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पश्चिम बंगाल WEST BENGAL

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DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT made on this the 23rd
Day of December, 2022 (Two Thousand and Twenty Two).

BETWEEN

(1) SWAPAN KUMAR SARKAR, (PAN-AJSPS6326E)
(Aadhaar No. 3809 8547 4814), Son of Late Sunil Chandra
 Sircar, by faith - Hindu, by occupation - Retired from
 Service, by Nationality- Indian, at present residing at- Flat
 No.2 of 151, Jodhpur Park, P.O.- Jodhpur Park, Police
 Station - Lake, Kolkata - 700068, and **(2) SAMIR SARKAR**
ALIAS SAMIR KUMAR SARKAR (PAN-AKFPS3048H)

(Aadhaar No. 2492 8540 0731), Son of Late Sunil Chandra
 Sircar, by faith - Hindu, by occupation - Retired from
 Service, by Nationality- Indian, both permanent residents of
 6/13, Central Park, P.O.- Jadavpur University, Police
 Station - Jadavpur, Kolkata - 700032, hereinafter jointly
 called and referred to as the **LAND OWNERS/ FIRST**
PARTY (which term or expression shall unless excluded by
 or repugnant to the context or subject be deemed to mean
 and include their legal heirs, executors, administrators,
 legal representatives and assigns) of the **ONE PART.**

AND

M/S. ANANNYA DEVELOPERS, (PAN- ABKFA7221N) a
 partnership concern having its office at 8/6, Central Park,
 Jadavpur, P.S.- Jadavpur, P.O. - Jadavpur University,
 Kolkata - 700032, said firm represented by it's Partners
 namely **(1) SRI ALOKE BANERJEE, (PAN- ADXPB9184E)**
(AADHAAR NO. 2590 1323 2021), son of Late

Rabindranath Banerjee, by faith- Hindu, by occupation - Business, by Nationality-Indian, residing at 8/6, Central Park, P.O. - Jadavpur University, Police Station -Jadavpur, Kolkata-700032,

(2) SRI AMITAVA BANERJEE, (PAN- ADXPB9183D) (AADHAAR NO. 2296 6343 3769),son of Late Rabindranath Banerjee, by faith - Hindu, by occupation - Business, by Nationality-Indian, residing at 8/6, Central Park, Jadavpur, P.O. - Jadavpur University, Police Station - Jadavpur, Kolkata -700032 and

(3) SRI TARUN DUTTA, (PAN-ADLPD9636K) (Aadhaar No. 4382 6134 3918), son of Late Nirode Baran Dutta, by faith - Hindu, by occupation - Business, by Nationality-Indian, residing at G/ 10, Bapujinagar, P.S.- Jadavpur, P.O. Regent Estate, Kolkata - 700092, District 24- Parganas (South), hereinafter collectively called and referred to as the **"DEVELOPER"** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include it's Successors-in-office, executors, legal representatives, Administrators and assigns) of the **OTHER PART;**

WHEREAS the Governor of the State of West Bengal for and on behalf of the Government of West Bengal has acquired certain plots of land at the instance of the Central Land & Building Society Ltd. (hereinafter referred to as the Society) having its office at 2/2, Southern Avenue, Calcutta for resettlement of refugees and creation of better living

condition in Mouza - Rajapur, J.L. No. 23 and Jadavpur, J.L. No. 35, Police Station - Tollygunge, (now Jadavpur), Parganas - Khaspur, the then District Calcutta under the West Bengal Land Development & Planning Act, 1948 and took possession of the lands on or about 6th October, 1950 whereupon the said land vested absolutely in the Government of West Bengal (hereinafter referred to as the Government) free from all encumbrances.

AND WHEREAS pursuant to the provision of Section 10 of the said "West Bengal Land Development and Planning Act, 1948" the Society entered into a Development Agreement with the Governor bearing dated the 1st day of September, 1950 whereby it was agreed inter-alia that the Society should pay to the Government all and every compensation that will be payable in respect of the acquisition of the said land and all costs, charges and expenses of the acquisition proceedings as may be estimated by the Collector of — 24 Parganas under the West Bengal Land Development and Planning Act, 1948.

AND WHEREAS in accordance with the provisions of the said agreement the Society deposited with the Collector of 24 Parganas Rs. 1,12,683.90 (Rupees One Lakh Twelve Thousand Six Hundred Eighty Three and Ninety Paise) only being part of the costs of the acquisition of the said lands

and possession of the said lands was made over to the said society with the right to have the lands transferred to the Society upon full payment of the amount of compensation and the cost charges and expenses as aforesaid to enable the society to sell and transfer the said lands to bonafide refugee and homeless Government employees in terms of the said herein before in part recited Agreement.

AND WHEREAS the then transferee Sri Sunil Chandra Sircar, son of late Krishnalal Sircar, the father of the above named land owners applied to the society for land for residential purposes and the society allotted 3 Cottahs 12 Chittacks 34 Sq.ft. more or less of the land hereinafter mentioned and described to the Schedule-A/ First Schedule hereunder written on terms and conditions as agreed to between the Society and the said Sri Sunil Chandra Sircar, son of late Krishnalal Sircar, as allottee.

AND WHEREAS the said Society "The Central Land and Building Society Limited" failed to comply with the terms and conditions of the Agreement made with the Government of West Bengal and also failed to pay the necessary compensation cost or costs of the acquired lands. Hence, the Government of West Bengal terminated the said Agreement which was executed by and between the said Society and Government of West Bengal absolutely and

forever, and the Government of West Bengal appointed an administrator for proper execution of the said Scheme.

AND WHEREAS the Administrator of the said Scheme accepted the Scheme Plan and the Allottees too, of the Rajapur Land Development Scheme. And to give final shape of the said Scheme, the Administrator of the said Scheme for and on behalf of the Governor of the State of West Bengal executed a Deed of Transfer in favour of the Sri Sunil Chandra Sircar, son of late Krishnalal Sircar, on the 27th day of January, One Thousand Nine Hundred Sixty Two and the same was Registered in the Office of the Sub-Registrar at Alipore Sadar and the same was recorded in Book No. 1, Volume No. 17, Pages from 228 to 233, Being No. 632, for the year 1962, in respect of the said Scheme Plot No. P6/13, more fully described in the Schedule thereunder written.

