

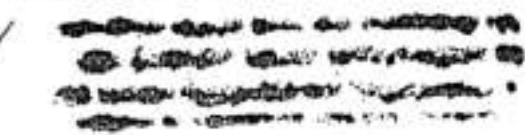
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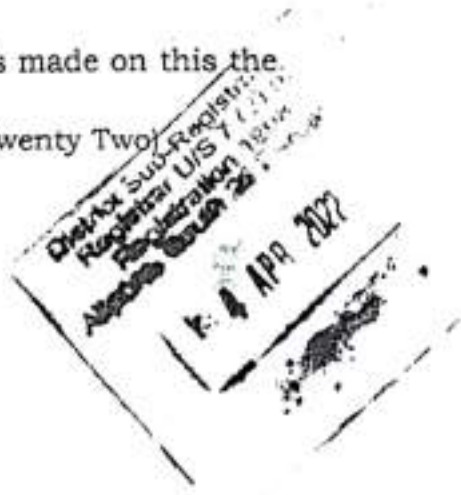
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11/3/22
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DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made on this the
14th day of March, 2022 (Two Thousand Twenty Two)

BETWEEN



120 DEC 20.
120 DEC 2021
120

28258

Sl. No. Date
Rs.
Name.....
Address.....

Sm
SMRITI-BIKASH DAS
Govt. Licence Stamp Vendor
Alipore Police Court
KOL-27

✓ Bani Banerjee

 1783

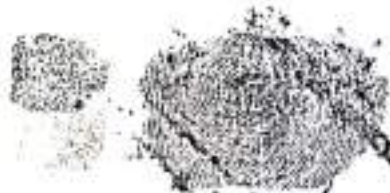
✓ Bani Banerjee

 1784

Raj Banerjee

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Bipon Bhattacharya

 1787
Sub...



District Sub-Registrar-IV
Registrar (S 7 (2)) of
Registration 1908
Alipore, South 24 Parganas.
16.12.21

(1) MRS. BANI BANERJEE (PAN- AKXPB0092L), (Aadhaar No. 4526 3380 3576), wife of late Samir Banerjee, by faith- Hindu, by occupation- Housewife, by nationality- Indian and (2) MR. RAJIV BANERJEE (PAN- AFMPB2713G), (Aadhaar No. 7681 6166 7985), son of late Samir Banerjee, by faith- Hindu, by occupation- Service, by nationality- Indian, both are residing at 25/D, Central Road, Police Station- Jadavpur, Post Office- Jadavpur, Kolkata- 700032, District: South 24 Parganas, hereinafter jointly called and referred to as the 'OWNERS/LANDLORDS' (which terms or expression shall unless excluded by or repugnant to the subject or context shall be deemed to mean and include each of their respective legal heirs, successors, executors, administrators, legal representatives, nominees and/or assigns) of the ONE PART;

AND

M/S. SANYAL CONSTRUCTION PVT. LTD., (PAN- AANCS9200J), a Private Limited company having its registered office at 31/N/1, Siddhinath Chatterjee Road, Police Station- Behala, Kolkata-700034, represented by its Directors (1) MR. BIPRA BHANU PATHAK, (PAN- AHOPP4572F), (Aadhaar No. 2064 7948 7834), son of Dhruvasis



1786

Sudipta Patra

T. B. Roy →
S/O S. Roy
Himachal at
Kot-27
Banar



District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas
14 MAR 37

Pathak, (2) **SMT. SUDIPTA PATHAK (SANYAL)**, (PAN AKLPS4368N), (Aaddhar No. 8834 1284 5420) wife of Bipra Bhanu Pathak and (3) **SRI SHILAB SANYAL**, (PAN APSPS1089L), (Aaddhar No. 6403 7793 7260) son of Late Surojit Sanyal, all by faith Hindu, by occupation- Business, all by nationality Indian, all are of 5/1, Barick Para Road, Police Station- Behala, Kolkata- 700034, District: South 24 Parganas, hereinafter called and referred to as the '**DEVELOPER**' (which terms or expression shall unless excluded by or repugnant to the subject or context shall be deemed to mean and include its legal heirs, successors-in-office, executors-in-office, administrators, legal representatives, nominees and/or assigns) of the **OTHER PART**;

WHEREAS one Lilabati Banerjee, since deceased, wife of Rebati Ranjan Banerjee was the lawful owner of **ALL THAT** piece and parcel of land measuring 12 decimals equivalent to 6 Cottahs 0 chittaks 0 sq. ft. more or less together with old dilapidated one storied building having 700 sq. ft. constructed area lying and situates at Mouza- Ibrahimpur, Touzi No. 239, J.L. No. 36, under Dag No. 189 & 191 appertaining to Khatian No. 136 and 138 within the District Sub-Registry Office Alipore and previously Tollygunge Police Station now

Jadavpur and Tollygunge Municipality previously now under Ward No. 95 within the limit of Kolkata Municipal Corporation morefully and particularly described in the Schedule hereunder free from all encumbrances by virtue of Registered Deed of permanent Lease (Mourasi Mokarari Lease in Bengali vernacular) registered in the office of District Registrar Alipore recorded in Book No. I, Volume No. 43, Pages from 52 to 57, Being Deed No. 1042 for the year 1941;

AND WHEREAS while in possession in the aforesaid Landed property the said Lilabati Banerjee died intestate on 10th August 1987 leaving behind her predeceased husband namely Rebat Ranjan Banerjee, two sons namely Samir Kumar Banerjee, and Sisir Kumar Banerjee and only daughter Sima Chakraborty who inherited jointly the aforesaid property in 1/3rd share each as per Hindu Succession Act 1956 left by Lilabati Banerjee, their mother since deceased;

AND WHEREAS on 21st March, 1998 the one of the co-sharer Sima Chakraborty (nee Banerjee) only daughter of Rebat Ranjan Banerjee and Lilabati Banerjee died intestate leaving behind her two sons namely Debasish Chakraborty and Suvasish Chakraborty Donors

herein as her legal heirs who inherited the aforesaid property in 1/6th undivided share each as per Hindu Succession Act, 1956; Thereby both Suvasish Chakraborty and Debashish Chakraborty got and obtained 1 Cottah 0 chittak 0 sq. ft. each left by her mother;

AND WHEREAS on 8th December, 2017 while in possession in the aforesaid property the another joint owner namely Samir Kumar Banerjee one of the aforesaid Legal heirs died intestate leaving behind him his only son Rajiv Banerjee and only wife namely Bani Banerjee who inherited the aforesaid share of property of Samir Banerjee's 1/3rd undivided share as per Hindu Succession Act, 1956. Thereby Bani Banerjee and Rajiv Banerjee got and obtained 1 cottah 0 chittak 0 sq. ft. each out of 2 cottahs 0 chittak 0 sq. ft. land left by said Samir Kumar Banerjee since deceased;

AND WHEREAS on 7th December, 2020 the another co-sharer of aforesaid landed property namely Sisir Kumar Banerjee, son of late Rebati Ranjan Banerjee died intestate as bachelor leaving no full blooded legal heirs or successors save and except half blooded legal heirs Rajiv Banerjee, Debasish and Suvasish Chakraborty and

thereby the 1/3rd share of the property inherited by him from his mother devolved upon his nephew namely Rajiv Banerjee, Suvasish Chakraborty and Debasish Chakraborty who got and obtained 1/9th undivided share each of Sisir Kumar Banerjee as per Hindu Succession Act, 1956 and thus all the three above legal heirs became absolute owner joint owner of 10 chittaks 30 sq. ft. each out of total share of land 2 cottah 0 chittak 0 sq. ft. being a 1/3rd share left by Sisir Kumar Banerjee;

AND WHEREAS Now Bani Banerjee, Rajiv Banerjee, Suvasish Chakraborty and Debhasish Chakraborty became lawful joint owners by inheritance of a total land measuring 6 cottahs left by Samir Kumar Banerjee, Sisir Banerjee and Sima Chakraborty in the manner as follows:-

Bani Banerjee - 1/6th share - 1 Ka- 0ch-0sft. (equivalent to 720 sq.ft.)

