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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

F 913740

MD 1003-2-503772/2021

certified to be a true and correct copy of the original document
 Additional Registrar



Additional Registrar of
 Assurances, Kolkata

15 MAR 2021

DEVELOPMENT AGREEMENT

This DEVELOPMENT AGREEMENT

is made on this 10th day of March, 2021,

BETWEEN

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ক্রমিক নং... 973... তার 09/03/2021

নাম... M/S Unanimous Construction Pvt Ltd

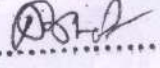
ঠিকানা... Serampore

থানা... Serampore, Dist. Hooghly

মূল্য... 5000/- (Rupees five thousands only)

স্ট্যাম্প ভেগার : শ্রী অভিজিৎ ভাট

মো : জনাই এ. ডি. সাব - রেজিস্ট্রী অফিস, জনাই, হুগলী

স্বাক্ষর... 





Additional Assurance of

10 MAR 2021

SM SANTWANA GHOSH(PAN ADIPG9253C), Wife of Late Ajoy Kumar Ghosh, Daughter of Late Sukumar Ranjan Dutta, by faith Hindu, by occupation retired, residing at 'Matrimandir', Satish Chandra Sur Road, P.O. & P.S. Chandannagar, Dist Hooghly, Pin 712136, hereinafter called 'THE OWNER' (which term or expressions shall mean unless excluded by or repugnant to the subject or context be deemed to mean and include her heirs, executors, administrators, representatives, successors and assigns) of the FIRST PART.

AND

M/S UNANIMOUS CONSTRUCTION PRIVATE LTD (PAN AACCU2356E) a private Limited Company duly incorporated under the Companies Act having its registered office at 134/2, Thakur Bati Street, P.O. & P.S. Serampore, Dist. Hooghly, Pin. 712201, West Bengal, Represents by its authorised director namely SRI KAUSIK PANDA (PAN AFXPP4477Q), Son of Sri Digambar Panda, by faith Hindu, by occupation business, residing at 134/2, Thakur Bati Street, P.O. & P.S. Serampore, Dist. Hooghly, Pin. 712201, hereinafter jointly called THE DEVELOPER (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include its heirs, successors; successors in office and assigns) of the SECOND PART.

WHEREAS ALL THAT a piece and parcel of Bastu Land measuring about more or less 0.156 Acre together with a pucca building standing thereon, laying in Mouja Chandannagar, Sheet no 15, J.L No. 1, Touji no 11, Pargana Samil Bore, comprised in C.S & R.S. Dag no 60, under R.S. Khatian no. 31, corresponding L.R Dag no 88, under L.R Khatian no 1443, Holding no 767, J.N.Sur Road, Chandannagar within the

Contd. In page 3

(3)

municipal jurisdiction of Chandannagar Municipal Corporation, A.D.S.R office at Chandannagar, P.O. Chandannagar, P.S. Chandannagar, Dist Hooghly, originally belonged to one Sukumar Ranjan Dutta, Son of Late Sashibhushan Dutta, now deceased, is the father of the present Owner, herein.

A N D - W H E R E A S, during his life time the said Sukumar Ranjan Dutta peacefully possessed and enjoyed the said property and erected a two storied residential building measuring an area of 3000 sq.ft on the ground floor and area measuring more or less 2000 sq.ft pucca structure on the 1st floor and area measuring more or less 500 sq.ft asbestos roof in the 1st floor on the Bastu land measuring 0.156 Acre, being old holding no 694 J.N.Sur Road, in the year 1890.

A N D - W H E R E A S, while enjoying the aforesaid property, said Sukumar Ranjan Dutta died intestate on 27/11/1975, leaving behind his widow wife namely Smt Katyani Dutta and two married daughters namely Smt Sadhana Chattopadhaya and Smt Santwana Ghosh, the Owner herein, and thereafter the said Katyani Dutta died on 19/09/1977, leaving behind her two daughters namely Smt Sadhana Chattopadhaya and Smt Santwana Ghosh, the Owner herein and as per the Hindu Succession Act, 1956, Smt Sadhana Chattopadhaya and Smt Santwana Ghosh became the joint owners of the Bastu land measuring 0.156 Acre and a two storied residential building measuring an area of 3000 sq.ft on the ground floor and area measuring more or less 2000 sq.ft pucca structure on the 1st floor and area measuring more or less 500 sq.ft asbestos roof in the 1st floor, each having undivided 1/2(Half) share of the said property.

