developer or intending flat occupiers, with prior notice by the Developer without any way demanding the price/consideration at which the said undivided share on the land of the said premises is sold or any part thereof received by the Developer against such sale.
11. That the Owners and the Developer herein have agreed upon the specification of construction of the proposed new building hereafter referred to as "Construction Specification" as more fully and particularly described in the **Schedule -"D"** written herein below.
12. The construction of the proposed new building shall be completed within **60** Months from the date of sanction of the Building Plan from the Rajpur Sonarpur Municipality or from the date of delivery of physical possession handed over to the Developer by the Owners herein, whichever is later, unless prevented by the circumstances as beyond the control of the Developer. In case the Developer after having the plan sanctioned as stipulated fails to complete the construction in all manners within the stipulated period as aforesaid, the Owners shall extend a grace period of Six months to complete the construction of the building in all manners.
13. That subject to the provision of these presents, the Owners hereby grant to the Developer exclusive right to build/construction of multi-storied building in or upon the land comprised in the said



7. The Owners being entitled to the Owners Allocation as more fully and particularly described and mentioned in **Schedule "C"** and the Owners shall be entitled to enter into agreement for sale and transfer and/or lease in respect of Owners allocation for which no further consent of the Developer shall be required. It is being expressly agreed and understood that if at any time the Owners shall require the consent of the Developer and the Developer shall sign and execute such agreements papers and documents as may be necessary or be required.
- 7A. The space in the new building shall be enjoyed by the Owners in the manner as more fully and particularly described and mentioned in **Schedule "B"** hereunder written including the common areas and common facilities together with all amenities to be allotted to the Owners as consideration for permitting the Developer to develop the said property and commercially exploit the same.
- 7B. The space in the new building shall be enjoyed by the Developer in the manner as more fully and particularly described and mentioned in **Schedule "C"** hereunder written including the common areas and common facilities together with all amenities which shall absolutely belong to the Developer, save and except the "Owners Allocation" as aforesaid; under this Agreement it is being expressly agreed that this will not prevent the Developer from entering into any agreement for sale and transfer in respect of the "Developer's Allocation".
8. The Owners shall be liable to deliver vacant, peaceful physical possession to the Developer and the Developer shall to demolish the same for construction of the proposed new building with his own cost & expenses and appropriation of the debris shall be by the Developer.
9. That both the Owners and Developer shall be entitled to sale/transfer and/or enter into agreement for sale or transfer in respect of their respective allocations and to receive, realize and collect all money receivable thereof.
10. The Owners shall always remain liable to execute and register appropriate Deeds of Conveyance to Sell, Transfer and Convey in favour of other flat occupiers, their proportionate undivided share, interest in the land beneath the building at the cost and expenses of the Developer or intending flat occupiers, with prior notice by the Developer without any way demanding the price/consideration at which the said undivided share on the land of the said premises is sold or any part thereof received by the Developer against such sale.
11. That the Owners and the Developer herein have agreed upon the specification of construction of the proposed new building hereafter referred to as "Construction Specification" as more fully and particularly described in the **Schedule - "D"** written herein below.
12. The construction of the proposed new building shall be completed within 60 Months from the date of sanction of the Building Plan from the Rajpur Sonarpur Municipality or from the date of delivery of physical possession handed over to the Developer by the Owners herein, whichever is later, unless prevented by the circumstances as beyond the control of the Developer. In case the Developer after having the plan sanctioned as stipulated fails to complete the construction in all manners within the stipulated period as aforesaid, the Owners shall extend a grace period of Six months to complete the construction of the building in all manners.
13. That subject to the provision of these presents, the Owners hereby grant to the Developer exclusive right to build/construction of multi-storied building in or upon the land comprised in the said





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premises in accordance with the plan of construction as may be permitted and/or sanctioned by the Rajpur Sonarpur Municipality and/or other competent Authorities.