AND WHEREAS by virtue of the said Indenture executed on dated 27/01/1962 said Sri Sunil Chandra Sircar, son of late Krishnalal Sircar, became the sole owner of the said land measuring an area of 3 Cottahs 12 Chittacks 34 Sq.ft. more or less in Scheme Plot No. P6/13 and absolutely seized and possessed by constructing pucca dwelling house thereon and by paying taxes and other out goings thereto.

AND WHEREAS said Sri Sunil Chandra Sircar, son of late Krishnalal Sircar, while seized and possessed of the Schedule A mentioned property along with other movable properties he bequeathed/executed a Will on 08/12/1988 which was registered on 16th December, 1988, which was registered in the Office of the District Sub Registrar at Alipore and recorded in Book No. III, Volume No. 10, pages 42 to 45 Being No. 182 for the year 1988. In the said Will the owners herein said Swapan Kumar Sarkar and Samir Sarkar alias Samir Kumar Sarkar thereafter referred to as the joint executors.

AND WHEREAS The said Sunil Chandra Sircar died on 5th day of March, 1995. After the death of the Said Sunil Chandra Sircar, the said Samir Sarkar alias Samir Kumar Sarkar relinquished his power of Executorship in favour of his elder brother and the Owner no. 1 herein said Swapan Kumar Sarkar, the Transferor being the one of the executor named in the said Will applied for grant of probate in the Hon'ble High Court at Calcutta in its testamentary Intestate and jurisdiction being P.L.A. No. 158 of 2003 in respect of the said Will left by the said Sunil Chandra Sircar, since deceased as sole Executor of the said Will. The Hon'ble High Court at Calcutta in its Testamentary and intestate Jurisdiction was pleased to grant probate of the said will on 22nd day of December 2004 by virtue of the order dated 8th

day December, 2004 in favour of the Swapan Kumar Sarkar the one of the executor or beneficiary of that will.

AND WHEREAS in terms of the said Will of the said Sunil Chandra Sircar, Since deceased, bequeathed all his movable and immovable properties including the said property described in the schedule-A hereunder written in favour of his wife Sephali Sircar, since deceased, in life interest (life estate) and it was further provided in the said will that on the death of said Sephali Sircar since deceased, the said properties would devolve absolutely and forever in favour of his two sons namely, Sri Swapan Kumar Sarkar and Sri Samir Sarkar alias Samir Kumar Sarkar absolutely and forever each having equal share therein .

AND WHEREAS the said Sephali Sircar died on 25th day on June, 1997 and in terms of the said will all the properties left by the deceased including the said property devolved on the said Swapan kumar Sarkar and Samir Sarkar alias Samir Kumar Sarkar in equal share.

AND WHEREAS said Swapan Kumar Sarkar executed and registered a Deed of transfer on 19/12/2007 which was registered in the office at District Sub Registrar-I, Alipore, Dist. South 24 Parganas and recorded in Book No. I, volume No. 184 pages from 1 to 10 being No. 2748 for the year 2007, said Swapan Kumar Sarkar thereafter referred to as the transferor of that document and he as the executor assented to the legacy by transferring and handing over

possession of all the properties left by the deceased including the said property described in the schedule-A hereunder written belonged to the deceased in favour of the said Swapan kumar Sarkar and Samir Sarkar alias Samir Kumar Sarkar, therein after referred to as the Transferees being the legatees/beneficiaries in terms of the said Will and testament left by the said Sunil Chandra Sircar with effect from 22nd day of January, 2006 .

AND WHEREAS Present Owners or above named owners of this Document while seized and possessed the aforesaid property which is clearly mentioned in the First Schedule hereunder written they mutated their respective names as Owners in the office of the Kolkata Municipal Corporation and after mutation the property is known and numbered as the new K.M.C. Premises No. 11, Central Park, Kolkata - 700 032 of Borough No. XII, Ward No. 102 of K.M.C. vide mailing address 6/13, Central Park, Kolkata- 700032 being Assessee No. 31-102-05-0011-0 and as per new Assessee number the above named owners paid Taxes to the competent authority of K.M.C. and enjoying the same free from all encumbrances without any disturbance and hindrance whatsoever.

AND WHEREAS the present owners in order to prepare better accommodation exploit the schedule "A" mentioned property the owners herein now being desirous of developing the said property by constructing thereupon a new (G+IV)

Ground Plus Four Storied building. But due to old age and various other reasons, the owners herein being unable to develop the new construction work on the Schedule "A" or First Schedule property mentioned herein below.

AND WHEREAS the owners had been in search of reputed and experienced Promoter and/or Developer who can undertake the responsibility of construction of such new building on the said property at the cost and expenses of the Developer as per specifications hereunder written.

AND WHEREAS both the Owners have decided to develop their said property more fully described in the Schedule 'A' hereunder written, by constructing a multi storied building i.e. G+IV storied building thereon consisting of several independent flats and car parking spaces as per sanctioned building plan by the K.M.C. through the Developer herein and after proactive discussions between the parties hereto, both the parties hereto have agreed to develop the said property on the terms and conditions as follows:

BEFORE EXECUTION OF THIS AGREEMENT THE OWNERS HAVE REPRESENTED AND ASSURED TO THE DEVELOPER as follows:-

1. That the said property is free from all encumbrances charges, liens, lispendens, attachments, whatsoever and the same is occupied by the Owners.
2. That there is no notice of acquisition or requisition received or pending in respect of the said property

more fully described in the Schedule 'A' hereunder written.

3. The Owners further declare that the said property is having an area of **3 Cottahs 12 Chittacks 34 sq.ft. more or less** together with 2 Storied dwelling house standing thereon and the same is not attracted under Urban Land ceiling Act. Under section 27(2) of the Urban Land (Ceiling and Regulations) Act. 1976.
4. The Owners have declared to the Developer that the Owners have good marketable title in respect of the said property without any claim, right, title, interest of any person or persons therein and the Owners have absolute right to enter into any Agreement with the Developer and the Owners hereby undertake to indemnify and keep the Developer indemnified against any third Party's claim and demands whatsoever with regard to the title and Ownership of the Owners.
5. There is no other agreement in existence at present in respect of the said premises.