Contd. In page 4

(4)

A N D - W H E R E A S, thereafter said Smt Sadhana Chattopadhaya and Smt Santwana Ghosh, the owner herein, respectively mutated and recorded entire inherited land in the record of the B.L & L.R.O Office, Chandannagar and their names are published in the L.R. record of right, comprising in L.R. Dag no 88(Land area 0.0780 Acre)(share 0.5000) under L.R. Khatian no 1441 published in the name of SADHANA CHATTOPADHYAY and comprising in L.R. Dag no 88(Land area 0.780 Acre)(Share 0.5000), under L.R. Khatian no 1443, published in the name of SANTWANA GHOSH, the present Owner. And they also recorded their names under Chandannagar Municipal Corporation and the new holding no is 767 J.N.Sur Road(old no -694 J.N. Sur Road).

A N D - W H E R E A S, Smt Sadhana Chattopadhaya, being the owner of 1/2(half) share of of the Bastu land measuring 0.156 Acre and a two storied residential building measuring an area of 3000 sq.ft on the ground floor and area measuring more or less 2000 sq.ft pucca structure on the 1st floor and area measuring more or less 500 sq.ft asbestos roof in the 1st floor, and the own natural elder sister of Smt Santwana Ghosh(owner herein), and an aged lady, executed a Deed of gift of her undivided 1/2(Half) share of the said property measuring an area of 0.0780 Acre land and area measuring about 1500 sq.ft (pucca) structure on the ground floor and area measuring about 1000 sq.ft(pucca) on the 1st floor and area measuring about 250 sq.ft(asbestos) on the 1st floor in favour of Smt Santwana Ghosh(the Owner herein), being Gift Deed no 01479/2019(in Book no I, Volume no 0604-2019, pages from 36028 to 36052), at A.D.S.R Chandannagar, in Dist Hooghly out of her natural love and affection towards her own only natural younger sister.

A N D - W H E R E A S, by virtue of the said Deed of Gift, Sm Santwana Ghosh(the Owner herein), obtained 1/2(Half) Share i.e. a Bastu land measuring an area of 0.0780 Acre land and area measuring about 1500 sq.ft (pucca) structure on the ground floor and area measuring about 1000 sq.ft(pucca) on the 1st floor and area measuring about 250 sq.ft(asbestos) on the 1st floor from her elder sister and by virtue of legal heirs she herself

Contd. In page 5

(5)

possessed 1/2(Half) Share of total Bastu land measuring 0.156 Acre and a two storied residential building measuring an area of 3000 sq.ft on the ground floor and area measuring more or less 2000 sq.ft pucca structure on the 1st floor and area measuring more or less 500 sq.ft asbestos roof in the 1st floor, from her father i.e. a Bastu land measuring an area of 0.0780 Acre land and area measuring about 1500 sq.ft (pucca) structure on the ground floor and area measuring about 1000 sq.ft(pucca) on the 1st floor and area measuring about 250 sq.ft(asbestos) on the 1st floor. And thereafter she becomes the absolute sole owner of the Bastu land measuring 0.156 Acre and a two storied residential building measuring an area of 3000 sq.ft on the ground floor and area measuring more or less 2000 sq.ft pucca structure on the 1st floor and area measuring more or less 500 sq.ft asbestos roof in the 1st floor, and mutated her name in the records of Chandannagar Municipal Corporation, and recorded her name in L.R. Record of Rights and paying rents and taxes regularly and the building was in very dilapidated condition. So in this circumstances the old structure has to be demolished with the order of Chandannagar Municipal Corporation.

WHEREAS, the present Vendor/Owner becomes the absolute sole owner of the schedule property of Bastu land measuring 0.156 Acre with R.T Shed structure measuring 400 sq.ft, having cemented floor, standing thereon is the subject matter of this instrument more fully and specifically described in the 'A' Schedule hereunder.

AND -WHEREAS, the owner herein for better use and enjoyment of the said plot of land has decided to develop the said property upon construction of a G+4 building thereon upon demolition of the existing R.T Shed standing thereon.

AND-WHEREAS, the owner not being equipped with the required man power, finance and technical knowledge to implement the said scheme of development has desired to appoint a developer who would be in a position

Contd. In page 6

(6)

to construct and complete the said G+4 building on the said plot of land more fully described in the Schedule 'A' here under written upon demolition of the R.T Shed standing there at with his own men, materials and resources in terms of the building plan to be prepared by the said Developer & sanctioned by Chandannagar Municipal Corporation.

