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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL



AB 177839

6-25 P.M.

21/2476524/22

Certified that the document is admitted for  
 Registration The Stamp duty and  
 endorsement are the part of this document  
 and payment.

Additional Registrar  
of Assurances II Kolkata

Additional Registrar of Assurances-II  
 Kolkata  
 6-25 P.M.  
 17/08/22

20 AUG 2022

**DEVELOPMENT AGREEMENT**

THIS DEVELOPMENT AGREEMENT made this 17<sup>th</sup> day of  
 AUGUST, TWO THOUSAND TWENTY TWO (2022) BY AND  
 BETWEEN : 1. SUSANTA CHANDRA, PAN - ACKPC0623K  
 (AADHAAR No. - 214279491578), Son of Late Rana Kishore  
 Chandra, by faith- Hindu, by occupation - Business, by nationality-  
 Indian, residing at 74, Dr. Suresh Sarkar Road, P.O.+ P.S.- Entally,  
 Kolkata- 700 014, 2. PRASANTA CHANDRA, PAN - ACKPC0622J,  
 (AADHAAR No. - 585625476955), son of Late Rana Kishore

Case No. 1591 of 17/8

250  
100

27/09/2022

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সন ও তারিখ -

জেরতার নাম -

সাকিন -

স্ট্যাম্প মূল্য -

ভেডার -

বারাসাত কোর্ট, উত্তর ২৪ পরগণা

ভেডার - শ্রী হাবান চন্দ্র সাধু

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14 MAR 2022

তারিখ -

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মোট স্ট্যাম্প মূল্য -

রেজারী অফিস - বারাসাত



Zafe Ahmed Khan

MD. NURUL HAQUE  
Advocate  
Enrolment No. WB/199/86  
26K, Kustia Road, Kolkata-39



Bankim Sarker  
S/o - Kavolik Sarker  
Vill - Deroch, P.O - Mamedpur  
P.S - Nairachi, Dist - 24P45(M)  
WB - 743166  
Occupation - Advocate









Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.R.A. - II KOLKATA, District Name :Kolkata

Signature / LTI Sheet of Query No/Year 19022002476524/2022

I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr SUSANTA CHANDRA 74, DR SURESH SARKAR ROAD, City:- Kolkata, P.O:- ENTALLY, P.S:- Entaly, District:-Kolkata, West Bengal, India, PIN:- 700014	Land Lord		4191 	Susanta Chandra 17/08/2022
2	Mr PRASANTA CHANDRA 74, DR SURESH SARKAR ROAD, City:- Kolkata, P.O:- ENTALLY, P.S:- Entaly, District:-Kolkata, West Bengal, India, PIN:- 700014	Land Lord		4192 	Prasanta Chandra 17/08/2022
3	Mr ZAFAR AHMED KHAN 33 BELGACHIA RD, City:- Not Specified, P.O:- BELGACHIA, P.S:- Tala, District:-South 24-Parganas, West Bengal, India, PIN:- 700037	Representative of Developer [CENTRAL HOLDING PRIVATE LIMITED]		4186 	Zafar Ahmed Khan 17/08/2022

Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr BANKIM SARKAR Son of Mr KARTIK SARKAR Village:- DEVOCK, P.O:- MAMUDPUR, P.S:-Naihati, District:- North 24-Parganas, West Bengal, India, PIN:- 743166	Mr SUSANTA CHANDRA, Mr PRASANTA CHANDRA, Mr ZAFAR AHMED KHAN		4190 	 17/08/2022

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



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

GRN Details

GRN: 192022230099477728 Payment Mode: Online Payment (SBI Epay)  
GRN Date: 17/08/2022 10:45:02 Bank/Gateway: SBIEpay Payment Gateway  
BRN : 9900023332239 BRN Date: 17/08/2022 10:49:13  
Gateway Ref ID: CHK1977621 Method: State Bank of India NB  
Payment Status: Successful Payment Ref. No: 2002476524/3/2022  
[Query No\*/Query Year]

Depositor Details

Depositor's Name: Ms CENTRAL HOLDING PVT LTD  
Address: 267, B.B. GANGULY STREET, KOLKATA - 700012  
Mobile: 9831023140  
EMail: ZAFARKHANBEEU@GMAIL.COM  
Period From (dd/mm/yyyy): 17/08/2022  
Period To (dd/mm/yyyy): 17/08/2022  
Payment ID: 2002476524/3/2022  
Dept Ref ID/DRN: 2002476524/3/2022

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002476524/3/2022	Property Registration- Stamp duty	0030-02-103-003-02	75021
2	2002476524/3/2022	Property Registration- Registration Fees	0030-03-104-001-16	20021
			<b>Total</b>	<b>95042</b>

IN WORDS: NINETY FIVE THOUSAND FORTY TWO ONLY.

Chandra, by faith- Hindu, by occupation - Business, by nationality- Indian, residing at 74, Dr. Suresh Sarkar Road, P.O.+ P.S.- Entally, Kolkata- 700 014, hereinafter called and referred to as the "**OWNERS**" (which term or expression shall unless excluded by or there be something repugnant to the subject or context be deemed to mean and include their respective heirs, heiress, executors, legal representatives, administrators, successors and assigns) of the **ONE PART:**

**AND**

**CENTRAL HOLDING PRIVATE LIMITED, PAN- AACCC0885G,** a company registered under the Companies Act, 1956, having its Registered Office at 267 B. B. Ganguly Street, P.O. & P.S.- Bow Bazar, Kolkata - 700 012, represented by one of its director, **ZAFAR AHMED KHAN, PAN- AIHPK8406F, (AADHAR NO.- 407207225546),** son of Nasir Ahmed Khan, by faith - Muslim, by occupation- Business, by nationality - Indian, residing at 33, Belgachia Road, P.O.- Belgachia, P.S.- Tala, Kolkata- 700 037, who has been duly authorized by way of resolution of the Board of Directors to represent the Company, hereinafter jointly referred to as "**the DEVELOPER**" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its legal representatives, executors, administrators, successor and/or successors in office and assigns) of the **SECOND PART**

**WHEREAS:**

1. One Shyama Prosad. Sil, son of Umesh Chandra Sil by way of registered Indenture of Sale dated 22.09.1971 duly registered in the Office of the Registrar of Assurances, Calcutta and recorded in Book No. I, Volume No. 291, Pages 21 to 23 being No. 3762 for the year 1980 sold, conveyed and transferred two premises viz. ALL THAT undivided half share in the land measuring 4 Cottahs and 13



ADDITIONAL REGISTRAR  
OF ASSURANCE-II, KOLKATA

17 AUG 2022

Chittaks of rent free land be the same a little more or less with a brick-built one storied structures standing thereon which contains a number of shop rooms all let out to different tenants and togetherwith the structure standing on the Northern side of Bipin Behari Ganguly and is known and numbered as Municipal Premises No. 169/A, Bipin Behari Ganguly Street which premises is a part and Holding No. 96, Block No. II in the North Division of Calcutta and ALL THAT undivided half share in the land measuring 16 Cottahs 3 Chhitaks of rent free land be the same a little more or less togetherwith one brick build pucca two storied building and togetherwith two out houses one on the Northern and another on the Eastern side of the aforesaid land, the entire block known and numbered as Municipal Premises No. 169/B, Bipin Bihari Ganguly Street and which Municipal Premises is a part of the Holding No. 96, Block No. II, in the North-Division of the town of Calcutta within Police Station – Muchipara and within jurisdiction of the Registrar of Assurances of the town of Calcutta in favour of Rana Kishore Chandra, since deceased.

2. The said Rana Kishore during his life by way of Court Sale made by the Sheriff of Calcutta dated 07.11.1973 which was confirmed on 24.07.1974 in Suit No. 1465 of 1961 by the Hon'ble High Court in its ordinary Civil Jurisdiction also purchased another undivided half share in the land measuring 4 Cottahs and 13 Chittaks of rent free land be the same a little more or less with a brick-built one storied structures standing thereon at Municipal Premises No. 169/A, Bipin Behari Ganguly Street which premises is a part and Holding No. 96, Block No. II in the North Division of Calcutta and undivided half share in the land measuring 16 Cottahs 3 Chhitaks of rent free land be the same a little more or less togetherwith one brick build pucca two storied building and togetherwith two out houses structure on the northern and another eastern side of the land standing thereon at as Municipal Premises No. 169/B, Bipin



Bihari Ganguly Street both in the town of Calcutta within Police Station Munchipara.

3. In the event aforesaid two sale deeds said Rana Kishore Chandra became absolute owner and person in possession in respect of ALL THAT 4 Cottahs and 13 Chittaks of rent free land be the same a little more or less with a brick-built one storied structures standing thereon at Municipal Premises No. 169/A, Bipin Behari Ganguly Street, Calcutta Municipal Corporation Ward No. 67 Calcutta - 700 012, togetherwith one brick build pucca three storied building and land measuring 16 Cottahs 3 Chhitaks of rent free land be the same a little more or less togetherwith brick-built pucca two storied building standing thereon at as Municipal Premises No. 169/B, Bipin Bihari Ganguly Street Calcutta Municipal Corporation Ward No. 67 Calcutta - 700 012, in total Land of the said two premises comes to measuring 21 Cottahs of rent free land be the same a little more or less togetherwith structures standing thereon, hereinafter collectively referred to as the "said Premises" and morefully and particularly described in the First Schedule hereunder Written. It is pertinent to mention herein that although in the said Court Sale was made by the Sheriff of Calcutta dated 07.11.1973 which was confirmed on 24.07.1974 in Suit No. 1465 of 1961 by the Hon'ble High Court in its ordinary Civil Jurisdiction the total land area was mentioned as One Bigha One Cottah and One Chhittak equivalent to 21 Cottahs 1 Chhitaks but on perusal of the all deeds and documents the total land area is considered as 21 Cottahs only. But it is fact neither Court Sale or said Indenture of Sale dated 22.09.1971 no map was annexed with the said two documents, as such it was not possible to know actual physical measurement of the said Two Premises.
4. The said Rana Kishore Chandra being Hindu and governed by Dayabhaga School of Hindu while thus seized, possessed and sufficiently entitled to **ALL THAT** 4 Cottahs and 13 Chittaks of rent free land be the same a little more or less with a brick-built one

storied structures standing thereon at Municipal Premises No. 169/A, Bipin Behari Ganguly Street and land measuring 16 Cottahs 3 Chhitaks of rent free land be the same a little more or less togetherwith one brick build pucca two storied building and togetherwith two out houses structure on the northern and another eastern side of the land standing thereon at as Municipal Premises No. 169/B, Bipin Bihari Ganguly Street in total Land measuring 21 (Twenty One) Cottahs of rent free land be the same a little more or less togetherwith structures standing thereon lying at and being Premises No. 169/A and 169/B, Bipin Bihari Ganguly Street, P.S.- Munchipara, Calcutta Municipal Corporation Ward No. 67 Calcutta - 700 012, died intestate on 13.10.1986 leaving behind his surviving his widow wife namely Smt. Bela Rani Chandra, his Four Sons namely Susanta Chandra, being the Owner No. 1 herein Prasanta Chandra, being the Owner No. 2 herein, Supravat Chandra and Subrata Chandra and two daughters namely Smt. Shibani Chandra and Smt. Indrani Chandra as his legal heirs and successors, who inherited the property left behind by said Rana Kishore Chandra.