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO as follows:

1. That in this agreement unless otherwise agreed upon the following expression will have the following meaning:
 - a) **PREMISES** shall mean . **ALL THAT** piece and parcel of Bastu land measuring an area of **3 Cottahs 12**

Chittacks 34 sq.ft. more or less, along with a two storied building in usable condition standing thereon lying and situated in Mouza -- Rajapur, J.L. No. 23, comprising scheme Plot No. P6/13, Central Park, Jadavpur, within the local limits of the **Kolkata Municipal Corporation Premises No. 11, Central Park, Kolkata - 700 032**, vide mailing address 6/13, Central Park, Kolkata-700032, Assessee No.311020500110, under Corporation **Ward No. 102**, under **Police Station- Jadavpur** in the District of 24 Parganas (South), K.M.C. Borough No. XII, within the local registering jurisdiction of Additional District Sub-Registration Office at Alipore, District 24 Parganas (South), more fully and particularly described in the Schedule "A" hereunder written.

- b) **PLAN** shall mean plan or plans to be prepared by the Registered Architect namely Anjan Ukil sanctioned by the Kolkata Municipal Corporation for construction of a G+IV storied building at the said Premises being No. **Premises No. 11, Central Park, Kolkata - 700 032**, vide mailing address 6/13, Central Park, Kolkata-700032, Assessee No.311020500110, under Corporation **Ward No. 102**, under **Police Station- Jadavpur** in the District of 24 Parganas (South).

c) **OWNERS** shall mean **(1) SWAPAN KUMAR SARKAR, (PAN-AJSPS6326E) (Aadhaar No. 3809 8547 4814)**, Son of Late Sunil Chandra Sircar, by faith - Hindu, by occupation - Retired from Service, by Nationality- Indian, at present residing at Flat No.2 of 151, Jodhpur Park, P.O.- Jodhpur Park, Police Station - Lake, Kolkata - 700068, and **(2) SAMIR SARKAR ALIAS SAMIR KUMAR SARKAR (PAN-AKFPS3048H) (Aadhaar No. 2492 8540 0731)**, Son of Late Sunil Chandra Sircar, by faith - Hindu, by occupation - Retired from Service, by Nationality- Indian, both permanent residents of 6/13, Central Park, P.O.- Jadavpur University, Police Station - Jadavpur, Kolkata - 700032, and their legal heir, representatives, executors, administrators and assigns.

d) **DEVELOPER** shall mean **M/S. ANANNYA DEVELOPERS,(PAN- ABKFA7221N)** a partnership concern having its office at 8/6, Central Park, Jadavpur, P.S.- Jadavpur, P.O. - Jadavpur University, Kolkata - 700032, said firm represented by it's Partners namely **(1) SRI ALOKE BANERJEE, (PAN- ADXPB9184E) (AADHAAR NO. 2590 1323 2021)**, son of Late Rabindranath Banerjee, by faith- Hindu, by occupation - Business, by Nationality Indian, residing at 8/6, Central Park, P.O. - Jadavpur University, Police Station - Jadavpur, Kolkata-700032,

(2) SRI AMITAVA BANERJEE, (PAN- ADXPB9183D) (AADHAAR NO. 2296 6343 3769), son of Late Rabindranath Banerjee, by faith - Hindu, by occupation - Business, by Nationality- Indian, residing at 8/6, Central Park, Jadavpur, P.O. - Jadavpur University, Police Station -Jadavpur, Kolkata -700032 and

(3) SRI TARUN DUTTA, (PAN-ADLPD9636K) (Aadhaar No. 4382 6134 3918), son of Late Nirode Baran Dutta, by faith - Hindu, by occupation - Business, by Nationality- Indian, residing at G/ 10, Bapujinagar, P.S.- Jadavpur, P.O. Regent Estate, Kolkata - 700092, District 24- Parganas (South), West Bengal, and their Successors-in-office and assigns.

e) NEW BUILDING shall mean the building to be constructed as G+IV storied building on the said **Premises No. 11, Central Park, Kolkata - 700 032**, vide mailing address 6/13, Central Park, Kolkata-700032, Assessee No.311020500110, under Corporation **Ward No. 102**, under **Police Station- Jadavpur** in the District of 24 Parganas (South), by the Developer in accordance with the sanction Plan or Plans to be prepared by the Architect and sanctioned by the Kolkata Municipal Corporation under the supervision and cost of the Developer.

f) OWNER'S ALLOCATION shall mean **Owners** Shall be entitled to get the Entire 1st and 2nd Floor and 50% share of car parking space in the Ground Floor (one parking on the North West Side, one Parking on the North East Side and

one middle of the Southern side) of the G+IV storied building to be constructed as per Sanctioned building plan to be Sanctioned by the K.M.C. on and over the schedule "A" mentioned property together with common areas, spaces, facilities and amenities to be provided by the Developer from time to time together with the proportionate share of right, title and interest in the common facilities, Roof top and amenities including the right to use therein upon construction of the building. The above named owners and their family members (legal heirs) shall also be entitled to separately get total Two shifting charges on monthly basis from the Developer towards temporary relocation during construction work and/or till handover of owners allocation. In addition owners shall get non-refundable amount of total Rs. 20,00,000/- only out of which Rs. 10,00,000/- (Rupees Ten Lacs) only (Rs. 5,00,000/- to each owner) to be paid on the date of Registration of this Development Agreement and thereafter handover all the original Deeds, documents in respect of the Schedule-A mentioned property. Second payment i.e. Rs. 5,00,000/- (Rupees Five Lacs) only (Rs. 2,50,000/- each owner) to be paid after completion of Fourth floor roof casting, Third payment of Rs. 5,00,000/- (Rupees Five Lacs) only (Rs. 2,50,000/- each owner) to be paid before handing over possession of the owner's allocation.

g) BUILDING PLAN shall mean the Planner plans of the proposed building to be constructed on the plan of the

proposed Ground Plus Four storied building to be constructed on the said **Premises No. 11, Central Park, Kolkata - 700 032**, vide mailing address 6/13, Central Park, Kolkata-700032, Assessee No.311020500110, under Corporation **Ward No. 102**, under **Police Station- Jadavpur** in the District of 24 Parganas (South).

h) DEVELOPER'S ALLOCATION Shall mean save and except Owner's Allocation i.e. remaining portion of the total constructed area i.e. Entire 3rd and 4th Floor and 50% share of Car Parking Space in the Ground Floor (One Parking from South East Side, one Parking on the South West side and other parking on the middle of the Eastern Side) of the G+IV storied building proposed to be constructed at the said plot together with the proportionate share of right, title and interest in the common facilities, roof top above the fourth Floor to be considered as common facility/common amenities and is not saleable by the owners, Developer and other flat Holders. Roof top shall be used as common facility and common amenities. The Developer has right to enter into an Agreement for sale, transfer, lease rent or in any way to deal with the same as absolute owners thereof excluding the allocation of the Owners, Developer's allocation as described in the **Schedule "C"** hereunder written.