Rajiv Banerjee - 2/18th share - 1ka-10ch-30sft. (equivalent to 1200 sq.ft.)

Suvasish Chakraborty - 2/18th share - 1ka-10ch-30sft. (equivalent to 1200 sq.ft.)

Debhasish Chakraborty - 2/18th share - 1ka-10ch-30sft. (equivalent to 1200 sq.ft.)

Total 6ka - 0ch- 0 sft. (Total 4320 sq.ft.)

together with undivided structure being 700 sq.ft.

AND WHEREAS on 16th March, 2021 out of natural love and affection the said Suvasish Chakraborty, Debhasish Chakraborty transferred in favour of Bani Banerjee and Rajiv Banerjee, ALL THAT piece and parcel of land measuring 3 Cottah 0 chittak 0 sq. ft. (equivalent to 2160 sq. ft.) together with 312 sq. ft. structure out of their inherited total share 3 cottahs 5 chittaks 15 sq. ft. (equivalent to 2400 sq. ft.) together with total structure 350 sq. ft. got and obtained by inheritance leaving balance 5 chittaks 15 sq. ft. (equivalent to 240 sq. ft.) together with structure with structure 38 sq. ft. less by virtue of registered Deed of Gift duly registered in the office of the District Sub-Registration III at Alipore duly recorded in Book No. I, Volume No. 1603-2021, Pages from 75152 to 75176, being Deed No. 16030205 for the year 2021;

AND WHEREAS on 17th day of November, 2021 the said Suvasish Chakraborty and Debhasish Chakraborty again transferred and conveyed the balance land measuring 5 chittaks 15 sq. ft. (equivalent to 240 sq. ft.) together with 38 sq. ft. structure in favour of Bani Banerjee and Rajiv Banerjee. The said Deed of Gift was registered in the office of the District Sub-Registration III at Alipore

duly recorded in Book No. 1, Volume No. 1603-2021, Pages from 385541 to 385573, being Deed No. 160311463 for the year 2021 morefully described in the Schedule hereunder free from all encumbrances;

AND WHEREAS by the strength of aforesaid two numbers of Deed of Gift said Bani Banerjee and Rajiv Banerjee became the absolute joint owners of ALL THAT piece and parcel of land measuring 6 Cottahs 0 chittaks 0 sq. ft. together with a tiles shed structure measuring 700 sq. ft. lying and situated at Mouza- Ibrahimpur, J.L. No. 36, Touzi No. 239, under Dag No. 189 & 191 appertaining to Khatian No. 136 and 138 respectively, previously under Tollygunge Municipality, now under Kolkata Municipal Corporation Ward No. 95, being Premises No. 25D, Jadavpur Central Road, Police Station- Jadavpur, Kolkata- 700032, in the District of South 24-Parganas;

AND WHEREAS thereafter Rajiv Banerjee and Bani Banerjee got their names in the record of the Kolkata Municipal Corporation being Premises No. 25D, Jadavpur Central Road, Ward No. 95 (Assesee

No. 210950300255) morefully and particularly described in the Schedule hereunder free from all encumbrances;

AND WHEREAS the aforesaid Rajiv Banerjee, Bani Banerjee are the joint owners of undivided $\frac{1}{2}$ share each out of Schedule-'A' property i.e. ALL THAT piece and parcel of undivided Land measuring 6 (six) Cottah 0 (zero) Chittaks 0 (zero) sq. ft. together with one brick built wall and asbestos shed undivided structure measuring about 700 sq. ft. more or less standing thereon lying and situates at Mouza- Ibrahimpur, J.L. No. 36, Touzi No. 239, under Dag No. 189 & 191 appertaining to Khatian No. 136 and 138 respectively, previously under Tollygunge Municipality, now under Kolkata Municipal Corporation Ward No. 95, being Premises No. 25D, Jadavpur Central Road, Police Station- Jadavpur, Kolkata- 700032, in the District of South 24-Parganas together with all right, title, interest and right of easements thereto, free from all encumbrances;

AND WHEREAS the present the said Rajiv Banerjee, Bani Banerjee (the present Owners/Landlords) herein are the absolute joint owners and being desirous to develop of ALL THAT piece and parcel of entire

Land measuring 6 (six) Cottah 0 (zero) Chittaks 0 (zero) sq. ft. together with one brick built wall and asbestos shed undivided structure measuring about 700 sq. ft. more or less standing thereon lying and situates at Mouza- Ibrahimpur, J.L. No. 36, Touzi No. 239, under Dag No. 189 & 191 appertaining to Khatian No. 136 and 138 respectively, previously under Tollygunge Municipality, now under Kolkata Municipal Corporation Ward No. 95, being Premises No. 25D, Jadavpur Central Road, Police Station- Jadavpur, Kolkata- 700032, in the District of South 24-Parganas and have right, title, interest of the aforesaid property without any interruption whatsoever and at present the aforesaid Rajiv Banerjee, Bani Banerjee (owners/landlords herein) with an intention to Develop the Schedule "A" property in to a multistoried building the present Owner/Landlord approached the Developer herein for construction of a multistoried building with a view to use commercially and after discussions held between parties herein, the present Owner/Landlord appoint the Developer herein who possesses good will and reputation in an around the locality for construction of a multistoried building upon the aforesaid property at the cost of the Developer and the Developer herein hereby agrees with the proposal

of the Owners/Landlords herein on the terms and conditions and stipulation setforth herein below :-

NOW THIS AGREEMENT WITNESSES AS FOLLOWS :-

DEFINITION :

1. OWNERS:

Shall mean : (1) **MRS. BANI BANERJEE** (PAN- AKXPB0092L), (Aadhaar No. 4526 3380 3576), wife of late Samir Banerjee, by faith- Hindu, by occupation- Housewife, by nationality- Indian and (2) **MR. RAJIV BANERJEE** (PAN- AFMPB2713G), (Aadhaar No. 7681 6166 7985), son of late Samir Banerjee, by faith- Hindu, by occupation- Service, by nationality- Indian, both are residing at 25/D, Central Road, Police Station- Jadavpur, Post Office- Jadavpur, Kolkata- 700032, District: South 24 Parganas.

2. DEVELOPER :

Shall mean and include **M/S. SANYAL CONSTRUCTION PVT. LTD.**, (PAN- AANCS9200J), a Private Limited company having its registered office at 31/N/1, Siddhinath Chatterjee Road, Police Station- Behala, Kolkata- 700034, represented by its Directors (1) **MR. BIPRA**

BHANU PATHAK, (PAN- AHOPP4572F), son of Dhrubasis Pathak,
(2) SMT. SUDIPTA PATHAK (SANYAL), (PAN AKLPS4368N),
(Aaddhar No. 8834 1284 5420) wife of Bipra Bhanu Pathak and
(3) SRI SHILAE SANYAL, (PAN APSPS1089L), (Aaddhar No. 6403
7793 7260)son of late Surojit Sanyal, all by faith Hindu, by
occupation- Business, all by nationality Indian, all are of 5/1, Barick
Para Road, Police Station- Behala, Kolkata- 700034, District: South
24 Parganas.

3. THE SAID PROPERTY :

Shall mean and include **ALL THAT** piece and parcel of entire Land
measuring **6 (six) Cottah 0 (zero) Chittaka 0 (zero) sq. ft.**
(Equivalent to 4320 sq. ft.) together with one brick built wall and
asbestos shed undivided structure measuring about **700 sq. ft.** more
or less standing thereon lying and situated at Mouza- Ibrahimpur, J.L.
No. 36, Touzi No. 239, under Dag No. 189 & 191 appertaining to
Khatian No. 136 and 138 respectively, previously under Tollygunge
Municipality, now under Kolkata Municipal Corporation Ward No. 95,
being Premises No. 25D, Jadavpur Central Road, Police Station-
Jadavpur, Kolkata- 700032, in the District of South 24-Parganas

hereinafter called and referred to as the '**SAID PROPERTY**', which is more fully and particularly described in the *Schedule-'A'* hereunder written.

