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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AC 444062

M.V.R 1,32,75,001/-

certified that the document is admitted to registration. The signature sheet/s and the endorsement sheets attached with this document are the part of this document

District Sub-Registrar,
Mysore South 29 Pargan

18 NOV 2019

8
18.11.19
at 11.30 am
9-0-1667330/19

Pallab Dey

DEVELOPMENT AGREEMENT

THIS AGREEMENT made on this 15th day of November, 2019 A.D.

466360

07 SEP 2019

No. _____ Rs. _____ Date _____
 Name: A. B. Sengupta (ADP)
 Address: High Ave
 Vendor: Col
I. CHAKRABORTY
 6B, Dr. Rajendra Prasad Sarani
 Kolkata - 700 001



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District Sub-Registrar-I
Alipore South 24 Parganas

18 NOV 2019

Subscribed by
Aradhita Biswas Sengupta
22/11/19
High Court Calcutta

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BETWEEN

1) SRI SUSANTA KUMAR DAS, having PAN NO. BLGPD 4708 J, having Aadhaar Card No. 6355 1763 7072, son of Late Prasanta Kumar Das, by faith - Hindu, Indian Citizen, by occupation - Business, 2) SMT. PARBATI DAS, having PAN NO. AVJPD 0276 H, having Aadhaar Card No. 9890 6290 7728, wife of Late Rabindra Kumar Das, by faith - Hindu, Indian Citizen, by occupation - House wife, 3) SMT. MITA DEY(nee DAS), having PAN NO. BPDPD 4613 M, having Aadhaar Card No. 3008 6185 2677, wife of Sri Bablu Dey, daughter of Late Rabindra Kumar Das, by faith - Hindu, Indian Citizen, by occupation - House wife, residing at 32/1, Kshetramohan Banerjee Road, P.O. Nimta, Belgharia, Kolkata - 700 049, under P.S. Belgharia, 4) SMT. KAKALI PAIN alias KAKALI DAS, having PAN NO. BPBPD 6903 G, having Aadhaar Card No. 7913 8012 0248, wife of Sri Jayanta Pain and daughter of Late Rabindra Kumar Das, by faith - Hindu, Indian Citizen, by occupation - House wife, residing at 40, Russa Road South, 1st Lane, P.O. Tollygunge, Kolkata - 700 033, under P.S. Jadavpur, 5) MISS. RENU DAS, having PAN NO. AVJPD 0275 E, having Aadhaar Card No. 4589 6603 9643, daughter of Late Jahor Lall Dass, by faith - Hindu, Indian Citizen, by occupation - Household Activities, all residing at 40, Russa Road South, 1st Lane, P.O. Tollygunge, Kolkata - 700 033, under P.S. Jadavpur, 6) SRI PALLAB DASGUPTA, having PAN No. ADSPD 7272 L, having Aadhaar Card No. 4403 9368 5221, son of Late Birendra Kumar Dasgupta, by faith - Hindu, Indian Citizen, by occupation - Business, residing at 6, Russa Road South, Second Lane, P.S. Jadavpur, Kolkata - 700 033 hereinafter jointly and collectively called and referred to as the 'OWNERS / FIRST PART' (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective legal heirs, successors, representative, administrator and assigns) of the ONE PART.

A N D

M/S SAARBAN INERASTRUCTURES, a Partnership business, having its office at 27, Russa Road South, Second Lane, P.S. Jadavpur, Kolkata - 700 033, having PAN No. ACTFS 2404 D, represented by it's Partners, namely, 1) SRI

....P/3.

Pallab Dasgupta

PALLAB DASGUPTA, having PAN No. ADSPD 7272 L, having Aadhaar Card No. 4403 9368 5221, son of Late Birendra Kumar Dasgupta, 2) MRS. DEEPANWITA DASGUPTA, having PAN No. AHWPD 6525 A, having Aadhaar Card No. 8704 0891 5850, wife of Sri Pallab Dasgupta, represented by her Partner, Sri Pallab Dasgupta, both by faith - Hindu, both Indian Citizen, both by occupation - Business, both residing at 6, Russa Road South, Second Lane, P.S. Jadavpur, Kolkata - 700 033, hereinafter called and referred to as the 'DEVELOPER' (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include it's Successors-in-Interest, representatives, administrators and assigns) of the SECOND PART.

WHEREAS one Jahor Lall Das, during his life time, was the absolute owner of ALL THAT piece and parcel of Bastu Land, being No. 20, measuring about 4 (Four) Cottahs 2 (Two) Chittacks more or less, along with one old and dilapidated Two storied pucca structure standing thereon, measuring about 2000 Sq.Ft. more or less, lying and /or situated in Mouza - Chandpur, Pargana - Khaspur, J.L. No. 41, R.S. No. 40, Touzi No. 329 B, comprised in Dag Nos. 668, 669, 670, 671 appertaining to Khatian No. 772, under P.S. Sadar Tollygunge, in the District 24 Parganas (South), together with all rights of easements and appurtenances civil amenities and facilities in the said Premises, which (plot of land) he purchased from the then lawful owner, Sri Gunendra Krishna Roy Bahadur against valuable consideration and by virtue of a Deed of Conveyance, dated 02.08.1934 and which was registered in the office of the District Sub- Registrar at Alipore and recorded in Book-I, being Deed No. 3220 for the Year 1934 and was in peaceful possession of the same, free from all encumbrances. Being the lawful Owner, he seized and possessed of the entire premises and mutated his name as the absolute owner of the said Premises by complying all the necessary and required formalities thereof in the records of the Tollygunge Municipality and subsequently, in the records of The Kolkata Municipal Corporation, Ward No. 94, Br. No. X, accordingly, the said Premises was known, numbered and assessed as Municipal Premises No. 40, Dr. Radha Gobinda Nath Sarani (Postal Address being 40, Russa Road South, 1st Lane), Kolkata - 700 033, under P.S. Jadavpur, being Assessee No. 21-094-12-0063-1, at

Pallab Dasgupta

present within the limits of The Kolkata Municipal Corporation, Ward No. 94, Br. No.X.

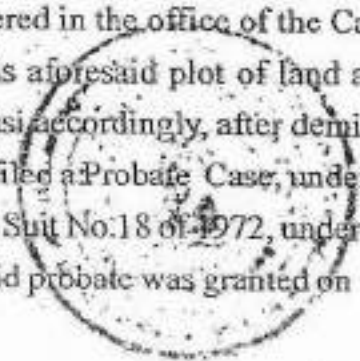
AND WHEREAS while in peaceful possession of the aforesaid landed property, the said Jahor Lall Das obtained necessary approved Building Plan and constructed a Two Storied Building, measuring about 2000 Sq.Ft.in total more or less as aforesaid till his death with out any interruption whatsoever by paying Municipal Taxes to the appropriate authorities under P.S. Sadar Tollygunge, in the District of 24 Parganas(South).

AND WHEREAS while in peaceful possession of the aforesaid landed property, the said Jahor Lall Das died testate on 06.03.1963, leaving behind his wife, Smt Brajo Bala Dasi, as his lawful wife and 5 sons, namely, Sri Prasanta Kumar Das, Sri Rabindra Kumar Das, Sri Sachindra Kumar Das, Sri Sudhansu Kumar Das, Sri Jitendra Kumar Das and one married daughter, Smt. Nihar Pain, wife of Sri Jagannath Pain another unmarried daughter, Miss.Renu Das as his lawful legal heirs/ successors as per the provisions of the Hindu Succession Act, 1956.

AND WHEREAS the said Sri Jahor Lall Das, during his life time, executed a registered Will, duly registered in the office of the Calcutta Registration Office on 16.05.1946 in respect to his aforesaid plot of land and Building in favour of our mother, Smt. Brajo Bala Dasi accordingly, after demise of said Jahor Lall Das, his wife, Smt. Brajo Bala Dasi filed a Probate Case, under Act 39, vide No. 150 of 1971 and finally filed an Original Suit No:18 of 1972, under Act 39, before the Ld. District Judge at Alipore and the said probate was granted on 12.09.1972 by the Ld. District Judge at Alipore.

AND WHEREAS accordingly, after demise of the said Sri Jahor Lall Das, in terms of the aforesaid Will, left by the said Jahor Lall Das, his wife, Smt. Brajo Bala Dasi became the absolute owner of the said Premises. Subsequently, while in peaceful possession of the said Premises at 40, Dr. Radha Gobiada Nath Sarani (Postal Address being 40, Russa Road South, 1st Lane), Kolkata -700 033, under P.S. Jadavpur, being Assessee No. 21-094-12-0063-1, in the District 24 Parganas (South), the said Smt. Brojo Bala Dasi, died intestate on 07.08.1995 leav-

Pallab Dey



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ing behind 5(Five) sons, namely, Sri Prasanta Kumar Das, Sri Rabindra Kumar Das, Sri Sachindra Kumar Das, Sri Sudhansu Kumar Das, Sri Jitendra Kumar Das and one married daughter, Smt. Nihar Pain, wife of Sri Jagannath Pain another unmarried daughter, Miss. Renu Das as her lawful legal heirs/ successors as per the provisions of the Hindu Succession Act, 1956.

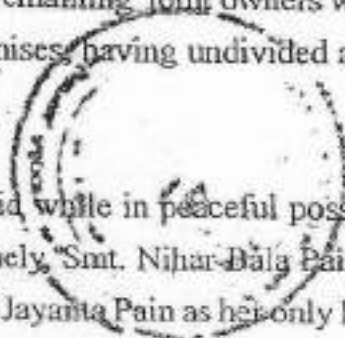
AND WHEREAS subsequently, out of the aforesaid joint Owners, in the mean time, one of the co-owners, namely, Sri Prasanta Kumar Das died intestate on 22.06.2005, leaving behind him, his wife, Smt. Arati Das and only son, Sri Susanta Kumar Das as his only legal heirs/ successors as per the provisions of the Hindu Succession Act, 1956. Subsequently, his wife, Smt. Arati Das also died intestate on 18.01.2010, leaving behind her, only son, Sri Susanta Kumar Das as her only legal heirs/ successors as per the provisions of the Hindu Succession Act, 1956.

AND WHEREAS in the mean time, one of the co-owners, namely, Sri Sachindra Kumar Das died intestate as bachelor on 15.03.2009 and accordingly, his undivided and proportionate 1/7th share was devolved upon his surviving other full blood brothers and sisters in equal share as per the provisions of the Hindu Succession Act, 1956. Accordingly, all the remaining joint owners were in peaceful possession and enjoyment of the said Premises, having undivided and proportionate 1/6th share each.

AND WHEREAS as aforesaid while in peaceful possession of the aforesaid property, one of the co-owners, namely, Smt. Nihar Dala Pain also died intestate on 10.01.2010 leaving her only son, Sri Jayanta Pain as her only legal heir / successor as per the provisions of the Hindu Succession Act, 1956. Her husband, Sri Jagannath Pain predeceased her on 21.12.1978.