2. That the Owners do hereby grant the exclusive right of development of the said premises unto and in favour of the Developer with the intend and object that the Developer shall

have the necessary copy of sanctioned plans and shall construct, erect and complete the said building on the said premises being completed in all respect as provided in the Schedule 'A' hereunder written.

3. That in the circumstances and in consideration of the terms and conditions contained herein and the obligation to be performed, fulfilled observed by the Owners and the Developers and in future consideration of the Owners having agreed to grant the exclusive right of development of the said premises to the Developers. It shall be the responsibility and obligation of the Developers to comply with the terms and conditions as follows:

- a) To commence the construction of the proposed G+IV multi storied building within 2 months from the date of preparation of building plan and vacant possession of the said property whichever is later and complete the proposed building within 24 months from the date of Sanction of Building Plan by the Kolkata Municipal Corporation and delivery of possession by the Owners whichever is later.
- b) That the Owners shall execute necessary deed of conveyance in respect of the proportionate share of land attributable to the Developer allocation in the proposed G+IV storied building in favour of the Developers at any time after delivery of possession of the Owner' allocation and consideration.

4. That the Developer shall construct and complete the said G+IV storied building as per specification attached herewith as already agreed upon and shall undertake full responsibility and the Owners shall not be responsible for Developing the building in any manner whatsoever. The Developer shall be liable for any incident or accident which may occur in the said premises due to lapses on the part of the Developer and their activities and for faulty and/or any other defect or default whatsoever and the Developer/Building shall keep the Owners fully indemnified at all times against any loss or damage which may be caused to the Owners or any one also due to any accident during construction for any unauthorized construction in deviation of the plan and/or due to any other cause whatsoever. The Developer shall not make any unauthorized construction on the Schedule "A" below property which is not permissible within the K.M.C. Act and Rules hereunder the Developer shall make the entire construction in terms of the building plan so to be sanctioned by the K.M.C. authority.
5. That in consideration of the Developer constructing the said G+IV multi storied building and the terms and conditions, contained in this Agreement and also performing the obligations to be fulfilled, the Developers shall get the Developer's allocation in the

said premises and the developers shall keep the Owner fully indemnified for all times to come and for all purposes and consequences whatsoever in the matter of their owing and possessing their allocation quietly & peacefully.

6. **DEVELOPER AGREES:**

- a) To incur all costs, charges and expenses for construction of the said G+Four storied building as per plan prepared by the registered Architect and so to be sanctioned by the K.M.C. authority.
- b) To complete the entire construction work of the proposed G+IV storied building in all respect and fully completed and for habitation in all sense of the term with facilities and/ or amenities attached thereto be and provided to the Owner described in the Schedule 'B' herein within 24(Twenty Four) months from the date of sanction of the building plan by the Kolkata Municipal Corporation and delivery of possession of the said premises by the Owners whichever is later. However, timely completion of the project is essence of this Contract.
- c) The Owners further agree to make payment of rates and taxes or other outgoings in respect of the aforesaid property till the agreement date and thereafter the Developer shall pay the taxes to the Kolkata Municipal Corporation and/or other outgoing in respect of the aforesaid property.

- d) The Developer also agrees that from time to time the Owners and their authorized representatives shall have right of inspection of the construction of the proposed building without creating any disturbances or obstruction to the building, provided however the Owners or their authorized representatives shall have right to point out any defect or to give any suggestion to the developer during construction of the G+IV storied building and the same shall be adhered to the terms and conditions of this Development Agreement.
- e) The Developer soon after signing this Agreement in respect of the aforesaid property shall be liable pay all rates and taxes in respect of the aforesaid property until handing over of the respective shares as per allocation.
- f) This agreement shall be in force from the date of signing this agreement and shall remain in force for a period of 24(Twenty Four) months from the date of sanctioned plan obtained from the K.M.C. and/or from the date of handing over the Schedule "A" below property to the Developer whichever is later but time may be extended for another 3 months on mutual consent. Time in this respect shall be essence of the Contract.
- g) This agreement shall cease to operate earlier than the aforesaid period in the event of complete transfer of all the allocated saleable space in the new proposed

building by the Developer in the manner as provided herein which shall not be preceded by construction or deliver of possession of the owner's allocation. But the Developer can execute any agreement for sale, agreement with any intending purchasers out of Developers allocation at any time during construction work. The Developer is liable to handover owners' allocation First prior to handover of Developer's allocation to any purchaser/purchasers.

- h) In case the Developer become insolvent, Bankrupt and for any other causes best known to them and/or neglect to complete the construction of the building within stipulated period as mentioned herein, in that case owners shall have right to claim compensation for Developer's Negligence.
- i) In case of the Developer and any of the owners dies in the meantime, in that event, the legal heirs and Successors will step into the shoes left by the deceased owner/Developer and other terms and conditions covenants and stipulations will follow as per the law of the land.
- j) The Developer shall construct the building either from their own resources or by otherwise or by from the intending buyer or buyers but shall not charge or mortgage the Schedule "A" below property or part thereof to any financial Institution or anybody or corporate.

- k) In case the Developer fail to deliver the possession of the constructed area of the owners allocation to the owners within the period as mentioned above, then the Developer agrees to pay damages/compensation of Rs. 10,000/- (Rupees Ten Thousand) only per month to the each owner till delivery of possession of the owners allocation. However total two shifting charges on monthly basis towards temporary relocation of the owners and their families(legal heirs) shall be continued to be paid by the Developer till possessions given to owners.
- l) The developer shall be liable to reinstall/ restore all the electric meters with existing load capacity for the owners which are in the premises at their own costs simultaneously with the delivery of possession for the owners allocation.

7. DEVELOPER'S OBLIGATION:

- a) To construct and complete the said G+IV storied building with in all respects in terms of this agreement and also strictly in accordance with the sanctioned plan and as per the specification attached hereto within the specified time stated hereinabove which is made essence of this contract.
- b) To enjoy, negotiate and enter into agreement for sale with prospective buyer and accept advance and/or consideration money for the disposal of Developer's

allocation as it may think fit and proper from all such person or persons it may desire without any interference from the Owners.