14. The Owners shall at the cost of the Developer, submit the building plan to be drawn and designed by the Architect of the Developer in the names of the Owners herein and the Developer shall comply with such sanction.
15. All applications submitted by or in the name of the Owners of the premises at the cost of the Developer and the Developer alone shall pay and bear all expenses including all fees, charges and other costs provided always that the Developer shall be entitled to all refunds of any deposit made by him on behalf of the Owners.
16. That the Developer shall be entitled to vary/revise and/or modify the aforesaid plan of proposed building construction, subject to sanction of such modification/variation/reversal by the aforesaid competent authorities.
17. During the continuance of the agreement and until such time the new building is completed, the Owners shall not prevent the Developer in any way or interfere with the quiet and peaceful possession and enjoyment of the said premises nor shall cause any obstruction or interference in the construction and completion of the building in accordance with the plan, except in such instance when the Owners have reason to believe that the Developer is not carrying out its obligation in terms of this agreement.
18. The building shall be of uniform construction with best available standard and 1<sup>st</sup> class building materials, fitting and fixtures and other common facilities and other spaces intended or meant for the enjoyment of the Owners, Occupiers of the said building.
19. That the Owners apart from receiving his/her/their allocated portion of proposed building, shall also be entitled to easement rights in common with the other occupiers of the said building in respect of common areas and facilities provided therein, as set out in **Schedule - "D"** herein below.
20. That save and except the Owners Allocation, the Developer shall have the exclusive right to deal with the remaining constructed area or proportion of the proposed building as Developers Allocation as described and mentioned in the **Schedule "C"** hereunder written, including its joint and equal rights in all common areas and facilities provided in the said building and proportionate undivided share of land and shall have the right to enter into any agreement with prospective purchasers as may be chosen and selected by the Developer, for transfer, sale, grant, lease of the aforesaid portion of the building for or at such price and/or at such consideration and in such terms and conditions as may be agreed upon by and between the Developer and intending Purchaser(s).
21. That with the execution of these presents, the Owners shall remain liable to execute and register a "Power of Attorney" for Developers Allocation in favor of the Developer and/or nominee of the Developer inter-alia granting due and all requisite authority to enter upon the said premises, take measurement and construct the proposed building, pursue the sanction of the plan of the construction of the building, represent the Owners before all authorities for sanction of the plan, submit application on behalf of the Owners for procuring the building materials and/or otherwise to pursue, to fulfill the above objectives and also for other acts and deeds.



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22. The Owners herein shall at the request of the Developer, execute and register (if necessary) such documents, papers, memorandum and deeds in furtherance of these presents which the Developer may require from the Owners from time to time for smooth and expeditious construction of the proposed building for use and occupation thereof.
23. The Owners shall also authorize the Developer by the proposed "Power of Attorney" to do all other acts, deeds and things at the instance of the Developer, whenever necessary, to obtain any other requisite permission of authority of sanction of the Government, Public or any statutory body, as may be required for the construction of the proposed buildings **PROVIDED THAT** the Developer shall bear all costs and expenses for all such documents, letter, papers, memorandum etc. shall deposit requisite fees wherever necessary and obtain refund of fees and appropriate the same without any way being answerable to the Owners for the same.
24. That the Owners hereby agree to pay and clear all rates and taxes and/or other imposition and statutory dues in respect of the said property up to the date of vacant possession to the Developer and thereafter shall be payable by the Developer till delivery of possession of the Owners Allocation to the Owners.
25. That the time period for the construction of the proposed new building shall be subject to, regarding availability of building materials and such other Government or statutory impositions relating to their availability **AND ALSO SUBJECT TO "FORCE MAJEURE"** condition like; flood, earthquake, water, storm, tempest, civil commotion, strike, riot or war and other acts of God and when the obligation of the Developer in regard to period of completion of construction shall remain suspended for the duration of the " Force Majeure".
26. That the Map(s), Plan(s), Specification, Drawings etc. in respect of the construction of the aforesaid new building shall be prepared as per the desire and approval of the Developer and the costs and expenses for the same shall be borne and paid by the Developer is hereby authorized by the Owners to appoint Architects, Engineers etc. of his own choice to get the works done and completed with expeditions, such costs and expenses shall from part of the expenses of development of the said premises.
27. That simultaneously with the execution of the agreement the Owners shall hand over the copies of original documents related to the right title of the said property to the Developer for the purpose of smooth and easy running of the said Development works and the Developer undertake to produce the originals thereof as and when required.
28. That the construction and development work shall be made and undertaken by the Developer strictly in accordance with the plans, specifications and drawings duly approved by the Rajpur Sonarpur Municipality and other appropriate bodies and/or authorities at the instance of the Developer for and on behalf of the Owners.
29. That notwithstanding anything contained elsewhere in this agreement it is hereby expressly made clear that Owners and/or any person or persons claiming under him shall not by any reason or in any manner whatsoever interfere with or hinder prohibit inject or stop the Developer and/or its men, agents, servants, nominees and representatives for carrying out the Development of the said property in terms of this agreement, including in the construction and/or selling of the spaces of the said building. It is further hereby made clear that the decision of the Developer concerning all



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matters in respect of the development of the said property shall be final and binding on all the parties and shall not be questioned by any one on any ground whatsoever.