AND WHEREAS another co-owner, namely, Sri Rabindra Kumar Das died intestate on 25.06.2013, leaving behind him, his wife, Smt. Parbati Das and 2 (Two) daughters, namely, Smt. Mita Dey and Smt. Kakali Pain (nee Das) as his only legal heirs/ successors as per the provisions of the Hindu Succession Act, 1956.

Parbati Dey



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AND WHEREAS accordingly, all the said joint owners have become lawful owners of their respective shares in the aforesaid property, comprised of ALL THAT piece and parcel of Bastu Land, being No.20, measuring about 4 (Four) Cottahs 2 (Two) Chittacks more or less, along with one old and dilapidated Two storied pucca structure standing thereon, measuring about 2000 Sq.Ft.more or less in total, lying and/or situated in Mouza - Chandpur, Pargana - Khaspur, J.L. No. 41, R.S. No. 40, Touzi No. 329 B, comprised in Dag Nos. 668, 669, 670, 671 appertaining to Khatian No.772, under P.S. Sadar Tollygunge, being 40, Dr. Radha Gobinda Nath Sarani(Postal Address being 40, Russa Road South, 1st Lane), Kolkata - 700 033, under P.S. Jadavpur, being Assessee No. 21-094-12-0063-1, in the District 24 Parganas (South), together with all rights of easements and appurtenances civil amenities and facilities in the said Premises within the limits of the Kolkata Municipal Corporation, Ward No. 94, Br. No.X and are in peaceful possession of the same, free from all encumbrances.

AND WHEREAS while in peaceful possession of the same, the lawful Joint Owners of the said Premises, have mutually decided to sale / transfer undivided and proportionate 1/2 share or 50% share of the aforesaid Premises, comprised of landed area, measuring about 2 Cottahs 1 Chittack 00 Sq.Ft. more or less out of entire landed area, measuring about 4 Cottahs 2 Chittacks 00 Sq.Ft. more or less along with undivided and proportionate and indivisible 50 % share of the aforesaid Building, measuring about 1000 Sq.Ft. more or less, out of the 2000 Sq.Ft. more or less in total and entire 75 years old and dilapidated Two storeyed Building in the said Premises, lying and/or situated in Mouza - Chandpur, being 40, Dr. Radha Gobinda Nath Sarani (Postal Address being 40, Russa Road South, 1st Lane), P.O. Tollygunge P.S. Jadavpur, Kolkata -700 033, within the limits of The Kolkata Municipal Corporation, Ward No. 94, Br. No.X, vide Assessee No.21-094-12-0063-1, morefully and particularly mentioned in the Schedule herein below.

AND WHEREAS both the Joint Owners / Vendors and the Purchaser herein have mutually discussed, negotiated and finally agreed that the joint Owners/ Vendors shall sell / transfer the aforesaid portion of the property and execute the present Deed of Conveyance. After all necessary approval and mutual consent of all of the Owners / Vendors herein, the Joint Owners/ Vendors herein have decided and finally sold and

Pallab Dympti

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transferred ALL THAT piece and parcel of Bastu land, undivided and proportionate 1/2 share or 50% share of the aforesaid Premises, comprised of landed area, measuring about 2 Cottahs 1 Chittack 00 Sq.Ft. more or less out of entire landed area, measuring about 4 Cottahs 2 Chittacks 00 Sq.Ft. more or less along with undivided and proportionate and indivisible 50 % share of the aforesaid Building, measuring about 1000 Sq.Ft. more or less, out of the 2000 Sq.Ft. more or less in total and entire 75 years old and dilapidated Two storeyed Building in the said Premises, lying and/or situated in Mouza - Chandpur, being Municipal Premises No. 40, Dr. Radha Gobinda Nath Sarani (Postal Adress being 40, Russa Road South, 1st Lane), P.O.Tollygunge P.S. Jadavpur, Kolkata -700 033, within the limits of The Kolkata Municipal Corporation, Ward No. 94, Br. No. X, vide Assessee No.21-094-12-0063-1 in favour of Sri Pallab Dasgupta against valuable consideration and by virtue of a registered Deed of Conveyance, duly executed on 29.05.2019 and was registered in the office of the D.S.R.-I, at Alipore and was recorded in Book -I, Volume No.1601-2019, Pages from 73901 to 73951, being No. 160101546 for the Year 2019.

Pallab Dasgupta
AND WHEREAS while in peaceful possession of the same, among the lawful Joint Owners of the said Premises, SRI JAYANTA PAIN, son of Late Jagannath Pain and Late Nihar Bala Pain, by faith - Hindu, Indian Citizen, by occupation - Service, residing at 12, Salkia School Road, P.O. Salkia, P.S. Golabari, District- Howrah, West Bengal gifted and transferred his ALL THAT piece and parcel of the undivided, proportionate and impartible area of land and Premises, having 17.143% share of the said Premises, comprised of landed area, measuring about 254.574 Sq.Ft. more or less, out of the balance 50% of the said Premises, having Landed area, measuring about 2 (Two) Cottahs 1(One) Chittack more or less, along with undivided, proportionate 17.143% share of the Building, measuring about 171.43 Sq. Ft. more or less, in the said Premises, out of the 75 years old and dilapidated Two storied Building, measuring about balance 1000 Sq. Ft. more or less, in total and lying and/or situated in Mouza - Chandpur, Pargana - Khaspur, J.L. No. 41, R.S. No. 40, Touzi No. 329 B, comprised in Dag Nos. 668, 669, 670, 671 appertaining to Khatian No.772, under P.S.Sadar Tollygunge, being Municipal Premises No. 40, Dr. Radha Gobinda Nath Sarani (Postal Adress being 40, Russa Road South, 1st Lane), P.O.Tollygunge P.S. Jadavpur, Kolkata -700 033, within the limits

...P/8.

of The Kolkata Municipal Corporation, Ward No. 94, Br. No. X, vide Assessee No. 21-094-12-0063-1, in the District 24 Parganas (South), in favour of his wife Smt. Kakali Pain alias Das by virtue of a registered Deed of Gift, duly executed on 29.05.2019 and was registered in the office of the D.S.R.-I, at Alipore and was recorded in Book -I, Volume No.1601-2019, Pages from 73952 to 73983, being No. 160101547 for the Year 2019.

AND WHEREAS while in peaceful possession of the same, among the lawful Joint Owners of the said Premises, 1) SRI SUDHANSU KUMARDAS, son of Late Jahor Lall Dass, by faith - Hindu, Indian Citizen, by occupation - Retired, residing at 9/23, B.L.Saha Road, P.O. Kalabagan, P.S. Behala, Kolkata-700 053, 2) SRI JITENDRA KUMAR DAS, son of Late Jahor Lall Dass, by faith - Hindu, Indian Citizen, by occupation - Retired, residing at 40, Russa Road South, 1st Lane, P.O.Tollygunge, Kolkata - 700 033, under P.S. Jadavpur, jointly gifted and transferred their ALL THAT piece and parcel of the donors' undivided and proportionate 17.143% share each of the said Premises in the aforesaid Property, comprised of landed area, measuring about 254.574 Sq.Ft. more or less each and measuring about 509.148 Sq. Ft. more or less, in total, out of the balance 50% of the said Premises, having Landed area, measuring about 2 (Two) Cottahs 1(One) Chittack more or less, along with undivided, proportionate 17.143% share of the Building, measuring about 171.43 Sq. Ft. more or less each, i.e., measuring about 342.86 Sq.Ft. in total in the said Premises, out of the 75 years old and dilapidated Two storied Building, measuring about balance 1000 Sq.Ft. more or less in total and lying and/or situated in Mouza - Chandpur, Pargana - Khaspur, J.L. No. 41, R.S. No. 40, Touzi No. 329 B, comprised in Ddg Nos. 668, 669, 670, 671 appertaining to Khatian No.772, under P.S. Sadar Tollygunge, being Municipal Premises No.40, Dr. Radha Gobinda Nath Sarani (Postal Address 40, Russa Road South, 1st Lane, Kolkata - 700 033, under P.S. Jadavpur, being Assessee No. 21-094-12-0063-1, at present within the limits of The Kolkata Municipal Corporation, Ward No. 94, Br. No.X, in the District 24 Parganas (South), in favour of Smt. Renu Das, being their full blood sister (of the Donors herein) for ever and executed a registered Deed of Gift, duly executed on 29.05.2019 and was registered in the office of the D.S.R.-I, at Alipore and was recorded in Book -I, Volume No.1601-2019, Pages from 73984 to 74016, being No. 160101548 for the Year 2019.

Pallab Dasgupta

AND WHEREAS accordingly, after execution of the aforesaid Deed of Conveyance and two Deed of Gift on 29th May 2019, Sri Susanta Kumar Das, Smt. Parbati Das, Smt. Mita Dey, Smt. Kakali Pain alias Das, Smt. Renu Das and Sri Pallab Dasgupta became joint Owners of the said Property, having their different share of Ownership and are now in peaceful possession of the said property with one monthly Tenant, having a portion, on the Eastern side of the Ground Floor of the said Premises, namely, MR. SOUMENDRA NATH BHATTACHARJEE, having PAN NO. AZKPB 3770 F, son of Late Sachindra Nath Bhattacharjee, by faith - Hindu, Indian Citizen, by occupation- Retired, residing at Ground Floor, Premises No.40, Russa Road South, 1st Lane, P.S. Jadavpur, Kolkata - 700 033, District- South 24-Parganas, since long. Now the aforesaid joint owners have mutually discussed and settled that, due to dilapidated condition of the said Premises, i.e., Municipal Premises No. 40, Dr. Radha Gobinda Nath Sarani (Postal Adress being 40, Russa Road South, 1st Lane), P.O.Tollygunge P.S. Jadavpur, Kolkata -700 033, within the limits of The Kolkata Municipal Corporation, Ward No. 94, Br. No. X, vide Assessee No. 21-094-12-0063-1, in the District 24 Parganas (South), the said property will be developed by a reputed Developer after demolishing the existing structures and by obtaining a new G + III storied Building from the competent Authority of The Kolkata Municipal Corporation and declared for the same.

AND WHEREAS the Developer herein, coming to know the facts of such desire of the joint Owners herein, has made a proposal in relation to the aforesaid development of the said property before the joint Owners. The joint Owners after necessary investigation and thorough understanding with the Developer herein, has agreed to develop the said premises by the Developer. Both the parties hereto have mutually analysed, discussed and agreed to execute a Development Agreement under certain terms and conditions to satisfy the interest of both the parties thereto. The Owner herein, for his own advantage and benefits, have agreed to appoint, M/S. SAARBAN INFRASTRUCTURES, the Other Part herein, as the Developer of the said property for constructing the proposed (G+III) multi-storied Building as per the sanctioned building Plan. The Developer herein, has also agreed to develop the said property by constructing the proposed (G+III) multi-storied Building as per the sanctioned Building Plan at it's own risk, cost and expenses under certain terms and conditions which has been decided mutually by and between the parties herein, without involving the owner in the matter of the hazzards of construction. ...P/10.