5. In the event of thus happened said Smt. Bela Rani Chandra, Susanta Chandra, Prasanta Chandra, Supravat Chandra, Subrata Chandra, Smt. Shibani Chandra and Smt. Indrani Chandra became absolute joint owners and persons in possession having each of them  $1/7^{\text{th}}$  Share in the said landed property viz. ALL THAT 4 Cottahs and 13 Chittaks of rent free land be the same a little more or less with a brick-built one storied structures standing thereon at Municipal Premises No. 169/A, Bipin Behari Ganguly Street and land measuring 16 Cottahs 3 Chhitaks of rent free land be the same a little more or less togetherwith one brick build pucca two storied building and togetherwith two out houses structure on the northern and another eastern side of the land standing thereon at as Municipal Premises No. 169/B, Bipin Bihari Ganguly Street togetherwith structures standing thereon lying at

and being Premises No. 169/A and 169/B, Bipin Bihari Ganguly Street, P.S.- Munchipara, the then Calcutta Municipal Corporation Ward No. 67 at present Kolkata Municipal Corporation Ward no. 048, the then Calcutta and presently Kolkata - 700 012 and thereafter said Smt. Bela Rani Chandra, Susanta Chandra, Prasanta Chandra, Supravat Chandra, Subrata Chandra, Smt. Shibani Chandra and Smt. Indrani Chandra applied for mutation and upon consideration of right, title, interest and possession the concerned authority of Kolkata Municipal Corporation mutated the names of said Smt. Bela Rani Chandra, Susanta Chandra, Prasanta Chandra, Supravat Chandra, Subrata Chandra, Smt. Shibani Chandra and Smt. Indrani Chandra as owners in respect of Premises No. 169/A, B.B. Ganguly Street under Assessee No. 110480300786 and also Premises No. 169/B, B.B. Ganguly Street under Assessee No. 110480300798.

6. That said Smt. Shibani Chandra while thus seized, possessed and sufficiently entitled to 1/7<sup>th</sup> share in the ALL THAT 4 Cottahs and 13 Chittaks of rent free land be the same a little more or less with a brick-built one storied structures standing thereon at Municipal Premises No. 169/A, Bipin Behari Ganguly Street and land measuring 16 Cottahs 3 Chhitaks of rent free land be the same a little more or less togetherwith one brick build pucca two storied building and togetherwith two out houses structure on the northern and another eastern side of the land standing thereon at as Municipal Premises No. 169/B, Bipin Bihari Ganguly Street in total Land measuring 21 (Twenty One) Cottahs of rent free land be the same a little more or less togetherwith structures standing thereon lying at and being Premises No. 169/A and 169/B, Bipin Bihari Ganguly Street, P.S.- Munchipara, the then Calcutta Municipal Corporation Ward No. 67 at present Kolkata Municipal Corporation Ward no. 048, the then Calcutta and presently Kolkata - 700 012 under Assessee No. 110480300786 and under Assessee No. 110480300798 respectively by way of two deeds of Gift dated

12.03.1987 being Deed Nos. 2760 for the year 1987 and 2777 for the year 1987 gifted, conveyed and transferred her 1/7<sup>th</sup> share in the **ALL THAT** 4 Cottahs and 13 Chittaks of rent free land be the same a little more or less with a brick-built one storied structures standing thereon at Municipal Premises No. 169/A, Bipin Behari Ganguly Street and land measuring 16 Cottahs 3 Chhitaks of rent free land be the same a little more or less togetherwith one brick build pucca two storied building and togetherwith two out houses structure on the northern and another eastern side of the land standing thereon at as Municipal Premises No. 169/B, Bipin Bihari Ganguly Street in total Land measuring 21 (Twenty One) Cottahs of rent free land be the same a little more or less togetherwith structures standing thereon lying at and being Premises No. 169/A and 169/B, Bipin Bihari Ganguly Street, P.S.- Munchipara, the then Calcutta Municipal Corporation Ward No. 67 at present Kolkata Municipal Corporation Ward no. 048, the then Calcutta and presently Kolkata - 700 012 under Assessee No. 110480300786 and under Assessee No. 110480300798 in favour of her two brothers Sri Susanta Chandra and Sri Prasanta Chandra.

7. In the event as aforesaid the said Susanta Chandra, being the Owner No. 1 herein and Prasanta Chandra, being the Owner No. 2 herein became the absolute joint owners and persons in possession in respect of 3/7<sup>th</sup> share in respect of the **ALL THAT** 4 Cottahs and 13 Chittaks of rent free land be the same a little more or less with a brick-built one storied structures standing thereon at Municipal Premises No. 169/A, Bipin Behari Ganguly Street and land measuring 16 Cottahs 3 Chhitaks of rent free land be the same a little more or less togetherwith one brick build pucca two storied building and togetherwith two out houses structure on the northern and another eastern side of the land standing thereon at as Municipal Premises No. 169/B, Bipin Bihari Ganguly Street in total Land measuring 21 (Twenty One) Cottahs of rent free land be the same a little more or less togetherwith structures standing

thereon lying at and being Premises No. 169/A and 169/B, Bipin Bihari Ganguly Street, P.S.- Munchipara, the then Calcutta Municipal Corporation Ward No. 67 at present Kolkata Municipal Corporation Ward no. 048, the then Calcutta and presently Kolkata - 700 012 under Assessee No. 110480300786 and under Assessee No. 110480300798.

8. By way of Deed of Gift dated 10.05.2002, duly registered in the Office of the Addl. Registrar of Assurances-II, Kolkata and recorded in Book No.- I, Volume No. 3, Pages from 1 to 14, being No. 3229 for the year 2002, said Bela Rani Chandra gifted, conveyed and transferred ALL THAT undivided  $1/7^{\text{th}}$  share of interest right, title in the Shop Room measuring 225 Sq. Ft. lying at Premises No. 169/A, Bipin Bihari Ganguly Street, P.S.- Munchipara, Kolkata Municipal Corporation Ward No. 048, Kolkata - 700 012 in favour of said Subrato Chandra out of said entire premises as owner of the M/s. R.K. Chandra & Sons.
9. By way of another Deed of Gift dated 10.05.2002, duly registered in the Office of the Addl. Registrar of Assurances-II, Kolkata and recorded in Book No.- I, Volume No. 3, Pages from 1 to 14, being No. 3230 for the year 2002, said Supravat Chandra, Susanta Chandra, being Owner No. 1 herein, Shibani Chandra, Prasanta Chandra, being Owner No. 2 herein, Indrani Chandra nee Pal jointly gifted, conveyed and transferred ALL THAT undivided  $5/7^{\text{th}}$  share of interest right, title in the Shop Room measuring 225 Sq. Ft. built up area lying at Premises No. 169/A, Bipin Bihari Ganguly Street, P.S.- Munchipara, Kolkata Municipal Corporation Ward No. 048, Kolkata - 700 012 in favour of said Subrato Chandra out of said entire premises as owner of the M/s. R.K. Chandra & Sons.
10. In the event of said two gift deeds the said Subrata Chandra became absolute sole owner and person in possession in respect of said Shop Room measuring 225 Sq. Ft. built up area lying at Premises No. 169/A, Bipin Bihari Ganguly Street, P.S.- Munchipara, Kolkata Municipal Corporation Ward No. 048,

Kolkata - 700 012 (hereinafter referred to as the "said Shop Room") including 1/7<sup>th</sup> share in 4 Cottahs and 8 Chittaks of rent free land be the same a little more or less with a brick-built one storied structures standing thereon at Municipal Premises No. 169/A, Bipin Behari Ganguly Street and 1/7<sup>th</sup> share land measuring 16 Cottahs 3 Chhitaks of rent free land be the same a little more or less togetherwith one brick build pucca two storied building and togetherwith two out houses structure on the northern and another eastern side of the land standing thereon at as Municipal Premises No. 169/B, Bipin Bihari Ganguly Street in total Land measuring 21 (Twenty One) Cottahs of rent free land be the same a little more or less togetherwith structures standing thereon lying at and being Premises No. 169/A and 169/B, Bipin Bihari Ganguly Street, P.S.- Munchipara, Kolkata Municipal Corporation Ward no. 048, Kolkata - 700 012.

11. That the Owners herein while thus seized, possessed and sufficiently entitled to ALL THAT 3/7<sup>th</sup> share in said two premises viz. Premises No. 169/A, BipinBehari Ganguly Street and 3/7<sup>th</sup> share in premises No. Premises No. 169/B, Bipin Bihari Ganguly Street under the then Calcutta Municipality Assessee No. 110480300786 and under Assessee No. 110480300798 by way of Deed of Sale dated 10.05.2002, duly registered in the Office of the Addl. Registrar of Assurances- II, Kolkata and recorded in Book No. - I, being Deed No. 2097 for the year 2003 making said Shibani Chandra as confirming Party sold, conveyed and transferred **ALL THAT** undivided 1/7<sup>th</sup> share in 6 Cottahs and 2 Chittaks of rent free land be the same a little more or less with a brick-built one storied structures standing thereon except shop room measuring 225 Sq. Ft. Built Up Area at Municipal Premises No. 169/A, Bipin Behari Ganguly Street P.S.- Munchipara, Calcutta Municipal Corporation Ward no. 67, Kolkata - 700 012 and 1/7<sup>th</sup> share land measuring 16 Cottahs 3 Chhitaks of rent free land be the same a little more or less togetherwith one brick build pucca two storied

building and togetherwith two out houses on the northern and another eastern side of the land standing thereon at as Municipal Premises No. 169/B, Bipin Bihari Ganguly Street P.S.- Munchipara, formerly Calcutta Municipal Corporation Ward no. 67 presently Kolkata Municipal Corporation Ward no. 48, Kolkata - 700 012 in favour of Messers R.N.R. Development & Consultant Private Limited upon consideration mentioned therein. Said Bela Rani Chandra, Supravat Chandra and Indrani Chandra nee Pal while thus jointly seized, possessed and sufficiently entitled to **ALL THAT** 3/7<sup>th</sup> share Premises No. 169/A, Bipin Behari Ganguly Street and 3/7<sup>th</sup> share in Premises No. 169/B, Bipin Bihari Ganguly Street lying under Assessee No. 110480300786 and under Assessee No. 110480300798 by way of Deed of Sale dated 10.05.2002, duly registered in the Office of the Addl. Registrar of Assurances- II, Kolkata and recorded in Book No. - I, being Deed No. 2096 for the year 2003 sold, conveyed and transferred **ALL THAT** undivided 1/7<sup>th</sup> share in 6 Cottahs and 2 Chittaks of rent free land be the same a little more or less with a brick-built one storied structures standing thereon except shop room measuring 225 Sq. Ft. Built Up Area at Municipal Premises No. 169/A, Bipin Behari Ganguly Street P.S.- Munchipara, Calcutta Municipal Corporation Ward no. 67, Kolkata - 700 012 and 1/7<sup>th</sup> share land measuring 16 Cottahs 3 Chhitaks of rent free land be the same a little more or less togetherwith one brick build pucca two storied building and togetherwith two out houses on the northern and another eastern side of the land standing thereon at as Municipal Premises No. 169/B, Bipin Bihari Ganguly Street P.S.- Munchipara, formerly Calcutta Municipal Corporation Ward no. 67 presently Kolkata Municipal Corporation Ward no. 48, Kolkata - 700 012, in favour of Messers R.N.R. Development & Consultant Private Limited upon consideration mentioned therein.

