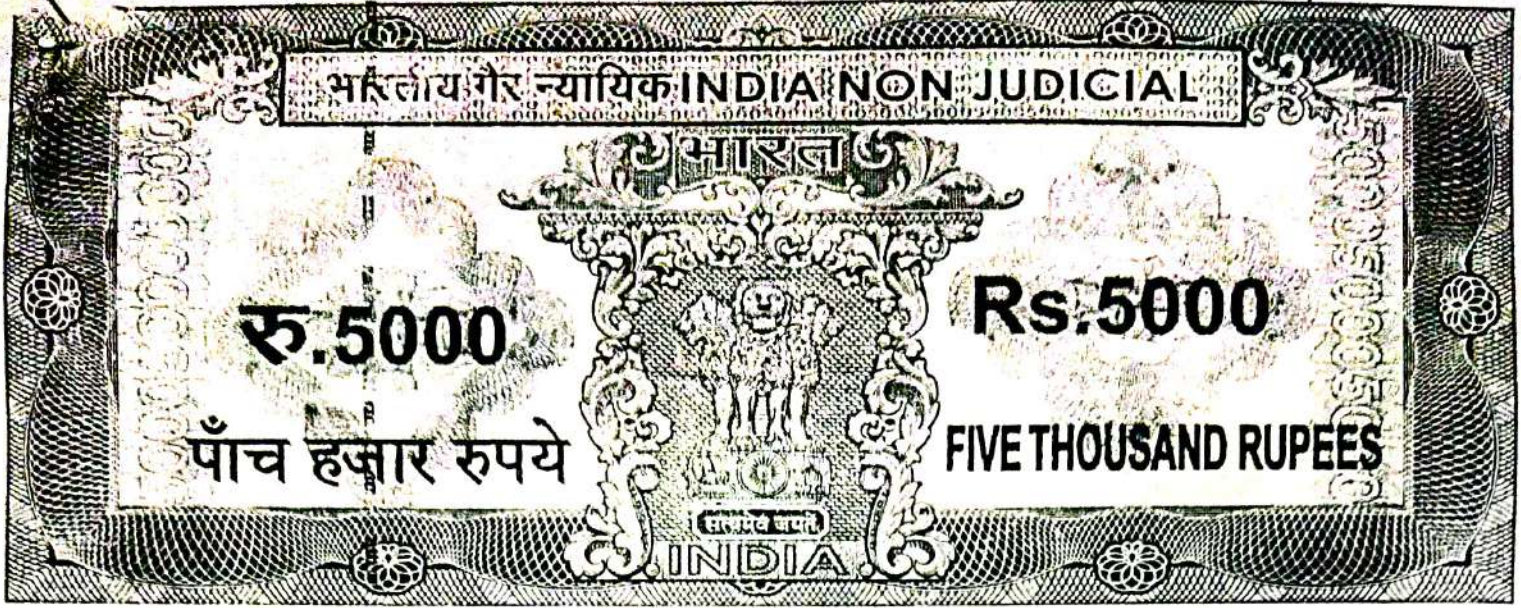


6082/2021

2-5928/21



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

H 264312

Certified that this document is admitted to Registration. The signature sheet and the Endorsement sheet attached to the document are part of this document.

Additional Dist. Sub Registrar
Saidah

21/12/21

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made on this the day 16th of December 2021.

BETWEEN

Q 21/2589 595/21
GRN: 013 742 995-1

- (1) **SWAPNA DEY**, (PAN ALTPD 6046K), wife of Dilip Kumar Dey,
- (2) **DHRUBA JYOTI DEY**, (PAN AJBPD 2917K), son of Dilip Kumar Dey,
- (3) **DEBAJYOTI DEY**, (PAN AMMPD 1541R), son of Dilip Kumar Dey,
- (4) **BHASWATI DEY**, (PAN AFYPD 2659F), daughter of Dilip Kumar Dey, all by faith - Hindu, all by occupation - Business/Service/Housewife, all by Nationality - Indian all are residing at P-279, Narkeldanga Main Road, Post Office - Narkeldanga, Police Station - Beliaghata, Kolkata - 700054, hereinafter called and referred to as the **OWNERS** (which expression shall unless otherwise excluded by or repugnant to the subject or context be deemed to mean and include their successors heirs, executors, administrators, legal representatives and assigns) of the **FIRST PART**.

AND

M/S. TANISHA HOUSING PRIVATE LIMITED, (PAN : AAECT0531C), a company incorporated under the provisions of Companies Act, 1956 as amended upto date represented by its Director, **SRI NAVNIT KUMAR GUPTA** (PAN : AGMPG8387J), son of Sri Bisheswar Prasad Gupta, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at also having its office at 5, Palmer Bazar Road, P.O. Tangra, P.S. Entally, Kolkata - 700015, District - 24 Parganas (South), hereinafter called the **DEVELOPER** (which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and include its heirs, executors, successors, administrators, legal representatives, successor-in-office and assigns) of the **OTHER PART**.

WHEREAS by a registered Deed of Conveyance dated 12.12.1958 registered at Book 1, Vol. I, Page 294 to 298, Being No. 67 for the year 1958 of the office of the Sub-Registrar at Sealdah, The Trustee For Improvement Act of 1911 (Bengal Act V of 1911 called and referred to as "The Board" the Party of the First Part therein along with one Namita Rani Dey, wife of Late Radhika Ranjan Dey of 3/1, South Sealdah Road, the Calcutta formerly and presently premises No. P-279, Narkeldanga Main Road, Police Station - Phool Bagan, Kolkata - 700054 called and referred to as the Other Part therein, purchased the revenue free land containing an area of 06 Cottahs 10 Chittacks 40 Sq. ft. (more or less) situate and being the Plot No. P-279, of the surplus lands in Calcutta Improvement Scheme No. IVM formed out of old Premises No. 1, Bahir Surah Road and comprised in Holding No. 13, in Sub Division 9 Division 3 Dihi Panchanangram for the Police Station Beliaghata presently Police Station Phool Bagan with in the ambit of Sub Registration Office Sealdah, District 24 Parganas (South) against consideration mentioned therein.

AND WHEREAS the said Namita Rani Dey mutated the said land containing an area of 06 Cottahs 10 Chittacks 40 Sq. ft. (more or less) situate and being the Plot No. P-279, of the surplus lands in Calcutta Improvement Scheme No. IVM formed out of old Premises No. 1, Bahir Surah Road and comprised in Holding No. 13, in Sub Division 9 Division 3 Dihi Panchanangram for the Police Station Beliaghata presently Police Station - Phool Bagan, Kolkata - 700054 within the ambit of Sub Registration Office Sealdah, District 24 Parganas (South) before the Kolkata Municipal Corporation and paying rates and taxes accordingly.

AND WHEREAS the said Namita Rani Det mutated and constructed 4 storied building upon the schedule land being the Plot No. P-279, according to sanction Plan obtained from the Kolkata Municipal Corporation Being Assessee No. 110330501080, Kolkata - 700054 at her costs and expenses.