Pallab Dasgupta

AND WHEREAS it is mutually settled by and between the Owners and the Developer herein, that, the joint Owners will be entitled to the following out of the sanctioned F.A.R. :-

i) a self-contained 3 BHK Flat, being No. A-1, consists of 3 Bedrooms, 1 Drawing cum Dining, 1 Kitchen, 1 Toilet and 1 W.C., 1 Verandah on the First Floor on the South-Western Side and One Covered Car Parking Space, measuring about 120 Sq.Ft. more or less,

ii) a self-contained 1 BHK Flat, being No. B-1, consists of 1 Bedroom, 1 Drawing cum Dining, 1 Kitchen, 1 Toilet and 1 Verandah on the First Floor on the South-Eastern Side, in the said Premises.

iii) a self-contained 3 BHK Flat, being No. A-2, consists of 3 Bedrooms, 1 Drawing cum Dining, 1 Kitchen, 1 Toilet and 1 W.C., 1 Verandah on the Second Floor on the South-Western Side and One Covered Car Parking Space, measuring about 120 Sq.Ft. more or less,

iv) The joint Owners shall also be entitled to an amount of Forfeited Amount of Rs.4,00,000/- (Rupees Four Lakh) only out of Rs.6,00,000/- (Rupees Six Lakh) only payable at the time of execution of this Development Agreement and shall receive balance Rs.2,00,000/- (Rupees Two Lakh) only payable at the time of allocation of their respective Possession.



AND WHEREAS the balance or remaining portion, of the sanctioned F.A.R., comprised of the 1(One) self contained 3BHK Flat, being No.G-1, consists of 3 Bedrooms, 1 Drawing cum Dining, 1 Kitchen, 1 Toilet and 1W.C., 1 Verandah on the South-Western Side of the Ground Floor, a self-contained 1 BHK Flat, being No.C-1, consists of 1 Bedroom, 1 Drawing cum Dining, 1 Kitchen, 1 Toilet and 1 Verandah on the First Floor on the North-Eastern Side, on the First Floor and 50% of the Second

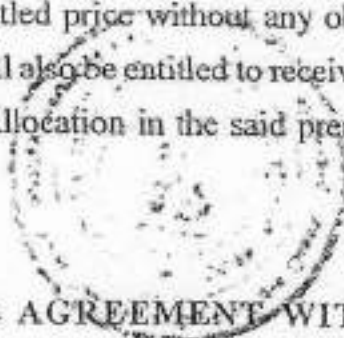
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Floor, being a self contained 3 BHK Flat, being No. B-2, consists of 3 Bedrooms, 1 Drawing cum Dining, 1 Kitchen, 1 Toilet and 1 W.C., 1 Verandah on the South-Eastern side of the Second Floor and the entire Third Floor consists of 2 Self contained 3 BHK Flats, A-3 and B-3 consists of 3 Bedrooms, 1 Drawing cum Dining, 1 Kitchen, 1 Toilet and 1 W.C., 1 Verandah on the North-Western side of the Second Floor aforesaid (G+III) multi-storied Building and balance Car Parking Spaces in the Ground Floor of the G+III Storeyed Building, save and except Owners' Allocation.

AND WHEREAS both the joint Owners and the Developer herein, have amicably discussed, negotiated, agreed and finally settled that, the proposed (G+III) multi-storied Building shall be completed within the aforesaid stipulated time period of 24 months as per the Sanctioned Building Plan to be obtain and after completion of the aforesaid building, the Owner herein, shall be allotted his portion within the aforesaid stipulated time period of 24 months as per the Sanctioned Building Plan along with his agreed amount of Final payment/installment within the stipulated time period. However, in the mean time, the Developer shall have every lawful right to enter into Agreement For Sale with all intending Buyers/ Purchasers for the purpose of transfer of the self-contained Flats in the said premises under the Developer's Allocation (save and except Owners' Allocation) at any settled price without any objection from the Joint Owners. The Developer herein, shall also be entitled to receive the part or full consideration against sale of Developer's Allocation in the said premises without any objection from the Joint owners.

Pallab Dey



NOW THIS AGREEMENT WITNESSETH THAT BOTH THE PARTIES HERETO HAVE AGREED TO CERTAIN TERMS AND CONDITIONS WHICH ARE AS FOLLOWS :-

1. In the Premises and in consideration of mutual advantages and benefits to be received and derived by both the parties herein, do hereby enter this Development Agreement for the development of the said property.

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measuring about 2000 Sq.Ft. or more or less, lying and/or situated in Mouza - Chandpur, Pargana - Khaspur, J.L. No. 41, R.S. No. 40, Touzi No. 329 B, comprised in Dag Nos. 668, 669, 670, 671 appertaining to Khatian No.772, under P.S. Sadar Tollygunge, being Municipal Premises No. 40, Dr. Radha Gobinda Nath Sarani (Postal Address being 40, Russa Road South, 1st Lane), P.O. Tollygunge P.S. Jadavpur, Kolkata -700 033, within the limits of The Kolkata Municipal Corporation, Ward No. 94, Br. No. X, vide Assessee No.21-094-12-0063-1, in the District of South 24- Parganas, together with all rights of easements and appurtenances civil amenities and facilities in the said Premises within the limits of The Kolkata Municipal Corporation, Ward No. 94, Br. No. X, particularly delineated and marked in RED border lines and marked therein. The said plan shall be regarded under all circumstances as part of the original Deed butted and bounded as follows :-

- ON THE NORTH : By Premises No. 45, Russa Road South 1st Lane.
- ON THE SOUTH : By 16' Ft. Wide K.M.C. Road.
- ON THE EAST : By Premises No.9, Russa Road South 1st Lane.
- ON THE WEST : By 16' Ft. Wide K.M.C. Road.

which is more fully and particularly mentioned in the Schedule - 'A' of this Agreement and hereafter called 'The Said Property'.

D) **BUILDING** :- Shall mean G+1H storeyed Building to be constructed on the land of the said Property, which Building will contain self-contained residential flats/ Units and space for Covered Car Parking Spaces and space for water pump and motor, space for electric meter, underground and overhead water reservoir, septic tank, Mounted room etc., those will be constructed at Municipal Premises No. 40, Dr. Radha Gobinda Nath Sarani (Postal Address being 40, Russa Road South, 1st Lane), P.O. Tollygunge P.S. Jadavpur, Kolkata -700 033, within the limits of The Kolkata Municipal Corporation, Ward No. 94, Br. No. X, vide Assessee No.21-094-12-0063-1, in the District of South 24- Parganas, in the District of South 24- Parganas, in accordance with the Sanctioned Building Plan. ...P/14.

Dr. Radha Gobinda Nath Sarani

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E) COMMON FACILITIES : Shall mean and include the corridor, stairs, stair-cases, staircase landing, stairways, pathways for easement from the main road and other open spaces including side, rear, front spaces and facilities, lobbies, Mounted room on the top floor, space for electric meter, passages, overhead water reservoir, underground or semi-grounded water reservoirs, septic tank, lift and necessary installation etc. and any other area left for beautification that will be provided by the Developer for the enjoyment of the flat holders.

F) OWNERS' ALLOCATION :- Shall mean and include, the joint Owners will be entitled to the following :-

i) a self-contained 3 BHK Flat, being No. A-1, consists of 3 Bedrooms, 1 Drawing cum Dining, 1 Kitchen, 1 Toilet and 1 W.C., 1 Verandah on the First Floor on the South-Western Side and One Covered Car Parking Space, measuring about 120 Sq.Ft. more or less,

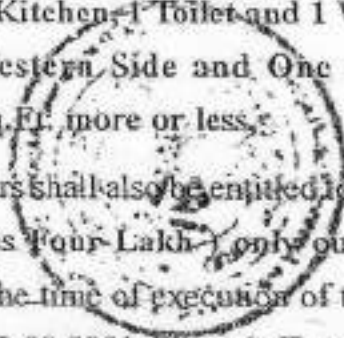
ii) a self-contained 1 BHK Flat, being No. B-1 , consists of 1 Bedroom, 1 Drawing cum Dining, 1 Kitchen, 1 Toilet and 1 Verandah on the First Floor on the South-Eastern Side, in the said Premises.

iii) a self-contained 3 BHK Flat, being No. A-2, consists of 3 Bedrooms, 1 Drawing cum Dining, 1 Kitchen, 1 Toilet and 1 W.C., 1 Verandah on the Second Floor on the South-Western Side and One Covered Car Parking Space, measuring about 120 Sq.Ft. more or less.

iv) The joint Owners shall also be entitled to an amount of Forfeited Amount of Rs.4,00,000/- (Rupees Four Lakh) only out of Rs.6,00,000/- (Rupees Six Lakh) only payable at the time of execution of this Development Agreement and shall receive balance Rs.2,00,000/- (Rupees Two Lakh) only payable at the time of allocation of their respective Possession.

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P. Mal B. Singh



One Lakh) only payable respectively at the time of execution of this Development Agreement and Smt. Renu Das shall receive balance Rs.1,00,000/- (Rupees One Lakh) only payable at the time of allocation of her Possession.

v) Apart from the floor allocation, the joint Owners, namely, Smt. Parbati Das, Smt. Mita Dey and Smt. Kakali Pain alias Das shall also be entitled to an amount of Forfeited Amount of Rs.1,00,000/- (Rupees One Lakh) only payable at the time of execution of this Development Agreement and balance amount of Rs.1,00,000/- (Rupees One Lakh) only payable at the time of allocation of their Possession.

G) DEVELOPER'S ALLOCATION : Shall mean and include the balance or remaining portion, of the sanctioned F.A.R., comprised of the 1(One) self contained 3BHK Flat, being No.G-1, consists of 3 Bedrooms, 1 Drawing cum Dining, 1 Kitchen, 1 Toilet and 1W.C., 1 Verandah on the South-Western Side of the Ground Floor, a self-contained 1 BHK Flat, being No.C-1, consists of 1 Bedroom, 1 Drawing cum Dining, 1 Kitchen, 1 Toilet and 1 Verandah on the First Floor on the North-Eastern Side, on the First Floor and 50% of the Second Floor, being a self contained 3 BHK Flat, being No. B-2, consists of 3 Bedrooms, 1 Drawing cum Dining, 1 Kitchen, 1 Toilet and 1W.C., 1 Verandah on the South-Eastern side of the Second Floor and the entire Third Floor consists of 2 Self contained 3-BHK Flats, A-3 and B-3 consists of 3 Bedrooms, 1 Drawing cum Dining, 1 Kitchen, 1 Toilet and 1W.C., 1 Verandah on the North-Western side of the Second Floor aforesaid (G+III) multi-storied Building and balance Car Parking Spaces in the Ground Floor of the G+III Storeyed Building, save and except Owners' Allocation.