12. That said Subrata Chandra while thus seized, possessed and sufficiently entitled to **ALL THAT** 1/7<sup>th</sup> share including said Shop

Room measuring 225 Sq. Ft. built up area lying at Premises No. 169/A, Bipin Behari Ganguly Street and 1/7<sup>th</sup> share in the Premises No. 169/B, Bipin Bihari Ganguly Street under Assessee No. 110480300786 and under Assessee No. 110480300798 respectively by way of Deed of Sale dated 10.05.2002, duly registered in the Office of the Addl. Registrar of Assurances- II, Kolkata and recorded in Book No. - I, being Deed No. 2098 for the year 2003 sold, conveyed and transferred **ALL THAT** undivided 1/7<sup>th</sup> share in 6 Cottahs and 2 Chittaks of rent free land be the same a little more or less with a brick-built one storied structures standing thereon except shop room measuring 225 Sq. Ft. Built Up Area at Municipal Premises No. 169/A, Bipin Behari Ganguly Street P.S.- Munchipara, formerly Calcutta Municipal Corporation Ward no. 67 presently Kolkata Municipal Corporation Ward no. 48, Kolkata - 700 012 and 1/7<sup>th</sup> share land measuring 16 Cottahs 3 Chhitaks of rent free land be the same a little more or less togetherwith one brick build pucca two storied building and togetherwith two out houses on the northern and another eastern side of the land standing thereon at as Municipal Premises No. 169/B, Bipin Bihari Ganguly Street P.S.- Munchipara, formerly Calcutta Municipal Corporation Ward no. 67 presently Kolkata Municipal Corporation Ward no. 48, Kolkata - 700 012, in favour of Messers R.N.R. Development & Consultant Private Limited upon consideration mentioned therein. Thereafter said Subrata Chandra by way of Deed of Conveyance dated 07.05.2010 duly registered in the Office of the A.R.A.- II, Kolkata, being Deed No. 4415 for the year 2010 sold, conveyed and transferred **ALL THAT** One Shop Room measuring 225 Sq. Ft. Built Up Area a little more or less on the Ground Floor lying at Premises No. 169/A, B.B. Ganguly Street, Kolkata- 700 012 togetherwith proportionate share of land and common amenities in favour of Sri Binay Singh upon consideration mentioned thereon. It is mentioned that clarified herein that although in the previous deeds and documents it has



been found that the land measuring 4 Cottahs and 8 Chittaks lying at premises No. 169A, B.B. Ganguly Street but during execution and registration of the aforesaid three deeds being Deed Nos. 2096/2003, 2097/2003 and 2098/2003 upon the physical measurement it is found that land measuring about 6 Cottahs 2 Chhittaks lying in Premises No. 169A, B.B. Ganguly Street and Land measuring 16 Cottahs 3 Chhittaks lying in Premises No. 169B, B.B. Ganguly Street, i.e. in total landed area comes to **22 Cottah 5 Chhittaks** and as such said three deeds was executed and registered on the basis of the total physical landed area i.e. **22 Cottahs 5 Chhittaks** lying in said Premises Nos. 169A and 169B, B.B. Ganguly Street **except** shop room measuring **225 Sq. Ft.** Built Up Area equivalent **5 Chhitaks** of landed area at Municipal Premises No. 169A, Bipin Behari Ganguly Street.

13. In the event of thus happened owners herein became absolute joint Owners and persons in possession in respect of **ALL THAT 2/7<sup>th</sup> share** in the 5 Cottahs and 13 Chittaks of rent free land be the same a little more or less together with a brick-built one storied structures standing thereon except shop room measuring 225 Sq. Ft. Built Up Area at Municipal Premises No. 169/A, Bipin Bihari Ganguly Street P.S.- Munchipara, the then Calcutta Municipal Corporation Ward no. 67, presently K.M.C. Ward No. 048, Kolkata - 700 012, morefully and particularly mentioned in the "Part - I" of the Second Schedule and **2/7<sup>th</sup> share** land measuring 16 Cottahs 3 Chhitaks of rent free land be the same a little more or less togetherwith one brick build pucca two storied building and togetherwith two out houses on the northern and another eastern side of the land standing thereon at as Municipal Premises No. 169/B, Bipin Bihari Ganguly Street P.S.- Munchipara, the then Calcutta Municipal Corporation Ward no. 67, presently K.M.C. Ward No.- 048, Kolkata - 700 012, morefully and particularly mentioned in the "Part - II" of the Second Schedule in total **2/7<sup>th</sup> share** in total Land measuring 22 (Twenty Two) Cottahs equivalent

to **6 (Six) Cottahs 4 (Four) Chhitaks 25 (Twenty Five) Sq. Ft.** of rent free land be the same a little more or less togetherwith structures standing thereon lying at and being Premises No. 169/A and 169/B, Bipin Bihari Ganguly Street, P.S.- Munchipara, presently Kolkata Municipal Corporation Ward No. 048, Kolkata - 700 012, hereinafter collectively referred to as the "**said Property**" and morefully and particularly described in the Second Schedule hereunder Written.

14. The owners herein having jointly decided for development of the "**said property**" and construction of new building thereon approached the Developer above named for the purpose of the said construction.
15. The Owners proposed to the Developer to enter into an agreement for Development of **ALL THAT 2/7<sup>th</sup> share** in the 5 Cottahs and 13 Chittaks of rent free land be the same a little more or less together with a brick-built one storied structures standing thereon except shop room measuring 225 Sq. Ft. Built Up Area at Municipal Premises No. 169/A, Bipin Bihari Ganguly Street P.S.- Munchipara, K.M.C. Ward No. 048, Kolkata - 700 012, morefully and particularly mentioned in the "Part - I" of the Second Schedule and **2/7<sup>th</sup> share** land measuring 16 Cottahs 3 Chhitaks of rent free land be the same a little more or less togetherwith one brick build pucca two storied building and togetherwith two out houses on the northern and another eastern side of the land standing thereon at as Municipal Premises No. 169/B, Bipin Bihari Ganguly Street P.S.- Munchipara, K.M.C. Ward No.- 048, Kolkata - 700 012, morefully and particularly mentioned in the "Part - II" of the Second Schedule in total **2/7<sup>th</sup> share** in total Land measuring 22 (Twenty Two) Cottahs equivalent to **6 (Six) Cottahs 4 (Four) Chhitaks 25 (Twenty Five) Sq. Ft.** of rent free land be the same a little more or less togetherwith structures standing thereon lying at and being Premises No. 169/A and 169/B, Bipin Bihari Ganguly Street, P.S.- Munchipara, presently Kolkata Municipal Corporation

Ward No. 048, Kolkata - 700 012 hereinafter referred to as "the said property" and morefully described in the second schedule hereinafter written on the following terms and conditions on which the Developer having vast experience in the development works has also agreed on the following terms and conditions:-

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

- **DEFINATION:** In these presents, unless it be contrary or repugnant to the subject or context, the under mentioned terms or expression shall have meaning respectively assigned to them as hereafter mentioned:
- **"OWNERS"** shall mean and include **1. SUSANTA CHANDRA**, son of Late Rana Kishore Chandra, **2. PRASANTA CHANDRA**, son of Late Rana Kishore Chandra, both by faith- Hindu, both by occupation - Business, both by nationality- Indian, both are residing at 74, Dr. Suresh Sarkar Road, P.O.+ P.S.- Entally, Kolkata- 700 014 and their respective heirs, executors, administrators, legal representatives and/or assigns.
- **"DEVELOPER"** shall mean and include **CENTRAL HOLDING PRIVATE LIMITED**, a company registered under the Companies Act, 1956, having its Registered Office at 267 B. B. Ganguly Street, P.O. + P.S.- Bow Bazar, Kolkata - 700 012, represented by one of its director, **ZAFAR AHMED KHAN**, Son of Nasir Ahmed Khan, by faith - Muslim, by occupation- Business, by nationality - Indian, residing at 33, Belgachia Road, P.O.- Belgachia, P.S.- Tala, Kolkata- 700 0377 and its successor or successors-in-office and/or assigns.
- **SAID PREMISES** shall mean and include **ALL THAT** Premises No. 169/A, Bipin Bihari Ganguly Street P.S.- Munchipara, K.M.C. Ward No. 048, Kolkata - 700 012

containing an area of 5 Cottahs 13 Chhittaks togetherwith structures and Premises No. 169/B, Bipin Bihari Ganguly Street P.S.- Munchipara, K.M.C. Ward No.- 048, Kolkata - 700 012, containing an area of 16 Cottahs 3 (Eleven) Chhitaks, morefully described in the First Schedule hereunder written.

- **“SAID PROPERTY”** shall mean and include **ALL THAT 2/7<sup>th</sup> share** in the 5 Cottahs and 13 Chittaks of rent free land be the same a little more or less together with a brick-built one storied structures standing thereon except shop room measuring 225 Sq. Ft. Built Up Area at Municipal Premises No. 169/A, Bipin Bihari Ganguly Street P.S.- Munchipara, K.M.C. Ward No. 048, Kolkata - 700 012, morefully and particularly mentioned in the “Part - I” of the Second Schedule and **2/7<sup>th</sup> share** land measuring 16 Cottahs 3 Chhitaks of rent free land be the same a little more or less togetherwith one brick build pucca two storied building and togetherwith two out houses on the northern and another eastern side of the land standing thereon at as Municipal Premises No. 169/B, Bipin Bihari Ganguly Street P.S.- Munchipara, K.M.C. Ward No.- 048, Kolkata - 700 012, morefully and particularly mentioned in the “Part - II” of the Second Schedule in total **2/7<sup>th</sup> share** in total Land measuring 22 (Twenty Two) Cottahs equivalent to **6 (Six) Cottahs 4 (Four) Chhitaks 25 (Twenty Five) Sq. Ft.** of rent free land be the same a little more or less togetherwith structures standing thereon lying at and being Premises No. 169/A and 169/B, Bipin Bihari Ganguly Street, P.S.- Munchipara, presently Kolkata Municipal Corporation Ward No. 048, Kolkata - 700 012, more fully described in the Second Schedule hereunder written.