AND WHEREAS the said Namita Rani Dey executed Deed of Gift dated 13th September, 2021 whereby she transferred different Flats/Shop rooms to the Donees namely Swapna Dey wife of Dilip Kumar Dey and daughter-in-law of Namita Rani Dey, Dhruba Jyoti Dey, Debajyoti Dey, Bhaswati Dey grand daughter, grandsons of Namita Rani Dey and Ira Das daughter of Namita Rani Dey in consideration of natural love and affection in Premises No. P-279, Narkeldanga Main Road, Post Office - Narkeldanga, Police Station - Beliaghata, Kolkata - 700054 more fully described and recorded in Book 1, Volume No. 20 Pages 841 to 858, Being No. 8972 for the year 2011 registered with A.R.A. I, Kolkata. Thus the said Donees are the joint owners of the said property having their respective undivided share of ownership therein.

AND WHEREAS the said Swapna Dey **3060sq.ft.** (more or less) **Super Built up Area** and land area **2 cottahs 14 chittaks (more or less)**, Dhruba Jyoti Dey **1200sq.ft. (more or less) Super Built Up Area**, Debajyoti Dey **1212sq.ft. (more or less) Super Built Up Area**, Bhaswati Dey **480sq.ft. (more or less) Super Built Up Area** and Ira Das **600sq.ft. (more or less) Super Built up Area** the total area **6552 sq.ft. (more or less) Super Built Up Area** on various floor in the building upon the land measuring **3 cottahs 12 chittaks 40 sq.ft. (more or less)** hence, the Land Area ratio is (L.A.R.) 2740sq.ft divided by 6552 sq.ft. equals to **.418** therefore (3060 x .418 = 1279.08 sq.ft.) (1200 x .418 = 501.6 sq.ft.) (1212 x .418 = 506.61 sq.ft.) (600 x .418 = 250.8 sq.ft.) and (480 x .418 = 200.64 sq.ft.) save and accept land

measuring 2 cottahs 14 chittaks 00 sq.ft. (more or less) belongs to Swapna Dey. Hence, the Owners namely, Swapna Dey, Dhruva Jyoti Dey, Debajyoti Dey and Bhaswati Dey having land area 4540 sq.ft. equivalent to land measuring 6 cottahs 4 chittaks 40 sq.ft. (more or less) save and except 270 sq.ft (more or less) land equivalent to land measuring 06 chittaks (more or less) retained by Ira Das who shall execute Development Agreement and Development Power due to inability of personal appearance this day, such onus lies upon the present Owners herein.

AND WHEREAS having had such ownership the owners along with Smt. Ira Das duly mutated their names in the record of the Kolkata Municipal Corporation and were and/or are still making payment of the Municipal Rates and Taxes and other outgoings in respect of the said property without committing any default whatsoever.

AND WHEREAS the owners herein are desirous to develop the said property to the extent of their undivided share of ownership therein with an understanding that the other co-owner namely Smt. Ira Das shall also enter into a similar Development Agreement with the developer subsequently so that the developer can develop the property in the manner as indicated hereinafter.

AND WHEREAS having had such intention the owners are appointing and authorizing the party of the Second Part as Developer for the purpose of demolishing the existing structure and to construct a new building in accordance with the Plan as may be sanctioned by the Kolkata Municipal Corporation at its cost and expenses in terms of and in consideration as mentioned hereinafter.

AND WHEREAS the developer being interested in developing the said property is also agreeable to act as such developer on the terms, conditions and consideration as mentioned hereinafter and has, inter alia, adopted a resolution in the meeting of the Board of Directors of this company in this behalf since to enter into this Development Agreement will be beneficial to the business interest of the said developer company.

NOW THIS MEMORANDUM WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES AS FOLLOWS :

ARTICLES - I

DEFINATIONS:

- i. **ARCHITECT** shall mean any person or firm appointed or nominated by the Developer as Architect for the supervision of construction of the said multistoried building or may be extended further Floor in accordance with Law.
- ii. **BUILDING** shall mean the said multistoried storied R.C.C. framed structure with brick built building to be constructed on the said land according to the drawing, plan and specifications approved and duly sanctioned by the competent authority and constructed in conformity with the details of construction given to the Schedule 'D' hereunder written.
- iii. **BUILDING PLAN** shall mean drawing, plan and specifications for the construction of the said building which to be sanctioned by the competent authority and shall include any renewal or amendments thereto and/or modification thereof made of caused by the Developer after approval and duly signed by the owners(s) or any other Government Authority.

- iv. **COMMON AREAS AND FACILITIES** shall mean unless the context otherwise require the items specified in Section 3(D) of the West Bengal Apartment Ownership Act, 1972 and morefully mentioned in the Schedule 'C' hereunder.
- v. **TRANSFER** which the grammatical variations shall mean transfer by way of sale of the built up space excepting the owner (s) allocation to be transferred by the Developer for consideration to the intending transferee(s).
- vi. **TRANSFEEE(S)** shall mean the purchaser to whom any floor space in the said building will be transferred.
- vii. **THE SAID PLOT OF LAND** shall mean all the piece or parcel of land particularly mentioned and described in the Schedule 'A' hereunder.
- viii. **OWNERS' ALLOCATION** that the owners collectively shall be entitled to get 50% of the total Covered Area of the proposed multi storied building, consisting of several Flats/cars parking/Shops with common services and facilities attached thereto more fully described in the following manner :-
1. the owners shall collectively get 03 numbers of shop rooms covered Area out of total 04 Numbers of Shop rooms on the Ground Floor.
 2. 50% Car Parking space out of total number of Car Parking on the Ground Floor.
 3. 50% covered Area of the entire First Floor.
 4. Entire Third Floor.
 5. Entire Fourth Floor.
 6. Save and except and/or reserved one residential flat measuring 450 Sq. ft. (more or less) Covered Area together with proportionate share designated for other Owners within 50% of the Covered Area of total F.A.R. of the Building as more fully described in the schedule "B" hereunder.

Be it mentioned that the 01 extra shop room shall be allotted to the Owner on the ground Floor, that area shall be equalize from the owner's 50%, Covered Area on the First Floor.

Be it mentioned that the Developer shall reallocate the shop room, on the Ground Floor of the Owner namely Dhruba Jyoti Dey within 4 months of demolishing of the building and carry out residual construction work accordingly morefully described in the Second Schedule hereunder.

That the Developer shall pay refundable Advance amounting to Rs. 1,25,00,000/- (Rupees One Crore Twenty Five Lakhs Only) in the following manner :-

i. Rs. 21,00,000/- Rupees (Twenty One Lakhs Only) at the time of execution of this Development Agreement and Development Power of Attorney.

Rs. 4,00,000/- Rupees (Four Lakhs) Only at the time of execution of this Development Agreement by and Development Power of Attorney by Ira Das being the Co-owner accordingly.