H) DEFINITION CLAUSE – TRANSFERRORS : Shall mean the 1) SRI SUSANTA KUMAR DAS, having PAN NO.BLGPD 4708 J, son of Late Prasanta Kumar Das, by faith - Hindu, Indian Citizen, by occupation - Business, 2) SMT. PARBATI DAS, having PAN NO.AVJPD 0276 H, wife of Late Rabindra Kumar Das, by faith - Hindu, Indian Citizen, by occupation - House wife, 3) SMT. MITA DEY(nee DAS), having PAN NO. BPDPD 4613 M, wife of Sri Bablu Dey, daughter of Late Rabindra Kumar Das, by faith - Hindu, Indian Citizen, by occupation - House wife, residing at 32/1, Kshetramohan Banerjee Road, P.O.Nimta,

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Belgharia, Kolkata - 700 049, under P.S. Belgharia, 4) SMT. KAKALI PAIN alias KAKALI DAS, having PAN NO. BPBPD 6903 G, wife of Sri Jayanta Pain and daughter of Late Rabindra Kumar Das, by faith - Hindu, Indian Citizen, by occupation - House wife, residing at 40, Russa Road South, 1st Lane, P.O. Tollygunge, Kolkata - 700 033, under P.S. Jadavpur, 5) MISS. RENU DAS, having PAN NO. AVJPD 0275 E, daughter of Late Jahor I. all Dass, by faith - Hindu, Indian Citizen, by occupation - Household Activities, all residing at 40, Russa Road South, 1st Lane, P.O. Tollygunge, Kolkata - 700 033, under P.S. Jadavpur, 6) SRI PALLAB DASGUPTA, having PAN No. ADSPD 7272 L, having Aadhaar Card No. 4403 9368 5221, son of Late Birendra Kumar Dasgupta, by faith - Hindu, Indian Citizen, by occupation - Business, residing at 6, Russa Road South, Second Lane, P.S. Jadavpur, Kolkata - 700 033 hereinafter jointly and collectively called and referred to as the 'OWNERS' and M/S SAARBAN INFRASTRUCTURES, a Partnership business, having its registered office at 27, Russa Road South, Second Lane, P.S. Jadavpur, Kolkata - 700 033, having PAN No. ACTFS 2404 D, represented by its Managing Partner, 1) SRI PALLAB DASGUPTA, having PAN No. ADSPD 7272 L, son of Late Birendra Kumar Dasgupta, 2) MRS. DEEPANWITA DASGUPTA, having PAN No. AHWPD 6525 A, having Aadhaar Card No. 8704 0891 5850, wife of Sri Pallab Dasgupta, represented by her Partner, Sri Pallab Dasgupta, both by faith - Hindu, both Indian Citizen, both by occupation - Business, both residing at 6, Russa Road South, Second Lane, P.S. Jadavpur, Kolkata - 700 033, hereinafter called and referred to as the 'DEVELOPER' in respect of the said Property.

I) TRANSFER : Shall mean and include transfer by the delivery of possession and by any other means adopted for effecting transfer of the saleable spaces and / or flats of the said include meaning of the terms, as defined under the Income Tax Act and also the Transfer of Property Act.

J) TRANSFeree : Shall mean a person, firm, limited company, association of persons to whom the saleable space or flat in the said building will be agreed to be transferred and / or for whom the said flat shall be agreed to be constructed by the Developer in exercise of the authority of the Developer to construct the said respective flats of the Developer's Allocation for and on behalf of such persons and at the costs of such persons who will be interested in purchasing and having flat at the said building to be constructed at the said premises.

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K) ARCHITECT : Shall mean an Architect / Civil Engineer / L.B.S. who shall be appointed by the Developer herein and shall take the total responsibility of the proposed Project at the aforesaid Premises.

L) TITLE DOCUMENTS : Shall mean and include the photocopies or Certified Copies of the Original Title Documents in respect of the said property or any portion thereof which shall be under the possession of the Developer during the subsistence of the Development Agreement.

THIS AGREEMENT SHALL BE DEEMED TO HAVE COMMENCED ON AND WITH EFFECT FROM THE DATE OF THE EXECUTION OF THIS AGREEMENT AND SHALL REMAIN IN FORCE AS LONG THE PARTIES HERETO PERFORM OR OBSERVE THEIR RESPECTIVE TERMS AND CONDITIONS AND COVENANTS HEREIN CONTAINED.

3. That the said joint Owners do hereby revocably appoint, authorise and nominate and empower the said Developer to act as Developer of the said property and at the costs to be borne and incurred by the said Developer to have prepared and sanctioned a building plan duly sanctioned by The Kolkata Municipal Corporation.

4. That the Developer shall be always entitled to enter into the said property and to have the same surveyed and measured with the help of their men, labourers, technical persons etc. and soil thereof tested as and if required under the Building Rules and have a Building Plan prepared by a qualified Architect/Engineer/Supervisor.

5. That the Developer shall be entitled to sign in the name of and on behalf of the joint Owners and submit the plan and enter into all correspondences and make representations before the Municipal Corporation Authorities and appear before them and do all necessary acts, deeds and things in that, behalf and pay all fees and charges for getting the proposed (G+III) multi-storied Building Plan prepared and also all sanction fees and charges and also obtain and receive the sanctioned plan from the Kolkata Municipal Corporation and for that purpose to sign and grant receipts.

Kolkata Municipal Corporation

6. That the joint Owners agree that, upon the plan being sanctioned by the Kolkata Municipal Corporation, the Developer shall be entitled to start or commence the development work, preparing the ground and to start to commence the construction of the proposed building at the land of the said premises in accordance with the said sanctioned Building Plan.

7. That upon the plan being sanctioned, the Developer agrees to construct the construction of the said building in a substantial and work like manner and use standard materials of the size and specification stated in the sanctioned plan.

8. That the said joint Owners do hereby agrees to indemnify and keep the Developer duly indemnified against all claims, demands, liabilities, if any of any third party against the said premises and / or against the said Owner and also against any actions, charges, Liens, claims, encumbrances and mortgage or any third party claim in the said premises and in case of any such problems or claims, the said joint Owners/ First Part herein shall sort each and every claim/ problem on his own at his own cost and expenses.

9. That the Developer hereby undertake to keep the joint Owners indemnified against all third party claims and actions arising out of any sort of act or commission of the Developer in relation to the making of construction of the said building.

10. That the joint Owners hereby agree, undertake and confirm that the Developer shall be entitled to construct and complete the building on the land of the said premises and retain, enjoy and deal with and transfer the Developer's Allocation **TOGETHER WITH** undivided share in the land of the said premises attributable to the said Developer's Allocation without any interruption, objection, disputes, interference, hindrance of the said Owners and that the appointment of the said Developer as the said building in terms of the Agreement shall always be modified on the part of the said joint Owners, subject to fulfilment of the Developer's claim in such case. It is however agreed by the Developer that the Developer shall not deliver up the possession of Developer's Allocation to Third Party without First delivering up the possession of the Owners' Allocation to the joint Owners within the notice period of 30 (thirty) days as stipulated in Clause No.35.

11. That the joint Owners have already handedover all Xerox copies and certified copies of the original title deeds to the Developer. The original Title Deed shall be in the custody of joint Owners and the joint Owners herein undertakes that its free from all encumbrances charges liabilities and the joint Owners will produce the same as and when it would be required by the Developer. The joint Owners shall not deal with the same in any manner and shall not deposit the same for securing any money claim and the joint Owners herein, shall always allow the Developer to have inspection of the said documents as and when required for establishing and proving the title of the said joint Owners. It is recorded that, true xerox authenticated copies of the said title deeds has already been given to the Developer herein, shall be bound to provide all the original copies of Deeds, Documents, Certificates, Receipts before the Competent Authority as and when asked by the Developer. It is also agreed that the original sanctioned plan after obtaining from the Kolkata Municipal Corporation shall be in the custody of the said Developer and the joint Owners will get a copy of the said sanctioned plan for his own satisfaction and with a lien thereon in favour of the Developer for all costs and expenses and fees and charges paid and incurred by the Developer and other expenses incurred by the Developer in getting the said plan prepared and sanctioned.

W. H. K. Ghosh

12. That it is agreed that, the joint Owners shall also from time to time sign all other documents and execute, register the same at the cost and expenses of the Developer and shall also sign, applications as may be necessary from time to time for the purpose of getting the building plan sanctioned and for the development of the said premises and construction of the new G+III Storeyed Building on the land of the schedule mentioned premises. The new G+III Storeyed Building shall be completed within 24 (Twenty Four) months from the date of commencement of work as per the sanctioned Building Plan.

13. That it is clearly agreed and understood by and between the parties herein, that the joint Owners will not be liable to bear and to pay the cost of construction of the Owners' Allocation and other common benefits and facilities, it will be borne by the Developer herein. 'The Owners' Allocation' has been determined as consideration against the cost of his landed property as well as the proportionate share against Developer's Allocation.

14. That the Developer herein, shall be entitled to appoint an Engineer/Architect, Licensed Building Surveyor, Overseers and/or their Supervisors, Agents, Building Contractors, Labour Contractors and/or other person/s, men as may be decided and selected by the Developer from time to time commencing, carrying on with the construction and for the purpose of completion of the new G+III Storeyed Building as per the sanctioned plan at the Schedule mentioned premises.

15. That immediately upon execution of this Development Agreement and after sanction of the building plan, the Joint Owners shall make over the khas vacant and peaceful possession of the said premises to the said Developer without any objection or any further delay. In the mean time, the Developer herein has arranged for a rent free accomodation on the First Floor / Ground Floor as would be available in the near by location to the Joint Owners/ First Part herein for their own use upto the date of delivery of the Owners' Allocation, back to the Joint owners for which expenses shall be borne by the Developer exclusively. The Developer will be entitled to keep, maintain and retain physical khas possession of the same, till completion of the entire premises and delivery, sale and/or transfer of the flats and/or constructed portions duly completed under the Developer's Allocation. However, the Developer shall prepare and develop the said land and premises for necessary construction at their own cost and expenses and the Developer will be entitled to start construction on the same as per the sanctioned Building Plan.

16. That for the purpose of ascertaining the undivided share in the land attributable to the Developer's Allocation, the total Super-Built Up Area of the entire flats and the total area of land shall be duly measured and ascertained by Architects / Engineer in charge of construction of the said building and his decision in this behalf shall be final and binding. However, the Owner/ First Part may conduct necessary measurement and survey of the Owners' Allocation after finishing of the Owners' Allocation and prior to the delivery of the Owners' Allocation only in presence of the Developer and Architects / Engineer in charge of construction of the said building.

17. That the said Joint Owners do hereby grant unto and authorise the Developer with exclusive right and power to build upon and exploit of the said land of the said pre-mises and to construct on the land of the said premises, building of such height and lawful nature thereof as shall be decided by the said Developer and will be permitted to be constructed under the building plan to be got sanctioned by the said Developer in terms of the Agreement. It is agreed that, the Developer shall be solely responsible for such construction of the building according to the said building Rule and in compliance with all law, rules and provisions and in strict conformity with the details drawings specifications proposals and features contained in the said plan to be sanctioned, and all necessary cost and expenses in relation thereto till completion of the building, sale and / or transfer / hand over of the flats to the intending Buyers. The said Developer shall always keep the said Joint Owners indemnified against all claims and processes and responsibilities arising out of any deviation in constructing the said building by the said Developer and the Developer shall always remain responsible for all third party claims during the period of construction.

18. That the Joint Owners agree and covenant not to interfere with the possession of the Developer and also with that act and work of the said building and the Joint Owners shall not in any manner object, restrict, obstruct, hinder or impede the said work of construction in the said building by the said Developer. If it is as per Building Permit and in conformity of this Agreement.