AND- WHEREAS, having come to know the said proposal the Developer herein approached the Owner for awarding the work of development of the new building on the Bastu land more fully described in the Schedule 'A' here under written to Developer and the Owner agreed and accepted the said proposal upon terms & conditions which are reduced to writing here under.

AND WHEREAS before execution of this Agreement the Owner has represented and assured the Developer as follows:-

- 1) That the said property is free from all encumbrances, charges, liens, lispendens, attachments, whatsoever and howsoever and no Court case is pending relating to and/or concerning title of the said property.
- 2) That excepting the Owner herein nobody has any right, title, interest, claim and demand whatsoever into or upon the said property or any part thereof.
- 3) That there is no notice of acquisition or requisition received or pending in respect of the said property as fully described in the Schedule 'A' here under written.
- 4) The Owner has declared to the Developer that the Owner has a marketable title in respect of the said land & including the said house situated thereon without any claim, right, title, interest of any person thereon or therein and the Owner has absolute right to enter into this Agreement with the Developer and the Owner hereby undertake to

Contd. In page 7

(7)

- indemnity & keep the Developer indemnified against any third party's claim and demand whatsoever with regard to the title & ownership of the said property or any part or portion thereof.
- 5) The Owner agrees to pay all outstanding municipal taxes dues & payable in respect of the said property till the date of execution of this Agreement.
 - 6) The Owner agrees to make over vacant and peaceful possession of the said premises immediately upon sanction of the building plan from Chandannagar Municipal Corporation or at such time as will be mutually agreed upon with the Developer.
 - 7) The Developer shall be entitled to demolish the existing R.T Shed standing on the said land immediately upon obtaining vacant possession from the Owner and shall be entitled to deal with or dispose of the old structure materials without any objection and/or interference from the Owner. The Developer shall be entitled to apportion the said proceeds of the old structure materials in the manner he likes.
 - 8) The Owner shall soon after execution of this Agreement handover against accountable receipt all the documents of title in respect of the said premises in original to the Developer who shall return the same to the Owner upon completion of the

Contd. In page 8

(8)

building and execution of Deed of Conveyance in favour of the buyers of Flats etc. as nominee/s of the Developer.

- 9) The Developer hereby agrees & undertakes that the Developer shall keep these documents in his custody and shall use those documents only for the purpose of satisfaction of the buyers of the flats pertaining to Developer's share in the matter obtaining loan from the banks and other financial institutions against verification of those original documents. The Developer shall not create any liability with the aid and assistance of those documents by way of mortgage or otherwise with the help of those documents.
- 10) The Owner declare that they have not entered into any Agreement either for Development or otherwise in respect of the said premises prior to execution of this Agreement.

NOW THIS AGREEMENT WITNESSETH and it is hereby agreed by and between the parties as follows:-

ARTICLE-1

1) THE PREMISES:- Shall mean ALL THAT piece and parcel of the land measuring 0.156 Acre 'Bastu' land with R.T.Shed structure measuring 400 sq.ft lying & situated at Mouja Chandannagar, Sheet no 15, J.L. no. 1, in Touji no 11, Pargana Samil Bore, comprising in C.S. and R.S. Dag no 60, R.S. Khatian no 31, corresponding to L.R. Dag no 88, L.R. Khatian no 1443, in P.S. Chandannagar, A.D.S.R. Chandannagar, holding no 767 (Old no- 694), J.N.Sur Road, Chandannagar, Hooghly, within the ambit of Chandannagar Municipal Corporation, in ward no 13, Dist Hooghly.

Contd. In page 9

(9)

2) BUILDING PLAN:- Shall mean such building plan to be sanctioned by Chandannagar Municipal Corporation, for construction of a straight G+4 building on the said plot of land as fully described in the Schedule 'A' here under written together with all its amendments & modifications as may be done from time to time. Initially plan has been sanctioned for G+4 building in Bastu land as more fully described in the Schedule 'A' below.

3) OWNER:- Shall mean SM SANTWANA GHOSH, including her heirs, representatives, executors, administrators, successors and assigns.

4) DEVELOPER:- Shall mean M/S UNANIMOUS CONSTRUCTION PRIVATE LTD (PAN AACCU2356E) a private Limited Company duly incorporated under the Companies Act, represents by its authorised director namely- SRI KAUSIK PANDA, including its respective heirs, representatives, executors, administrators, successors, successors in office and assigns.