Thereafter the balance amount shall be paid at the time of receiving vacant peaceful possession of the entire schedule property from the Owners herein

ix. **DEVELOPER'S ALLOCATION** that the developer shall be entitled to get 50% of the Covered Area of total F.A.R. of the Building in the proposed new building upon the schedule property by execution other Development Agreement and Development Power singly in respect of the Schedule property consisting of Flats/commercial/shop rooms/parkings in the proposed building with common services and facilities attached thereto more fully described in the following manner :-

01 number shop room, Ground Floor out of total 04 numbers shop rooms.

50% Car Parking space out of total number of Car Parking on the Ground Floor.

1. 50% in the First Floor.
2. Entire Second Floor.
3. Entire Fifth Floor.

After obtaining sanction plan the Owners and Developer shall divide and demarcate 50% commercial area and 50% residential jointly and equally by execution of Supplementary Agreement in respect of Allocation in the new building upon the schedule Land morefully described in the Third Schedule hereunder.

ARTICLE - II TITLE AND INDEMNITY:-

1. The Owners hereby declare that they are the joint Owners of the said property along with the said Smt. Ira Das lawfully entitled to the same and to the best of their knowledge and no disputes or suits act one or legal proceedings are pending in respect of the same property or any part or portion thereof and has good and absolute right, title and interest in the said premises to enter into the Agreement with the said Developer to the extent of our undivided share therein.
2. The Owners hereby declare that to the best of their knowledge that the said premises is free from all and any manner lispence, charges, liens, claims, encumbrances, attachments, trusts, acquisitions, requisitions, or mortgage whatsoever and the Owners hereby agreed to indemnify and keep the Developer indemnified from or against any and all actions, charges, liens, claims, encumbrances and mortgages unless created by the Developer himself.

3. The Owners hereby also undertake that the Developer shall be entitled to construct the multistoried building on the said land as agreed by and between the parties hereto according to the building plan to be sanctioned or revised plan if any under the K.M.C. rules and regulations. The Developer has agreed to hand over to the Owner, a proposed plan which is to be submitted before the KMC for its sanction and shall also intimate the Owners about any revision or alteration that they propose to make in the said plan and hand over such proposed revised plan to the Owners for their approval before submitting the same before the KMC.

ARTICLE - III DEVELOPMENT RIGHTS

1. The Owners grant exclusive right to the Developer to develop the said land in such manner as the Developer deems fit in accordance with the provisions herein contained, subject to K.M.C. rules and regulations and not in any way contrary to Owner's interest in the flats to be allotted to the Owners.
2. The Owners shall at the cost of the Developer from time to time at anytime submit and/or join with the Developer as the Owners of the said land in submitting the building plan applications, forms, petitions, and writings to the appropriate authority for sanction and/or approval of the plan and/or materials and otherwise as may or shall be required for the construction of the building on the said land. The Developer shall cause to be made which shall be required by the Government or any authority as aforesaid to comply with any sanction or approval as aforesaid. It is clearly mentioned here that the Developer shall submit building plan for sanction before the Kolkata Municipal Corporation. After obtaining sanction plan the Owners and Developer shall divide and demarcate 50% commercial area and 50% residential jointly and equally by execution of Supplementary Agreement in respect of

Allocation in the new building upon the schedule Land. That the Developer shall complete the building within 24 months further extended 6 month from the date of the sanction of the building plan, subject to getting peaceful vacant possession whichever is later of the existing building of the Owners for demolition and commencement of construction of the said premises.

3. The Developer shall for and on behalf of the Owners take all such permissions, sanctions and approvals in compliance with the prevailing laws as are legally required for the purpose of developing the said land. The Owners shall always cooperate with the Developer in connection with the same and shall sign any required papers, letters etc. in connection there with.
4. All applications and other papers and documents referred to above shall be prepared by the Developer at their own cost subject to approval of the Owners and submitted by or in the name of the Owners and the Developer shall pay and bear all submission and other fees, charges and expenses required to be paid or deposited for sanction and building plan for the building or otherwise to obtain sanction for the construction of the building thereon.
5. The Owners shall render the Developer all reasonable assistance necessary to apply for and/or to obtain all sanctions, permissions clearance and approvals in terms thereof and the Developer shall have the discretion to submit the applications, plan and other act deed matter and things envisaged herein as an agent for and/or on behalf of or in the name and with the consent of the Owners and to directly collect and receive back from the concerned authorities or bodies any

refunds or other payments or deposits made by the Developer for which purpose the Owners shall grant the Developer and his nominees or successors, necessary power and authorities to sign make file amend withdraw and/or to follow up the same and/or to do all other acts, deeds, matters and things necessary to obtain requisite sanctions permissions clearances and approvals as aforesaid.

6. The Developer shall exclusively be entitled to receive, release and appropriate the sale proceeds and/or the construction cost with regard to the Developer's Allocation which the Developer becomes entitled to receive from the intending purchaser or purchasers of flats, garages, shops in the said proposed building excepting Owner's Allocation.

ARTICLE - IV: CONSIDERATION

1. In consideration of the Owners have agreed to grant to the Developer the exclusive right to develop and/or construction of the proposed building in the manner hereinbefore mentioned the Developer shall allot to the Owners the aforesaid owners' allocation in the proposed building completed in all respect to be erected and/or constructed upon the said land in accordance with the building plan to be sanctioned by the Kolkata Municipal Corporation.
2. If the Developer gets any further sanction from the K.M.C for any extra area, then in that event the Owner shall be entitled to get additional area 50% Covered Area provided extra costs and expenses shall be borne by the Owner and Developer equally save and except construction costs and expenses..

ARTICLE - V: PROCEDURE

1. The Owners shall grant to the Developer or its nominee/nominees a Registered Development Power of Attorney as may be required for the purpose of obtaining the modification of sanction of plan and all necessary permission and sanction from different authorities in connection with the construction of the building and also for perusing and following up the matter in the Kolkata Municipal Corporation and other authorities and to construct the building, appoint architects engineers, contractors, agents, etc. and to represent the Owners before Kolkata Municipal Corporation, Kolkata Improvement trust, Kolkata Metropolitan Development Authority, Kolkata police, Fire Brigade, or any other appropriate authority or authorities and to undertake the construction of the building and to enter into agreement/agreements with the purchasers/buyers of flats/car parking spaces or any other spaces from the Developer's allocation and also to receive, realise recover the entire proceeds of the Developer's allocation at the sole responsibility of the Developer. It is also to be mentioned in the said Power of Attorney that after the completion of the Project and after the Owners having received the Owner's Allocation fully and satisfactorily/lawfully with rightful possession, if the Owners are not in a position to make the registration of the deed of conveyance or conveyances of the purchase deeds, intentionally or unintentionally in favour of the Developer or its nominee or nominees and/or assignee or assignees, the Developer shall be at liberty to execute and register of the deeds of conveyance or conveyances of the Developers Allocation in favour of itself or in favour

of the intending Purchasers/buyers, by utilising the Power of Attorney. The Power of Attorney to be granted by the Owners herein shall remain operative till the construction of the building is completed and transfer of the Developer's allocation and the other terms and conditions as mentioned in this agreement is fulfilled in all respect.