- **“SAID LAND”** shall mean and include the Land comprised in the **“said Property”**, more fully described in the Schedule hereunder written.
- **“UNITS”** shall mean and include the several residential flats, servant quarters, parking spaces and other spaces of the newly constructed building, which would be available for independent use and occupation.
- **“OCCUPANTS”** shall mean and include the tenants and also various occupants in occupation of the portions of the **“said property”**.
- **“DEVELOPMENT WORK”** shall mean and include construction of the proposed new residential/commercial building at or upon the land comprised in the **“said Property”** and the same after evicting the occupants upon proper arrangement of alternative residence/shop rooms/office of the existing occupants at the cost and expenses of the Developer and recovering vacant possession of the **“said Property”**.
- **“SANCTIONED PLAN”** shall mean and include the Plan to be obtained from the Kolkata Municipal Corporation duly sanctioned for construction of the proposed building as also include the renewed, revised and/or modified and/or other Plans, elevation, designs, maps, drawings and other specifications.
- **“OWNERS’ ALLOCATION”** shall mean and include **42% (Forty Two) percent** of the total Units of the newly constructed building in respect of owners’ share in the said premises as described in the second schedule of this Agreement without any responsibility to give area for re-accommodation of existing tenants as per the provision contained in the **Article 7** hereunder. Furthermore owners’ allocation shall be made equitably and on pro-rata basis i.e. 21% at the front portion and 21% at the back portion of each

and every floors of the building except the Ground Floor. In the Ground Floor the existing tenants who were running their respective business at the front side of the existing building will have to be re-accommodated at the front side of the newly constructed building and the said area as would be required will be deducted from the developer's allocation. Thereafter the remaining portion in the Ground Floor will be divided between the owners and developer as per their respective ratio with similar advantage and disadvantage from front and back portion of the new building.

- **"DEVELOPER'S ALLOCATION"** shall mean and include **58% (Fifty Eight) percent** of the total Units of the newly constructed building in respect of developer's share in the said premises as described in the second schedule of this Agreement with all responsibility to give area for re-accommodation of existing tenants as per the provision contained in the **Article 7** hereunder. Furthermore developer's allocation shall be made equitably and on pro-rata basis i.e. 29% at the front portion and 29% at the back portion of each and every floors of the building except the Ground Floor. In the Ground Floor the existing tenants who were running their respective business at the front side of the existing building will have to be re-accommodated at the front side of the newly constructed building and the said area as would be required will be deducted from the developer's allocation. Thereafter the remaining portion in the Ground Floor will be divided between the owners and developer as per their respective ratio with similar advantage and disadvantage from the front and the back portion of the new building.
- **"COMMON PARTS"** shall mean and include the common parts and areas of the building including entrance, corridors, lobbies, landing, stairs, passages, ways, undergone and

overhead water reservoirs, water pipes, water Pump and motor, Lift, Lift well, Lift machine room and the sewerage and drainage connection pipes and other common areas, and spaces as may be meant for the common use and the same for the beneficial use and enjoyment of the units at the proposed new Building but shall not include the roof and the open spaces on the Ground floor as it will be kept apart from the common part of the new building.

- **“SALE PROCEED”** shall mean and include the amounts of the consideration as may be received and collected by the Developer from the intending buyers for and on account of sale on ownership basis in respect of the Units of the said proposed new building along with undivided proportionate share or interest in the **“said Land”** and the common parts and Same with or without right of Parking Cars but shall not include the amounts of deposits, service tax, VAT and other rates and taxes.
- **“ARCHITECT”** shall mean the Architect and/or Engineer, who may be retained and/or appointed by the Developer for designing, planning and supervising the said development work as also construction of the proposed building as per the sanctioned plan as also the Municipal laws and the building Rules.
- **PROFESSIONAL TEAM** shall mean the Architects, Structural Engineers, Mechanical and/or Electrical Engineers, Surveyors and/or such other professional engaged and/or contracted by the Developer from time to time
- **PRE DEVELOPMENT COSTS** shall mean the aggregate of all costs charges and expenses including all fees payable to Architects, Engineers and other Agents, sanction fee, legal expenses and all amounts incurred by the Developer prior to the Start Date

- **TOTAL DEVELOPMENT COSTS** shall mean the aggregate of all costs, fees and expenses relating with development work only wholly and exclusively expended or incurred by the Developer as more fully described hereinafter
- **"TRANSFER"** with its grammatical variations shall include transfer of possession by sale and by any other means adopted for affecting what is understood as a transfer of saleable space in a New building to purchasers thereof;
- **"TRANSFeree"** shall mean a person to whom any saleable space in the building has been transferred;
- **"MASCULINE GENDER"** shall include feminine gender and vice versa;
- **"SINGULAR NUMBER"** shall include plural number and vice-versa.

## **2. DATE OF COMMENCEMENT:**

2.1 This agreement shall be deemed to have commenced on and with effect from the date of execution of the this Agreement and shall remain valid and binding till the completion of the said Development work and/or construction of the said proposed new building as also sale and disposal of the Units of the proposed new building as per provisions hereafter stated, provided however the validity of the agreement shall remain valid till the dispute, if any, is met out by the Developer being solely responsible for meeting out the same.

2.2 Time Limit: - The total development work must be completed within 36 (Thirty Six) months from date of demolition of old structure or getting sanction plan whichever is later. The sanction plan shall be obtained within 12 months from date and on obtaining sanction of the building plan, the developer shall immediately demolish the existing building by vacating or re-accommodating the existing tenants. Time is the essence of this contract



**3. OWNERS' REPRESENTATIONS:** The Owners do and each of them doth hereby declare and confirm to have made the under-mentioned various representations and assurances to the Developer.

3.1. The Owners are jointly the Owners in respect of the "**said property**", more fully described in the **Schedule** hereunder written and that the "said Property" is in possession and occupation of the occupants.

3.2. The "**said Property**" is free from all encumbrances, mortgages, charges, liens, lispendens, claims, demands, liabilities, acquisitions, liabilities, acquisition, requisitions, alignments, attachments, and debater and trusts whatsoever save and except the occupants respectively in occupants respectively in occupation of portions of the "**said Property**".

3.3 The "**said Property**" and/or "**said Land**" is not adversely affected by the provisions of the West Bengal Urban Land (Ceiling & Regulation) Act 1976.

3.4. There is no restrain order of the any Court of Law nor there any other impediment of any nature for development of the "**said Property**" and/or construction of new building at or upon the Land comprised in the "**said Property**".

3.5 The Owners shall have no objection and hereby give consent to construct the new building jointly with the other Owners / co-shares of the entire property. The Developer is at liberty to negotiate, enter into the Development Agreement with the other Co-owners of the said entire property independently and the Owners herein shall have no concern or responsibility on that nor suffer any loss or prejudice for the delay in the completion of project for the purpose but hold liable the Developer for default in performance and completion thereof.

**4. DEVELOPMENT WORK:**

4.1. The Owners have duly appointed and/or hereby appoint the above named Developer and/or Builders and further entrusted to the Developer herein the exclusive right to undertake and carry out

development of the "**said Property**" and construction of the proposed residential/commercial building thereat as per the sanctioned plan and on the terms herein recorded.

4.2. The Developer hereby accepts their appointment as the builders and/or Developer in the respect of the "**said Property**" and further agree to undertake carryout development of the "**said Property**" and construction of the proposed residential building at or upon the "**said Land**" and the same in manner and within the time and on the terms and conditions herein recorded.

#### **5. DEVELOPER'S OBLIGATION:**

5.1. The Developer shall be responsible to negotiate arrange settle and enter into agreement for development of the said entire property with the other owners / co-sharers at is own risk cost and peril without making liable to the owners herein and shall be at liberty to develop and construct new building in the said entire property alongwith the undivided share of the owners herein.

5.2 The Developer herein shall bear and pay the Municipal corporation taxes and all other rates, taxes, arrears, G.R. updates and outgoing on account including the tax liability and increase in valuation arising after amalgamation of the property and in respect of the "**said Property**" for the period up to this Agreement and will go on paying the Municipal Taxes thereafter up to completion of building.

5.3. The Developer herein shall be responsible to arrange from their own sources all necessary finances and/or funds and/ or moneys as may from time to time be necessary or required for completing and/or carrying out the development of the "**said Property**" and/or construction of the said residential building at or upon the "**said Land**" and in this respect, the owners shall not in any manner be liable or responsible.

5.4. The Developer shall at their own costs and expenses duly apply for and obtain the sanctioned plan in the name of the owners from the Kolkata Municipal Corporation as also obtain all necessary

permission, clearances, approvals and No objection from the concerned departments as may be required for carrying out and completing the development of the "**said Property**" and/or construction of the said proposed residential building at or upon the "**said Land**" as per provision of Municipal Laws and Building Rules.

5.5. The Developer shall carry out and/or complete the said development work and/or construction of the said residential/commercial building by use of standard quality building materials, sanitary and electric fitting and the same as per the specification mentioned in the **Second Schedule** hereunder written and also as may be approved and recommended by the Architect. It is made clear that no sub-standard materials shall be used for completing the construction of the said proposed new building.

5.6. The Developer herein shall solely be responsible for the structural stability of the proposed new building and for the soundness of the construction thereof and be liable for all claims and actions, which may arise due to deviation from the sanctioned plan and/or infringement or violation of the municipal laws or other state laws.

5.7. The Developer herein shall, prior to commencement of the development work and/or construction of the proposed building at or upon the "**said land**", duly recover the vacate and peaceful possession of the said property by evicting all the said occupants and the same in accordance with law.

5.8. The Developer shall keep the owners indemnified and harmless against all third-party claims and actions arising out of any act of commission or omission on the part of the Developer in relation to the development of the "**said Plot of Land**" and/or construction of the said proposed new building.

5.9. The Developer shall at their own cost duly apply for and obtain electricity, water, sewerage and drainage connection at the proposed building and shall also obtain necessary occupation certificate from

Kolkata Municipal Corporation as be required under the Municipal laws.

5.10. The Developer shall positively complete the development of the "**said Property**" and/or the "said Land" and/or construction of the proposed new building within 36 months from the date of issuance of the sanctioned plan or demolition of old structure subject to obtaining the sanction plan within 12 months from the date of signing of this agreement, the Developer being able to recover vacate possession of the "**said Property**" by evicting all the occupants thereof as also obtaining of all required permission, clearances and no-objection, unless prevented by acts of God and/or force majeure reasons and/or acts beyond the control of the Developer before obtaining sanction of building plan.

5.11. On the execution of this agreement, the Owners shall grant to the Developer licence to enter upon the said property as a Licensee only for enabling him to develop the said property. It is hereby expressly agreed that the possession of the said property is not been given or intended to be given to the Developer in part performance as contemplated in Section 53A of the Transfer of Property Act, 1882 and Developer shall become in formal possession of the property only after delivery of possession of the Owner's allocation to the owners. The Developer herein shall, on and from the date hereof, shall be responsible for the safety and security of the said property . Accordingly, the Developer shall at their own costs post Durwans and guards and make all required arrangements for the safety and security of the "**said Property**".