4. **BUILDING :**

Shall mean and include present old dilapidated building and the proposed multistoried building to be constructed at the Municipal Premises No. 25D, Jadavpur Central Road, Police Station- Jadavpur, within the limits of the Kolkata Municipal Corporation, under Ward No. 95, Kolkata- 700032, i.e. upon the *Schedule-'A'* property.

5. **COMMON FACILITIES :**

Shall mean and include main entrance, side space, back space and leading to main entrance except car parking area of the Flat owners and occupiers, corridors, stairs, lift, ways, passage, drive ways, common, lavatories in the ground floor, meter room, water pump and water facilities, motor room, will be provided by the Developer in the proposed new building. The occupiers including owners and their nominees of the proposed multi-storied building and the purchasers of the flat of the proposed multi-storied building shall have the

right to enjoy the 50% roof of the proposed building for all ceremonial occasions and for maintaining T.V. antenna and water reservoir. Further, the Developer shall provide fire protection equipments, drainage, sewerage inside the building including drain and sewerage line from the building to the corporation main drain.

6. SALEABLE SPACE :

Shall mean the space in the proposed new building available for independent use and occupation of the Developer after making due provisions for common facilities and space required thereof.

7. OWNERS ALLOCATION :

After completion of the entire building the Developer shall at the first instance provide/handover to the Owners/Landlords 50% constructed area out of the total F.A.R. of Sanctioned Plan plus 50% of the roof area of the Sanctioned Plan issued by the Kolkata Municipal Corporation of the newly constructed building at the aforesaid premises lying and situated at K.M.C. being Premises No. 25D, Jadavpur Central Road, Police Station- Jadavpur, Kolkata- 700032, within limits of the Kolkata Municipal Corporation, under

Ward No. 95, in the District of South 24-Parganas, together with all right, title and interest and right of easement thereto out of *Schedule-'A'* property as Owner's Allocation. Apart from that the owners are liable to get a sum of Rs. 5,000/- (Rupees five thousand) only as forfeited money at the time of execution of this presence.

The Owner's Allocation is more fully and particularly described in the *Schedule-'B'* below and fittings and fixtures and accessories as will be provided by the Developer in the Owner's Allocation is more fully and particularly described in the *Schedule-'D'* hereunder written. The owner's allocation shall be confirmed on obtaining Building Sanction Plan from the Kolkata Municipal Corporation.

8. DEVELOPER'S ALLOCATION]

Shall mean the entire remaining 50% of the total constructed area /space/flats/ garages in the said newly constructed building out of total F.A.R. of the Building Sanctioned Plan of the new building including the common facilities and together with the absolute right in dealing with prospective buyer/buyers and intending transferee/transferees, lessee as the case may be. The owner shall have no

responsibility or share towards the amount received by the developer in its own account from the aforesaid sale proceeds of the Developer's Allocation.

9. **THE ARCHITECT :**

Shall mean such person or persons or company with requisite qualification who will be appointed by the Developer for designing and planning of the new building in the *Schedule-"A"* property.

10. **BUILDING PLAN :**

Shall mean such plan that has been prepared by the Developer through its architect at its own costs and the same having been duly approved by the Owner in the name of the Owner. Blueprint to be handed over after approval.

11. **TRANSFER :**

With its grammatical variations shall include transfer of title and possession upon execution and registration of proper transfer deed of immovable property under section 54 of T.P. Act, 1882.

12. **TRANSFereeE :**

Shall mean a person firm limited company, association of persons to whom any space in the building will be transferred including nominee of the owners.

13. TIME :

Shall mean that the construction shall be completed positively within 36 (thirty six) months from the date of approval of sanction of the building Plan from the Kolkata Municipal Corporation and/or from the date of receiving of the vacant unencumbered possession of the said property which ever will be the later. Time is the essence of this agreement. Developer shall pay Rs. 5,000/- (Rupees Five thousand) only per month towards, damage on expiry of stipulated period i.e. on expiry of 36 months from the date of commencement of construction.

14. WORDS :

Importing singular shall include plural and vice-versa and similarly words importing neutral gender shall include masculine and feminine genders.

COMMENCEMENT

This agreement shall be deemed to have commenced with effect from the date of execution of this agreement.

OWNER RIGHT AND REPRESENTATION

- 1) The Owner is absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the said property.
- 2) None other than the owners have any claim, right, title and/or demand over and in respect of the *"said premises"* and/or any portion thereof.
- 3) There is no excess vacant land at the said property within the meaning of the Urban land (ceiling and regulation) Act, 1976.
- 4) The Owner herein appointed the Developer herein for development of the *Schedule-'A'* property with the cost and

expenses of the Developer. Subject to amalgamation with any adjoining plots in one Plot upon discretion of the Developer.

DEVELOPER'S RIGHT

- 1) The Owner herein grant, subject to what has been hereunder provided exclusive right to the Developer to build upon and to exploit or use commercially the *"said properties"* and shall be able to construct the new building thereon in accordance with the plan to be sanctioned by the Kolkata Municipal Corporation with or without any amendment and/or modification thereto made or cause to be made by the parties hereto.

- 2) All application, plans and other papers and documents including any modified plan if required at a latter stage subject to owner's approval in writing particularly in case of modification by the developer for the purpose of obtaining necessary sanction from the appropriate authorities shall be prepared and submitted by the developer on behalf of the owners at the cost and expenses of the Developer and the

Developer shall pay all charges and bear all fees including architects fees required to be paid or deposited for exploitation of the said property.

- 3) Nothing in these presents shall be construed as a demise or assignment or conveyance in law by the owner of the said property or any part thereof, shall not create any right, title or interest in favour of the Developer other than any exclusive right and interest of the Developer to commercially exploit the same in terms hereof and to deal with the entire allocation in the new building in the manner hereinafter stated.

CONSIDERATION

- 1) In consideration of the owners having agreed to permit the Developer to exploit the "*said property*" commercially and to construct, erect and build a new building in accordance with the sanction building plan which will be sanctioned in the name of the owners by the Kolkata Municipal Corporation in accordance with the specification and materials description of

which are stated in details in *Schedule-'B', 'C' and 'D'* respectively hereunder written.

- 2) The Developer on completion of the entire building shall provide/ handover to the Owner the Owner's Allocation which is more fully and particularly described in the *Schedule-'B'* hereunder written and fittings and fixtures and arrangements as will be provided by the Developer in the Owner's Allocation as are more fully and particularly described in the *Schedule-'C'* hereunder written in habitable condition.

POSSESSION

- 1) The possession of the said *'Schedule-'A'* property will be handed over² by the owner to the developer within one month from the date of sanction of the plan, in vacant and unencumbered condition enabling the developer to erect/construct the multi-storied building thereon.
- 2) The Developer hereby permitted and allowed to demolish the existing two storied building upon the *'Schedule-'A'*

property at the cost of the Developer and the demolish building materials shall be consume by the Developers in their absolute discretion of the Developer.

- 3) The Developer shall complete the construction of the building positively within 36 (thirty six) months from the date of sanction of the building pan and/or from the date of getting peaceful vacant possession of the *Schedule 'A'* property which ever is later and shall handover the Owner's Allocation.
- 4) The developer shall on completion of the new building put the Owner in undisputed possession of the Owner's Allocation described in the *Schedule 'B'* hereunder written, together with all rights in the common portion thereof.
- 5) The Developer shall be exclusively entitled to the Developer's Allocation in the new building with exclusive right to transfer or otherwise deal with or dispose of the same with out however prejudicially affecting the owner

and the owner shall not in any manner interfere with or disturb the quiet and peaceful possession of the Developer's allocation. The Owner shall only transfer by way of proper deed of conveyance either in favour of the Developer or in favour of the nominee/nominees of the Developer, in respect of the undivided share of the land excepting the proportionate share of land of the Owner.

6) In so far as necessary all dealing by the Developer in respect of the new building shall be in the name of the owner for which the owner hereby undertake to give a registered General Power of Attorney in a form and manner reasonably required by the Developer. It being understood however that such dealing shall not in any manner fasten or create any financial or legal liabilities upon the owners nor there shall be any clause inconsistent with or against the terms mentioned in this agreement.

7) That the owner shall execute the Deed of Conveyance in favour of the Developer or its nominee/nominees in

respect of the such parts of the new building as shall be required by the Developer.