ARTICLE - VI: BUILDING

1. The Developer shall construct the said Building at its own costs or by raising funds from the prospective transferees out of Developer's Allocation or in the manner he consider necessary for which it is hereby agreed between the parties hereto that the Developer shall be at liberty to invite applications from prospective transferees for transfer out of the total built up area excepting the Owner's Allocation in the building to be constructed on the land comprised in the said premises in accordance with the plan to be approved by the Architect and sanctioned by the Kolkata Municipal Corporation or revised thereof with good materials as are necessary for such construction and specifications must not below as mentioned in the Third Schedule hereunder and also in good workman like manner within a period of twenty four months from the date of obtaining sanction of the plans from the Kolkata Municipal Corporation.
2. The Developer shall also install and provide in the said building at his own costs the lift, pump, water storage, tanks, overhead reservoir, inside electrification and/or of the sanctioned plan or under any applicable statutory bye laws or requisitions relating to the construction of the building on the said land and specifications as mentioned in the third schedule hereunder written.

3. The Owners shall be entitled to transfer or otherwise deal with only the Owner's Allocation in the building after disbursing Developer dues/outstanding.
4. The Developer shall be exclusively entitled to the Developer's Allocation in the building with exclusive right to transfer or otherwise deal with or dispose of the Developer's Allocation above and the Owners shall not in any way interfere with or disturb the quiet and peaceful vacant possession of the Developer's Allocation.
5. In so far as all necessary dealings by the Developer in respect of the building shall be in the name of the Owners for which purpose the Owners undertake to give the Developer and/or its nominee or nominees power or power of Attorney in a form and manner reasonably required by the Developer. It is however understood that such dealings shall not in any manner fasten or create any financial liability upon the Owners or Owners Allocation.
6. The Developer shall be authorised in the name of the Owners in so far as it is necessary to apply for and obtain quotas entitlements and other allocations for cement, steel bricks and other building materials allocable to the Owners for the construction of the building and to similarly apply for and obtain temporary connection of water electricity, power and permanent drainage and sewerage connection to the newly built up building and other inputs and facilities required for the construction or enjoyment of the building for which purpose the Owners shall execute in favour of the Developer Power of Attorney and other authorities as shall be required by the Developer, for which the Owners shall not be liable in any manner whatsoever.

7. The Developer shall at its own cost and expenses and without creating any financial or other liability on the Owners construct and complete the said new building and various units and/or apartments therein in accordance with the sanctioned Building plan and any amendment thereto or modifications thereof made or cause to be made by the Developer. The Developer at its own risk and responsibility accept the earnest money or full consideration money from the Purchaser/s of the Developer's Allocation and the Developer shall bear liabilities relating with the same and the Owners shall in no way be responsible and or liable for the same.

ARTICLE - VII: AUTHORITY

1. The Developer by strength of development Power of Attorney shall jointly be entitled to Transfer or otherwise Deal with the flat and/or apartments and/or other saleable space or spaces and car parking space of the building and proportionate right to use the common areas and facilities to be transferred to the prospective transferees and income tax or other taxes for Developer's Allocation to be borne by the Developer.
2. In so far as necessary all the dealings by the Developer in respect of the said building in relation to these presents shall be in the name of the Owners for which the Owners hereby irrecoverably nominate, constitute and appoint the Developer to do, execute, perform and execute all the acts and things necessary for the implementation of this Agreement including the authorities to cause, to be prepared, to sign letters correspondence and to apply to the authorities, to sign and execute all application to the government Department and/or authority to appoint

architects, Engineers and other persons to construct the building as per sanction of the authority to enter into and sign agreement for sale and to sign sale deeds, conveyances, jointly with the Owners in favour of the prospective transferees to make affidavits and declaration to apply for allotment of cement, iron, and steel and other materials to apply for electric connection sewerage and the drainage to apply for and obtain refund of any amount receivable from the authorities in respect of the said premises to commence proceedings, to sign plaints, verification written statements petition, to sworn affidavit, to appear in any court of law, to give evidence and to arrange or substitute with all or any of the powers, Owners is not affected for any cost expenses.

3. It is distinctly stipulated and agreed that the Developer shall have no authority to negotiate for and/or sale flat/flats or apartments and/or any other saleable space or spaces or any portion from and out of the Owner's Allocation in the said building which the Developer agrees to make delivery of possession to the Owners as consideration of the said land in proportion to the Developer's Allocation.

ARTICLE - VIII: COMMON FACILITIES

1. The Developer shall pay and bear proportionate Ground rent, other dues and outgoings in respect of the said premises accruing, after handed over of the vacant and peaceful possession by the Owners.
2. Subject to the covenant as contained in Article X clause 5 as mentioned hereinafter, on completion of the Owner's Allocated portion of the newly constructed building in all respect as per terms of this Agreement the Developer shall give fifteen days' notice in writing to the Owners

- requesting the Owners to take possession of the Owner's Allocation in the said building agreed to be provided as consideration of the land in proportionate with the Developer's Allocation as per terms of this Agreement. The Developer shall not be responsible for payment of all Municipal and property taxes, rates, duties, maintenance, charges, dues and other public outgoings and impositions whatsoever (hereinafter for the sake of brevity referred to as "the said Rates") payable in respect of the Owner's Allocation and the said rates are to be apportioned pro-rata basis with reference to the saleable space in the building. It is further agreed that the Developer shall deliver possession to the intending flat purchasers only after delivery of possession to the Owners (within fifteen days' notice) of the Owners allocated portion complete in all respect as per terms of this Agreement.
3. The Owners and the Developer shall punctually and regularly pay for their respective allocations the said rates and taxes to the concerned authorities or to the other authorities or to the Developer or otherwise as specified by the Developer and the Owners and the Developer shall keep each other in this regard indemnified against all claims, actions, demands, costs, charges, expenses and proceedings whatsoever directly and indirectly in connection with their respective allocation.

ARTICLE - IX: OWNER'S OBLIGATION

1. Subject to the Developer complying with all the terms of this Agreement and discharging its obligations under this Agreement. The Owners do hereby agree and covenant with the Developer not to do any act, deed or things thereby the Developers may be prevented from selling, assigning

- and/or disposing of the flat/flats or apartment and/or any other saleable space or spaces of the Developer's Allocation or any apportion thereof in the said building of the said premises of the Developer's Allocation.
2. The Owners or any person or persons claiming through them shall not in anyway cause any reference or obstruction whereby the Developer or any person or persons claiming through them shall in any manner be prevented or obstructed from constructing and erecting the said building on the said land in the said premises.
 3. The Owners do hereby agree and covenant with the Developer not to let out, grant lease, and/or charge the Developer's Allocation of the said premises or any portion thereof without the previous consent in writing of the Developer.