5.12. That developer will take steps for the mutation of names of the owners in respect of the said property with the cost and expense of the developer and thereafter also would take stapes for amalgamation the said two premises viz. 169/A and 169/B, B.B. Ganguly Street for development with the cost of the Developer, then the owners would not have any objection. Said Mutation and amalgamation proceedings will be completed with 4 months from the date of execution of this

agreement and Plan would be sanctioned within 8 months from the date of completion of amalgamation. It is provided that the arrear Municipal Tax, expenses for mutation and amalgamation would be paid by developer.

5.13. That the Developer will enter into another separate Development Agreement with the co-owners of the said property who have 5/7<sup>th</sup> share in the said property to develop the said property.

5.14. That the Developer will be responsible for getting the said premises vacated from the existing tenants/occupants and/or occupiers for the purpose of commencing construction. It is provided here that the area as would be required for the purpose of re-accommodation of the existing tenants/occupants in the newly constructed building the said area would go from the developer's allocation.

#### **6. OWNERS' OBLIGATIONS/COVENANTS:**

6.1. That it would be sole responsibility of the Developer to arrange with the existing tenants/occupiers for shifting or re-shifting or vacating the said property for construction of the new building thereon. If the existing tenants/occupiers of the said premises intend to surrender and handover his/their occupied portion on payment of money then it would be the sole option and responsibility of the Developer to take the same on payment of money to them and said area to be surrendered and handed over on payment of money will go in favour of the Developer.

6.2. The Owners shall render their best co-operation and assistance to the Developer in the matter of obtaining of the Sanctioned Plan for construction of the New Building on the "**said Property**" as also commencing, carrying out and completing the development of the "**said Property**" and/or construction of the said building thereat, as may from time to time be necessary or required.

6.4. The owner shall not do nor permit anyone to do or commit any act deed matter or thing, which may in any manner cause obstruction

and/or interference to the Developer carrying out and completing the development of the "**said Property**" and/or construction of the said proposed building at or upon the "said Land". It is clarified and provided here that during development works the owners would not be permitted to encumber the said property in any manner whatsoever.

6.5. It is recorded that on or before the execution of this Agreement, the Owners have duly made over to the Developer the Xerox copies of the Title Deeds and documents in respect of the said property. The Owners will exhibit them to authorities as and when required.

6.6. The owners shall sign execute and deliver all necessary papers, application, plans, sketches, maps, designs and other documents as may from time to time be required by the Developer for obtaining necessary sanctions, permission, approvals and/or No Objection Certificates from appropriate government authorities and/or departments including the obtaining of necessary Sanctioned Plan in the name of the Owners and also for carrying out the construction of the building and/or development of the "**said Property**".

6.7. The owners shall from time to time sign execute and deliver all applications, papers, documents and declarations as may be required to enable the Developer to apply for and obtain telephone, gas, electricity, internet, telex, sewerage, water, drainage connections and other public utility and essential services in or upon the said proposed building.

6.8. That the Developer will be responsible for getting the said premises vacated from the existing tenants and/or occupiers for the purpose of commencing construction. It is provided here that the area as would be required for the purpose of re-accommodation of the existing tenants in the newly constructed building the said area would go from the Developer's allocation.

6.9. That immediately after execution of the instant agreement the Owners will execute and register a Power of Attorney in favour of the Developer authorizing and/or empowering the Developer to do all the acts as would be required for the purpose of proceeding with and/or

completing the entire constructional work including obtaining completion certificate from the authority of the Kolkata Municipal Corporation and/or other authorities as would be required.

6.10. The Developer herein shall deal with the occupants and further take appropriate steps for evicting the occupants and recovering vacant possession of the "said property".

## **7. CONSTRUCTION WORK:**

7.1. The construction of the said building shall be as per the Municipal Laws and/or the building rules, regulations and byelaws framed there under and the same strictly in accordance with the sanctioned plan.

7.2. The Developer herein shall at their discretion retain and appoint such Architect, Engineer and Contractor for carrying out the said development work and/or construction of the proposed new building, as the Developer shall at their discretion think proper. The Developer herein shall however solely be responsible for payment of all remuneration and/or fees of the Architects, Engineers and Contractors as also for payment of salaries, wages, and/or remuneration of the masons, Mistries, supervisors, chowkidars and darwans as also other staff and employees, who may be retained, appointed and/or employed by the Developer for carrying out the said development work and/or construction of the proposed building thereat.

7.3. The work of development of the "**said Property**" and/or construction of the proposed building by the Developer shall be by use of the best quality building materials and the same as per the recommendations of the Architects and also as per the specification mentioned in the Second Schedule hereunder written.

7.4. All costs charges and expenses for and on account of carrying out and/or completing the development of the "**said property**" and/or construction of the new proposed building at the "said Land" shall be

paid, incurred, borne and discharged by the Developer and in this respect, the Owners shall not in any manner be liable or responsible.

**8. MARKETING AND SALE OF PROJECT:**

8.1 The Developer shall cause required publicity for marketing of the proposed new building including sale of the several units and other saleable spaces thereof.

8.2 The costs as may be incurred by the Developer on account of publicity and marketing of the project of the proposed new building shall not any way be borne and come to the accounts of the owners .

**9. ALLOCATION OF SPACE :**

9.1. In consideration of development and construction of new building in the said property by the Developer at his own costs and expenses the Owners shall be allotted 42% of the total construction consisting several Units of the new building and property appurtenance thereto towards the Owners' allocation and the balance construction of 58% consisting several units of the new building and property appurtenance thereto shall retain and/or be allotted towards Developer's allocation to the Developer in consideration of such development and construction of the said new building in the said property. The existing tenant of the premises shall be allotted from the developer's allocation.

9.2 The Developer would sell, transfer or otherwise dispose of his own Developer's allocation of the units and saleable spaces, being 58% of the proposed new building as per Developer's allocation in favour of the intending buyers, either on ownership basis or otherwise and the same at such consideration price and on such terms and considerations as the Developer shall from time to time decide.

9.3 The Developer shall be entitled to enter into the agreement for sale and book the Unit and at liberty to receive earnest/ advance consideration amount from the intending buyer but in no circumstances shall be entitled to execute and register sale deed /



conveyance of their Developer's allocation of the new building before delivery of the possession of the Owner's allocation of the new building to the owners in terms of this agreement.

9.4. It has been agreed that the amounts of the sale proceeds including earnest monies, part payments and consideration amounts, which the Developer would from time to time receive and/or realize on account and in respect of sale or otherwise disposal of the Developer's allocation shall be received by the Developer towards his cost of development and construction of new building and profit and earning on which the Owner shall have no claim whatsoever.

9.5. The owners shall also be entitled to enter into agreement for sale or otherwise deal with and in respect of owners' allocation with any intending purchaser or purchasers and the developer will join in all such sale deed / conveyance and confirm as confirming party.

9.6. Similarly, the Developer shall be entitled to sell dispose of and other deal with his **58% (Fifty Eight) percent** of the total units and other saleable spaces of the proposed new building together with an undivided proportionate share in the Ownership in respect of the "said land" comprised in the "said Property", to be called "**Developer's Allocation**", in consideration of the Developer at their own costs undertaking the carrying out and completing the development of the "said property" and/or construction of the proposed building thereat and also carrying out their other Obligation as per this Agreement and receive and appropriate the entire consideration amount as to be earned out of Developer's allocation ;

9.7. In the consideration of the premises and subject to the provisions contained in these presents, the Developer hereby jointly agree to undertake and carry out the development of the "**said Property**" and/or construction of the said proposed residential/ commercial building at or upon the "**said Land**" comprised in the "**said Property**" on getting NOC from the existing tenants on conditions and responsibilities to re-accommodate them in the newly constructed building or getting vacant possession from them on payment of money

towards their claim for vacating and/or surrendering the possession to the developer on which the owners would not have any responsibilities. The money as would be required to be incurred would go from the Developer and the area as would be required for re-accommodation of existing tenants would go from the Developer's allocation without affecting the owners' allocation

**10. SECURITY DEPOSIT:**

10.1. Developer will pay to the owners a Sum of **Rs. 20 00,000/- (Rupees Twenty Lacs) only** as refundable security deposit at on or before the execution of this Agreement which will be refunded by the owners free of interest before getting possession of the owners' allocation.

10.2. The said interest free security deposit amount mentioned herein above, shall be refunded to the Developer by the owners within the time as the parties hereto shall mutually agree and decide.

**11. CONSIDERATION:**

11.1. In the consideration of the premises and in consideration of the appointment of the Developer as the builder and also in view of the Developer being allowed to develop the "**said property**" and to construct the said building as per this agreement, the Developer hereby agree to bear and pay the entire costs and expenses of carrying out completing the development work in respect of the "**said Property**" and construction of the proposed new building.

11.2. In consideration of the Owners having allowed the Developer to develop the "said Property" and to construct the said proposed new building as per this Agreement, it is agreed and made clear that the owners shall not be responsible to bear and pay the costs of the development of the "**said property**" and/or construction of the said building and shall further be entitled to the "Owners' Allocation", of

the newly constructed building as erected by the developer in the said property.

11.3. In consideration of the Developer bearing the costs charges and expenses for the development of the "said Property" and/or construction of the proposed new building as aforesaid, the Developer shall be entitled to the Developer' Allocation, out of the sale proceeds of the units and spaces of the proposed new building, without being liable to pay the value and/or costs and/or consideration on account of the undivided proportionate share in respect of the "**said Land**" comprised in the "**said Property**".

## **12. RATES, TAXES AND MAINTENANCES:**

12.1. The Developer herein shall bear and pay the Municipal Corporation taxes, Municipal Surcharge and all other rates taxes and outgoings together with all arrears thereof whatsoever concerning or relating to the "said Property" and/or the "Said Land" till the Developer complete construction of the said building and makes over possession of the units and spaces of the proposed new building to the buyers.

12.2. On and from the date of completion of the proposed new building as also delivery of possession of the several units/saleable spaces of the proposed new building to the buyers and/or transferees, the buyers/transferees shall be responsible to bear and pay the Municipal Corporation taxes, Municipal surcharges and all other rates, taxes and outgoing as also to pay the monthly maintenance and service charges on account of their respective units and spaces.

12.3. On and from the date of completion of the construction of the said proposed new building, the Developer shall be responsible to look after, manage and administer the day to day maintenance of the proposed new building as also maintenance of the common parts, areas, amenities and facilities at the building till the formation of an Association/Syndicate or incorporation of a Company for the purpose.

12.4. After completion of construction of the said proposed new building, the Developer shall cause formation of an Association or Syndicate or society or Limited company to be floated and/or incorporated for the purpose of managing and maintaining of the common facilities, common areas and amenities at the said building complex. The Developer shall also be responsible to frame the rules, regulations and byelaws of such management Association/Syndicate/Company.