30. That after the construction of the proposed building is fully completed, the Owners and the Developer jointly shall cause an Owners Association or Society or a Syndicate to be formed or established by the occupiers including the Owners and the Developer and the Owners & the Developer herein shall handover the control and management of the said building to the said body.
31. That after the formation of the body of occupiers, as set out in the previous clause (in Clause No. 30 heretofore), the rights of control and management in respect of the said constructed building shall be handed over to the said body/Association by the Developer and thereafter, the Developer shall not remain liable for the said building or any portion thereof in any manner whatsoever.
32. This agreement shall subsist and remain irrevocable till the work of construction of new building at the said property is completed and the Owners Allocation is hand over to the Owners by the Developer as aforesaid and the remaining constructed spaces as mentioned heretofore are sold/transferred/alienated by the Developer to the intending Purchaser(s) by the registered documents in connection therewith.
33. The Developer undertakes to construct the building in accordance with the sanctioned plan.
34. The Owners and the Developer have entered into the agreement purely on principal to principal basis and nothing contained stated herein shall be deemed to constructed as a partnership between the Owners and the Developer and each party shall keep the other indemnified from and against the same and/or any third party claims.
35. The Owners or the Developer or any of their transferee(s) shall not use or permit to use of their respective allocation(s) in the building or any portion thereof for carrying on any obnoxious illegal and immoral trade or activity use or allow the use thereof for any purpose which may create a nuisance or hazard to the other occupiers of the building.
36. That it is hereby admitted and agreed by the parties herein and/or any of their Transferee(s) that all Car Parking Allottee(s) will be liable to abide by the rules/terms/conditions as may be determined from time to time by the said Association/Society regarding smooth utilization of the Car Parking spaces/areas by the said Allottee(s).
37. That the Owners shall sign and execute all such documents necessary for mutation of the Developer's share in the name of the Developer and/or their nominee and/or assignees in the records of the Rajpur Sonarpur Municipality.
38. The Owners or the Developer or any of their transferees shall not demolish or permit demolition of any wall, beam, column or other structure in their respective allocation or any portion thereof or make any change in structural allocation therein without the previous consent of the management/society/association and if it is found then the said Owner/Transferee(s) shall be liable to pay adequate charges and penalties as may be determined by the said Developer/Association.
39. The Owners or the Developer or any of their Transferee(s) shall not throw or accumulate any dirt rubbish waste or refuse or permit the same to be thrown or accumulated in or about the building or in the compounds corridor or any other common portion or portion of the said building.





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matters in respect of the development of the said property shall be final and binding on all the parties and shall not be questioned by any one on any ground whatsoever.

30. That after the construction of the proposed building is fully completed, the Owners and the Developer jointly shall cause an Owners Association or Society or a Syndicate to be formed or established by the occupiers including the Owners and the Developer and the Owners & the Developer herein shall handover the control and management of the said building to the said body.
31. That after the formation of the body of occupiers, as set out in the previous clause (in Clause No. 30 heretofore), the rights of control and management in respect of the said constructed building shall be handed over to the said body/Association by the Developer and thereafter, the Developer shall not remain liable for the said building or any portion thereof in any manner whatsoever.
32. This agreement shall subsist and remain irrevocable till the work of construction of new building at the said property is completed and the Owners Allocation is hand over to the Owners by the Developer as aforesaid and the remaining constructed spaces as mentioned heretofore are sold/transferred/alienated by the Developer to the intending Purchaser(s) by the registered documents in connection therewith.
33. The Developer undertakes to construct the building in accordance with the sanctioned plan.
34. The Owners and the Developer have entered into the agreement purely on principal to principal basis and nothing contained stated herein shall be deemed to constructed as a partnership between the Owners and the Developer and each party shall keep the other indemnified from and against the same and/or any third party claims.
35. The Owners or the Developer or any of their transferee(s) shall not use or permit to use of their respective allocation(s) in the building or any portion thereof for carrying on any obnoxious illegal and immoral trade or activity use or allow the use thereof for any purpose which may create a nuisance or hazard to the other occupiers of the building.
36. That it is hereby admitted and agreed by the parties herein and/or any of their Transferee(s) that all Car Parking Allottee(s) will be liable to abide by the rules/terms/conditions as may be determined from time to time by the said Association/Society regarding smooth utilization of the Car Parking spaces/areas by the said Allottee(s).
37. That the Owners shall sign and execute all such documents necessary for mutation of the Developer's share in the name of the Developer and/or their nominee and/or assignees in the records of the Rajpur Sonarpur Municipality.
38. The Owners or the Developer or any of their transferees shall not demolish or permit demolition of any wall, beam, column or other structure in their respective allocation or any portion thereof or make any change in structural allocation therein without the previous consent of the management/society/association and if it is found then the said Owner/Transferee(s) shall be liable to pay adequate charges and penalties as may be determined by the said Developer/Association.
39. The Owners or the Developer or any of their Transferee(s) shall not throw or accumulate any dirt rubbish waste or refuse or permit the same to be thrown or accumulated in or about the building or in the compounds corridor or any other common portion or portion of the said building.