ARTICLE - X: DEVELOPER'S OBLIGATION

1. The Developer hereby agrees and covenants with the Owners to complete the construction of the building in terms of this Agreement and in accordance with the plan to be sanctioned by the Kolkata Municipal Corporation within 24 months may be extended 6 months from the date of sanction of building plan unless prevented by force majeure. Be it mentioned that sanction Plan shall be obtain by Developer's cost and expenses within 6 months provide execution of Development Agreement and Development Power by all the Owners in respect of the Schedule Land and having good marketable title in every manner.

2. The Developer hereby agrees and covenants with the Owners not to violate, contravene or deviate any of the provisions or rules applicable for construction of the said building.
3. The Developer hereby agrees and covenants with the Owners not to do any act, deed, or thing whereby the Owners are prevented from enjoying, selling, assigning and/or disposing of the Owner's Allocation or any portion thereof the said building in the said premises.
4. The Developer shall be responsible for the entire construction and indemnifies the Owners for any damage or loss arises or any accident happens during the construction period. If there is any loss or damage the Developer shall be solely responsible for the same and shall bear all cost and expenses.
5. The Developer hereby agrees that the Developer shall first offer the Owners to take their possession within fifteen days (Complete in all respect as per terms of this Agreement) of their allocation in the newly constructed building, and, after fifteen days from receipt of the said notice by the Owners, if the Owner fails to take possession of the Owners allocated portion or to act upon the notice the said offer, the Developer shall be at liberty to hand over its allocated portion to the intending purchaser or purchasers.
6. That the Developer shall pay refundable Advance more fully described hereinabove.
 - ii. Thereafter upon settlement of tenant as aforesaid a further sum by way of security deposit out of the balance amount as may be required by the owners to be paid by the developer from time to time.
 - iii. Thereafter the balance amount shall be paid at the time of receiving vacant peaceful possession of the property from the owners.

ARTICLE - XI: MISCELLANEOUS

1. The owners hereby declare that the premises in question is occupied by several tenants and for the purpose of development such tenancy should be terminated or otherwise settled so that the owners can get the peaceful vacant possession of the tenanted premises and can makeover the same to the developer to enable the developer to make construction thereon after demolishing the existing structure. In view of aforesaid, owners and developer do hereby agree that the owners and the developer shall, after entering into this agreement, take necessary step jointly for settlement with the tenants for obtaining the peaceful vacant khas possession of the tenanted portion and in course of such settlement, if any, payment is required to be made to the tenants such sum will be paid by the developer out of a sum of Rs. 1,25,00,000/- agreed to be paid by the developer to the owners as and by way of security deposit.
2. That before demolition of the existing building standing thereon the Developer will arrange for the Owners residential flats and the Developer will be liable to pay monthly rent in respect of that accommodation till completion and delivery of possession of the Owners allocated portion in the newly constructed building. The Owners shall vacate the premises within 7 days from the date of providing a rented accommodation.
3. That upon the demolition of the existing structure the Developer shall be at liberty to sell old building materials and the sale proceeds thereof will be retained by the Developer exclusively for which the Owners herein renders their no objection.
4. It is understood that from time to time to facilitate the uninterrupted construction of the building by the Developer, various acts, deeds, matters and things not herein specified may be required to be done by

the Developer for which the Developer may require the authority of the Owners and various applications and other documents may be required to be signed or made by the Owners relating to which specific provisions may not have been mentioned herein, the Owners hereby undertakes to do all such acts, deeds, matters and things which do not in anyway infringe the rights of the Owners and/or against the spirit of these presents.

5. That after completion of the said multistoried building the Owners jointly shall appoint a civil planner, who will measure the total covered area from the ground floor to top floor of the said multistoried building and the Developer shall help in this regard. Further if the total covered area of the Owners become less than 50% in that situation the Developer shall pay the extra amount to the Owners and if the total Covered Area of the Owners become more than 50% in that situation Owners Shall pay the extra amount to the Developer,
6. Any notice required to be given by the Developer shall without prejudice to any other mode of service be deemed to have been served on the Owners if delivered by hand (acknowledgement is required) or sent by registered post to the Owners at all the addresses of the Owners mentioned herein and shall likewise be deemed to have been served on the Developer if delivered by hand or sent by Registered office of the Developer.
7. The Developer and the Owners shall mutually frame scheme for the management and administration of the said building or buildings and/or common parts thereof. The Owners hereby agrees to abide by all the regulations to be framed by any society /Association/Holding Association and/or any other organizations to be formed that will be in charge of the affairs of the building or buildings and/or common parts

thereof and the parties hereby give their consent to abide by such rules and regulations.

8. The name of the building shall be decided by the Developer accordingly.
9. After completion of the construction of the building the Owners shall at the request of the Developer execute and register appropriate transfer deeds/conveyance of the proportionate share of land in favour of the Developer or its nominee and/or transferee or transferees. The stamp duty including the registration charges and all other legal expenses payable for the said transfer shall be borne by the transferee or transferees or Purchasers.

ARTICLE - XII: FORCE MAJUERE

1. Force Majuere shall mean flood, earthquake, riot, war, storm, tempest, civil commotion, epidemic, strike, lockout and/or any other acts or commission beyond the control of the parties hereto affected thereby and also non availability of essential materials like cement, steel, etc.
2. The parties hereto shall not be considered to be liable for any obligation here above to the extent that the performance of the relative obligation prevented by the existence of the "Force Majuere" and shall be suspended from the obligation during the period this "Force Majuere", except the rental accommodation facilities for the Owner's mentioned herein above.
3. If the construction and/or completion of the building is delayed for any willful acts or negligence on the part of the Developer it shall be liable to pay such loss or damages to the Owners at the rate of Rs. 40,000/- Rupees (Forty Thousand) only per month, in addition to providing the rental accommodation facilities for the Owner's mentioned herein above.
4. After entering into this agreement and in course of implementation of the obligations by the developer if the construction work is hampered due to any internal disputes among the owners and the developer is

otherwise restrain not to perform his obligations under these presents due to such dispute, then in that event, the owners shall have an obligation to forthwith make refund the amount lying in their hand as security deposit together with the sum payable as and by way of compensation being the sum invested by the developer in the property in question in performing its obligation under these presents.

ARTICLE - XIII: JURISDICTION

If any dispute arises out of this Development Agreement between the parties hereto such dispute shall be referred to the Arbitration of a Sole Arbitrator to be appointed by the parties and the Award of the Arbitrator shall be final and binding. The venue of the Arbitration shall be at Calcutta.

The Learned court/courts having territorial jurisdiction over the property shall have the jurisdiction to entertain all actions and proceedings arising out of these presents between the parties hereto.