12.5. On and from the date of completion of construction of the said building complex, as also delivery of possession of the several units and saleable spaces of the proposed building in favour of the buyers and/or transferees and further formation of the proposed Association or society or Syndicate or Limited company for maintenances of the common parts, areas and facilities at the building complex, the Developer shall make over all original title deeds and documents in respect of the "said Property" to the said Association or society or syndicate or Limited company to hold the same in their custody in the interest and for the benefit of the buyers/transferees of the several units and spaces of the building complex.

12.6. The Developer shall charge the Goods and Service Tax from the Owners and other external individual purchasers with accordance to the prevailing GST rules and regulations of India.

### **13. MISCELLANEOUS:**

13.1. The Owners and the Developer have entered into this Agreement purely on principal basis and nothing stated herein shall be deemed or construed to be a partnership and/or joint venture between the Developer and the Owners nor shall the parties hereto constitute an Association of persons.

13.2. Nothing in these presents shall be construed as a sale, transfer or assignment or conveyance in law by the owners of the "said Property" or any part thereof to the Developer, or as creating any right

title or interest in respect thereof in favour of the Developer, save the exclusive right to undertake development as per this Agreement.

13.3. The proposed building complex to be erected by the Developer at or upon the "said land" comprised in the "said Property" shall be named with such name as may be decided by the Developer and Owners jointly.

13.4. On completion of the development of the "said Property" and/or construction of the said building complex as also distribution of the sale proceeds of the several Flats, shops, Showroom, car parking and other spaces of the building complex between the owners and the Developer in proportion to their respective revenue sharing ratio mentioned in clause 9.2 above as per the terms herein recorded, this Agreement shall stand fulfilled.

13.5. The Developer shall avail maximum FAR in obtaining sanction of the building plan, incase if any further storey is constructed on the new building, the area of the said further floors or construction will be divided between the owners and the developer in the same ratio as agreed as aforesaid in this agreement.

13.6. The owners and Developer hereby agree and undertake to sign and execute all other deeds and documents for smooth implementation of this Agreement and development of the "said property" as and when so required.

13.7. The owners and/or their respective authorized representatives shall at all times be entitled to view and inspect the progress of the development work and/or construction of the building complex at the "said Land".

#### **14. DOCUMENTATION:**

14.1. All agreements, contract, deeds, documents for the sale or otherwise disposal of the units and other saleable spaces of the building complex shall be identical containing the similar terms and condition as may be approved and confirmed by the Developer and Owners mutually amongst them.

**15. ARBITRATION AND CONCILLATION:**

15.1. In case of any dispute or difference or misunderstanding by and between the parties hereto concerning or relating to or arising out of this agreement and/or interpretation of this agreement or any of the clause herein recorded, the parties would hold joint meetings and make all possible efforts to conciliate and/or settle such dispute and/or differences and/or misunderstanding mutually amongst them.

15.2. In the event the parties hereto being not able to amicably clarify the confusions and/or misunderstanding and/or to mutually resolve the disputes and/or differences by holding joint conciliation meeting as provided herein above, all disputes and differences by and between the parties hereto concerning or relating to or arising out of this Agreement or with regard to interpretation of this Agreement or any of the clause herein recorded and/or the respective claims of the parties, the same shall be referred to the sole Arbitrator to be nominated by the parties for final adjudication as per the provisions of the Arbitration and Conciliation Act, 1996.

**16. JURISDICTION:**

16.1. The Hon'ble High Court at Calcutta shall exclusively have the jurisdiction to entertain try and determine all matters concerning or arising out of this Agreement.

**THE FIRST SHCEDULE ABOVE REFERRED TO:**

(Said premises)

**"PART -I"**

**ALL THAT** 5 Cottahs and 13 Chittaks of rent free land be the same a little more or less with a brick-built one storied structures standing thereon at Municipal Premises No. 169/A, Bipin Behari

Ganguly Street P.S.- Munchipara, Kolkata Municipal Corporation Ward No. 048, Kolkata - 700 012. Road Zone: Sealdah Flyover—College St. Crossing on Road. The said premises is clearly shown in the annexed site plan being delineated by **GREEN INK** border which site plan is part and parcel of this Deed which is butted and bounded as follows :-

- On the North : Premises No. 169B, B.B. Ganguly Street  
 On the South : Footpath and thereafter B.B. Ganguly Street  
 On the East : partly by portion of premises No. 169A, B.B. Ganguly Street and partly by Premises No. 168, B.B. Ganguly Street  
 On the West : partly by Premises No. 169B, B.B. Ganguly Street and Premises No. 170, B.B. Ganguly Street

**"PART -II"**

**ALL THAT** land measuring 16 Cottahs 3 Chhitaks of rent free land be the same a little more or less togetherwith one brick build pucca two storied building and togetherwith two out houses structure on the northern and another eastern side of the land standing thereon at as Municipal Premises No. 169/B, Bipin Bihari Ganguly Street, P.S.- Munchipara, Kolkata Municipal Corporation Ward No. 048, Kolkata - 700 012. Road Zone: Sealdah Flyover—College St. Crossing off Road. The said premises is clearly shown in the annexed site plan being delineated by **RED INK** border which site plan is part and parcel of this Deed which is butted and bounded as follows :-

- On the North : Partly by premises No. 15/A, Chuna Pukur Lane and partly by Premises No. 152, Raja Ram Mohan Sarani  
 On the South : Premises No. 169A, B.B. Ganguly Street and 10

feet Common Passage for entry of  
Premises No.169/B, Bipin Bihari Ganguly  
Street.

On the East : Partly by Premises No. 152, Raja Ram Mohan  
Sarani and partly by Premises No. 168, B.B.  
Ganguly Street

On the West : Partly by Premises No. 8, Jagabandhu Lane  
and partly by Premises No. 170, B.B. Ganguly  
Street.

**THE SECOND SCHEDULE ABOVE REFERRED TO**

**"Said Property"**

**"PART - I"**

**ALL THAT 2/7<sup>th</sup> share** in the 5 Cottahs and 13 Chittaks equivalent to **1 Cottah 10 Chhittaks 25 Sq. Ft.** of rent free land be the same a little more or less together with 2/7<sup>th</sup> share in the total brick-built one storied structures having total built up area of 3126 Sq. Ft. equivalent to **893 Sq. Ft.** lying at Municipal Premises No. 169/A, Bipin Bihari Ganguly Street, P.S.- Munchipara, K.M.C. Ward No. 048, Kolkata - 700 012. Road Zone: Sealdah Flyover—College St. Crossing on Road.

**"PART - II"**

**ALL THAT 2/7<sup>th</sup> share** land measuring 16 Cottahs 3 Chhitaks equivalent to **4 Cottah 10 Chhitaks** of rent free land be the same a little more or less togetherwith 2/7<sup>th</sup> share in the one brick build pucca two storied building and togetherwith two out houses structure on the northern and another eastern side of the land standing thereon having total covered area of 14736 Sq. Ft. equivalent to **4210 Sq. Ft.** at as Municipal Premises No. 169/B, Bipin Bihari Ganguly Street P.S.- Munchipara, K.M.C. Ward No.- 048, Kolkata - 700 012. Road Zone: Sealdah Flyover—College St. Crossing off Road.



**THE THIRD SCHEDULE ABOVE REFERRED TO**  
**(SPECIFICATIONS)**

- RCC STRUCTURE:**
1. Cement to be used Branded Company.
    - T M T Bar to be used ISI Grade Fe500

- PLASTER AND BRICK WORK:**
- i) Outside 8" and inside 5" Brick Work
    - Inside and outside wall plaster
    - Inside wall 1 POP

- FLOORING:**
1. By Tiles 2' x 2' size  
cost of Rs. 50 per Sq. Ft.
  2. Scatting 4"
  - W.C. Pink / White Marble

- DOOR AND WINDOWS:**
1. Aluminum Sliding Windows with Brown Glasses.
  2. Flush Door (Ply Commercial) Frame of Shawl Wood section 3" x 3"

- W.C. AND KITCHEN:**
1. W.C. upto 6' tiles floor with pink / white Marble
    - Kitchen tiles only 3' on front of cooking platform, with granite TOP
    - W.C. Water connection 4 points and wash basin and one Geezer point
    - Kitchen's water connection 2 points and 1 Steel Sink
    - Good quality of Shutters being painted by Red Oxide and Black Japan in respect of each and every Shops of the Ground Floor.

**ELECTRICAL POINTS (CONCEALED COPPER WIRING ONLY):**

- each room with 4 points and A.C. Connection and 3 pin points on the Board and provision of T.V. Connection.
- Dining hall with 5 points with T.V. Connection
- Electric motor Room on the Ground Floor.
- Kitchen and W.C. 3 points each along with one 3 pin point on the Platform
- Balcony with 1 point
- Bell push and one T.V. point

**STAIRCASE AND RAILING:** 1. Stairs & flooring with marble  
 • Railing by steel grill (Iron)

**WATER STORAGE:** One roof top water storage tank with pump

**COMMON PASSAGE:** 1. Common Passage with Floor Tiles.

**Strip Foundation as per specification the details are given in addition to the specifications given above for better clarification**

Foundation : R.C.C.  
 Super Structure : R.C.C. framed superstructure as per specification. Brick work  
 250/200mm thick brickwork of external Wall and 125mm internal wall with plaster  
 both inside and outside and ceiling. Lift  
 One number of automatic lift of reputed make of

sufficient number of passenger capacity.

The Lift and its Erection will be supplied by the Developer and other necessary works including electrical works will be done and completed by the contractor.

**OTHER FACILITIES in addition to the specifications given above for better clarification**

1. Lift with all equipments: Owned by the Developer however other R.C.C. and construction work will be done by the contractor.
2. Staircases on all floors:
3. Internal road/passage.
4. Electrical wiring and meters.
5. Staircases and landing on all floors.
6. Drainage, sewerage and septic chambers.
7. Boundary Walls, main gates
8. Common passage and lobby on the ground floor:
9. Letter boxes with name in the lobby on the ground floor:
10. Water pump, water tank, the water pipes and other common plumbing installations.
11. Such other common parts, areas, equipments, installations, fixtures, fittings and spaces in or about the said multi storied building as are necessary for the use and occupancy of the unit /unit in common and as are specified by the Developer expressly to be the common part after construction of building including the ultimate roof and/or terrace.

**IN WITNESS WHEREOF** the parties hereto have hereunto set and subscribed their respective hands and seals the day month and year first above written.

**SIGNED and DELIVERED** by the  
**Owners** in presence of:  
**SIGNED and DELIVERED** by the  
**Developer** in presence of:

1. Susanta Chakrabarti
  2. Prasanta Chakrabarti
- OWNERS**

**CENTRAL HOLDING PVT. LTD.**  
Zeja Ahmad Khan  
**DIRECTOR**  
**DEVELOPER**

**WITNESSES:**

1. Banham Sankar  
Nairati, WB - 743166
  2. Basudev Pradhan  
277, B.B. Ganguly St.  
Kolkata-12.
  3. Ranak Nairati. 73/2, N.S. Rd,  
Kolkata-34
- Drafted by-

MD. Nurul Haque

**MD. NURUL HAQUE**

**ADVOCATE.**

Enrollment No. WB /199 /86.