19. That the Developer shall, unless hindered or impeded or obstructed by circumstance beyond control or any abnormal situation, will complete the construction of the said building on the land of the said premises within 24 months from the date of commencement of the construction of the work after sanction of the building plan excluding 6 (six) months time period for the purpose of FORCE MAJEURE and shall deliver the possession of the Owners' Allocation to the Owner within the said period in good and habitable condition.

20. That from the date of receiving khas vacant possession of the said property until making over the vacant khas possession of Owners' Allocation to the said Owner

herein, all municipal Rates and taxes of the said property shall be borne and paid by the Developer and it is agreed that, the Joint Owners shall not be liable for the same. It is however, agreed and expressly understood that all arrears of Municipal Rates and Taxes and other outgoings of the said property upto the date of making possession to the Joint Owners and execution of this Agreement to the Developer shall be borne and paid by the said Developer exclusively.

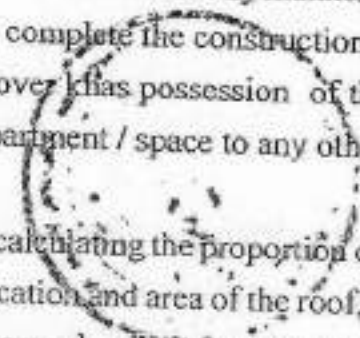
21. That it is agreed that, the Joint Owners and the Developer shall duly comply with all requirements and other formalities of obtaining sanction of the Building Plan and the Joint Owners shall always sign, execute all documents, plans, affidavits and undertakings, declaration, that will be required to be filed with the K.M.C. from time to time in connection with the sanction of the said building plan. The Developer shall also as Constituted Attorney on behalf of the Joint Owners, by virtue of a registered Power of Attorney, be entitled to do, sign, execute and/or to deliver all documents, plans, affidavits, undertakings in the name of the Joint Owners.

22. That the Developer shall be entitled to get the said plan modified from time to time according to their discretion and the copy of the plan to be supplied to the Joint Owners before modification and in doing so the rights of the Joint Owners in respect of Owners' Allocation to be given shall not in any manner be affected AND the Developer shall be bound always to complete the construction of the said Owners' Allocation in all respects and make over / has possession of the same to the Joint Owners before delivery of any flat / apartment / space to any other person or persons.

23. That it is agreed that, in calculating the proportion of Super Built-Up Area of the Owners and Developer's Allocation and area of the roof, open side, front, rear spaces on the ground floor and other compulsorily left over spaces shall be taken into account and calculation and all common facility of the building and common space are common with the joint Owners and the Developer.

24. That the joint Owners and the Developer shall comply with all other requirements of the Municipal Authorities and / or other authorities having jurisdiction in the matter relating to the constructions of the said building at the land of the said premises and will abide by the direction or directions of the Municipal Authorities and other authority having jurisdiction in the matter.

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25. That it is agreed that, the land of the said premises shall always from dated hereof be indivisible and impartable and neither the joint Owners nor the Developer nor their respective transferees shall be entitled to claim any partition, sub-division or any separation of the land of the said premises and it is agreed that, the said land shall be held jointly undivided but in proportionate share.

26. That the joint Owners agree to defend the title of the said premises and also defend the possession and rights of the Developer or constructing the said building and envisaged in the Agreement.

27. That the Developer shall be entitled at it's own costs and charges and expenses to carry out all and every items of work from development of the said premises including laying drains, cables, water pipes and other connections and electricity connection in terms of the said plan to be sanctioned and / or other terms and conditions that may be imposed by The Kolkata Municipal Corporation and the Joint Owners agree to always assist and co-operate with the Developer as will be required and necessary from time to time to carry out in the said development work and make construction of the said building as per said sanctioned plan.

28. That the Developer shall be entitled to use the entire available F.A.R. in respect of the said premises and get the plan prepared and sanctioned using the entire F.A.R.

29. That the Developer shall be at liberty to sell and / or allot the Developer's Allocation and the areas thereof in the allocation of the said Developer and to enter into Agreement For Sale and transfer hereof or in it's discretion to enter into agreement for the sale of the said Developer's Allocation to the intending Purchasers to acquire the said flat/s and to receive construction costs from them from time to time. The Developer shall also be entitled to enter into Agreement For Sale of undivided share of land of the said property in favour of the Purchaser of the flats and / or persons intending to acquire the flats and have the same constructed by the said Developer save and except the proportionate right of the Joint Owners. The Joint Owners agree that, he will join the said Agreement respectively for the sale of undivided share in land and / or also for either sale of the said constructed flat and / or for constructing the flats on behalf of the respective intending persons as may be

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required by the Developer from time to time and the Joint Owners will agree to transfer the undivided share in the land and to confirm and transfer the undivided share in the land and to confirm and transfer of the constructed area and / or making of construction of the flats on behalf of the Purchasers or intending persons after getting the allotment of the Joint Owners.

30. That it is agreed that, the entire consideration amount on sale of the said undivided share in land and also the price of the constructed flats and / or the costs of constructions of the said flats of the Developer's Allocation shall be received exclusively by the Developer as aforesaid without any right claim or dispute or objection of the said Joint Owners.

31. That the Developer shall always have lawful right as the official Developer on the land of the said property in respect of the costs of construction and other expenses that shall be borne and paid and incurred by the Developer till the completion of the construction and sale and transfer of Developer's Allocation and/ or of undivided share of land of the Developer's Allocation in favour of the Developer or it's nominees and / or appointees in terms of the said Agreement.

32. That the Parties are in Agreement with that, if for cogent reason, the Developer can not complete the proposed G+III Storeyed Building in all respect within the stipulated time period as well as the period under Force Majeure, in that event the Developer shall submit further extension of Time (EOT) to the Owner stating the reason for such delay in writing. Upon which the Parties will mutually settle and may extend further period to complete the Building in all respect as may agreed by both the Parties.

33. That the Joint Owners have assured that, there is no notice of requisition or acquisition from the Government or from any other statutory authorities served on the said Joint Owners upto the date of execution of agreement and that, the Joint Owners are fully entitled to deal with the said property as it's absolute owner and to enter into this agreement with the Developer without any restriction restraint or objection from any body. The Joint Owners hereby declares that there is no pending suit and / or legal dispute in the said property either in the name of the present Joint Owners or against the said property.

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34. That the Developer shall be entitled and is authorised in the name of the Joint Owners as far as necessary to apply for and obtain cement, steel, bricks and other building materials for construction and the said building at the land of the said premises and apply and obtain and/or permit connections water electricity power drainages sewers and other inputs and facilities of the said building and enjoyment of the flats and portions therein.

35. That after completion of construction of the building, the Developer shall give written notice to the Owner intimating the Joint Owners to take possession of the Owner's Allocation in the building within 30 days from the date of completion of the building and the Developer shall be entitled to hold and keep the management of the said building at the costs of the respective flat holders persons entitled to other places and portions of the said building and to receive proportionate contribution of maintenance charges, taxes, replacement expenses, repair expenses and costs of installations repairs maintenance etc., as are paid by the Flat Holders of the building containing self-contained residential apartments.

36. That the both the Parties herein, have mutually agreed that, the name of the proposed G+III Storeyed Building will be finalised by the Developer in the Schedule - 'A' mentioned Premises.

37. That during the construction and completion of the building if any problem crops up, that, will be sorted out immediately and both the parties herein, shall settle the matter / problem by discussion for the purpose of securing their best interest and benefit.

38. That it is also mutually settled that, in case of serious dis-agreement by and between the parties herein, that, matter will be referred to the common Arbitrator as mutually agreed upon and the decision of that Arbitrator will be binding upon both the parties herein.

39. That after completion of the building, any extra work / construction demanded by the Joint Owners herein, (other than mentioned in the work schedule) all such expenses and costs will be borne by the Joint Owners herein, for such extra work or construction in his allocation.

40. That the Parties hereby declare and agree that these presents do not constitute and the Parties do not intend to be a Partnership or Association of Persons. This is only a Development Agreement for the purpose of Development of the Property and followed by construction of a Multi-Storeyed Building in respect of the said Property granted in favour of the Developer under the mutually agreed terms and conditions as contained in this presents.

41. That the Courts of the District South 24 Parganas alone shall have the jurisdiction to entertain and determine all actions, suits and proceedings arising out of these presents between the Parties.

SCHEDULE - 'A' ABOVE REFERRED TO
PREMISES

ALL THAT piece and parcel of Bastu plot of land, being No. 20, measuring about 4 (Four) Cottahs 2 (Two) Chittacks more or less, along with one old and dilapidated single storied pucca structure standing thereon, measuring about 2000 Sq.Ft. more or less, lying and/or situated in Mouza - Chandpur, Pargana - Khaspur, J.L. No. 41, R.S. No. 40, Touzi No. 329 B, comprised in Dag Nos. 668, 669, 670, 671 appertaining to Khatian No. 772, under P.S. Sadar Tollygunge, being Municipal Premises No. 40, Dr. Radha Gobinda Nath Sarani (Postal Address being 40, Russa Road South, 1st Lane), P.O. Tollygunge P.S. Jadavpur, Kolkata - 700 033, within the limits of The Kolkata Municipal Corporation, Ward No. 94, Br. No. X, vide Assessee No. 21-094-12-0063-1, in the District of South 24- Parganas, together with all and rights of easements and appurtenances civil amenities and facilities in the said Premises within the limits of the Kolkata Municipal Corporation, Ward No. 94, Br. No. X, particularly delineated and marked in RED border lines and marked therein. The said plan shall be regarded under all circumstances as part of the original Deed butted and bounded as follows :-

- ON THE NORTH : By Premises No. 45, Russa Road South 1st Lane.
- ON THE SOUTH : By 16' Ft. Wide K.M.C. Road.
- ON THE EAST : By Premises No. 9, Russa Road South 1st Lane.
- ON THE WEST : By 16' Ft. Wide K.M.C. Road.

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SCHEDULE - 'B' ABOVE REFERRED TO
OWNERS' ALLOCATION

ALL THAT piece and parcel of the out of the Owner's Allocation, i) a self-contained 3 BHK Flat, being No. A-1, consists of 3 Bedrooms, 1 Drawing cum Dining, 1 Kitchen, 1 Toilet and 1 W.C., 1 Verandah on the First Floor on the South-Western Side and One Covered Car Parking Space, measuring about 120 Sq.Ft. more or less.

ii) a self-contained 1 BHK Flat, being No. B-1, consists of 1 Bedroom, 1 Drawing cum Dining, 1 Kitchen, 1 Toilet and 1 Verandah on the First Floor on the South-Eastern Side, in the said Premises.

iii) a self-contained 3 BHK Flat, being No. A-2, consists of 3 Bedrooms, 1 Drawing cum Dining, 1 Kitchen, 1 Toilet and 1 W.C., 1 Verandah on the Second Floor on the South-Western Side and One Covered Car Parking Space, measuring about 120 Sq.Ft. more or less.

iv) The joint Owners shall also be entitled to an amount of Forfeited Amount of Rs.4,00,000/- (Rupees Four Lakh) only out of Rs.6,00,000/- (Rupees Six Lakh) only payable at the time of execution of this Development Agreement and shall receive balance Rs.2,00,000/- (Rupees Two Lakh) only payable at the time of allocation of their respective Possession.