COMMON FACILITIES

- i) The Owner shall pay and bear all property taxes and other dues and outgoings in respect of the said building acquiring due up to the date of execution of this agreement. If there are any dues of property taxes or any other taxes regarding the "*said property*" before the date of agreement the same would be borne by the owner.

- ii) As soon as the new building is completed within the time hereinabove mentioned, the Developer shall give written notice to the owner for their allocation in the building and there being no dispute regarding the completion of the building in terms of this agreement and according to the specification and plan and after 30 (thirty) days from the date of service of such notice and at all times thereafter the owners shall be exclusively responsible for payment of all municipal and property taxes, rates, duties and other

public outgoings and imposition whatsoever (hereinafter for the sake of brevity referred to as the said rates) payable in respect of the owner's allocation/owner's share **SUBJECT TO** the deliver of the physical possession of Owners' Allocation, the said rates to be apportioned if they are levied on the building as a whole.

- iii) From the date of handing over the possession of the owner's allocation the owner shall pay the developer or to the owner association as the case may be the service charges for the common facilities in the new building.
- iv) Any transfer of any part of the Owner's allocation in the new building shall be subject to the provisions hereof and the transferee shall be responsible in respect of the space transferred for payment of the said rates and service charges for common facilities.
- v) The owner shall not do any act, deed or thing whereby the Developer shall be prevented for construction or completion

of the said building unless the breach of condition of the instant agreement or any act done by the Developer, contrary to the law.

COMMON RESTRICTION

- 1) The Owner's allocation in the new building shall be subject to the same restrictions on transfer and use as are applicable to the Developer's allocation in the new building intended for common benefits of all occupiers of the new building which shall include the followings :-
 - a) The Owner shall not use or permit to be used of the Owner's allocation in the new building or any portion thereof for carrying on any obnoxious illegal and immoral trade or activity nor use thereof for any purpose which may cause any nuisance hazard to the Owner/ Occupiers of the new building. The Developer and his nominee/nominees shall also not use or permit to be used of the Developer's allocation in the new building or any portion thereof for carrying or any obnoxious, illegal

and immoral or activity nor use thereof for any purpose which may cause any nuisance annoyance or hazards to the Owner of the new building.

- b) Both the parties shall abide by the laws, bye-laws, rules and regulation of the Government, local bodies and associations when formed in future as the case may be without evading the right of the Owners.
- c) The respective allottee shall keep their respective allocation in the building in good working conditions and repairs.
- d) Neither party shall throw accumulate any dirt rubbish waste or refuse or permit the same to be thrown or accumulated in or around the new building or in the compound corridors and in any other portions of the new building.

OWNER'S OBLIGATION

- 1) The Owner hereby agrees and covenant with the Developer not to cause any interference of hindrance in the construction of

the building at the '*said property*' by the Developer unless the breach of condition of the instant agreement or any act done by the Developer, contrary to the law.

- 2) Subject to receiving of their allocation in new building the Owner hereby agrees and covenant with the Developer not to do any act or deed or thing thereby the Developer may be prevented from selling, assigning and/or disposing of any portion or portions of the Developer's allocated portion in the building or of the '*said property*' and save and except the owner's allocation.
- 3) The Owner hereby agreed and covenant with the Developer not to let out grant, lease, mortgage and/or change the allocated portion of the Owner but shall have all right to let out grant, lease, mortgage and/or change, their allocated portion to any person or persons, company/companies.
- 4) The Owner/Landlord hereby agreed and covenant with the Developer herein to take Financial Assistance from any

Nationalize Bank at the risk and liability of the Developer by creating charge of the Owner Title Deed and other relevant documents with the Bank or any Financial Institution/ Authorities without owner's liability in the said property.

DEVELOPER'S OBLIGATION

The Developer hereby agrees and covenant with the owner:-

- a) The Developer shall not be entitled to transfer alienate or assign this agreement to any other person/persons for completion of the building.
- b) The Developer shall at its own cost demolish the existing structure after vacating possession of the land occupied in the Schedule 'A' property form the owner and to sell out the salvages and debris and to receive all sale proceed thereof.
- c) Not to violate or contravene any of the provisions laws or rules application for construction of the building and in case of any violation of law, rules or any provisions of

any Authority and Government, the Developer is liable and responsible to compensate the damages and/or penalty as levied by local authority or governed body and for which the Owner shall not be liable or responsible in any manner whatsoever. The Developer shall construct the entire building as per sanctioned plan only. In the event of any deviation the Developer shall/at its own cost get revised plan approved by the Kolkata Municipal Corporation. Be it mentioned here Developer shall get floor plan approved of the Owner's allocation flats before submission of final Building plan to The Kolkata Municipal Corporation and on obtaining the same sanctioned from K.M.C. Developer shall handover a copy of the sanctioned plan to the Owner and the work will commence within 30 days from the date of sanction plan subject to the compliance of other statutory rules of K.M.C.

- d) The owner or their men and agents, surveyor, engineer shall have the liberty to enter into the schedule "A"

property on prior notice to Developer to look after the construction work and to inspect the quality and quantity of the materials to provided by the Developer in the newly constructed building.

- e) The Developer shall not have any liberty or are not permitted to install mobile tower or any kind of tower on the ultimate roof of the newly constructed building.

- f) In case the developer fails to handover owner's allocation in the new building to the owner within time. The developer shall be liable to pay damages @ Rs. 5000/- (Rupees Five thousand) only per day/month to the owner.

- g) The developer shall have to provide completion certificate to the owner after completion of the building in all respect and after getting the same, subject to the compliance of the rules of the Kolkata Municipal Corporation.

- h) The developer shall handover the owners allocation simultaneously with the handing over the physical possession of the flat to other intending buyer or flat owners out of the Developer's allocation.

ALTERNATIVE ACCOMMODATION

The Developer shall arrange alternative accommodation to the owner during the period of construction till the completion of proposed building.

OWNER'S INDEMNITY

The owner hereby undertakes that the Developer shall be entitled to the said constructions and shall enjoy their allocated portion without any interference and/or disturbance, provided the Developer performs and fulfills all and singular as the terms and conditions herein contained and/or its part to be observed and performed. Any interference should also be taken care by the developer in co-operation with the owner

(syndicates ,neighbors etc.)except any issue with laborer at site.

DEVELOPERS INDEMNIFY

- 1) The Developer hereby undertake to keep the owner indemnified against all third party claims and actions arising out of any sort of act or commission or omission of the developer in or in relation to the construction of the said new building strictly in terms of the plan to be sanctioned by the Kolkata Municipal Corporation on that behalf.
- 2) The Developer hereby undertakes to keep the owner indemnified against all action costs proceedings and claim that may arise out of the developer's allocation with regard to the development of the 'said property' and/or in the matter of construction of the building and/or any defect therein.
- 3) On execution of this agreement all responsibilities legal and lawful matters, local matters shall lie with the developer.

MISCELLANEOUS

- 1) The Owner and the Developer have entered into the agreement purely as a contract and nothing contained herein shall be deemed to construe as partnership between the developer and the owner. The parties hereto can proceed with this agreement.

- 2) Nothing in these presents shall be construed as a demise or assignment or conveyance in land by the owners of the 'said property' or any part thereof to the developer or as creating any title and interest in respect thereof in the developer other than an exclusive right to exploit the same in terms thereof provided however the developer shall be entitled to borrow money from any bank or banks against the Developer's allocation only without creating any financial liability upon the owner and the owner shall not be encumbered and/or be liable for payment of any loan or dues of such bank or banks and for that purpose the developer shall keep the owner's indemnified against all

actions suits proceedings and cost charges and expenses in respect thereof.

- 3) Present owners/landlord shall not be responsible in any manner whatsoever in the event of non-payment of Bank loan by the Developer. The Developer shall be held responsible for non payment of Bank loan of all material time.
- 4) That the Developer shall be the custodian of all original Title Deeds, any previous original building Plans, Mutation Certificate of the Owner, Municipal Receipts or any relevant papers till the completion, of the Project and thereafter the Developer is liable to submit or parted with all aforesaid documents (as per accountable receipts for the same) to the Owner.
- 5) Location of the flats/units and car parking shall be determined on mutual discussion between the First Party / owner and Second Party / developer herein after getting

sanctioned of Building Plan from the Kolkata Municipal Corporation.