THE FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of land measuring **6 cottahs 4 chittaks 40 sq.ft. (more or less)** save and except 270 sq.ft (more or less) land alongwith **permanent structure measuring 5952 Sq. ft. (more or less)** out of total permanent structure 6552 Sq. ft. (more or less) being the **premises No P-279, C I T Scheme IV M** formed out of old premises no. 1, Bahir Surah Road and comprised in Holding No. 13, Sub Division 9 Division 3 Dihi Panchanangram Ward No. 33, **Assessee No. 110330501080**, Kolkata - 700054 which is butted and bounded as follows :-

ON THE NORTH : Narkeldanga Main Road;
 ON THE SOUTH : acquired Property of the W.B. Govt.
 ON THE EAST : Plot No. 280, C.I.T. Sch IV M.
 ON THE WEST : Plot No. 278, C.I.T. Sch IV M.

6-10-40

297 ✓

THE SECOND SCHEDULE ABOVE REFERRED TO

- x. **OWNERS' ALLOCATION** that the owners collectively shall be entitled to get 50% of the total Covered Area of the proposed multi storied building, consisting of several Flats/cars parking/Shops with common services and facilities attached thereto more fully described in the following manner :-
1. the owners shall collectively get 03 numbers of shop rooms covered Area out of total 04 Numbers of Shop rooms on the Ground Floor.
 2. 50% Car Parking space out of total number of Car Parking on the Ground Floor.
 3. 50% Covered Area in the First Floor.
 4. Entire Third Floor.
 5. Entire Fourth Floor.
 6. Save and except and/or reserved one residential flat measuring 450 Sq. ft. (more or less) Covered Area together with proportionate share designated for other Owners within 50% of the Covered Area of total F.A.R. of the Building as more fully described in the schedule "B" hereunder.

Be it mentioned that the 01 extra shop room shall be allotted to the Owner on the ground Floor, that area shall be equalize from the owner's 50%, on the First Floor.

Be it mentioned that the Developer shall reallocate the shop room, on the Ground Floor of the Owner namely Dhruba Jyoti Dey within 4 months in the new building and carry out residual construction work accordingly morefully described in the Second Schedule hereunder.

That the Developer shall pay refundable Advance amounting to Rs. 1,25,00,000/- (Rupees One Crore Twenty Five Lakhs Only) in the following manner :-

i. Rs. 21,00,000/- Rupees (Twenty One Lakhs Only) at the time of execution of this Development Agreement and Development Power of Attorney.

Rs. 4,00,000/- Rupees (Four Lakhs) Only at the time of execution of this Development Agreement by and Development Power of Attorney by Ira Das being the Co-owner accordingly.

Thereafter the balance amount shall be paid at the time of receiving vacant peaceful possession of the entire schedule property from the Owners herein

THE THIRD SCHEDULE ABOVE REFERRED TO

DEVELOPER'S ALLOCATION that the developer shall be entitled to get 50% of the Built up Area of total F.A.R. of the Building in the proposed new building upon the schedule property by execution other Development Agreement and Development Power singly in respect of the Schedule property consisting of Flats/commercial/shop rooms/ parkings in the proposed building with common services and facilities attached thereto more fully described in the following manner:-

1. 01 number shop room, Ground Floor out of total 04 numbers shop rooms.
2. 50% Car Parking space out of total number of Car Parking on the Ground Floor.
3. 50% Covered Area in the First Floor.
4. Entire Second Floor.
5. Entire Fifth Floor.

After obtaining sanction plan the Owners and Developer shall divide and demarcate 50% commercial area and 50% residential jointly and equally by execution of Supplementary Agreement in respect of Allocation in the new building upon the schedule Land.

SECOND SCHEDULE ABOVE REFERRED TO

(Common Areas, Common Facilities and Common Expenses)

The owners of the land along with the Society or Syndicate or Association shall allow each other the following easement and quasi-easement rights, privileges etc.

1. All side spaces, back spaces, paths, passages, drain ways in the land of said building.
2. General lighting of the common portions and spaces for installation of electric meters general and separate.
3. Drains and sewers from the building in the Municipal connection drains and/or sewerage.
4. Staircase, staircase's landings and roof right.

5. Common water pump.
6. Common water reservoir.
7. Common electric line.
8. Water and sewerage eviction from the pipes of the every unit, to drain and sewerage common to the said building.
9. Enjoyment of ultimate roof (Owners through their appointed Developer herein reserve their right to construct additional floor on the roof, for which land area ratio shall diminish in respect of the purchasers, but under take not to effect the enjoyment of their respective units) Common Lift facility if available.

THE THIRD SCHEDULE ABOVE REFERRED TO

(SPECIFICATION)

- I) **FOUNDATIONS:**
 - A) The foundation shall be constructed with reinforced cement concrete as per design of the structural engineer.
 - B) New building RCC frame structure with brick building will be constructed as per specification of the KMC approved sanctioned plan.
- II) **SUPER STRUCTURE:**

The Super structure of the building shall have reinforced cement concrete columns, beams and slabs and followed by brick works as per design of the structural Engineer.
- III) **FLOORS:**

Marble or vitrified 2'x2' tiles
- IV) **WALLS:**

Walls of the building shall be of 200 mm thick brick walls on the external surface and 125 mm and 75 mm internal walls, as per the design of the Architect with cement sand mortar.

FINISHING (INTERNAL WALLS):

All internal surfaces of the walls to be plastered with cement sand mortar and finished with wall putty.

VI) ROOF CASTING:

The roof casting will be made of matrix of cement medium course sand and three fourth sized of stone chips and finished by a layer of roof tiles.

VII) DOOR:

All door frames shall be of Sal wood with Flash door.

VIII) WINDOWS:

All windows will be made of aluminum frame with one side looking view glass with iron Box Grill.

IX) TOILET:

Glazed tiled dado upto 6' feet height from floor level including skirting, concealed pipe lines for hot and cold water, geyser point, shower point of reputed make and Indian W.C. with cistern. All the fittings will be of C.P. brass of essco/jaguar make and marble floor/vitrified.

X) KITCHEN:

Platform with Black stone top with granite top with one built-in-sink, stainless steel two C.P. bib cocks fitted together with concealed pipe lines. The kitchen shall have glazed titles above the cooking platform upto 3 feet height and marble floor.

XI) WATER SUPPLY:

Concealed plumbing system with the supply of water from KMC stored in ground level reservoir and connected to the overhead reservoir.

XII) ELECTRICAL INSTALLATIONS:

Concealed copper wiring (Havels/RR cable) with adequate outlet sockets, piano type switches etc. Further installations shall be decided by and between the parties.

XIII) Outside painting of the exterior wall with snowcem/weather coat

XIV) Pedestal wash Basin.

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands and seals hereon to and to a duplicate hereof this the day, month and year first above written.