P. Mahesh Dnyanesh

SCHEDULE - 'C' ABOVE REFERRED TO
DEVELOPER'S ALLOCATION

ALL THAT piece and parcel of the balance or remaining portion, of the sanctioned F.A.R., comprised of the 1(One) self contained 3BHK Flat, being No.G-1, consists of 3 Bedrooms, 1 Drawing cum Dining, 1 Kitchen, 1 Toilet and 1W.C., 1 Verandah on the South-Western Side of the Ground Floor, a self-contained 1 BHK Flat, being No.C-1, consists of 1 Bedroom, 1 Drawing cum Dining, 1 Kitchen, 1 Toilet and 1 Verandah on the First Floor on the North-Eastern Side, on the First Floor and 50% of the Second Floor, being a self contained 3 BHK Flat, being No. B-2, consists of 3 Bedrooms, 1 Drawing cum Dining, 1 Kitchen, 1 Toilet and 1W.C., 1 Verandah on the South-Eastern side of the Second Floor and the entire Third Floor consists of 2 Self contained 3 BHK Flats, A-3 and B-3 consists of 3 Bedrooms, 1 Drawing cum Dining, 1 Kitchen, 1 Toilet and 1W.C., 1 Verandah of the aforesaid (G+III) multi-storied Building and balance Car Parking Spaces in the Ground Floor of the G+III Storeyed Building, save and except Owners' Allocation.

SCHEDULE - 'D' ABOVE REFERRED TO
(PARTICULARS OF COMMON AREAS AND FACILITIES)

1. Stair case on all floors.
2. Stair case landing and mid landings from all floors.
3. Common passage from Public Road, entrance gate upto the stair case on the Ground Floor and lobby/path way upto the entrance of the Schedule Appt.
4. Common passage and lobby on ground floor.
5. Roof, Mounted Room, Parapet wall and other necessary installations.
6. Water Pump with motor, underground and overhead water reservoir, water pipes and other common plumbing installation.
7. All open spaces in the front side and the side spaces surrounding the multi-storeyed building.
8. 4(Four) Passenger Lift and necessary installations
9. All electrical fittings, electrical wiring, common electrical meter, common electrical meter board and other necessary electrical installations meant for common use for the flat/unit holders.

Pallab Ghosh

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10. Drainage and sewers including man-hole, junction pits etc.
11. Boundary walls and main gate and/or side gates if any.
12. Such other common parts, areas, equipments and installations fixtures, fittings and spaces in or about the said building as are necessary for passage to other user and occupier of the Unit in common and as are specified by the Developer expressly to be the common parts after construction of the building.

THE SCHEDULE - 'E' ABOVE REFERRED TO
TECHNICAL SPECIFICATION OF THE UNITS/ BUILDING

- Structure : The building shall have R.C.C. framed structure of Escalated spread footing.
- Foundation Bedding : P.C.C. (1:3:5) on 3" thick B.F.S.
- Brick wall : All exterior brick work shall be 8" thick with bricks of approved quality of C.M. (1:5).
- Floor Bedding : P.C.C. (1:3:5) floor bedding 4" thick (average) over 3" thick soling in Ground Floor.
- Floor finish, Skirting etc.
Vitrified Tiled Flooring to all rooms and 2400mm glazed tiles to bath and 30 inches height glazed tiles above cooking platform and sink.
- Plaster : That the outside of the Building will have sand, cement plaster (1:5). 3/4" thick (average) whereas the inside and the ceiling plaster will be 10 mm thick (average) in (1:4).
- Doors & Windows :
1. Main Entrance Door
a) Flush door painted both sides.
b) Sal wooden door frame.

P. M. S. D. S.

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- c) Stainless steel tower bolt from inside.
 - d) Electrical bell point.
 - e) Night Latch.
- 2. Other Doors
 - a) Commercial flush door painted both sides.
 - b) Sal wooden door frame.
 - c) Stainlesssteel tower bolt from inside.
 - d) P.V.C. doors in Toilet and W.C.

Toilet & Kitchen

- :
- 1. Toilet & W.C.

One European type white commode and plastic cistern. One Wash basin and one shower point and two bib cocks.

One European type white commode with plastic cistern and two bib cocks.

2. Kitchen

One Stainless steel sink in kitchen, one tap.
One Granite Top with Black Stone Platform in the kitchen.

Stairs and Stair-cases

1. The stairs and stair cases shall be finished with Vitrified Tiles with skirting. Stair-case room will be provided with steel window for light and ventilation as per design.

Roof

2. WoodenSpace for electric meter.
1. Concrete roof will be treated with sand, cement mortar and will be finished with Net Cement.
2. 4' ft. height parapet wall will be provided all around the roof.

P.M. Das

Electrical Installation :

- a) Each Bed Room : 2 light points, 1 fan point - 5 Amp., 2 plug points - 5 Amp., One A.C. point.
- b) Living/Dinning Room : 2 light points, 1 fan point - 5 Amp., 2 plug points - 5 Amp.
- c) Kitchen : 1 light point, 1 exhaust fan/chimney point-5/15 Amp., 2 plug points - 15 Amp. (One for micro oven and another for acqua guard).
- d) W.C. : 1 light point, 1 exhaust fan point.
- e) Each Balcony : 1 light point.
- f) Toilet : 1 light point, 1 exhaust fan point - 5 Amp., 2 plug points - 15 Amp., One Geyscr point.

** All wiring will be as per existing C.E.S.C. Regulations

Water Supply :

All PVC overhead reservoir/s will be provided on the top of the last roof as per design. The suitable electrical submersible pump with motor will be installed in the Water Reservoir to deliver water to overhead reservoir from the underground water reservoir.

Compound :

Standard height compound wall to be made existing road level. M.S. Grill Gate as per approved design of the Architect and will be painted both sides. All the above technical specifications are subject to being approved by K.M.C. Authority and with necessary modification/alteration if any.

NOTE : Any extra work other than the Work Schedule (without any deviation of the Sanctioned Building Plan) required by the Owner herein, shall be done at his/ her / their own costs and expenses.

P. N. S. D. S. S.

// 32 //

IN WITNESS WHEREOF, all the parties herein, hereby agreed, understood and have set and subscribed their hands and signatures on the day, month and year first above written.

SIGNED AND DELIVERED

In presence of :

WITNESSES :-

1. Kantimajumdar
15 Bilkapuzha
Kol-92
2. Law with Manager
19/1 P.N.R.G.
G.M.C.
K of Food St
3. Alanu Bhalla Arjee
Chennai Police Court, Kol-29

Sisanta Kumar Das.

Parboti Das

Mita Das.

Kakali Pain.

Renu Das.

Pallab Dasgupta

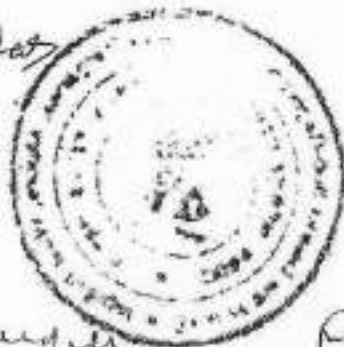
SIGNATURE OF THE OWNERS

SIGNED, SEALED AND DELIVERED

In presence of :

WITNESSES :-

1. Kantimajumdar
2. Law with Manager
3. Alanu Bhalla Arjee



SAARBIAN INFRASTRUCTURE
Pallab Dasgupta
Managing Director

SIGNATURE OF THE DEVELOPER

Drafted and prepared by me :

Arundhanee Bhowmik

Advocate

High Court, Calcutta.

F/186/398/1998

MEMO OF CONSIDERATION

RECEIVED a sum of Rs.4,00,000/- (Rupees Four Lakh) only as part payment out of the mutually agreed amount of Rs.6,00,000/- (Rupees Six Lakh) only being the forfeited amount from SRI PALLAB DASGUPTA, Managing Partner of M/S. SAARBAN INFRASTRUCTURES, on the day, month and year first above written.

<u>PARTICULARS</u>	<u>AMOUNT(RS.)</u>
1)Vide A/c Payee Cheque No.000652, dated 15.11.2019, drawn on BANK OF BARODA, Moore Avenue Br., Kolkata - 700 040, in favour of Susanta Kumar Das	2,00,000.00
2)Vide A/c Payee Cheque No.000653, dated 15.11.2019, drawn on BANK OF BARODA, Moore Avenue Br., Kolkata - 700 040, in favour of Renu Das	1,00,000.00
3)Vide A/c Payee Cheque No.000654, dated 15.11.2019, drawn on BANK OF BARODA, Moore Avenue Br., Kolkata - 700 040, in favour of Smt. Parbati Das	1,00,000.00
	<u>Rs.4,00,000.00</u>














(RUPEES FOUR LAKH ONEY).

WITNESSES :-












1. *Harimati Majhi*
Kali P.O. R. S. Garia
KOL - 700 032
2. *Manu Chatterjee*

Susanta Kumar Das
Renu Das
Parbati Das
Kalkali Pain
Mita Roy
Pallab Dasgupta












SIGNATURE OF THE OWNERS

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

Name KAKALI PAI
 Signature Kakali Pai

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

Name RENU DAS
 Signature Renu Das

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

Name PALLAB DASGUPTA
 Signature Pallab Dasgupta

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

Name

Signature



Know Your Jurisdiction

Jurisdiction Details for ACTFS2604D

Client Name	SAARBAN INFRASTRUCTURES
Middle Name	
Full Name	
Area Code	WBG
AO Type	W
Range Code	128
AO Number	7
Jurisdiction	WARD 28(1), KOLKATA
Building Name	10, MIDDLETON ROAD, CALCUTTA
Email ID	KOLKATA.ITX28-1@INCOME.TAX.GOV.IN
Status	Active



0

~~SAARBAN~~

SAARBAN

SAARBAN-1 - ID.

PALLABE 1 - ID.

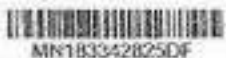


ভারত সরকার
Unique Identification Authority of India
Government of India

চালিকাভুক্তির আইডি/Enrollment No.: 1010/19873/24175

To
সুসন্তা কুমার দাস
Susanta Kumar Das
40 RUSSE ROAD SOUTH 1ST LANE
Tollygunge H.O
Tollygunge Kolkata
West Bengal 700033
9836902856

3124982



MN183342825DF



আপনার আধার সংখ্যা/ Your Aadhaar No. :

6355 1763 7072

আধার - সাধারণ মানুষের অধিকার

ভারত সরকার
GOVERNMENT OF INDIA

সুসন্তা কুমার দাস
Susanta Kumar Das
পিতা : প্রসান্ত কুমার দাস
Father : PRASANTA KUMAR DAS
জন্ম তারিখ / Year of Birth : 1961
পুরুষ / Male

6355 1763 7072

আধার - সাধারণ মানুষের অধিকার

Susanta Kumar Das.