- 6) All the original documents in respect of the schedule property morefully described herein shall be handed over by the owner to the developer at the time of handing over the vacant possession of the schedule land to the developer for the purpose of smooth developing and construction of t he building as per sanctioned plan of the Kolkata Municipal Corporation and all those documents shall be kept by the developer till the completion of the building and handing over the possession to either owner or other flat owners of the said building on formation of the Flat Owner's Association.

FORCE MAJURE

- 1) That parties hereto shall not be considered to be liable for any obligation hereunder to the extent that the performance of the relative obligations was prevented by any force majeure and this contract shall remain after utilizing the available F.A.R.

- 2) Force majeure shall mean flood, earth quake, riot, war, storm, tempest, civil commotion, strikes, lock-out and/or any other act or commission beyond the control of the parties hereto.

JOINT OBLIGATION

- 1) The Developer shall develop and construct a multi-storied building on the said land as per Corporation present rules in vogue and shall have right to amalgamate adjacent plot of lands known as Premises No. 25D, Jadavpur Central Road, Police Station- Jadavpur, Kolkata- 700032, with the help and co-operation of the owner herein to make it one premises.
- 2) The owner will deposit with the developer all the original title deeds of the land and other relevant papers on execution of the agreement for developers' record and reference. The said original title deed/deeds shall ultimately be returned by the developer to the Owner for preservation of Owners association.

SCHEDULE-'A' ABOVE REFERRED TO:

(Description of the Entire property to be developed)

ALL THAT piece and parcel of entire Land measuring **6 (six) Cottah 0 (zero) Chittaks 0 (zero) sq. ft.** together with one brick built wall and asbestos shed undivided structure measuring about **700 sq. ft.** more or less standing thereon lying and situates at Mouza-Ibrahimpur, J.L. No. 36, Touzi No. 239, under Dag No. 189 & 191 appertaining to Khatian No. 136 and 138 respectively, previously under Tollygunge Municipality, now under Kolkata Municipal Corporation Ward No. 95, being Premises No. 25D, Jadavpur Central Road, Police Station- Jadavpur, Kolkata- 700032, in the District of South 24-Parganas together with all right, title and interest and right of easement thereto and the said property is butted and bounded in the manner as follows :-

On the NORTH : Land and House of Mr. Khastajis;

On the SOUTH : 17' feet wide K.M.C. Road;

On the EAST : Landed property of Renuka Guha;

On the WEST : 18' feet wide K.M.C. Road;

The Owner's Allocation is more fully and particularly described in the *Schedule-'B'* below and fittings and fixtures and accessories as will be provided by the Developer in the Owner's Allocation is more fully and particularly described in the *Schedule-'D'* hereunder written. The owner's allocation shall be confirmed on obtaining Building Sanction Plan from the Kolkata Municipal Corporation.

SCHEDULE-'B' ABOVE REFERRED TO:

(Description of the Owner's Allocation)

ALL THAT after completion of the entire building the Developer shall at the first instance provide/handover to the Owners/Landlords 50% constructed area plus ~~50%~~ of roof out of the total F.A.R. of Sanctioned Plan issued by the Kolkata Municipal Corporation for the aforesaid premises lying and situated at K.M.C. Premises No. 25D, Jadavpur Central Road, Police Station- Jadavpur, Kolkata- 700032, within limits of the Kolkata Municipal Corporation, under Ward No. 95, in the District of South 24-Parganas, together with all right, title and interest and right of easement thereto out of *Schedule-'A'* property as Owner's Allocation.

SCHEDULE-'C' ABOVE REFERRED TO:

(Description of the Developer's Allocation)

ALL THAT piece or parcel of entire remaining total constructed area/space/flats/ garages save and except the owner's allocation in the said newly constructed building including 50% roof area common for use of others flat purchasers out of total F.A.R. of the Building Sanctioned Plan of the new building lying and situated at K.M.C. Premises No. 25D, Jadavpur Central Road, Police Station- Jadavpur, Kolkata- 700032, within limits of the Kolkata Municipal Corporation, under Ward No. 95, in the District of South 24-Parganas, including the common facilities absolutely belonged to the Developer and together with the absolute right on the part of the Developer to transfer or sale to prospective buyer/buyers and intending transferee /transferees, lessee or in any way deal with the same. The owner shall have no responsibility towards the amount received by the developer in its own account for sale of Developer's Allocation.

SCHEDULE-'D' ABOVE REFERRED TO:

(Specification of the Building)

- a) R.C.C. Frame work.

- b) Flooring : All bedroom, drawing, dining, kitchen (Skid proof) and toilet (Skid proof) will be laid with vitrified (Italian) tiles flooring.
- c) Stairs, Stairs Landings and Lift in all floors.
- d) Interior finishing of wall and ceiling : Plaster of paris with 2 coat of primer. Damp treatment of all interior walls
- e) (i) Exterior finish of plastering Walls chajjasetc. : Decorative cement paint will be applied. (ii) Roof top treatment : Proper treatment one more casting for non soaking of wall. Boundary walls covered with creepers wherever possible.
- f) Door : Sall wood door frame with factory made flush door. Entrance door thick and better quality
- g) Window : Aluminium windows with a grills and glass.
- h) Toilet :
 - i. Two Nos. European type WC with Ceramiccistern.

- ii. Shower in both the toilets (Separate section)
- iii. Steel Tap - Essco make.
- iv. Bothtoilet will be provided with geyser point.
- v. Wash basin in bothtoilet- Hindware make.
- vi. Wall tiles up to 6 ft in both the toilets.
- vii. Bathtub in one (to be provided by landlord in one toilet connection to be done by the developer).

i) Kitchen :

- i. Cooking platform green marble.
- ii. Bigsteel sink.
- iii. One steel tap.
- iv. Tiles upto 3 ft on cooking platform.

j) Staircase :

Flooring cast in situ mosaic floor.

k) Water supply :

Electrical pump with motor will be installed at ground floor to delivery water to overhead tank from ground reservoir tank connected municipal water supply.

1) Electrical installation :

- i. Separate wiring of each flat for meter.
- ii. Two light point two fan point and 3plug point in drawing and dining space and bed rooms(3-4 feet above ground level).
- iii. One fan point and two light point and (FOR 1 Chimney, 1 fridge, 1 Oven/OTG, 1 water purifier, 1 free for other equipment)plug point in kitchen and one exhaust fan point.
- iv. Two light point and one plug point in toilet.
- v. One light point and one fan point in Terrace.
Sliding door.
- vi. Wiring of AC in two Bed room.

IN WITNESSES WHEREOF the **PARTIES** hereunto have set and subscribed their respective hands and seals on the day, month and year first above written.

SIGNED, SEALED & DELIVERED
By the Parties at Kolkata
In the presence of :

WITNESSES :

1) *Ashim Mukhopadhyay*
Advocate
Alipore Judges
Court Kol-27

Bani Banerjee
Raja Banerjee

Signature Of The **OWNERS/**
LANDLORDS

2) *Sherhat Bairagi*
Santarpur, Bishnupal
Kolkata. 700066.

SANYAL CONSTRUCTION PVT.LTD.
Prison Bhau Pathak
Director

SANYAL CONSTRUCTION PVT.LTD.
Susmita Bhak
Director

SANYAL CONSTRUCTION PVT.LTD.
Su S
Director

Drafted by me & prepared
in my office :

Ashim Mukhopadhyay
(Ashim Mukhopadhyay)

Signature Of The **DEVELOPER**

Ashim Mukhopadhyay
Advocate, Alipore Judges' Court, Kolkata- 700 027
ADVOCATE
Regn. No. WB/180/2004

Computer Print by me :

Abhishek Chowdhary
(ABHISHEK CHOWDHARY)
Alipore Judges' Court, Kol- 27

MEMO OF CASH CONSIDERATION

RECEIVED a sum of Rs. 5,000/- (Rupees five thousand) only as Non Refundable Advance at the time of execution of this presence, from the within named Developer, by the above named Land Owners, in the following manner :-

By cash in RBI notes,

Rs. 5,000/-

Rs. 5,000/-
=====

(Rupees five thousand) only

WITNESSES :-

1) *Asim Mukhopadhyay*
Advocate
Atipala Puri
Cochin K.O.S.