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40. The Developer will be responsible for all local and incidental affairs and will settle up all problems at its own cost and if necessary Owners will join his hands of co-operation in that respect.
41. That the construction of the building in the said premises will be made by the Developer at its own cost and bearing the responsibility of all payments to all concerned including labors, masons and for building materials that will be required for such construction.
42. That Only Courts having original jurisdiction over the premises shall have the jurisdiction in all matters relating to and/or arising out of this agreement.
43. That a "Power of Attorney" to be given by the Owners to the Developer for the sale of undivided share of land to the Purchaser (s) for the flat(s) and other areas of the Developers Allocation only, cost of which will be borne by the Developer and for pursuing the sanctioning of the building plan and other acts and deeds.
44. That it is hereby agreed by and between the parties that the name of the newly constructed building shall be selected by the Developer alone.
45. That after completion of the aforesaid new building, Developer and Owners shall take possession of their allocations simultaneously.
46. That the Developer has been agreed to pay for alternative accommodation for the Owners herein of Rs. 25,000/- (Rupees Twenty-Five Thousand) only per month from the date of handover of possession of the said land till delivery of the Owners Allocation to the Owners.
46. That the Developer has been agreed to settle the issue(s) relating with the Tenants (IF ANY) and the Owners herein are also agreed to extend all sorts of co-operation with the Developer in this regard.

**SCHEDULE "A" AS ABOVE REFERRED TO**  
**(Description of the Property as said above)**

**ALL THAT** piece and parcel of Bastu Land out of more or less 14 Cottahs 02 Chittaks 23 Sq.ft. land along with 100 Sq.ft. Kancha Structure out of 71 Decimals land in R.S. & L.R. Dag No. 942; under R.S. Khanda Khatian No. 2764 coming from Khatian No. 713 (Hal L.R. Khatian No. 526 & 527); at Mouza – Rajpur; Pargana – Medānmalla; J.L. No. 55; District South 24 Parganas and also in the office of the Rajpur Sonarpur Municipality in respect of the aforesaid property and the said property known as Municipality Holding No. 266, **AGHORE SARANI (having Municipality Assessment No. 1104302133364)** within the limits of Rajpur Sonarpur Municipality Ward No. 17; P.S. and A.D.S.R.O. Sonarpur, District South 24 Parganas, Kolkata 700149 and the said property is butted and bounded as follows:

**ON THE NORTH:** Part of R.S. dag no.942 & 1055;  
**ON THE SOUTH:** Part of R.S. dag no.944;  
**ON THE EAST :** By Part of R.S. dag no.942 & 944;  
**ON THE WEST :** 30ft wide road;



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**SCHEDULE "B" AS ABOVE REFERRED TO**  
**(OWNERS ALLOCATION)**

**OWNERS ALLOCATION** shall mean on completion of the building the Owners will be entitled to get the Flats of the Entire Second Floor (Flat Nos. 2A; 2B; 2C; 2D; 2F & 2H) save and except Flat Nos. 2E & 2G at the Second Floor; Car Parking Nos. P-10, P-11, P-14 & P-15 and also Office No.1, Office No.2, Office No.3 & Office No.4 of the proposed building to be constructed on the **Schedule "A"** property as per sanctioned Plan including the joint and equal rights on Common Areas and Common Facilities together with all other amenities attached with the said building to be allotted to the Owners known as "**Owners Allocation**" as consideration for permitting the Developer to develop the said property and commercially exploit the same.

It is pertinent to mention here that; -

- i. the Developer is agreed that the Owners shall have the right to install Advertisements Board/Hoarding, Mobile Tower and/or other similar structures within 1000 Sq.ft. on the ultimate Roof of the new Building without jeopardizing the structural ability/strength of the said Building;
- ii. the Owners will be solely entitled to get the revenue/income of the aforesaid Advertisements Board/Hoarding, Mobile Tower and/or other similar structures within 1000 Sq.ft. on the ultimate Roof of the new Building and neither the Developer/Purchaser(s) can raise any objection against the Owners nor can claim any amount from the Owners in future ever;
- iii. However, the Owners undertake to compensate if any loss and/or damage is made or caused for the aforesaid structures.