- c) The Developer will be entitled to enter into an Agreement for sale and/or transfer the respective flats in their allocation in the G+IV multi storied building. At the time of execution of the Deed of Conveyance the Owners shall be a party on such deed along with the Developers and the developer shall represent on behalf of them through registered power of Attorney.
- d) That the Developer has agreed to pay all the incidental charges during construction/completion of the said G+IV storied multi storied building. It is further made clear that the Owners shall only be held liable for transferring the proportionate share of land attributable and/or corresponding to the Developers allocation in the proposed building.
- e) That if the Developer fails to complete the construction of the said project within the specific or within the extended period, the owners shall have right to transfer the said project to any other Developer or Developers by canceling this Agreement.

8. OWNERS AGREED:

- a) To sign and execute all necessary papers undertaking affidavit, documents declaration deed, which may be required for construction of the proposed building in terms of this Agreement. The draft of the aforesaid

instruments shall require to be approved by the Owners before the execution of the same.

- b) To co-operate with the Developer for construction and all the allied work for completion of the G+IV multi storied building at the said **Premises No. 11, Central Park, Kolkata - 700 032**, vide mailing address 6/13, Central Park, Kolkata-700032, Assessee No.311020500110, under Corporation **Ward No. 102**, under **Police Station- Jadavpur** in the District of 24 Parganas (South).
- c) The Owners also agree to handover the copies of all the original title deed and other documents to the Developer simultaneously with the execution of this Agreement and the same shall be retained by the developer until completion of the entire G+IV storied multi storied building and completed the sale of all the flats and car parking space thereto. However all the original documents like title Deed and other documents of the Schedule "A" property shall be returned back to the owners by the Developer immediately after completion of the project along with Original Building plan Sanctioned by K.M.C. and original completion certificate issued by K.M.C.
9. **OWNERS HAVE FURTHER AGREED as follows:**
- a) Not to sell, transfer, alienate or encumber the premises so long this agreement shall remain in force and effect.

- b) Not to cause any obstruction or interference in the bonafide construction, erection and completion of the said G+IV storied multi storied building on the said premises.
- c) To deliver the premises together with building as is where is basis and the developer herein shall be liable to demolish the existing old structure of the said premises at its own risks and responsibilities by engaging any labour or mistries and all the broken articles and debris shall be disposed of by the Developer at its responsibilities & the entire sale proceeds thereof shall be used by developer.
- d) To execute Registered Power of attorney after registration of this Development Agreement to the developer getting plans and revised plans to be prepared by the KMC for construction of the said building being **Premises No. 11, Central Park, Kolkata - 700 032**, vide mailing address 6/13, Central Park, Kolkata-700032, Assessee No.311020500110, under Corporation **Ward No. 102**, under **Police Station- Jadavpur** in the District of 24 Parganas (South), morefully described in the Schedule "A" hereunder written.
- e) Developer will pay all the arrears/rates and taxes to the Kolkata Municipal Corporation till the execution of this Agreement.

10. The Developer shall not be treated in default if the work is delayed due to the reasons amounting to FORCE MAJURE like earthquake, civil commotion or other natural calamity which would be beyond its control but reasons should be properly described as per law.
11. Both the Developer and the Owners shall be entitled to deal with or to dispose of their respective share of the constructed space in any manner they think fit and proper without any interference from either side as long as such disposal would not violate any provision of this Agreement.
12. **MISCELLANEOUS:**
 - i) It shall be responsibility of the developer to obtain the Maximum possible space within the byelaws of the authorities concerned for the maximum exploitation of the value of the said property without altering the sanction plan.
 - ii) That the developer shall bear rent for 2(two) Flats and Car parking spaces for alternative temporary accommodations for the Owners and their family members till delivery of possession of the Owners' allocation in the proposed G+IV storied multi storied building.
 - iii) That the developer will immediately after signing this agreement start bearing/paying to the owners for two temporary accommodations(i.e. two self contained

residential flats having sufficient space along with 2 Car Parking Space) for residential purpose to the owners at the Developer's costs and expenses @ Rs. 16,000/- (Rupees Sixteen Thousand) only per month to the each owner till delivery of possession of the Owners allocation in the proposed G+IV multi storied building, together with rent escalation clause @ 10% after every 11 months with necessary Security deposit.

- iv) That by such delivery of the land/premises by the Owners to the Developer the Owners however shall not create any encumbrances and/or liens in respect of the property provided however the developer's exclusive right for development of the property shall not in any way be affected.
- v) That if any deviation of the building plan shall not be allowed by the owners under any circumstances.
- vi) Name of the proposed G+IV storied building to be decided by the owners in consultation with the Developer.

SCHEDULE 'A' ABOVE REFERRED TO
(DESCRIPTION OF THE LAND WITH BUILDING)

ALL THAT piece and parcel of Bastu land measuring an area of **3 Cottahs 12 Chittacks 34 sq.ft. more or less,** along with a two storied building in usable condition

standing thereon lying and situated Mouza -- Rajapur, J.L. No. 23, comprising scheme Plot No. P6/13, Central Park, Jadavpur, within the local limits of the **Kolkata Municipal Corporation Premises No. 11, Central Park, Kolkata - 700 032**, vide mailing address 6/13, Central Park, Kolkata-700032, Assessee No.311020500110, under Corporation **Ward No. 102**, under **Police Station- Jadavpur** in the District of 24 Parganas (South), K.M.C. Borough No. XII, within the local registering jurisdiction of Additional District Sub- Registration Office at Alipore, District 24 Parganas (South) along with right to pass and re-pass through over and under the common road presently 7346.5 mm average wide Passage/road along with all rights, easements, appurtenances, privileges and benefits attached to the said property more fully and particularly described hereunder written, which is butted and bounded by:-

ON THE NORTH	:	6/12, Central Park,
ON THE SOUTH	:	6/11, Central Park,
ON THE EAST	:	4152.33 mm. wide average K.M.C. Road,
ON THE WEST	:	7346.5 mm. wide average K.M.C.Road;