Banaj Banerjee
Raj Banerjee

Signature Of The **OWNERS/**
LANDLORDS

2)



Thumb

1st finger

Middle Finger

Ring Finger

Small Finger

left hand					
right hand					

Name SANJAY SANYAL

Signature Sanyal

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Small Finger

PHOTO	left hand					
	right hand					

Name

Signature

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

PHOTO	left hand					
	right hand					

Name

Signature

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

Name BANU BANERJEE

Signature



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

Name RAJIV BANERJEE

Signature



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

Name BIPRA BHAND PATHAK

Signature



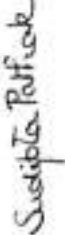








	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name SUDIPTA PATHAK

Signature

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Mrs Sudipta Pathak Alias Mrs Sudipta Pathak 5/1, Barick Para Road, City - P.O - Behala, P.S.- Behala, District.-South 24-Parganas, West Bengal, India, PIN:- 700034	Representative of Developer [Sanyal Construction Private Limited]			 14.3.22
5	Mr Shilab Sanyal 5/1, Barick Para Road, City - P.O - Behala, P.S.- Behala, District.-South 24-Parganas, West Bengal, India, PIN:- 700034	Representative of Developer [Sanyal Construction Private Limited]			 14.3.22
Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Bikram Roy Son of Swaraj Roy Alipore Judges Court, City - P.O.- Alipore, P.S.-Alipore, District.- South 24-Parganas, West Bengal, India, PIN - 700027	Mrs Bani Banerjee, Mr Rajiv Banerjee, Mr Bipra Bhanu Pathak, Mrs Sudipta Pathak, Mr Shilab Sanyal			

(Anupam Halder)

DISTRICT SUB-
REGISTRAR

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







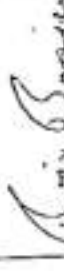



South 24-Parganas, West
Bengal



Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS, District Name :South 24-Parganas
Signature / LTI Sheet of Query No/Year 16042000730617/2022

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

Sl No.	Name of the Executant	Category		Finger Print	Signature with date
1	Mrs Bani Banerjee 25/D, Central Road, City:- , P.O.- Jadavpur, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032	Land Lord			 14.3.22
2	Mr Rajiv Banerjee 25/D, Central Road, City:- , P.O.- Jadavpur, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India. PIN:- 700032	Land Lord			 14.3.22
3	Mr Bipra Bhanu Pathak 5/1, Barick Para Road, City:- , P.O:- Behala, P.S:-Behala, District:- South 24-Parganas, West Bengal, India, PIN - 700034	Representative of Developer [Sanyal Construction Private Limited]			 14.3.22

Query No:-16042000730617/2022. 09/03/2022 05:29:22 PM SOUTH 24-PARGANAS (D.S.R. - IV)

Major Information of the Deed

Deed No :	I-1604-03461/2022	Date of Registration	04/04/2022
Query No / Year	1604-2000730617/2022	Office where deed is registered	
Query Date	07/03/2022 4:29:01 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Asim Mukhopadhyay Alipore Judges Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9830020398, 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 : 5,000/-]		
Set Forth value	Market Value		
	Rs. 1,68,93,577/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 40,021/- (Article:48(g))	Rs. 103/- (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 road
Premises No: 25D, Ward No: 095 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	6 Katha		1,67,04,577/-	Width of Approach Road: 18 Ft., Adjacent to Metal Road.
Grand Total :				9.9Dec	0/-	167,04,577/-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	700 Sq Ft.	0/-	1,89,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 700 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tin Shed, Extent of Completion: Complete					
Total :		700 sq ft	0/-	1,89,000/-	

Name,Address,Photo,Finger print and Signature

1	<p>Mrs Bani Banerjee (Presentant) Wife of Late Samir Banerjee 25/D, Central Road, City:- , P.O:- Jadavpur, P.S:-Jadavpur, District:-South24-Parganas, West Bengal, India, PIN:- 700032 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of India, PAN No. : AKxxxxxx2L, Aadhaar No: 45xxxxxxx3576, Status :Individual, Executed by: Self, Date of Execution: 14/03/2022 . Admitted by: Self, Date of Admission: 14/03/2022 .Place : Pvt. Residence, Executed by: Self, Date of Execution 14/03/2022 . Admitted by: Self, Date of Admission: 14/03/2022 ,Place : Pvt. Residence</p>
2	<p>Mr Rajiv Banerjee Son of Late Samir Banerjee 25/D, Central Road, City:- , P.O:- Jadavpur, P.S:-Jadavpur, District:-South24-Parganas, West Bengal, India, PIN:- 700032 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No. : AFxxxxxx3G, Aadhaar No: 76xxxxxxx7985, Status :Individual, Executed by: Self, Date of Execution: 14/03/2022 . Admitted by: Self, Date of Admission: 14/03/2022 .Place : Pvt. Residence, Executed by: Self, Date of Execution: 14/03/2022 . Admitted by: Self, Date of Admission: 14/03/2022 ,Place : Pvt. Residence</p>

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<p>Sanyal Construction Private Limited 31/N/1, Siddhinath Chatterjee Road, City:- , P.O:- Behala, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034 , PAN No. : AAxxxxxx0J, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative</p>

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<p>Mr Bipra Bhanu Pathak Son of Dhrubasis Pathak 5/1, Barick Para Road, City:- , P.O:- Behala, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No. : AHxxxxxx2F, Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Sanyal Construction Private Limited (as Director)</p>
2	<p>Mrs Sudipta Pathak, (Alias Name: Mrs Sudipta Pathak) Wife of Mr Bipra Bhanu Pathak 5/1, Barick Para Road, City:- , P.O:- Behala, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No. : AKxxxxxx8N, Aadhaar No: 88xxxxxxx5420 Status : Representative, Representative of : Sanyal Construction Private Limited (as Director)</p>
3	<p>Mr Shilab Sanyal Son of Late Surojit Sanyal 5/1, Barick Para Road, City:- , P.O:- Behala, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No. : APxxxxxx9L, Aadhaar No: 64xxxxxxx7260 Status : Representative, Representative of : Sanyal Construction Private Limited (as Director)</p>

	Photo	Finger Print	Signature
Mr Bikram Roy Son of Swaraj Roy Alipore Judges Court, City:- , P.O.- Alipore, P.S.-Alipore, District:-South 24- Parganas, West Bengal, India, PIN:- 700027			

Identifier Of Mrs Bani Banerjee, Mr Rajiv Banerjee, Mr Bipra Bhanu Pathak, Mrs Sudipta Pathak, Mr Shilab Sanyal

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mrs Bani Banerjee	Sanyal Construction Private Limited-4.95 Dec
2	Mr Rajiv Banerjee	Sanyal Construction Private Limited-4.95 Dec

Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mrs Bani Banerjee	Sanyal Construction Private Limited-350.00000000 Sq Ft
2	Mr Rajiv Banerjee	Sanyal Construction Private Limited-350.00000000 Sq Ft

On 09-03-2022

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,68,93,577/-

(Signature)

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

On 14-03-2022

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

Presented for registration at 17:25 hrs on 14-03-2022, at the Private residence by Mrs Bani Banerjee , one of the Executants.