Signed sealed and delivered by the within named owners at Kolkata in the presence of: -

WITNESSES:

1. Sakshi Bose
P-28, Garia Park
P.O. Garia
Kolkata 700084.
2. Goudarga Datta
(G. Datta)
P-28, Garia Park
P.O. Garia
Kolkata - 700084

Signed sealed and delivered by the within named developer at Kolkata in the presence of: -

WITNESSES:-

1. Anil Kumar Gupta
5, Palmer Bazar Road
KOL-700015
2. S. Dey
Sardar Court
KOL-700014

Drafted by me:

Anil Kumar
Advocate

Advocate:

High Court, Calcutta.

Sakshi Bose

Shruba Tyoti Dey.

Debjyoti Dey.
Bhramati Dey

SIGNATURE OF THE OWNERS

TANISHA HOUSING PVT. LTD.

Navnit Kumar Gupta
Director

SIGNATURE OF THE DEVELOPER

MEMO OF CONSIDERATION

Sl. No.	Date	Cheque/ D.D. No.	Bank	Amount
1.	15.12.2021	145845	Axis Bank	5,25,000/-
2.	15.12.2021	145846	Axis Bank	5,25,000/-
3.	15.12.2021	145847	Axis Bank	5,25,000/-
4.	15.12.2021	145848	Axis Bank	5,25,000/-
Total :				Rs.21,00,000/-

Total Rs.21,00,000/- Rupees (Twenty One Lakhs) only

WITNESSES:-

1. Sekhar Bose
P-28, Garia Park
P.O. Garia
Kolkata - 700084.

2. Gouranga Datta
(G. Datta)
P-28, Garia Park
P.O. Garia
Kolkata - 700084.

Shrapna Dey

Ahruka Syoki Dey.

Debjyoti Dey.







Bhawanishy

SIGNATURE OF THE OWNERS












Government of West Bengal
Department of Finance (Revenue), Directorate of Registration and Stamp Revenue
OFFICE OF THE A.D.S.R. SEALDAH, District Name :South 24-Parganas
Signature / LTI Sheet of Query No/Year 16062002589595/2021

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	Swapna Dey P-279 Narkeldanga Main Road, City:- Not Specified, P.O:- Narkeldanga, P.S:- Beliaghata, District:- South 24-Parganas, West Bengal, India, PIN:- 700054	Land Lord			Swapna Dey 16-12-2021
2	Dhruba Jyoti Dey P-279 Narkeldanga Main Road, City:- Not Specified, P.O:- Narkeldanga, P.S:- Beliaghata, District:- South 24-Parganas, West Bengal, India, PIN:- 700054	Land Lord			Dhruba Jyoti Dey 16-12-2021
3	Debajyoti Dey P-279 Narkeldanga Main Road, City:- Not Specified, P.O:- Narkeldanga, P.S:- Beliaghata, District:- South 24-Parganas, West Bengal, India, PIN:- 700054	Land Lord			Debajyoti Dey 16-12-2021

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
4	Bhaswati Dey P-279 Narkeldanga Main Road, City:- Not Specified, P.O:- Narkeldanga, P.S:- Beliaghata, District:- South 24-Parganas, West Bengal, India, PIN:- 700054	Land Lord			 16-12-2021
5	Navnit Kumar Gupta 5 Palmer Bazar Road, City:- Not Specified, P.O:- Tangra, P.S:- Entaly, District:-South 24-Parganas, West Bengal, India, PIN:- 700015	Represent ative of Developer [TANISHA HOUSING PRIVATE LIMITED]			 16-12-2021
SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Saheb Dey Son of G Dey Sealdah Court, City:- Not Specified, P.O:- Entaly, P.S:-Entaly, District:-South 24- Parganas, West Bengal, India, PIN:- 700014	Swapna Dey, Dhruva Jyoti Dey, Debajyoti Dey, Bhaswati Dey, Navnit Kumar Gupta			 16-12-2021

(Kaushik Ray)
ADDITIONAL DISTRICT
SUB-REGISTRAR
OFFICE OF THE A.D.S.R.
SEALDAH
South 24-Parganas, West
Bengal



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

GRN Details

GRN: 192021220137429991
GRN Date: 15/12/2021 22:48:41
BRN : 1652368706
Payment Status: Successful

Payment Mode: Online Payment
Bank/Gateway: HDFC Bank
BRN Date: 15/12/2021 22:12:52
Payment Ref. No: 2002589595/4/2021
[Query No*/Query Year]

Depositor Details

Depositor's Name: amit karmakar
Address: 4/2 omda raja lane kol 700015
Mobile: 8910342901
Depositor Status: Advocate
Query No: 2002589595
Applicant's Name: Mr Amit Karmakar
Identification No: 2002589595/4/2021
Remarks: Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002589595/4/2021	Property Registration- Stamp duty	0030-02-103-003-02	70021
2	2002589595/4/2021	Property Registration- Registration Fees	0030-03-104-001-16	125021
			Total	195042

IN WORDS: ONE LAKH NINETY FIVE THOUSAND FORTY TWO ONLY.

Major Information of the Deed

Deed No :	I-1606-05928/2021	Date of Registration	21/12/2021
Query No / Year	1606-2002589595/2021	Office where deed is registered	
Query Date	11/12/2021 4:20:45 PM	1606-2002589595/2021	
Applicant Name, Address & Other Details	Amit Karmakar High Court Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 8910342901, 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 : 1,25,00,000/-]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 3,41,75,869/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 75,021/- (Article:48(g))	Rs. 1,25,021/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Beliaghata, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: C I T SCHEME IV M/Hem Ch.n.road, Road Zone : (C I T Scheme IV M/Hem Ch Naskar Rd -- C I T Scheme IV M/Hem Ch Naskar Rd On Road) , , Premises No: P279, , Ward No: 033 Pin Code : 700054

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu		6 Katha 4 Chatak 40 Sq Ft	1/-	3,25,68,829/-	Property is on Road
Grand Total :					10.4042Dec	1 /-	325,68,829 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	5952 Sq Ft.	1/-	16,07,040/-	Structure Type: Structure

Gr. Floor, Area of floor : 5952 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete

	Total :	5952 sq ft	1 /-	16,07,040 /-	
--	----------------	------------	------	--------------	--