SCHEDULE 'B' ABOVE REFERRED TO
OWNER'S ALLOCATION

ALL THAT the Owners Shall be entitled to get the Entire 1st and 2nd Floor and 50% share of car parking space in the Ground Floor (one parking on the North West Side, one Parking on the North East Side and one middle of the Southern side) of the G+IV storied building to be constructed as per Sanctioned building plan to be Sanctioned by the K.M.C. on and over the schedule "A" mentioned property together with common areas, spaces, facilities and amenities to be provided by the Developer from time to time together with the proportionate share of right, title and interest in the common facilities, Roof top and amenities including the right to use therein upon construction of the building. The above named owners and their family members (legal heirs) shall also be entitled to separately get total Two shifting charges on monthly basis from the Developer towards temporary relocation during construction work and/or till handover of owners allocation. In addition owners shall get non-refundable amount of total Rs. 20,00,000/- only out of which Rs. 10,00,000/- (Rupees Ten Lacs) only (Rs. 5,00,000/- to each owner) to be paid on the date of Registration of this Development Agreement and thereafter handover all the original Deeds, documents in respect of the Schedule-A mentioned property. Second payment i.e. Rs. 5,00,000/- (Rupees Five Lacs) only (Rs. 2,50,000/- each owner) to be

paid after completion of Fourth floor roof casting, Third payment of Rs. 5,00,000/- (Rupees Five Lacs) only (Rs.2,50,000/- each owner) to be paid before handing over possession of the owner's allocation. It is specifically stated that if any additional Car Parking Space/spaces originate in the ground floor of the proposed G+IV storied multi storied building, it has to be equally shared between the owners and Developers at 50:50 ratio.

SCHEDULE 'C' ABOVE REFERRED TO
DEVELOPER'S ALLOCATION

ALL THAT Shall mean save and except Owner's Allocation i.e. remaining portion of the total constructed area i.e. Entire 3rd and 4th Floor and 50% share of Car Parking Space in the Ground Floor (One Parking from South East Side, one Parking on the South West side and other parking on the middle of the Eastern Side) of the G+IV storied building proposed to be constructed at the said plot together with the proportionate share of right, title and interest in the common facilities, roof top above the fourth Floor to be considered as common facility/common amenities and is not saleable by the owners, Developers and other flat Holders. Roof top shall be used as common facility and common amenities. The Developer has right to enter into an Agreement for sale, transfer, lease rent or in any way to deal with the same as absolute owners thereof excluding the allocation of the

Owners, Developer's allocation as described in the **Schedule "C"** hereunder written.

THE SCHEDULE 'D' ABOVE REFERRED TO:

The common areas and facilities

- a) The foundation, columns, girders, beams, supports main walls, corridors, lobbies, stairs, stair ways, roof top, pathway, Driveway, entrance to and exit from the building to be constructed on the said land and intended for common use.
- b) Installation of common services such as water, sewerage (septic line) etc. connected with Road.
- c) Pump motor, pipes, ducts, all apparatus and installations in the said building for common use.
- d) Electric meter box under the stairs in the ground floor of the building, electrical, wiring and fixtures etc.
- e) Under ground water reservoir and of the over head water tank. Lift, lift well, lift machine room. The owners are not liable to pay costs for common installation charges but they are liable to pay any costs for common maintenance charges after formation of owners Association of the building.

SCHEDULE 'E' ABOVE REFERRED TO
SPECIFICATION

ANTI Termite Treatment to be done from Earth cutting to plinth level with complete work. Proper damp proofing on internal & external wall surfaces and roof treatment to be done by the Developer.

- i) Type of Structure : R.C.C. Frame Structure, Concrete Grades & Steel (TMT Bar) shall be as per structural design recommended specification given by the Architect & Structural Engineer),
- ii) Interior wall : 200 mm/125mm, 075mm, thick Cement, brick outside surface cement plaster with weather coat, paint, finish interior surface cement plaster and putty only. Brick work ratio 1:5, plaster ceiling ratio 1:4, inside outside plaster 1:5.(As per recommended specification given by the Architect & Structural Engineer). Interior wall of the flat pop with primer.
- iii) Flooring : Main / Flat rooms, toilets, Balcony

vitrified tiles flooring (netco/ Somany) Size 2'x2' and in kitchen and toilets floor tiles size 12" x12" toilets upto 6'-0" height coloured tiles Size 15" x 10" on the wall. KITCHEN: Cooking table granite 6'-0" x 20" stainless steel sink 20" x 16", of appropriate size cooking platform with coloured glazed tiles.

- iv) Door : Main entrance door solid panel wooden door with Godrej lock (premium quality night latch) and with polish other fittings (Aluminum), for other Bed Room doors will be of wooden commercial flush door with paints and aluminum fittings with modular cylindrical locks). For toilets & kitchen wooden Flush door with aluminum fittings with modular cylindrical locks.
- v) Windows : All windows, powder coated Aluminum sliding with transparent glass with Full Grills for all the windows & verandahs
- vi) Toilet : EUROPEAN STYLE White/Cream
Colour Commode Hindware (Hanging / Single Unit Type), complete set fitted 1 No.C.P. Pillar cock, shower line with

standard bib cock/ ESSCO Jaquar for all toilets and WCs with hot and cold line, with overhead shower and commode shower facility. Inside pipe line will be concealed type.

- vii) Electricals : MCBs, Wirings, Switches & Panels,
Phinolex/HavellsAnchor/Northwest/Legr
andand Wires of appropriate / suitable
cross section (concealed type wiring)
- a) Living & Dinning : 2 ceiling fan points, 3 Nos. wall mounted
light points, 1 No.T.V. Point, 2 Nos. light
point , 2 plug point (5 Amp), calling bell,
1 No. Power Plug point and 1 A.C. Point.
- b) Bed Rooms : 1 ceiling fan point (2 ceiling fan points
incase of bigger size bedroom),
2 Nos. wall mounted light point, 2 plug
point (5 Amp) point, 1 A.C. Point on all
Bed Rooms
- c) Toilets & WC : 1 wall mounted light point. 1 power plug
point for geyser (15 Amp). 1 Exhaust fan
point. 1(5 Amp) plug Point.
- d) Kitchen : 2 light point in wall, 3 power plug point

- (15 Amp) 1 Exhaust fan point, 1(one) Aqua Guard Point.
- e) Additional Power : 1 Plug point (15 Amp) for Refrigerator.
- f) Balconies : 1 Light point, 1 plug point (5 Amp).
- viii) Sanitary : All soil lines are to be connected to underground drainage pipe termination in septic chambers since here is no sewerage system in the locality.
- ix) Water supply : Kolkata Corporation water supply through ferrule connection for underground reservoir storage, lifted to overhead tank by a suitable capacity electric motor pump of branded quality. 1 additional set of electric pump to be also installed for emergency backup.