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

Execution is admitted on 14/03/2022 by 1. Mrs Bani Banerjee, Wife of Late Samir Banerjee, 25/D, Central Road, P.O. Jadavpur, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Hindu, by Profession House wife, 2. Mr Rajiv Banerjee, Son of Late Samir Banerjee, 25/D, Central Road, P.O: Jadavpur, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Hindu, by Profession Service Indetified by Mr Bikram Roy, . . Son of Swaraj Roy, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Others

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

Execution is admitted on 14-03-2022 by Mr Bipra Bhanu Pathak, Director, Sanyal Construction Private Limited (Private Limited Company), 31/N/1, Siddhinath Chatterjee Road, City:- , P.O:- Behala, P.S:-Behala, District:-South 24-Parganas West Bengal, India, PIN:- 700034

Indetified by Mr Bikram Roy, . . Son of Swaraj Roy, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Others

Execution is admitted on 14-03-2022 by Mrs Sudipta Pathak, . Mrs Sudipta Pathak Director, Sanyal Construction Private Limited (Private Limited Company), 31/N/1, Siddhinath Chatterjee Road, City:- , P.O:- Behala, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034

Indetified by Mr Bikram Roy, . . Son of Swaraj Roy, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Others

Execution is admitted on 14-03-2022 by Mr Shilab Sanyal, Director, Sanyal Construction Private Limited (Private Limited Company), 31/N/1, Siddhinath Chatterjee Road, City:- , P.O:- Behala, P.S:-Behala, District:-South 24-Parganas West Bengal, India, PIN:- 700034

Indetified by Mr Bikram Roy, . . Son of Swaraj Roy, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Others

(Signature)

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

Certified that required Registration Fees payable for this document is Rs 103/- (B = Rs 50/- ,E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by by online = Rs 71/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 09/03/2022 1:23PM with Govt. Ref. No: 192021220201959741 on 09-03-2022, Amount Rs: 71/- , Bank State Bank of India (SBIN0000001), Ref. No. IK0BONOMP3 on 09-03-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,021/- and Stamp Duty paid by by online = Rs 39,921/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 09/03/2022 1:23PM with Govt. Ref. No: 192021220201959741 on 09-03-2022, Amount Rs: 39,921/-, Bank State Bank of India (SBIN0000001), Ref. No. IK0BONOMP3 on 09-03-2022, Head of Account 0030-02-103-003-02

(Handwritten Signature)

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

On 04-04-2022

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 : 46 (g) of Indian Stamp Act 1899.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 103/- (B = Rs 50/- ,E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,021/- and Stamp Duty paid by Stamp Rs 100/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 28258, Amount: Rs.100/-, Date of Purchase: 20/12/2021, Vendor name: S B Das

(Handwritten Signature)

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

Registered in Book - I

Volume number 1604-2022, Page from 119231 to 119300

being No 160403461 for the year 2022.



Digitally signed by ANUPAM HALDER
Date: 2022.04.04 11:57:42 +05:30
Reason: Digital Signing of Deed.

Anupam Halder

(Anupam Halder) 2022/04/04 11:57:42 AM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)



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

GRN Details

GRN: 192021220201959741 Payment Mode: Online Payment
GRN Date: 09/03/2022 13:22:04 Bank/Gateway: State Bank of India
BRN : IK0BONOMP3 BRN Date: 09/03/2022 13:03:58
Payment Status: Successful Payment Ref. No: 2000730617/1/2022
[Query No*/Query Year]

Depositor Details

Depositor's Name: BIKROM ROY
Address: NABAPALLY
Mobile: 9433207122
Depositor Status: Others
Query No: 2000730617
Applicant's Name: Mr Asim Mukhopadhyay
Identification No: 2000730617/1/2022
Remarks: Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000730617/1/2022	Property Registration- Stamp duty	0030-02-103-003-02	39921
2	2000730617/1/2022	Property Registration- Registration Fees	0030-03-104-001-16	71
			Total	39992

IN WORDS: THIRTY NINE THOUSAND NINE HUNDRED NINETY TWO ONLY.



सत्यमेव जयते

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

12/3/22

7

Query No / Year	2000730617/2022	Office where deed will be registered
Query Date	07/03/2022 4:29:01 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	Asim Mukhopadhyay Alipore Judges Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9830020398, Status : Advocate	
Transaction	Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement	[4305] Declaration [No of Declaration : 2], [4311] Receipt [Rs : 5,000/-]	
Set Forth value	Market Value	
	Rs. 1,68,93,577/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 40,021/- (Article:48(g))	Rs. 71/- (Article:E, E, B)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 100/-
Remarks		

Land Details :

District: South 24-Parganas, Thana: Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Central road, , Premises No: 25D, , Ward No: 095, Pin Code : 700032

Sch No	Plot Number	Khatian Number	Land Use/ROR Proposed	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	6 Katha		1,67,04,577/-	Width of Approach Road: 18 Ft., Adjacent to Metal Road,
Grand Total :				9.9Dec	0/-	167,04,577/-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	700 Sq Ft.	0/-	1,89,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 700 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tin Shed, Extent of Completion: Complete					
Total :		700 sq ft	0/-	1,89,000/-	



Query No: 2000730617 of 2022, Printed On : Mar 7 2022 4:29PM, Generated from wbregistration.gov.in

AS 1-1-2

Scanned with CamScanner

Land Lord Details :

SI No	Name & address	Status	Execution Admission Details :
1	Mrs Bani Banerjee Wife of Late Samir Banerjee, 25/D, Central Road, City:- , P.O:- Jadavpur, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. AKxxxxxx2L, Aadhaar No.: 45xxxxxxxx3576, Status : Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
2	Mr Rajiv Banerjee Son of Late Samir Banerjee, 25/D, Central Road, City:- , P.O:- Jadavpur, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No. AFxxxxxx3G, Aadhaar No.: 76xxxxxxxx7985, Status : Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

Developer Details :

SI No	Name & address	Status	Execution Admission Details :
1	Sanyal Construction Private Limited (Private Limited Company) , 31/N/1, Siddhinath Chatterjee Road, City:- , P.O:- Behala, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034 PAN No. AAxxxxxx0J, Aadhaar No Not Provided by UIDAI Status : Organization, Executed by: Representative	Organization	Executed by: Representative

Representative Details :

SI No	Name & Address	Representative of
1	Mr Bipra Bhanu Pathak Son of Dhrubasis Pathak 5/1, Barick Para Road, City:- , P.O:- Behala, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AHxxxxxx2F, Aadhaar No Not Provided by UIDAI	Sanyal Construction Private Limited (as Director)
2	Mrs Sudipta Pathak, (Alias Name: Mrs Sudipta Pathak) Wife of Mr Bipra Bhanu Pathak 5/1, Barick Para Road, City:- , P.O:- Behala, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AKxxxxxx8N, Aadhaar No.: 88xxxxxxxx5420	Sanyal Construction Private Limited (as Director)
3	Mr Shilab Sanyal Son of Late Surojit Sanyal 5/1, Barick Para Road, City:- , P.O:- Behala, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. APxxxxxx9L, Aadhaar No.: 64xxxxxxxx7260	Sanyal Construction Private Limited (as Director)



Identifier Details :**Name & address**

Mr Bikram Roy
 Son of Swaraj Roy
 Alipore Judges Court, City:- , P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027,
 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , Identifier Of Mrs Bani Banerjee, Mr Rajiv Banerjee,
 Mr Bipra Bhanu Pathak, Mrs Sudipta Pathak, Mr Shilab Sanyal

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs Bani Banerjee	Sanyal Construction Private Limited-4.95 Dec
2	Mr Rajiv Banerjee	Sanyal Construction Private Limited-4.95 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mrs Bani Banerjee	Sanyal Construction Private Limited-350 Sq Ft
2	Mr Rajiv Banerjee	Sanyal Construction Private Limited-350 Sq Ft

Note:

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 06-04-2022) for e-Payment . Assessed market value & Query is valid for 30 days.(i.e. upto 06-04-2022)
3. Standard User charge of Rs. 240/- (Rupees Two hundred forty) only includes all taxes per document upto 17 (seventeen) pages and Rs 7/- (Rupees seven) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.
11. This eAssessment Slip can be used for registration of respective deed in any of the following offices:
 D.S.R. - I SOUTH 24-PARGANAS, D.S.R. - I I SOUTH 24-PARGANAS, D.S.R. - III SOUTH 24-PARGANAS, D.S.R. - IV SOUTH 24-PARGANAS, A.D.S.R. ALIPORE, D.S.R. - V SOUTH 24-PARGANAS, A.R.A. - I KOLKATA, A.R.A. - II KOLKATA, A.R.A. - III KOLKATA, A.R.A. - IV KOLKATA



Query No: 2000730617 of 2022, Printed On : Mar 7 2022 4:20PM, Generated from wbregristration.gov.in

आयकर विभाग
INCOME TAX DEPARTMENT
SANYAL CONSTRUCTION PRIVATE
LIMITED
23/05/2008
Permanent Account Number
AANCS9200J

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

BIPRABHANU PATHAK
DHRUBASHIS PATHAK

25/12/1972
Permanent Account Number

AHOPP4572F

Bipraban Pathak

Signature



इस कार्ड के लोने / यदि वर कुडका पुगिता करे / यदि
अधिकार देव सेवा इकाई, एन एन सी
5 वी फ्लोर, लबी इटलिन, ब्लॉक नं 204, एन ए 997/8
मॉडल कॉलेज, दीप इण्डिया सोलर पार्क
पुणे-411 036.