**SCHEDULE - "C" AS ABOVE REFERRED TO**  
**(DEVELOPER'S ALLOCATION)**

**DEVELOPERS ALLOCATION** shall mean the remaining constructed area of the proposed building to be constructed as per the aforesaid sanctioned plan by the Rajpur Sonarpur Municipality on the **Schedule "A"** property consisting of Flats of the entire First, Third and Fourth Floor and also Flat Nos. 2E & 2G at the Second Floor with other Car Parking spaces including joint and equal rights on Common Areas and Common Facilities together with all other amenities attached with the said building which shall absolutely belong to the Developer, save and except the "Owners' Allocation" as aforesaid; under this Agreement it is being expressly agreed that this will not prevent the Developer from entering into any agreement for sale and transfer in respect of the "Developer's Allocation".

**SCHEDULE - "D" AS ABOVE REFERRED TO**  
**(TYPE OF CONSTRUCTION & SPECIFICATIONS)**

1. R.C.C. Structure with standard materials.
2. All Outer walls 125mm (5") thick & inner walls will be 75mm(3") thick with 2 no. bricks with medium course sand and good quality cement alike Ultratech, Lafarge, Ambuja and others.
3. Window: All windows shall be made with Aluminum sliding.
4. Doors: All doors shall be of commercial ply flush doors with commercial





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- wooden frame with accessories.
5. Flooring of rooms shall be of vitrified tiles finish.
  6. Kitchen: Flooring with vitrified tiles finish with granite/green marble slab for cooking platform and over it up to 2 feet height wall tiles from the cooking top.
  7. Toilet & Bathroom: floor with antiskid tiles and there will be up to door height wall tiles from the floor with concealed European system.
  8. Other electrical connection: Concealed copper wiring (make: polycab, glowstar, havelles or similar) with modular switches (make: Gold Medal, Gm, havelles or similar. All flats will have provision to install 220 vlt meters for the main line. Common area will have the provision to install 440vlt meter.
  9. Water Supply: Underground Water supply shall be provided and electrical pump motor will be provided.
  10. Painting & finishing: Inside of flat plaster of paris with staircase and lobby. External walls full weather coat color as per design/choice of developer.

**SCHEDULE - "E" AS ABOVE REFERRED TO**  
**(Common Area and Facilities)**

- 1) That save and except individual Flats/Units for individual use and occupations of the proposed new building to be constructed at Municipality Holding No. 266, AGHORE SARANI (having Municipality Assessment No. 1104302133364) within the limits of Rajpur Sonarpur Municipality Ward No. 17; P.S. and A.D.S.R.O. Sonarpur, District South 24 Parganas, Kolkata 700149, all easement, and equal easement rights and appurtenances belonging hereto.
- 2) Foundation, beams vertical and lateral supports main walls, common walls, boundary walls, main entrance/gate of the said building.
- 3) Main gate of the said premises.
- 4) Installation common services viz. electricity water, pipes and sewerage, rain water pipes.
- 5) Water pump with motor and pump room.
- 6) Reservoir on the roof and underground.
- 7) 24 hours' water supply from overhead tank to the respective flats.
- 8) Common staircases, landings, lobbies etc.
- 9) Lighting in the common space, passages, staircase including fixtures and fittings.
- 10) Common Meter Box.
- 11) Open space surrounding the said building.
- 13) All other parts of the said building the necessary for it existences, maintenance and safety for normally in common use of the Owners of the respective flats.

**SCHEDULE - "F" AS ABOVE REFERRED TO**  
**(Common Expenses)**

- a) The expenses of maintaining and repairing the main structure, main walls top floor roof and in particular the main water pipes, waste water pipes, water lines, water tanks etc; of the building and also electric lines for common lights and pump, lift, Generator (if any) or any other equipment used for common use/service.



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- b) The cost of cleaning and lightning the passages staircase, top floor roof etc. and other parts of the building used by the buyers in common with the Owners and occupier of the other flats and spaces.
- c) Reasonable salaries of a sweeper and Darwan for the common parts.
- d) The cost of maintaining, servicing, substituting repairing and working of common lights.
- e) All expenses of common services and in connection with common areas and facilities as mentioned above.
- f) All litigation expenses incurred for the common purposes and relating to common use and enjoyment of the common portions.
- g) All other expenses and/or outgoings as are incurred by the Owners and/or service organization for the common purposes.

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands on the day of the month of the year herein first above written.

**SIGNED, SEALED & DELIVERED**

In presence of the

Witnesses

1. *Bili B Baddy*  
*Let: Kanchik Ch. Baddy*  
*75/1 Vengaloo Bazaar*  
*Main Road Kal-78*

*Bandana Baddy*  
*88 Sit Adh*

SIGNATURES OF THE OWNERS

2. *Deepam Bhowmik*  
*12/26 Padma Pukur*  
*Road. (KOL-92)*

Aishani Infra Pvt. Ltd.

*88 Sit Adh*

Director

SIGNATURE OF THE DEVELOPER

Drafted by

*Krishanu Chosh*

Advocate.