26K, Kustia Road, Kolkata- 700 039

**RECEIVED** the within mentioned sum of **Rs. 20, 00,000/-** (**Rupees Twenty Lacs**) only, as payment towards refundable security deposit in terms of this agreement from the within named Developer abovenamed being agreed with the terms and conditions of this agreement in the following manner:-

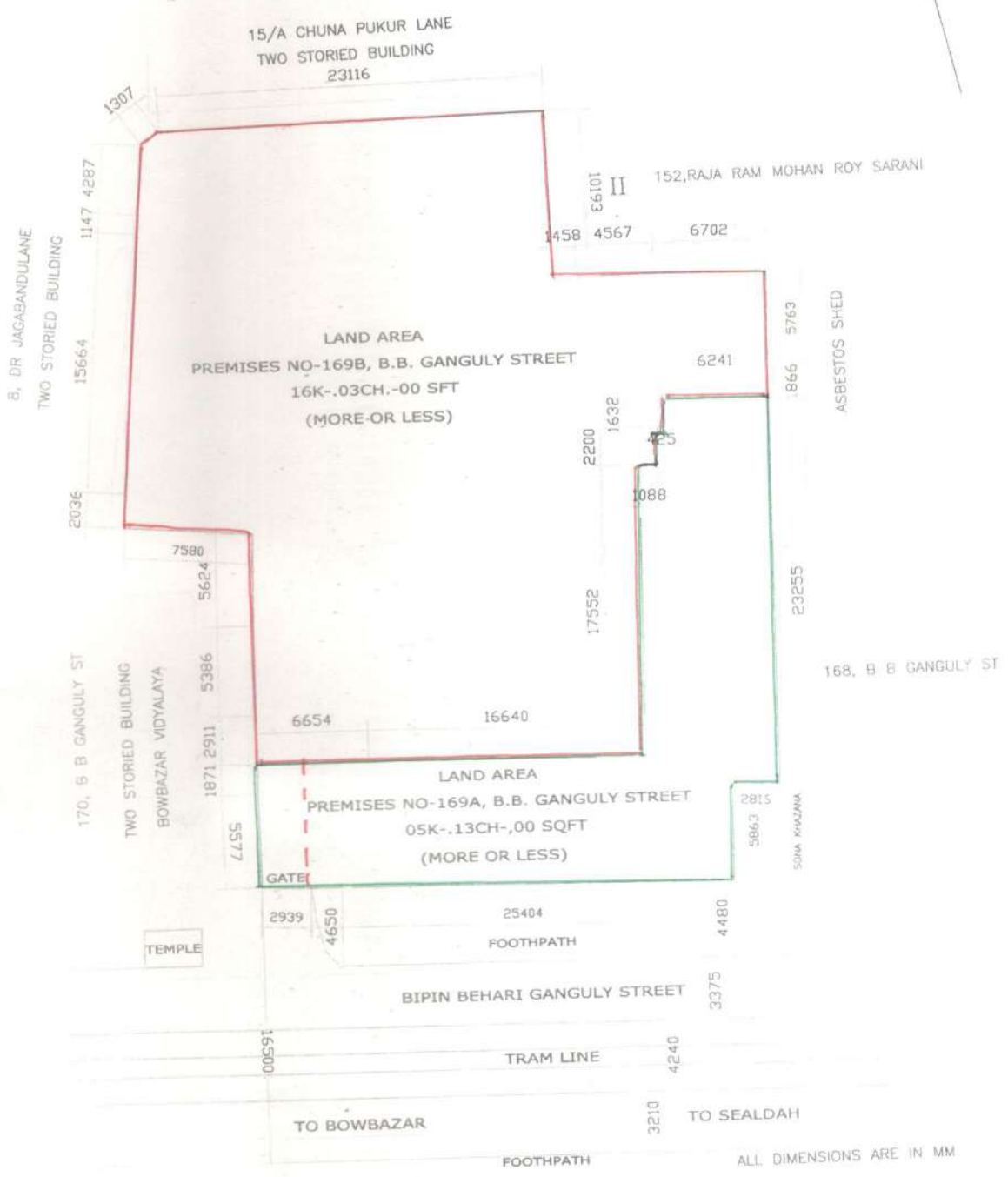
1. By Ch. No. 491862 dated 12.08.2022  
Drawn on SBI, B.B. Ganguly Street Branch  
Paid in favour of Owner No. 1 herein **Rs. 10, 00,000/-**
  2. By Ch. No. 491863 dated 12.08.2022  
Drawn on SBI, B.B. Ganguly Street Branch  
Paid in favour of Owner No. 2 herein **Rs. 10, 00,000/-**
- Total - Rs. 20,00,000/-**

**WITNESSES:**

1. Bankim Sarkar
2. Basudeb Pradhan
3. Ranuik Singh

1. Susanta Chandra
2. Prasanta Chandra

**OWNERS**



**CENTRAL HOLDING PVT. LTD.**

*Zafe Ahmed Khan*

DIRECTOR

*Susanta Choudhary  
Prasanta Choudhary*

Thumb      First finger      Middle finger      Ring Finger      Small finger



*Susanta Chandra*

LEFT HAND					
RIGHT HAND					

Name- SUSANTA CHANDRA

Signature- *Susanta Chandra*

Thumb      First finger      Middle finger      Ring Finger      Small finger



*Prasanta Chandra*

LEFT HAND					
RIGHT HAND					

Name- PRASANTA CHANDRA

Signature- *Prasanta Chandra*



*Zafar Ahmed Khan*

Thumb      First finger      Middle finger      Ring Finger      Small finger

LEFT HAND					
RIGHT HAND					

Name- ZAFAR AHMED KHAN

Signature- *Zafar Ahmed Khan*

**CENTRAL HOLDING PVT. LTD.**  
*Zafar Ahmed Khan*  
**DIRECTOR**

Thumb      First finger      Middle finger      Ring Finger      Small finger

PHOTO	LEFT HAND					
	RIGHT HAND					

Name- .....

Signature-.....



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

ACKPC0623K



नाम / Name  
SUSANTA CHANDRA

पिता का नाम / Father's Name  
RANA KISHOR CHANDRA

जन्म की तिथि / Date of Birth  
15/09/1964

*Susanta chandra*  
हस्ताक्षर / Signature





भारत सरकार

Government of India

संयोजन क्रम / Enrollment No. : 0652/10735/00047

02/03/2013  
To  
Susanta Chandra  
भृगुल चन्द्र  
74  
DR. SURESH SARKAR ROAD  
Intally S.O  
Entally, Kolkata,  
West Bengal - 700014  
9123774032



KA589529740FH

58952974



आपका संयोजन क्रमांक / Your Enrollment No. :

2142 7949 1578

मेरा आधार, मेरी पहचान



भारत सरकार

Government of India

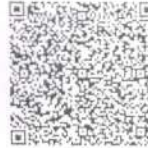


भृगुल चन्द्र  
Susanta Chandra  
पिता : राना किशोर चन्द्र  
Father : RANA KISHOR CHANDRA

जन्म तिथि / DOB: 15/09/1964

पुरुष / Male

2142 7949 1578



मेरा आधार, मेरी पहचान

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

PRASANTA CHANDRA  
RANO KISHORE CHANDRA

15/09/1964

Permanent Account Number

ACKPC0622J

*Prasanta Chandra*

Signature





भारत सरकार

भारत सरकार

Government of India

नामांकन क्रम / Enrollment No.: 0652/10735/00199

To  
00  
Prasanta Chandra  
S/O Rana Kishor  
74, Dr. Suresh Sarkar Road  
Entally  
Entally  
Circus Avenue Kolkata  
West Bengal 700014  
8961185158

14/04/2016  
122550532



ME225505328FH



आपका क्रमांक / Your No. :

5856 2547 6955

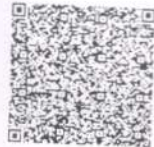
मेरा , मेरी पहचान



भारत सरकार  
Government of India



00  
Prasanta Chandra  
पिता : 000  
Father : Rana Kishor Chandra  
जन्म तिथि / DOB : 15/09/1964  
पुरुष / Male



5856 2547 6955

मेरा , मेरी पहचान

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

CENTRAL HOLDING PRIVATE LIMITED



15/06/1999

Permanent Account Number

AACCC0885G

247X2104

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

ZAFAR AHMED KHAN

NASIR AHMED KHAN

28/02/1976  
Permanent Account Number

AIHPK8406F

*Zafar Ahmed Khan*

Signature



14062013



ভারত সরকার  
Government of India

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ  
Unique Identification Authority of India

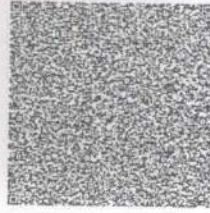
তালিকাভুক্তির নম্বর/ Enrolment No.: 0000/00614/42518

Download Date: 13/02/2020

To  
জাফর আহমেদ খান  
Zafar Ahmed Khan  
C/O NASIR AHMED KHAN  
33  
BELGACHIA ROAD  
BELGACHIA  
Tram Depot  
Belgachia  
Kolkata West Bengal - 700037  
9831023140

Issue Date: 21/12/2019

Signature valid



আপনার আধার সংখ্যা / Your Aadhaar No. :

4072 0722 5546

VID : 9191 3157 6014 3136

আমার আধার, আমার পরিচয়



ভারত সরকার  
Government of India



জাফর আহমেদ খান  
Zafar Ahmed Khan  
জন্মতারিখ/DOB: 28/02/1976  
পুরুষ/ MALE

Download Date: 13/02/2020

Issue Date: 21/12/2019

4072 0722 5546

VID : 9191 3157 6014 3136

আমার আধার, আমার পরিচয়



Government of India



তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়
- নিয়মিত কিউআর কোড / অফলাইন এক্সএমএল / অনলাইন প্রমাণীকরণ ব্যবহার করে পরিচয় যাচাই করুন।
- এটা এক ইলেক্ট্রনিক প্রক্রিয়ায় তৈরী পত্র

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- Verify identity using Secure QR Code/ Offline XML/ Online Authentication.
- This is electronically generated letter.