If this card is lost / someone's lost card is found
please inform / report to
Income Tax PAN Service Unit, NSDI,
5th Floor, Main Building,
Plot No. 204, Survey No. 297/8,
Model Colony, Near Deep Indusol Chok,
Pune-411 036.

Tel: 2660 2660 / 2660 2661
e-mail: nsdi@nsdi.gov.in



ভারত সরকার

Government of India

বিপ্ৰহানু পাঠক

Bipra Bhanu Pathak

পিতা - ধ্রুববীশ পাঠক

Father: DHRUBASISH PATHAK



জন্মতারিখ/DOB 25/12/1972

পুং / Male



2064 7948 7834

আধার - সাধারণ মানুষের অধিকার



আধার

ঠিকানা: /, বারিক পাড়া রোড
বেহালা, বেহালা, বেহালা, বেঙ্গল
পশ্চিম বঙ্গ

ভারত সরকারের অনন্য পরিচয় প্রমাণকরণ
Unique Identification Authority of India

Address: 3/3, BARIK PARA
ROAD, BEHALA, Behala,
Behala, Kolkata, West
Bengal, 700034

2064 7948 7834

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

आयकर विभाग
INCOME TAX DEPARTMENT

SUDIPTA PATHAK

SURAJIT SANYAL

13/07/1974

AKLPS4368N

Sudipta Pathak

भारत सरकार
GOVT. OF INDIA



Sudipta Pathak



ভারত সরকার

Government of India

সুদীপ্তা পাঠক

Sudipta Pathak

পিতা : সুরজীৎ সান্যাল

Father: Surajit Sanyal



সংখ্যা/DOB: 13/07/1974

সঙ্গী / Female



8834 1284 5420

- সাধারণ মানুষের অধিকার

Sudipta Pathak

Unique Identification Authority of India

ঠিকানা: 3/ বরীক পারা রোড
বেহালা, বেহালা, কোকাতা, পশ্চিম বঙ্গ

Address: 3/ BARIK PARA
ROAD, Behala, Behala,
Kolkata, West Bengal,
700034

8834 1284 5420

1947
1900 200 1947

help@uidai.gov.in

www.uidai.gov.in

PERMANENT ACCOUNT NUMBER
APSPS1089L

नाम / NAME
SHILAB SANYAL

पिता का नाम / FATHER'S NAME
SURAJIT SANYAL

जन्म तिथि / DATE OF BIRTH
21-11-1981

एम्प्लॉयी / SIGNATURE
Shilab Sanyal

B. Das
 अधिकारी / प.सं. 111
 COMMISSIONER OF INCOME-TAX, W.B. - 111

Shilab Sanyal

इस कार्ड को खो / चिल जाने पर कृपया जारी करने वाले अधिकारी को सूचित / वापस कर दें।
 संयुक्त आयकर आधुनिकीकरण एवं तकनीकी,
 पी-7,
 चौरंगी स्क्वार्स,
 कलकत्ता - 700 069.

In case this card is lost/found, kindly inform/return to the issuing authority :
 Joint Commissioner of Income-tax (System & Technical),
 P-7,
 Chowringhee Square,
 Calcutta - 700 069.



भारत सरकार
GOVERNMENT OF INDIA



শীলভ সন্্যাল
Shilob Sanyal
পিতা : সুরজিত সন্্যাল
Father : SURAJIT SANYAL
জন্ম সাল / Year of Birth : 1981
পুরুষ / Male



6403 7793 7260

আধার - সাধারণ মানুষের অধিকার

11111111 11111111

Shilob Sanyal



भारतीय विशद परिचय प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:
৫-১, বারিক পাড়া রোড, বেহালা
গ্রাম. ৬, কোলকাতা, পশ্চিমবঙ্গ,
700034

Address:
5/1, BARICK PARA ROAD,
Behala S.O, Behala, Kolkata,
West Bengal, 700034



1341
1800 120 1341



help@uidai.gov.in



www.uidai.gov.in



PO Box No 1341,
Bangalore-560 081

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

BANI BANERJEE
JOYDEV BHATTACHARYYA
02/12/1952
Permanent Account Number
AKXPB0092L



Bani Banerjee
Signature

In case this card is lost / found, it shall be void / valid.
Income Tax PAN Services Unit, CIT II,
Plot No. 3, Sector II, CBD Belapur,
Navi Mumbai - 400 614.
यदि कार्ड खो जाने वा कृपया सूचित करें / वैधता रद्द।
आयकर सेवा सेवा युनिट - 101158
प्लॉट नं. 3, सेक्टर 2, एच.डी. डी. बेलपुर,
नवी मुंबई - 400 614



শেখু পরিচয় প্রাধিকরণ
ভারত সরকার
 Identification Authority of India
 Government of India

সংস্থাপন আইডি নং / Enrollment No.: 104020465/22493

To
 শেখু বানার্জী
 Bam Banerjee
 25D CENTRAL ROAD
 Jadavpur University
 Jadavpur University
 25, Jc Avenue Kolkata
 West Bengal 700032
 MN79230405FT



আধার নং / ID No. / Your Aadhaar No. :

4526 3380 3576

শেখু -- সাধারণ মানুষের অধিকার



ভারত সরকার
 Government of India



শেখু বানার্জী
 Bam Banerjee
 পিতা / জনম জন্মস্থান
 Father Joydev Bhattacharyya
 জন্ম তারিখ / DOB : 02/12/1952
 লিঙ্গ / Gender
 পুরুষ / Male



4526 3380 3576

-- সাধারণ মানুষের অধিকার

তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা লাভ করা যায়।

INFORMATION

- Aadhaar is proof of identity, not of citizenship .
- To establish identity, authenticate online .

আধার সারা দেশে মান্য।
 আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
 Aadhaar is valid throughout the country .
 Aadhaar will be helpful in availing Government and Non-Government services in future .



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
 Unique Identification Authority of India

ঠিকানা:
 25/ডি, সেন্ট্রাল রোড, জদাবপুর
 জদাবপুর বিশ্ববিদ্যালয়, কোলকাতা, পশ্চিম বঙ্গ,
 700032
 Address:
 25D, CENTRAL ROAD, Jadavpur
 University, Kolkata, West Bengal, 700032

4526 3380 3576

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER

AFMPB2713G



नाम / NAME

RAJIV BANERJEE

पिता का नाम / FATHER'S NAME

SAMIR BANERJEE

जन्म तिथि / DATE OF BIRTH

11-08-1974

हस्ताक्षर / SIGNATURE

अवकाश, प.सं.-111

COMMISSIONER OF INCOME-TAX, W.B. - II



भारतीय विशिष्ट पहचान प्राधिकरण
भारत सरकार

Government of India

नामपंजीकरण क्रम / Enrollment No 1088/47440/00107

To,
राजीव बनर्जी
Rajiv Banerjee
S/O. Same Banerjee
Flat no 5B, Block 1, Eka Gender
16, Radhanath Chowdhury Road
Near Bengal Pottery
Tangra
Tangra Tangra Kolkata
West Bengal 700015
9830115113

Ref. 3935 / 08V / 910833 / 910551 / P



SA448323880FT



आपका आधार क्रमांक / Your Aadhaar No. :

7681 6166 7985

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India

राजीव बनर्जी
Rajiv Banerjee
जन्म तिथि / DOB : 11/08/1974
पुरुष / Male



7681 6166 7985