Alipore Judges Court,  
 Alipore, Kolkata 700027.

Enr:- WB/103/2003.














District Sub-Registrar-IV  
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21 DEC 2023

PHOTO	left hand		1st finger	middle finger	ring finger	small finger
	right hand					











Name \_\_\_\_\_

Signature \_\_\_\_\_

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

Name BANDANA AUDDY

Signature Bandana Auddy

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

Name S.S. It Adz (SUBHOSIT AUDDY)

Signature S.S. It Adz





District Sub-Registrar-IV  
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Government of West Bengal  
GRIPS 2.0 Acknowledgement Receipt  
Payment Summary



201220232032174933

GRIPS Payment Detail

GRIPS Payment ID: 201220232032174933      Payment Init. Date: 20/12/2023 18:19:06  
Total Amount: 40041      No of GRN: 1  
Bank/Gateway: SBI EPay      Payment Mode: SBI Epay  
BRN: 8940554407437      BRN Date: 20/12/2023 18:19:38  
Payment Status: Successful      Payment Init. From: Department Portal

Depositor Details

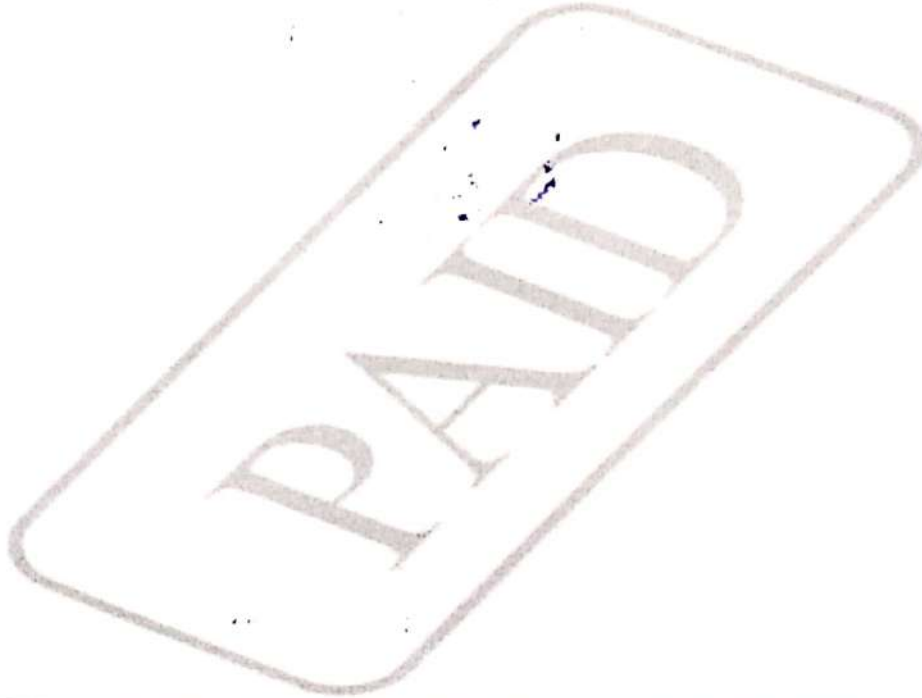
Depositor's Name: Mr SUBHOJIT AUDDY  
Mobile: 7980135894

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192023240321749358	Directorate of Registration & Stamp Revenue	40041
<b>Total</b>			<b>40041</b>

IN WORDS: FORTY THOUSAND FORTY ONE ONLY.

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





Government of West Bengal  
Directorate of Registration & Stamp Revenue  
e-Assessment Slip

Query No / Year	2003015770/2023	Office where deed will be registered
Query Date	07/12/2023 2:36:28 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	RANA BHOWMICK ALIPORE JUDGES COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9836509674, Status : Advocate	
Transaction		Additional Transaction
[0110] Sale, Development Agreement or Construction agreement		[4308] Agreement [No of Agreement : 2]
Set Forth value		Market Value
Rs. 2/-		Rs. 1,72,27,691/-
Total Stamp Duty Payable(SD)		Total Registration Fee Payable
Rs. 40,020/- (Article:48(g))		Rs. 21/- (Article:E, E)
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
Remarks		

**Land Details :**

District: South 24-Parganas, Thana: Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Aghore Sarani, Mouza: Rajpur, , Ward No: 017, Holding No:266 J No: 55, , Pin Code : 700149

Sch No	Plot Number	Khatian Number	Land Use	ROR Proposed	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-942	RS-526	Bastu	Bastu	14 Katha 2 Chatak 23 Sq Ft	1/-	1,72,00,691/-	Width of Approach Road: 20 Ft.,
Grand Total :					23.359Dec	1/-	172,00,691 /-	