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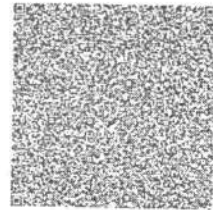


ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ  
Unique Identification Authority of India



ঠিকানা:  
নাসির আহমেদ খান, ৩৩, বেলগাছিয়া রোড, ট্রাম  
ডিপো, বেলগাছিয়া, কলকাতা,  
পশ্চিম বঙ্গ - 700037

Address:  
C/O NASIR AHMED KHAN, 33, BELGACHIA  
ROAD, Tram Depot, BELGACHIA,  
Belgachia, Kolkata,  
West Bengal - 700037



4072 0722 5546

VID : 9191 3157 6014 3136

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ভারতের নির্বাচন কমিশন  
 Election Commission of India  
 IDENTITY CARD

FKY3888179



নির্বাচকের নাম : বঙ্কিম সরকার  
 Elector's Name : Bankim Sarkar  
 পিতার নাম : কার্তিক সরকার  
 Father's Name : Kartik Sarkar  
 লিঙ্গ/Sex : পুং M  
 জন্ম তারিখ : 12/10/1988  
 Date of Birth : 12/10/1988

FKY3888179

ঠিকানা:  
 দেবক, মামুদপুর, রাজেন্দ্রপুর, নৈহাটি, উত্তর 24 পরগণা-  
 743166

Address:  
 DEBOK, MAMUDDPUR, RAJENDRAPUR,  
 NAIHATI, NORTH 24 PARGANAS- 743166

Date: 04/03/2013

106-ভাগতাল নির্বাচন কেন্দ্রে নির্বাচন বিবেচনা আধিকারিকের  
 স্বাক্ষরের সাক্ষর  
 Facsimile Signature of the Electoral  
 Registration Officer for  
 106-Jagatol Constituency

বিভিন্ন পরিবর্তন হলে মূল চিত্রাঙ্কন কেন্দ্রের সাথে যোগাযোগ করে  
 পরিবর্তন করা সঠিক পরিচয়পত্র পত্রিকা জমা দিতে হবে এবং  
 In case of change in address mention this Card No.  
 in the relevant Form for including your name in the  
 call at the changed address and to obtain the card  
 with same number.



## Major Information of the Deed

Deed No :	I-1902-09786/2022	Date of Registration	20/08/2022
Query No / Year	1902-2002476524/2022	Office where deed is registered	
Query Date	16/08/2022 12:26:05 PM	A.R.A. - II KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	BANKIM SARKAR Thana : Naihati, District : North 24-Parganas, WEST BENGAL, PIN - 743166, Mobile No. : 9046946747, Status :Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 20,00,000/-]		
Set Forth value	Market Value		
	Rs. 7,04,47,832/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 75,071/- (Article:48(g))	Rs. 20,021/- (Article:E, E, B)		
Remarks	Received-Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: Kolkata, P.S:- Muchipara, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Bipin Bihari Ganguly Street, Road Zone : (Sealdah Flyover -- College St. Crossing On Road) , , Premises No: 169A, , Ward No: 048 Pin Code : 700012

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 :- )		Commercial use	1 Katha 10 Chatak 25 Sq Ft		3,46,01,586/-	Property is on Road

District: Kolkata, P.S:- Muchipara, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Bipin Bihari Ganguly Street, Road Zone : (Sealdah Flyover -- College St. Crossing Off Road) , , Premises No: 169B, , Ward No: 048 Pin Code : 700012

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L2	(RS :- )		Bastu	4 Katha 10 Chatak		3,06,79,459/-	Width of Approach Road: 10 Ft.,
<b>Grand Total :</b>				<b>10.3698Dec</b>	<b>0 /-</b>	<b>652,81,045 /-</b>	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	893 Sq Ft.	0/-	9,04,163/-	Structure Type: Structure

Gr. Floor, Area of floor : 893 Sq Ft., Commercial Use, Cemented Floor, Age of Structure: 80 Years, Roof Type: Pucca, Extent of Completion: Complete

S2	On Land L2	4210 Sq Ft.	0/-	42,62,624/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 2359 Sq Ft., Commercial Use, Cemented Floor, Age of Structure: 80 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 1851 Sq Ft., Commercial Use, Cemented Floor, Age of Structure: 80 Years, Roof Type: Pucca, Extent of Completion: Complete</p>					
<b>Total :</b>		<b>5103 sq ft</b>	<b>0 /-</b>	<b>51,66,787 /-</b>	

#### Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p><b>Mr SUSANTA CHANDRA</b>            Son of Late RANA KISHORE CHANDRA 74, DR SURESH SARKAR ROAD, City:- Kolkata, P.O:- ENTALLY, P.S:-Entaly, District:-Kolkata, West Bengal, India, PIN:- 700014 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ACxxxxxx3K, Aadhaar No: 21xxxxxxxx1578, Status :Individual, Executed by: Self, Date of Execution: 17/08/2022            , Admitted by: Self, Date of Admission: 17/08/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 17/08/2022            , Admitted by: Self, Date of Admission: 17/08/2022 ,Place : Pvt. Residence</p>
2	<p><b>Mr PRASANTA CHANDRA</b>            Son of Late RANA KISHORE CHANDRA 74, DR SURESH SARKAR ROAD, City:- Kolkata, P.O:- ENTALLY, P.S:-Entaly, District:-Kolkata, West Bengal, India, PIN:- 700014 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ACxxxxxx2J, Aadhaar No: 58xxxxxxxx6955, Status :Individual, Executed by: Self, Date of Execution: 17/08/2022            , Admitted by: Self, Date of Admission: 17/08/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 17/08/2022            , Admitted by: Self, Date of Admission: 17/08/2022 ,Place : Pvt. Residence</p>

#### Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p><b>CENTRAL HOLDING PRIVATE LIMITED</b>            267, Bipin Bihari Ganguly Street, City:- Kolkata, P.O:- BOWBAZAR, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700012 , PAN No.:: AAxxxxxx5G,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative</p>

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Mr ZAFAR AHMED KHAN (Presentant )</b> Son of Mr NASIR AHMED KHAN 33 BELGACHIA RD, City:- Not Specified, P.O:- BELGACHIA, P.S:-Tala, District:-South 24-Parganas, West Bengal, India, PIN:- 700037, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.:: Alxxxxxx6F, Aadhaar No: 40xxxxxxxx5546 Status : Representative, Representative of : CENTRAL HOLDING PRIVATE LIMITED (as DIRECTOR)

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr BANKIM SARKAR</b> Son of Mr KARTIK SARKAR Village:- DEVOCK, P.O:- MAMUDPUR, P.S:-Naihati, District:-North 24-Parganas, West Bengal, India, PIN:- 743166			
Identifier Of Mr SUSANTA CHANDRA, Mr PRASANTA CHANDRA, Mr ZAFAR AHMED KHAN			

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mr SUSANTA CHANDRA	CENTRAL HOLDING PRIVATE LIMITED-1.36927 Dec
2	Mr PRASANTA CHANDRA	CENTRAL HOLDING PRIVATE LIMITED-1.36927 Dec

**Transfer of property for L2**

Sl.No	From	To. with area (Name-Area)
1	Mr SUSANTA CHANDRA	CENTRAL HOLDING PRIVATE LIMITED-3.81562 Dec
2	Mr PRASANTA CHANDRA	CENTRAL HOLDING PRIVATE LIMITED-3.81562 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Mr SUSANTA CHANDRA	CENTRAL HOLDING PRIVATE LIMITED-446.50000000 Sq Ft
2	Mr PRASANTA CHANDRA	CENTRAL HOLDING PRIVATE LIMITED-446.50000000 Sq Ft

**Transfer of property for S2**

Sl.No	From	To. with area (Name-Area)
1	Mr SUSANTA CHANDRA	CENTRAL HOLDING PRIVATE LIMITED-2105.00000000 Sq Ft
2	Mr PRASANTA CHANDRA	CENTRAL HOLDING PRIVATE LIMITED-2105.00000000 Sq Ft

Endorsement For Deed Number : I - 190209786 / 2022

On 17-08-2022

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

Presented for registration at 18:25 hrs on 17-08-2022, at the Private residence by Mr ZAFAR AHMED KHAN ..

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

Execution is admitted on 17/08/2022 by 1. Mr SUSANTA CHANDRA, Son of Late RANA KISHORE CHANDRA, 74, DR SURESH SARKAR ROAD, P.O: ENTALLY, Thana: Entaly, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700014, by caste Hindu, by Profession Business, 2. Mr PRASANTA CHANDRA, Son of Late RANA KISHORE CHANDRA, 74, DR SURESH SARKAR ROAD, P.O: ENTALLY, Thana: Entaly, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700014, by caste Hindu, by Profession Business

Identified by Mr BANKIM SARKAR, , , Son of Mr KARTIK SARKAR, P.O: MAMUDPUR, Thana: Naihati, , North 24-Parganas, WEST BENGAL, India, PIN - 743166, by caste Hindu, by profession Advocate

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

Execution is admitted on 17-08-2022 by Mr ZAFAR AHMED KHAN, DIRECTOR, CENTRAL HOLDING PRIVATE LIMITED (Private Limited Company), 267, Bipin Bihari Ganguly Street, City:- Kolkata, P.O:- BOWBAZAR, P.S:- Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700012

Identified by Mr BANKIM SARKAR, , , Son of Mr KARTIK SARKAR, P.O: MAMUDPUR, Thana: Naihati, , North 24-Parganas, WEST BENGAL, India, PIN - 743166, by caste Hindu, by profession Advocate

Satyajit Biswas

ADDITIONAL REGISTRAR OF ASSURANCE

OFFICE OF THE A.R.A. - II KOLKATA

Kolkata, West Bengal

On 19-08-2022

**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 7,04,47,832/-

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 20,021/- ( B = Rs 20,000/- ,E = Rs 21/- ) and Registration Fees paid by by online = Rs 20,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 17/08/2022 10:49AM with Govt. Ref. No: 192022230099477728 on 17-08-2022, Amount Rs: 20,021/-, Bank: SBI EPay ( SBlePay), Ref. No. 9900023332239 on 17-08-2022, 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 by online = Rs 75,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 17/08/2022 10:49AM with Govt. Ref. No: 192022230099477728 on 17-08-2022, Amount Rs: 75,021/-, Bank: SBI EPay ( SBlePay), Ref. No. 9900023332239 on 17-08-2022, Head of Account 0030-02-103-003-02

Satyajit Biswas

ADDITIONAL REGISTRAR OF ASSURANCE

OFFICE OF THE A.R.A. - II KOLKATA

Kolkata, West Bengal

On 20-08-2022

**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.

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 75,021/- and Stamp Duty paid by Stamp Rs 50/-  
Description of Stamp

1. Stamp: Type: Impressed, Serial no 6555, Amount: Rs.50/-, Date of Purchase: 27/04/2022, Vendor name: H C SADHU

7/10/22

**Satyajit Biswas**

**ADDITIONAL REGISTRAR OF ASSURANCE**

**OFFICE OF THE A.R.A. - II KOLKATA**

**Kolkata, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1902-2022, Page from 352027 to 352082  
being No 190209786 for the year 2022.



Digitally signed by SATYAJIT BISWAS  
Date: 2022.08.25 12:45:13 +05:30  
Reason: Digital Signing of Deed.

*Handwritten signature*

(Satyajit Biswas) 2022/08/25 12:45:13 PM  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - II KOLKATA  
West Bengal.

(This document is digitally signed.)