Lord Details :**Name,Address,Photo,Finger print and Signature**

1	Swapna Dey Wife of Dilip Kumar Dey P-279 Narkeldanga Main Road, City:- Not Specified, P.O:- Narkeldanga, P.S:-Beliaghata, District:-South 24-Parganas, West Bengal, India, PIN:- 700054 Sex: Female, By Caste: Hindu, Occupation: Housewife, Citizen of: India, PAN No.:: ALxxxxx6K,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 16/12/2021 , Admitted by: Self, Date of Admission: 16/12/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 16/12/2021 , Admitted by: Self, Date of Admission: 16/12/2021 ,Place : Pvt. Residence
2	Dhruba Jyoti Dey Son of Dilip Kumar Dey P-279 Narkeldanga Main Road, City:- Not Specified, P.O:- Narkeldanga, P.S:-Beliaghata, District:-South 24-Parganas, West Bengal, India, PIN:- 700054 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AJxxxxx7K,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 16/12/2021 , Admitted by: Self, Date of Admission: 16/12/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 16/12/2021 , Admitted by: Self, Date of Admission: 16/12/2021 ,Place : Pvt. Residence
3	Debajyoti Dey Son of Dilip Kumar Dey P-279 Narkeldanga Main Road, City:- Not Specified, P.O:- Narkeldanga, P.S:-Beliaghata, District:-South 24-Parganas, West Bengal, India, PIN:- 700054 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AMxxxxx1R,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 16/12/2021 , Admitted by: Self, Date of Admission: 16/12/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 16/12/2021 , Admitted by: Self, Date of Admission: 16/12/2021 ,Place : Pvt. Residence
4	Bhaswati Dey Daughter of Dilip Kumar Dey P-279 Narkeldanga Main Road, City:- Not Specified, P.O:- Narkeldanga, P.S:-Beliaghata, District:-South 24-Parganas, West Bengal, India, PIN:- 700054 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AFxxxxx9F,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 16/12/2021 , Admitted by: Self, Date of Admission: 16/12/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 16/12/2021 , Admitted by: Self, Date of Admission: 16/12/2021 ,Place : Pvt. Residence

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	TANISHA HOUSING PRIVATE LIMITED 5 PALMER BAZAR ROAD, City:- Not Specified, P.O:- TANGRA, P.S:-Entaly, District:-South 24-Parganas, West Bengal, India, PIN:- 700015 , PAN No.:: AAxxxxx1C,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Navnit Kumar Gupta (Presentant) Son of Bisheswar Prasad Gupta 5 Palmer Bazar Road, City:- Not Specified, P.O:- Tangra, P.S:-Entaly, District:-South 24-Parganas, West Bengal, India, PIN:- 700015, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AGxxxxx7J,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : TANISHA HOUSING PRIVATE LIMITED (as directors)

Swapna Dey Dhruba Jyoti Dey Debajyoti Dey Bhaswati Dey Navnit Kumar Gupta Registrar Court City - Not Specified, P.O. - Entally, P.S. - Entally District - South 24 - Parganas West Bengal, India, PIN - 700014	Photo	Finger Print	Signature
--	-------	--------------	-----------

Identifier Of Swapna Dey, Dhruba Jyoti Dey, Debajyoti Dey, Bhaswati Dey, Navnit Kumar Gupta

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Swapna Dey	TANISHA HOUSING PRIVATE LIMITED-2 60104 Dec
2	Dhruba Jyoti Dey	TANISHA HOUSING PRIVATE LIMITED-2 60104 Dec
3	Debajyoti Dey	TANISHA HOUSING PRIVATE LIMITED-2 60104 Dec
4	Bhaswati Dey	TANISHA HOUSING PRIVATE LIMITED-2 60104 Dec

Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Swapna Dey	TANISHA HOUSING PRIVATE LIMITED-1488 00000000 Sq Ft
2	Dhruba Jyoti Dey	TANISHA HOUSING PRIVATE LIMITED-1488 00000000 Sq Ft
3	Debajyoti Dey	TANISHA HOUSING PRIVATE LIMITED-1488 00000000 Sq Ft
4	Bhaswati Dey	TANISHA HOUSING PRIVATE LIMITED-1488 00000000 Sq Ft

Endorsement For Deed Number : I - 160605926 / 2021

16-12-2021

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

Presented for registration at 18:05 hrs on 16-12-2021, at the Private residence by Navnit Kumar Gupta ,
Certificate of Market Value (WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 3,41,75,869/-

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

Execution is admitted on 16/12/2021 by 1. Swapna Dey, Wife of Dilip Kumar Dey, P-279 Narkeldanga Main Road, P.O: Narkeldanga, Thana: Beliaghata, , South 24-Parganas, WEST BENGAL, India, PIN - 700054, by caste Hindu, by Profession House wife, 2. Dhruva Jyoti Dey, Son of Dilip Kumar Dey, P-279 Narkeldanga Main Road, P.O: Narkeldanga, Thana: Beliaghata, , South 24-Parganas, WEST BENGAL, India, PIN - 700054, by caste Hindu, by Profession Business, 3. Debajyoti Dey, Son of Dilip Kumar Dey, P-279 Narkeldanga Main Road, P.O: Narkeldanga, Thana: Beliaghata, , South 24-Parganas, WEST BENGAL, India, PIN - 700054, by caste Hindu, by Profession Business, 4. Bhaswati Dey, Daughter of Dilip Kumar Dey, P-279 Narkeldanga Main Road, P.O: Narkeldanga, Thana: Beliaghata, , South 24-Parganas, WEST BENGAL, India, PIN - 700054, by caste Hindu, by Profession Others
Indetified by Saheb Dey, , , Son of G Dey, Sealdah Court, P.O: Entaly, Thana: Entaly, , South 24-Parganas, WEST BENGAL, India, PIN - 700014, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 16-12-2021 by Navnit Kumar Gupta, directors, TANISHA HOUSING PRIVATE LIMITED (Private Limited Company), 5 PALMER BAZAR ROAD, City:- Not Specified, P.O:- TANGRA, P.S:-Entaly, District:- South 24-Parganas, West Bengal, India, PIN:- 700015

Indetified by Saheb Dey, , , Son of G Dey, Sealdah Court, P.O: Entaly, Thana: Entaly, , South 24-Parganas, WEST BENGAL, India, PIN - 700014, by caste Hindu, by profession Law Clerk



Kaushik Ray
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SEALDAH
South 24-Parganas, West Bengal

On 21-12-2021

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 Fees

Certified that required Registration Fees payable for this document is Rs 1,25,021/- (B = Rs 1,25,000/- , E = Rs 21/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 1,25,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 15/12/2021 10:49PM with Govt. Ref. No: 192021220137429991 on 15-12-2021, Amount Rs: 1,25,021/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1652368706 on 15-12-2021, Head of Account 0030-03-104-001-16

Stamp Duty

Required that required Stamp Duty payable for this document is Rs. 75,021/- and Stamp Duty paid by Stamp Rs 5,000/-
online = Rs 70,021/-

Description of Stamp
1. Stamp Type Impressed, Serial no 129006, Amount. Rs 5,000/-, Date of Purchase: 06/12/2021, Vendor name
Suranjan Mukherjee
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 15/12/2021 10 49PM with Govt. Ref. No: 192021220137429991 on 15-12-2021, Amount Rs: 70,021/-,
Bank: HDFC Bank (HDFC0000014), Ref. No: 1652368706 on 15-12-2021, Head of Account 0030-02-103-003-02



Kaushik Ray
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SEALDAH
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1606-2021, Page from 250554 to 250605
being No 160605928 for the year 2021.



Kaushik Ray

Digitally signed by Kaushik Ray
Date: 2021.12.22 11:52:42 +05:30
Reason: Digital Signing of Deed.

(Kaushik Ray) 2021/12/22 11:52:42 AM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SEALDAH
West Bengal.

(This document is digitally signed.)