लाभकर विभाग
INCOME TAX DEPARTMENT
SUSANTA KUMAR DAS
PRASANTA KUMAR DAS
17/06/1965
Savings Account Number
ELGPD4708J
भारत सरकार
GOVT. OF INDIA



Susanta Kumar Das.

आयकर विभाग INCOME TAX DEPARTMENT		भारत सरकार GOVT. OF INDIA
PARBATI DAS KRISHNA CHARAN MALLICK 15/04/1960		 
Permanent Account Number AVJPD0276H <i>Parbati Das</i> Signature		

Parbati Das

In case of any discrepancy, kindly refer to the original document.
 Income Tax Department, GOVT. OF INDIA
 New Delhi - 110 055
 Phone: 2300 1111
 Fax: 2300 1111
 E-mail: income-tax@india.gov.in
 Website: www.income-tax.gov.in
 For more information, please visit our website.



ভারত সরকার

Unique Identification Authority of India



Government of India

ডালিকাচুলির আই ডি / Enrollment No.: 1111/56733/01699

To
মিতা দে
Mita Das
32/1 KHETRA MOHAN BANERJEE ROAD
North Dumdum (n)
Nirta
North 24 Parganas North 24 Parganas
West Bengal 700049

140910003
20/09/2014



ML469460055FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

3008 6185 2677

আধার - সাধারণ মানুষের অধিকার



মিতা দে
Mita Das
পিতা - রঞ্জিত কুমার দে
Father : Ranjit Kumar Das
অসোলি / DOB : 01/01/1972
মহিলা / Female



3008 6185 2677

আধার - সাধারণ মানুষের অধিকার

Mita Das

जायकर विभाग
INCOME TAX DEPARTMENT
MITA DEY



भारत सरकार
GOVT. OF INDIA

RABINDRA KUMAR DAS

01/03/1972

Publication/Accession Number

BPDPD-4613M

Mita Dey

Signature



Mita Dey.



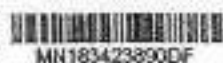


ভারত সরকার
 Union Identification Authority of India
 Government of India

ভারতীয় পরিচয় আইন/Enrollment No.: 1040/19945/19571

To
 ককালি দাস
 Kakali Das
 40 RUSSA ROAD SOUTH 1ST LANE
 Tollygunge H.O
 Tollygunge Kolkata
 West Bengal 700033

14/11/2012



MN183423890DF



আপনার আধার সংখ্যা/ Your Aadhaar No. :

7913 8012 0248

আধার / সাধারণ মানুষের অধিকার

GOVERNMENT OF INDIA
 KR. DAS
 ১৯ নভেম্বর ১৯৭১
 নারী / Female

7913 8012 0248



আধার - সাধারণ মানুষের অধিকার

Kakali Pain



Kakali Pain





স্বাধীনতা সংরক্ষণ আইন, ১৯৫১
 SECURITY OF INDIA



কেন্দ্র
 Renu Das
 P.O. KOLKATA
 Father: JAYDEVRAJ DAS
 www/ser of India 1205
 www/Faridat
 4589 9603 9063



আধার - সাধারণ মানুষের অধিকার

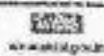
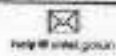


স্বাধীনতা সংরক্ষণ আইন, ১৯৫১
 SECURITY OF INDIA

www.unicef.org/india
 ১৯৫১, ১৯৫১, ১৯৫১, ১৯৫১



www.unicef.org/india
 ১৯৫১, ১৯৫১, ১৯৫১, ১৯৫১



১৯৫১
 ১৯৫১ ১৯৫১

www.unicef.org/india

www.unicef.org/india

P.O. Box No. ১৯৫১
 Kolkatta ১৯৫১

Renu Das

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

RENU DAS
JAHAWARLAL DAS

15/04/1965

Financial Account Number

AVJPD0275E

Renu Das

Signature



Renu Das



भारत सरकार
Unique Identification Authority of India
Government of India

Enrollment No. : 1507702499/00606

To
 Pallab Dasgupta
 S/O: Branda Kumar Dasgupta
 c
 RUJSSA ROAD SOUTH
 BANGUR HOSPITAL
 2ND LANE
 Tollygunge
 Tollygunge, Circus Avenue, Kolkata,
 West Bengal - 700033
 9000330644

15/05/2017



KA204248204FH

20424820



आपका आधार क्रमांक / Your Aadhaar No. :

4403 9368 5221

मेरा आधार, मेरी पहचान



Pallab Dasgupta
 Father: Branda Kumar Dasgupta

DOB: 23/12/1969

Male


4403 9368 5221



मेरा आधार, मेरी पहचान

Pallab Dasgupta

वर्क टैक्स वॉच / PERMANENT ACCOUNT NUMBER
ADSPD7272L

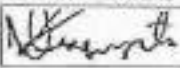


टैक्स नाम
PALLAB DASGUPTA

फैदर इन फैदर फादरस नाम
BIRENDRA KUMAR DASGUPTA

डैट ऑफ डैट डेट ऑफ डैट
27-12-1959

सैगनेचर / सिगनेचर



K. Dasgupta
असैस टैक्स, व. डी. डी.
कमिश्नर ऑफ इनकम टैक्स, व. डी. डी.

Pallab Dasgupta
Pallab Dasgupta



Saarbian Infrastructures

27, Russa Road, South 2nd Lane, Kolkata - 700 033

Phone : 65555752

Ref. No. :

Date :

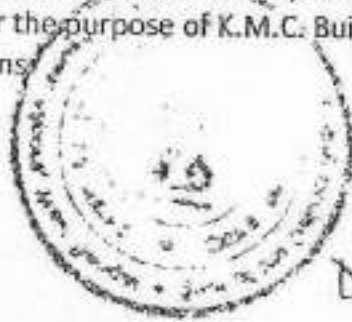
RESOLUTION

The Resolution is being taken in the meeting of following partners of the company held at its registered office at above address on 12/11/2019.

- It is resolved that 'Sri Pallab Dasgupta' i.e. one of our partners is being nominated as our "Managing Partner" by both of us to look after the day to day business activities.
- It is also resolved that our managing partner 'Sri Pallab Dasgupta' is being authorized by both of us to act as an 'authorised signatory' to sign on behalf of 'Sri Deepanwita Dasgupta' too, regarding any matter related to our new project at premises no. 40, Dr. Radha Gobinda Nath Sarani, Kolkata-700033, P.O. Tollygunge, P.S. Jadavpur, for the purpose of K.M.C. Building Plan, Bank Loan and any other statutory obligations.

Pallab Dasgupta

(PALLAB DASGUPTA)
Managing Partner



Deepanwita Dasgupta

(Deepanwita Dasgupta)
Partner



BAR COUNCIL OF INDIA
 (STAFFERY RESPONSIBLE FOR THE REGISTRATION OF ADVOCATES)
 24, KIRAN, LAKSHMI BHAIRAVI, CHITRAKOOT, NEW DELHI
IDENTITY CARD



Name.....
ARDHENDU BIKAS SENGUPTA Advocate
 Father's/Husband's Name.....
DIBYENDU BIKASH SENGUPTA
 Chairman Ex-Committee
 Chairman

Card No. A-6914

Address Recorded on the Roll 28A, Nalanda Road,
 Santoshpur, Calcutta-700 025

Present Address Same as above

Enrolment No. F/186/399

Date of Enrolment 09.04.99 Date of Birth 18.02.67

Date 12.05.99



Secretary/Assistant Secretary

Ardhendu Bikas Sengupta

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

GRN: 19-201920-008943529-2
GRN Date: 05/11/2019 13:38:59
BRN: 90064935

Payment Mode: Counter Payment
Bank: State Bank of India
BRN Date: 08/11/2019 00:00:00

DEPOSITOR'S DETAILS

Name: PALLAB DASGUPTA Id No.: 16010001667330/5/2019
(Query No./Query Year)
Contact No.:
E-mail:
Address: 6 RUSSA ROAD SOUTH 2ND LANE KOL 700033
Applicant Name: MR. ATANU BHATTACHARJEE
Office Name:
Office Address:
Status of Depositor: Seller/Executants
Purpose of payment / Remarks: Sale, Development Agreement or Construction agreement

PAYMENT DETAILS

S No.	Identification No.	Head of A/C Description	Head of A/C	Amount ₹
1	16010001667330/5/2019	Property Registration- Stamp duty	0030-02-103-003-02	20021
2	16010001667330/5/2019	Property Registration- Registration Fees	0030-03-104-001-16	453
In Words: Rupees Twenty Four Thousand Seventy Four only			Total	24074

Major Information of the Deed

Deed No :	I-1601-03391/2019	Date of Registration	18/11/2019
Query No / Year	1601-0001667330/2019	Office where deed is registered	
Query Date	31/10/2019 3:56:25 PM	D.S.R. - I GOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	ATANU BHATTACHARJEE ALIPORE, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9830049793, Status : Solicitor firm		
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 : 4,00,000/-]		
Set Forth value	Market Value		
Rs. 3/-	Rs. 1,32,75,001/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 20,121/- (Article:48(g))	Rs. 4,053/- (Article:E, E, B, M(b), H)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Dr. Radhagabinda Nath Sarani, , Premises No: 40, , Ward No: 094 Pin Code : 700033



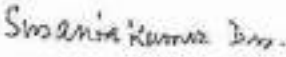


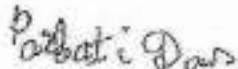


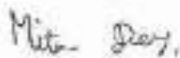
Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	4 Katha 2 Chatak	1/-	1,23,75,001/-	Width of Approach Road: 16 Ft.,
Grand Total :				6.8063Dec	1 /-	123,75,001 /-	



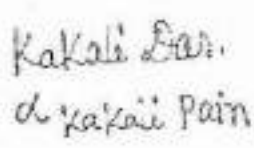


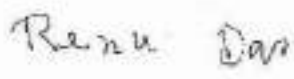


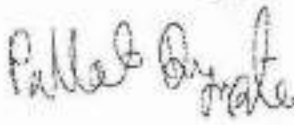
Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1000 Sq Ft.	1/-	4,50,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 75 Years, Roof Type: Pucca, Extent of Completion: Complete					
S2	On Land L1	1000 Sq Ft.	1/-	4,50,000/-	Structure Type: Structure
Floor No: 1, Area of floor : 1000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 75 Years, Roof Type: Pucca, Extant of Completion: Complete					
Total :		2000 sq ft	2 /-	9,00,000 /-	

21/11/2019 Query No:-16010001667330 / 2019 Deed No :- 160103391 / 2019, Document is digitally signed.