- **Complete construction to be done strictly with Genuine "A" Grade Material**
- Brand for Cement to be used UltraTech only
- Brand for Steel TMT Bar to be used Shyam Steel / Elegant / Captain / SRMB / Toptech only

- Four Passenger Lift (Make: LASER) to be provided

 - All windows should be provided with powder coated aluminum sliding along with Full Grills for windows and for Balconies (2), Godrej lock on Solid Panel Door and collapsible gates for entrance to owner's flat to be provided by Developer

 - AC points on all bed rooms and living area, micro oven point at kitchen for owners allocated flat only to be provided by Developer including Geyser points and mixer to be provided on all toilets and WC (shower + basin) for hot and cold water arrangement.
- x) FOR EXTRA WORK and/or fittings of whatsoever manner extra charges shall have to be paid by the OWNERS to the Developer on or before carrying out of the said extra work or works. However, without any written consent no extra work/s shall be accountable in any manner.

IN WITNESS WHEREOF the parties hereto set and subscribed their respective hands and seals on this the day, month and year first above written.

SIGNED, SEALED AND DELIVERED

at Kolkata in the presence of :

WITNESSES :

1. Tapashi Sarkar
151, Jodhpur Park,
Flod 2, Kolkata 700068,

Swapan Kumar Sarker

Sami Sarker
alias *Sami Kumar Sarker*

2. *Sujan Sarkar*
SUJAN SARKAR
6/13 CENTRAL PARK
TADAVPUR, KOLKATA-700032

SIGNATURE OF THE OWNERS

AMANIYA DEVELOPERS

Aloke Banerjee

AMANIYA DEVELOPERS

Amitava Banerjee - Tapan Saha

Drafted and Prepared by me:

Salim Ahamed Laskar
SALIM AHAMED LASKAR
High Court at Calcutta,
Kolkata-700001.

NO/1586/2011.

SIGNATURE OF THE DEVELOPER

MEMO OF CONSIDERATION

We, the above named owners namely Swapan Kumar Sarkar and Samir Sarkar alias Samir Kumar Sarkar herein, have received a Sum of Rs. 10,00,000/- only from the above named Developer Anannya Developers as per memo below:-

MEMO

<u>Date</u>	<u>Ch.no.</u>	<u>Bank/Br.</u>	<u>Amount</u>
23/12/2022	000196	Bank of Baroda To Swapan Kumar Sarkar	Rs. 5,00,000/-
23/12/2022	000197	Bank of Baroda To Samir Sarkar	Rs. 5,00,000/-

Total Rs. 10,00,000/-

Received Rupees Ten Lacs Only.

WITNESSES :

1. Tapashi Sarkar,
151, Jodhpur Park,
Flat 2, Kolkata 700068,

Swapan Kumar Sarkar

*Samir Sarkar
alias Samir Kumar Sarkar*












2. *Swapan Sarkar*
SWAPAN SARKAR
6/13 CENTRAL PARK
JADAPUR, KOLKATA-700032

SIGNATURE OF THE OWNERS

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












Name.....

Signature.....

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

Name.....

Signature..... *Suapau Kumar Kumar*

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

Name.....

Signature..... *Sami Soan alias Sami Kumar Soan*

Thumb

1st finger

middle finger

ring finger

small finger



left hand					
right hand					

Name.....

Signature *Alake Banerjee*.....

Thumb

1st finger

middle finger

ring finger

small finger



left hand					
right hand					

Name.....

Signature *Amita Banerjee*.....

Thumb

1st finger

middle finger

ring finger

small finger



left hand					
right hand					

Name.....

Signature *Tasim Salla*.....



ভারত সরকার

ভারত সরকার

Unique Identification Authority of India

Government of India

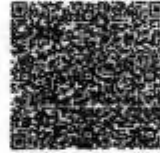
তালিকাভুক্তির আই ডি / Enrollment No.: 2017/80259/08550

To
সাজাহান লস্কর
Sajahan Laskar
S/O: Abuobeda Laskar
PASCHIM BOALIA
Rajpur Sonarpur (M)
Garia
Sonarpur South 24 Parganas
West Bengal 700084
8820756542

19/10/2016
3895246



MD038952465FH



আপনার আধার সংখ্যা / Your Aadhaar No. :

2949 5932 1473

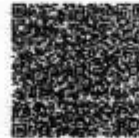
আমার আধার, আমার পরিচয়



ভারত সরকার
Government of India



সাজাহান লস্কর
Sajahan Laskar
জন্মতারিখ / DOB : 02/05/1981
পুরুষ / Male



2949 5932 1473

আমার আধার, আমার পরিচয়

Major Information of the Deed

Deed No :	I-1603-19925/2022	Date of Registration	23/12/2022
Query No / Year	1603-2003614123/2022	Office where deed is registered	
Query Date	22/12/2022 3:13:10 PM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	SALIM AHAMED LASKAR HIGH COURT, CALCUTTA, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9830672779, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 10,00,000/-]		
Set Forth value	Market Value		
	Rs. 1,16,11,001/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 20,021/- (Article:48(g))	Rs. 10,053/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :






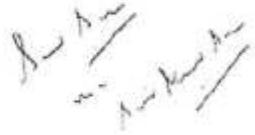
District: South 24-Parganas, P.S:- Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Central Park, , Premises No: 11, , Ward No: 102 Pin Code : 700032

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	3 Katha 12 Chatak 34 Sq Ft		1,09,36,001/-	Property is on Road
Grand Total :				6.2654Dec	0 /-	109,36,001 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1000 Sq Ft.	0/-	6,75,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		1000 sq ft	0 /-	6,75,000 /-	










Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Swapan Kumar Sarkar Son of Late Sushil Chandra Sarkar- Executed by: Self, Date of Execution: 23/12/2022 , Admitted by: Self, Date of Admission: 23/12/2022 ,Place : Office			
	23/12/2022	LTI 23/12/2022	23/12/2022	
151, Jodhpur Park, Flat No: 2, City:- , P.O:- Jodhpur Park, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700068 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ajxxxxxx6e, Aadhaar No: 38xxxxxxxx4814, Status :Individual, Executed by: Self, Date of Execution: 23/12/2022 , Admitted by: Self, Date of Admission: 23/12/2022 ,Place : Office				
2	Name Mr Samir Sarkar, (Alias: Mr Samir Kumar Sarkar) Son of Late Sushil Chandra Sarkar Executed by: Self, Date of Execution: 23/12/2022 , Admitted by: Self, Date of Admission: 23/12/2022 ,Place : Office			
	23/12/2022	LTI 23/12/2022	23/12/2022	
6/13, Central Park, Flat No: 2, City:- , P.O:- Jadavpur University, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: akxxxxxx8h, Aadhaar No: 24xxxxxxxx0731, Status :Individual, Executed by: Self, Date of Execution: 23/12/2022 , Admitted by: Self, Date of Admission: 23/12/2022 ,Place : Office				




Developer Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Anannya Developers 8/6, Central Park, City:- , P.O:- Jadavpur University, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032 , PAN No.:: abxxxxxx1n,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	<p>Name</p> <p>Mr Aloke Banerjee (Presentant) Son of Late Rabindra Nath Banerjee Date of Execution - 23/12/2022, , Admitted by: Self, Date of Admission: 23/12/2022, Place of Admission of Execution: Office</p>	 <p>Dec 23 2022 11:36AM</p>	 <p>LTI 23/12/2022</p>	<p>Signature</p>  <p>23/12/2022</p>
<p>8/6, Centra Park, City:- , P.O:- Jadavpur University, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: adxxxxxx4e, Aadhaar No: 25xxxxxxxx2021 Status : Representative, Representative of : Anannya Developers (as Partner)</p>				
2	<p>Name</p> <p>Mr Amitava Banerjee Son of Late Rabindra Nath Banerjee Date of Execution - 23/12/2022, , Admitted by: Self, Date of Admission: 23/12/2022, Place of Admission of Execution: Office</p>	 <p>Dec 23 2022 11:38AM</p>	 <p>LTI 23/12/2022</p>	<p>Signature</p>  <p>23/12/2022</p>
<p>8/6, Central Park, City:- , P.O:- Jadavpur University, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: adxxxxxx3d, Aadhaar No: 22xxxxxxxx3769 Status : Representative, Representative of : Anannya Developers (as Partner)</p>				
3	<p>Name</p> <p>Mr Tarun Dutta Son of Late Nirode Baran Dutta Date of Execution - 23/12/2022, , Admitted by: Self, Date of Admission: 23/12/2022, Place of Admission of Execution: Office</p>	 <p>Dec 23 2022 11:39AM</p>	 <p>LTI 23/12/2022</p>	<p>Signature</p>  <p>23/12/2022</p>
<p>G/10, Bapuji Nagar, City:- , P.O:- Regent Estate, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700092, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: adxxxxxx6k, Aadhaar No: 43xxxxxxxx3918 Status : Representative, Representative of : Anannya Developers (as Partner)</p>				

Identifier Details :

Name	Photo	Finger Print	Signature
<p>Mr Sajahan Laskar Son of Late Abu Obeda Laskar Boalia Garia, City:- , P.O:- Garia, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084</p>			

23/12/2022

23/12/2022

23/12/2022

Identifier Of Mr Swapan Kumar Sarkar, Mr Samir Sarkar, Mr Alope Banerjee, Mr Amitava Banerjee, Mr Tarun Dutta

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Swapan Kumar Sarkar	Anannya Developers-3.13271 Dec
2	Mr Samir Sarkar	Anannya Developers-3.13271 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr Swapan Kumar Sarkar	Anannya Developers-500.00000000 Sq Ft
2	Mr Samir Sarkar	Anannya Developers-500.00000000 Sq Ft

On 23-12-2022

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.

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

Presented for registration at 11:02 hrs on 23-12-2022, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr Aloke Banerjee ..

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,16,11,001/-

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

Execution is admitted on 23/12/2022 by 1. Mr Swapan Kumar Sarkar, Son of Late Sushil Chandra Sarkar, 151, Jodhpur Park, Flat No: 2, P.O: Jodhpur Park, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700068, by caste Hindu, by Profession Retired Person, 2. Mr Samir Sarkar, Alias Mr Samir Kumar Sarkar, Son of Late Sushil Chandra Sarkar, 6/13, Central Park, Flat No: 2, P.O: Jadavpur University, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Hindu, by Profession Retired Person

Indetified by Mr Sajahan Laskar, , , Son of Late Abu Obeda Laskar, Boalia Garia, P.O: Garia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Muslim, by profession Others

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

Execution is admitted on 23-12-2022 by Mr Aloke Banerjee, Partner, Anannya Developers, 8/6, Central Park, City:- , P.O:- Jadavpur University, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032

Indetified by Mr Sajahan Laskar, , , Son of Late Abu Obeda Laskar, Boalia Garia, P.O: Garia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Muslim, by profession Others

Execution is admitted on 23-12-2022 by Mr Amitava Banerjee, Partner, Anannya Developers, 8/6, Central Park, City:- , P.O:- Jadavpur University, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032

Indetified by Mr Sajahan Laskar, , , Son of Late Abu Obeda Laskar, Boalia Garia, P.O: Garia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Muslim, by profession Others

Execution is admitted on 23-12-2022 by Mr Tarun Dutta, Partner, Anannya Developers, 8/6, Central Park, City:- , P.O:- Jadavpur University, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032

Indetified by Mr Sajahan Laskar, , , Son of Late Abu Obeda Laskar, Boalia Garia, P.O: Garia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Muslim, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 10,053.00/- (B = Rs 10,000.00/- ,E = Rs 21.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 10,021/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 22/12/2022 11:52PM with Govt. Ref. No: 192022230226535198 on 22-12-2022, Amount Rs: 10,021/-, Bank: SBI EPay (SBlePay), Ref. No. 6192517492729 on 22-12-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 20,021/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 19,921/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 11119, Amount: Rs.100.00/-, Date of Purchase: 11/11/2022, Vendor name: Samiran Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 22/12/2022 11:52PM with Govt. Ref. No: 192022230226535198 on 22-12-2022, Amount Rs: 19,921/-, Bank: SBI EPay (SBlePay), Ref. No. 6192517492729 on 22-12-2022, Head of Account 0030-02-103-003-02



MANIMALA CHAKRABORTY
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2022, Page from 632817 to 632865
being No 160319925 for the year 2022.



Dhar

Digitally signed by Debasish Dhar
Date: 2022.12.27 13:46:58 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 2022/12/27 01:46:58 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)