**Structure Details :**

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	1/-	27,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	1/-	27,000 /-	



Query No: 2003015770 of 2023, Printed On : Dec 13 2023 3:06PM, Generated from wbregistration.gov.in

AS- 1 of 3



**Land Lord Details :**

SI No	Name & address	Status	Execution Admission Details :
1	Smt BANDANA AUDDY Wife of Shri TAPAN AUDDY,58/7, P.G.H. SHAH ROAD, City:- , P.O:- JADAVPUR UNIVERSITY, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ADxxxxxx5F, Aadhaar No.: 77xxxxxxxx4726,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
2	Shri SUBHOJIT AUDDY Son of Shri TAPAN AUDDY,58/7, P.G.H. SHAH ROAD, City:- , P.O:- JADAVPUR UNIVERSITY, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. Alxxxxxx5L, Aadhaar No.: 56xxxxxxxx9674,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

**Developer Details :**

SI No	Name & address	Status	Execution Admission Details :
1	AISHANI INFRA PRIVATE LIMITED ( Private Limited Company ) ,14/1A, MONAHAR PUKUR ROAD, City:- , P.O:- KALIGHAT, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 PAN No. AAxxxxxx7D, ,Aadhaar No Not Provided by UIDAIStatus :Organization, Executed by: Representative	Organization	Executed by: Representative

**Representative Details :**

SI No	Name & Address	Representative of
1	Shri SUBHOJIT AUDDY Son of Shri TAPAN AUDDY58/7, P.G.H. SHAH ROAD, City:- , P.O:- JADAVPUR UNIVERSITY, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. Alxxxxxx5L , Aadhaar No.: 56xxxxxxxx9674	AISHANI INFRA PRIVATE LIMITED (as DIRECTOR)

**Identifier Details :**

Name & address
Mr DEEPTEN BHOWMICK Son of Mr RATAN BHOWMICK 12/26, PADMA PUKUR ROAD, City:- , P.O:- REGENT ESTATE, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700092, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , Identifier Of Smt BANDANA AUDDY, Shri SUBHOJIT AUDDY, Shri SUBHOJIT AUDDY



Query No: 2003015770 of 2023, Printed On : Dec 13 2023 3:06PM, Generated from wbregistration.gov.in

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### Major Information of the Deed

Deed No :	I-1604-15325/2023	Date of Registration	21/12/2023
Query No / Year	1604-2003015770/2023	Office where deed is registered	
Query Date	07/12/2023 2:36:28 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	RANA BHOWMICK ALIPORE JUDGES COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9836509674, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 1,81,83,273/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 40,120/- (Article:48(g))	Rs. 53/- (Article:E, E)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Aghore Sarani, Mouza: Rajpur, , Ward No: 017, Holding No:266 JI No: 55, Pin Code : 700149






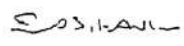
Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-942	RS-526	Bastu Bastu	14 Katha 2 Chatak 23 Sq Ft	1/-	1,81,56,273/-	Width of Approach Road: 30 Ft.,
<b>Grand Total :</b>				<b>23.359Dec</b>	<b>1/-</b>	<b>181,56,273 /-</b>	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	1/-	27,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
<b>Total :</b>		<b>100 sq ft</b>	<b>1 /-</b>	<b>27,000 /-</b>	



**Land Lord Details :**



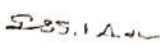
SI No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
	<b>Smt BANDANA AUDDY</b> Wife of Shri TAPAN AUDDY Executed by: Self, Date of Execution: 21/12/2023 , Admitted by: Self, Date of Admission: 21/12/2023 ,Place : Office	 21/12/2023	 Captured LTI 21/12/2023	 21/12/2023
58/7, P.G.H. SHAH ROAD, City:- , P.O:- JADAVPUR UNIVERSITY, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADxxxxxx5F, Aadhaar No: 77xxxxxxx4726, Status :Individual, Executed by: Self, Date of Execution: 21/12/2023 , Admitted by: Self, Date of Admission: 21/12/2023 ,Place : Office				
2	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
	<b>Shri SUBHOJIT AUDDY (Presentant)</b> Son of Shri TAPAN AUDDY Executed by: Self, Date of Execution: 21/12/2023 , Admitted by: Self, Date of Admission: 21/12/2023 ,Place : Office	 21/12/2023	 Captured LTI 21/12/2023	 21/12/2023
58/7, P.G.H. SHAH ROAD, City:- , P.O:- JADAVPUR UNIVERSITY, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AIxxxxxx5L, Aadhaar No: 56xxxxxxx9674, Status :Individual, Executed by: Self, Date of Execution: 21/12/2023 , Admitted by: Self, Date of Admission: 21/12/2023 ,Place : Office				