Land Lord Details :



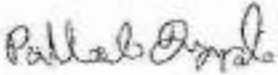
Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr SUSANTA KUMAR DAS Son of Late PRASANTA KUMAR DAS Executed by: Self, Date of Execution: 15/11/2019 , Admitted by: Self, Date of Admission: 18/11/2019 ,Place : Office			Signature 
	18/11/2019	18/11/2019	18/11/2019	18/11/2019
40 RUSSA ROAD SOUTH 1ST LANE, P.O:- TOLLYGUNGE, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN - 700033 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BLGPD4708J, Aadhaar No: 63xxxxxxxx7072, Status :Individual, Executed by: Self, Date of Execution: 15/11/2019 , Admitted by: Self, Date of Admission: 18/11/2019 ,Place : Office				
2	Name Smt PARBATI DAS Wife of Late RABINDRA KUMAR DAS Executed by: Self, Date of Execution: 15/11/2019 , Admitted by: Self, Date of Admission: 18/11/2019 ,Place : Office			Signature 
	18/11/2019	18/11/2019	18/11/2019	18/11/2019
40,RUSA ROAD SOUTH 1ST LANE, P.O:- TOLLYGUNGE, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN - 700033 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AVJPD0276H, Aadhaar No: 98xxxxxxxx7728, Status :Individual, Executed by: Self, Date of Execution: 15/11/2019 , Admitted by: Self, Date of Admission: 18/11/2019 ,Place : Office				
3	Name Mrs MITA DEY Wife of Mr BABLU DEY Executed by: Self, Date of Execution: 15/11/2019 , Admitted by: Self, Date of Admission: 18/11/2019 ,Place : Office			Signature 
	18/11/2019	18/11/2019	18/11/2019	18/11/2019
32/1,KSHETRAMOHAN BANERJEE ROAD, P.O:- NIMTA, P.S:- Belgharia, District:-North 24-Parganas, West Bengal, India, PIN - 700049 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BPPDP4613M, Aadhaar No: 30xxxxxxxx2677, Status :Individual, Executed by: Self, Date of Execution: 15/11/2019 , Admitted by: Self, Date of Admission: 18/11/2019 ,Place : Office				

4	Name Mrs KAKALI DAS, (Alias: Mrs KAKALI PAIN) Wife of Mr JAYANTA PAIN Executed by: Self, Date of Execution: 15/11/2019 , Admitted by: Self, Date of Admission: 18/11/2019 ,Place : Office	Photo  18/11/2019	Finger Print  LTI 18/11/2019	Signature  18/11/2019
40,RUSA ROAD SOUTH 1ST LANE, P.O:- TOLLYGUNGE, P.S:- Jadavpur, District:-South 24- Parganas, West Bengal, India, PIN - 700033 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BPDFD6903G, Aadhaar No: 79xxxxxxxx0248, Status :Individual, Executed by: Self, Date of Execution: 15/11/2019 , Admitted by: Self, Date of Admission: 18/11/2019 ,Place : Office				
5	Name Miss RENU DAS Daughter of Late JAHOR LALL DASS Executed by: Self, Date of Execution: 15/11/2019 , Admitted by: Self, Date of Admission: 18/11/2019 ,Place : Office	Photo  18/11/2019	Finger Print  LTI 18/11/2019	Signature  18/11/2019
40,RUSA ROAD SOUTH 1ST LANE, P.O:- TOLLYGUNGE, P.S:- Jadavpur, District:-South 24- Parganas, West Bengal, India, PIN - 700033 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AVJPD0275E, Aadhaar No: 45xxxxxxxx9643, Status :Individual, Executed by: Self, Date of Execution: 15/11/2019 , Admitted by: Self, Date of Admission: 18/11/2019 ,Place : Office				
6	Name Mr PALLAB DASGUPTA (Presentant) Son of Late BIRENDRA KUMAR DASGUPTA Executed by: Self, Date of Execution: 15/11/2019 , Admitted by: Self, Date of Admission: 18/11/2019 ,Place : Office	Photo  18/11/2019	Finger Print  LTI 18/11/2019	Signature  18/11/2019
6,RUSA ROAD SOUTH 2ND LANE, P.O:- TOLLYGUNGE, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN - 700033 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADSPD7272L, Aadhaar No: 44xxxxxxxx5221, Status :Individual, Executed by: Self, Date of Execution: 15/11/2019 , Admitted by: Self, Date of Admission: 18/11/2019 ,Place : Office				




Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	SAARBAN INFRASTRUCTURES 27,RUSA ROAD SOUTH 2ND LANE, P.O:- TOLLYGUNGE, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN - 700033 , PAN No.:: ACTFS2404D,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr PALLAB DASGUPTA Son of Late BIRENDRA KUMAR DASGUPTA Date of Execution - 15/11/2019, , Admitted by: Self, Date of Admission: 18/11/2019, Place of Admission of Execution: Office	 <small>Nov 18 2019 12:16PM</small>	 <small>LRI 167152319</small>	 <small>18/11/2019</small>
6,RUSA ROAD SOUTH 2ND LANE, P.O:- TOLLYGUNGE, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN - 700033, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADSPD7272L, Aadhaar No: 44xxxxxxxx5221 Status : Representative, Representative of : SAARBAN INFRASTRUCTURES (as MANAGING PARTNER)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr ARDHENDU BIKAS SENGUPTA Son of Late DIBYENDU BIKASH SENGUPTA HIGH COURT,CALCUTTA, P.O:- G P O, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001	 <small>18/11/2019</small>	 <small>18/11/2019</small>	 <small>18/11/2019</small>
Identifier Of Mr SUSANTA KUMAR DAS, Smt PARBATI DAS, Mrs MITA DEY, Mrs KAKALI DAS, Miss RENU DAS, Mr PALLAB DASGUPTA, Mr PALLAB DASGUPTA,			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr SUSANTA KUMAR DAS	SAARBAN INFRASTRUCTURES-1.13437 Dec
2	Smt PARBATI DAS	SAARBAN INFRASTRUCTURES-1.13437 Dec
3	Mrs MITA DEY	SAARBAN INFRASTRUCTURES-1.13437 Dec
4	Mrs KAKALI DAS	SAARBAN INFRASTRUCTURES-1.13437 Dec
5	Miss RENU DAS	SAARBAN INFRASTRUCTURES-1.13437 Dec
6	Mr PALLAB DASGUPTA	SAARBAN INFRASTRUCTURES-1.13437 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr SUSANTA KUMAR DAS	SAARBAN INFRASTRUCTURES-166.66666700 Sq Ft
2	Smt PARBATI DAS	SAARBAN INFRASTRUCTURES-166.66666700 Sq Ft
3	Mrs MITA DEY	SAARBAN INFRASTRUCTURES-166.66666700 Sq Ft
4	Mrs KAKALI DAS	SAARBAN INFRASTRUCTURES-166.66666700 Sq Ft
5	Miss RENU DAS	SAARBAN INFRASTRUCTURES-166.66666700 Sq Ft
6	Mr PALLAB DASGUPTA	SAARBAN INFRASTRUCTURES-166.66666700 Sq Ft
Transfer of property for S2		
Sl.No	From	To. with area (Name-Area)
1	Mr SUSANTA KUMAR DAS	SAARBAN INFRASTRUCTURES-166.66666700 Sq Ft
2	Smt PARBATI DAS	SAARBAN INFRASTRUCTURES-166.66666700 Sq Ft
3	Mrs MITA DEY	SAARBAN INFRASTRUCTURES-166.66666700 Sq Ft
4	Mrs KAKALI DAS	SAARBAN INFRASTRUCTURES-166.66666700 Sq Ft
5	Miss RENU DAS	SAARBAN INFRASTRUCTURES-166.66666700 Sq Ft
6	Mr PALLAB DASGUPTA	SAARBAN INFRASTRUCTURES-166.66666700 Sq Ft

Endorsement Co. Deed Number : I - 160103391 / 2019

On 18-11-2019

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

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

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

Presented for registration at 11:30 hrs on 18-11-2019, at the Office of the D.S.R. - I SOUTH 24-PARGANAS by Mr PALLAB DASGUPTA, one of the Executants.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,32,75,001/-

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

Execution is admitted on 18/11/2019 by 1. Mr SUSANTA KUMAR DAS, Son of Late PRASANTA KUMAR DAS, 40, RUSA ROAD SOUTH 1ST LANE, P.O: TOLLYGUNGE, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700033, by caste Hindu, by Profession Business, 2. Smt PARBATI DAS, Wife of Late RABINDRA KUMAR DAS, 40,RUSA ROAD SOUTH 1ST LANE, P.O: TOLLYGUNGE, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700033, by caste Hindu, by Profession House wife, 3. Mrs MITA DEY, Wife of Mr BABLU DEY, 32/1,KSHETRAMOHAN BANERJEE ROAD, P.O: NIMTA, Thana: Belgharia, , North 24-Parganas, WEST BENGAL, India, PIN - 700049, by caste Hindu, by Profession-House wife, 4. Mrs KAKALI DAS, Alias Mrs KAKALI PAIN, Wife of Mr JAYANTA PAIN, 40,RUSA ROAD SOUTH 1ST LANE, P.O: TOLLYGUNGE, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700033, by caste Hindu, by Profession House wife, 5. Miss RENU DAS, Daughter of Late JAHOR LALL DASS, 40,RUSA ROAD SOUTH 1ST LANE, P.O: TOLLYGUNGE, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700033, by caste Hindu, by Profession House wife, 6. Mr PALLAB DASGUPTA, Son of Late BIRENDRA KUMAR DASGUPTA, 6,RUSA ROAD SOUTH 2ND LANE, P.O: TOLLYGUNGE, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700033, by caste Hindu, by Profession Business.

Identified by Mr ARDHENDU BIKAS SENGUPTA, , Son of Late DIBYENDU BIKASH SENGUPTA, HIGH COURT,CALCUTTA, P.O: G P O, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

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

Execution is admitted on 18-11-2019 by Mr PALLAB DASGUPTA, MANAGING PARTNER, SAARBAN INFRASTRUCTURES (Partnership Firm), 27,RUSA ROAD SOUTH 2ND LANE, P.O:- TOLLYGUNGE, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN - 700033

Identified by Mr ARDHENDU BIKAS SENGUPTA, , Son of Late DIBYENDU BIKASH SENGUPTA, HIGH COURT,CALCUTTA, P.O: G P O, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Payment of Fees.

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

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 08/11/2019 12:00AM with Govt. Ref. No: 192019200089435292 on 05-11-2019, Amount Rs: 4,053/-, Bank: State Bank of India (SBIN0000001), Ref. No. 90054935 on 08-11-2019, Head of Account 0030-93-104-001-16

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/-, by online = Rs 20,021/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 466360, Amount: Rs.100/-. Date of Purchase: 07/09/2019, Vendor name: I Chakrabhorthy

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 08/11/2019 12:00AM with Govt. Ref. No: 192019200089435292 on 05-11-2019, Amount Rs: 20,021/-, Bank: State Bank of India (SBIN0000001), Ref. No. 90054935 on 08-11-2019, Head of Account 0030-02-103-003-02

Maitreyee Ghosh

Maitreyee Ghosh

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - I SOUTH 24-PARGANAS

South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1601-2019, Page from 167739 to 167799
being No 160103391 for the year 2019.



Digitally signed by MAITREYEE GHOSH
Date: 2019.11.21 13:55:48 +05:30
Reason: Digital Signing of Deed.

Maitreyee Ghosh

(Maitreyee Ghosh) 21-Nov-19 1:49:28 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)

21/11/2019 Quarry No:-16010001667330 / 2019 Deed No :- 160103391 / 2019, Document is digitally signed.