**Developer Details :**



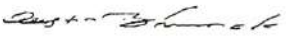
SI No	Name,Address,Photo,Finger print and Signature
1	<b>AISHANI INFRA PRIVATE LIMITED</b> 14/1A, MONAHAR PUKUR ROAD, City:- , P.O:- KALIGHAT, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 , PAN No.:: AAxxxxxx7D,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative



**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Shri SUBHOJIT AUDDY</b> Son of Shri TAPAN AUDDY Date of Execution - 21/12/2023, , Admitted by: Self, Date of Admission: 21/12/2023, Place of Admission of Execution: Office	<b>Photo</b> 	<b>Finger Print</b>  Captured	<b>Signature</b> 
	Dec 21 2023 12:16PM	LTI 21/12/2023	21/12/2023	
58/7, P.G.H. SHAH ROAD, City:- , P.O:- JADAVPUR UNIVERSITY, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: Alxxxxx5L, Aadhaar No: 56xxxxxxx9674 Status : Representative, Representative of : AISHANI INFRA PRIVATE LIMITED (as DIRECTOR)				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr DEEPTEN BHOWMICK</b> Son of Mr RATAN BHOWMICK 12/26, PADMA PUKUR ROAD, City:- , P.O:- REGENT ESTATE, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700092		 Captured	
	21/12/2023	21/12/2023	21/12/2023
Identifier Of Smt BANDANA AUDDY, Shri SUBHOJIT AUDDY, Shri SUBHOJIT AUDDY			

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Smt BANDANA AUDDY	AISHANI INFRA PRIVATE LIMITED-11.6795 Dec
2	Shri SUBHOJIT AUDDY	AISHANI INFRA PRIVATE LIMITED-11.6795 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Smt BANDANA AUDDY	AISHANI INFRA PRIVATE LIMITED-50.00000000 Sq Ft
2	Shri SUBHOJIT AUDDY	AISHANI INFRA PRIVATE LIMITED-50.00000000 Sq Ft

On 21-12-2023

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

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

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

Presented for registration at 11:12 hrs on 21-12-2023, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Shri SUBHOJIT AUDDY , 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 1,81,83,273/-

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

Execution is admitted on 21/12/2023 by 1. Smt BANDANA AUDDY, Wife of Shri TAPAN AUDDY, 58/7, P.G.H. SHAH ROAD, P.O. JADAVPUR UNIVERSITY, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Hindu, by Profession Business, 2. Shri SUBHOJIT AUDDY, Son of Shri TAPAN AUDDY, 58/7, P.G.H. SHAH ROAD, P.O. JADAVPUR UNIVERSITY, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Hindu, by Profession Business

Indetified by Mr DEEPTEN BHOWMICK, , Son of Mr RATAN BHOWMICK, 12/26, PADMA PUKUR ROAD, P.O: REGENT ESTATE, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700092, by caste Hindu, by profession Service

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

Execution is admitted on 21-12-2023 by Shri SUBHOJIT AUDDY, DIRECTOR, AISHANI INFRA PRIVATE LIMITED (Private Limited Company), 14/1A, MONAHAR PUKUR ROAD, City:- , P.O:- KALIGHAT, P.S:-Tollygunge, District:- South 24-Parganas, West Bengal, India, PIN:- 700026

Indetified by Mr DEEPTEN BHOWMICK, , Son of Mr RATAN BHOWMICK, 12/26, PADMA PUKUR ROAD, P.O: REGENT ESTATE, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700092, by caste Hindu, by profession Service

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 53.00/- ( E = Rs 21.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/- ) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 21/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 20/12/2023 6:19PM with Govt. Ref. No: 192023240321749358 on 20-12-2023, Amount Rs: 21/-, Bank: SBI EPay ( SBlePay), Ref. No. 8940554407437 on 20-12-2023, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 40,020/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 40,020/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 23164, Amount: Rs.100.00/-, Date of Purchase: 20/12/2023, Vendor name: TANMOY KAR PURAKAYASTHA

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 20/12/2023 6:19PM with Govt. Ref. No: 192023240321749358 on 20-12-2023, Amount Rs: 40,020/-, Bank: SBI EPay ( SBlePay), Ref. No. 8940554407437 on 20-12-2023, Head of Account 0030-02-103-003-02

*(Signature)*

**Anupam Halder**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - IV SOUTH 24-**  
**PARGANAS**  
**South 24-Parganas, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2023, Page from 468458 to 468481  
being No 160415325 for the year 2023.



Digitally signed by Anupam Halder  
Date: 2023.12.21 12:32:16 +05:30  
Reason: Digital Signing of Deed.

(Anupam Halder) 21/12/2023  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS  
West Bengal.