5) BUILDING: - Shall mean the building(G+4) to be constructed at the aforesaid holding over the land mentioned in the Schedule 'A' herein under in accordance with the building plan sanctioned by the Chandannagar Municipal Corporation.

6) COMMON PURPOSE/S :- Shall mean and include the purpose/s of managing, maintaining protecting and up keeping the building and in particular the common areas, installations and facilities rendering

Contd. In page 10

(10)

common services to the flat holders, collection and disbursement of the common expenses and dealing with the matters of common interest of the Flat Owners.

7) FLAT/S /UNIT/S :- Shall mean the constructed area/s and or space/s in the building capable of being occupied and enjoyed independently.

8) ARCHITECT/S :- Shall mean and include such competent person or persons or the Firm or the Company whom the DEVELOPER may appoint from time to time as the Architect/s of the building.

(9) FLAT HOLDER/S :- According to its context shall mean and include the present, proposed and prospective Owner/s of other Flat/s, Unit/s, Apartment/s, shop/s and Commercial Office/s and open garages at the premises and/or on the building to be constructed at the said premises.

(10) COMMON AREAS & FACILITIES :- Shall mean and include the entrance, passages, stair ways, landing, and common installations comprised at the said building provided by the DEVELOPER and expressed and intended by the OWNER for the common use and enjoyment of the Flat Holders.

(11) SUPER BUILD UP AREA :- According to the subject or context shall mean (i) the built up area of Flat/s / Unit/s which shall include, inter alia, the area of the covered balconies if any attached thereto and also the thickness of the exterior and the interior walls thereof and columns and pillars therein provided that any wall or pillar is common between two Unit/s, Flat/s in that case one half of the area

Contd. In page 11

(11)

under such wall pillar and column shall be include in each such Unit/s and (ii) undivided proportionate share of common area/s and facilities both determined by the Owner herein and certified by the Architect/s of the building.

(12)OWNER'S ALLOCATIONS: - Shall mean constructed super built up 750 sq.ft.(including 30% common area) area measuring of a residential flat, on the 1st Floor as per developer's choice, will be allocated to the Owner upon the G+4 storied building, and each allocated flat consists of two bed rooms, one dining cum kitchen, two toilets with vitrified tiles with 4" Height skirting & cooking counter by black stone, bathroom fittings with commode fittings & concealed water line & wash line, wall putty without colour, electric wiring & including switches & switch board & flash door & glass fittings windows., as per sanctioned plan on the 'A' Schedule property together with undivided proportionate share on the 'A' Schedule mentioned property and the Developer has paid Rs.50,00,000/- (Rupees Fifty Lakhs only), to the Owner, as per memo of consideration of money, described here under.

(13)DEVELOPER'S ALLOCATIONS:- Shall mean all the constructed area as per sanctioned plan of the 'A' Schedule property, except 750 sq.ft. super built up area(including 30% comon area), on the 1st floor allocated to the Owner, in the G+4 building TOGETHER WITH undivided proportionate share in the land TOGETHER WITH

Contd. In page 12

(12)

undivided proportionate share in the common parts and facilities and the same shall be constructed with sufficient modern fitting and fixtures subject to sanction of total Floor Area Ratio TOGETHER WITH right over the Roof for its maintenance & fixing up Overhead Tank with Water distribution line & other necessity of the building.

(14)TRANSFER: - with its grammatical variation shall include transfer by possession and by any other means adopted for effecting what is understood as transfer of space in the G+4 storied building of the purchaser thereof.

(15)TRANSFeree: - Means the person/s, firm/s & company/ companies, association of persons to whom space/s in the building has been transferred.

(16)WARD IMPARTING: - Singular Number shall mean Plural number and vice verse.

(17)That it is agreed by and between the parties that the Developer will choose/appoint the Advocate/Lawyer by himself and the said Advocate/Lawyer will be the common Advocate/Lawyer for the Owner and the intending Purchaser/Purchasers.

ARTICLE-II

OWNER'S REPRESENTATION AND DECLARATION

The owner herein are absolutely seized and possessed of or otherwise well and sufficiently entitled to ALL THAT the said premises free from all encumbrances, charges, liens, dues and/or acquisition/ requisition whatsoever.

Contd. In page 13

ARTICLE-III

DEVELOPER'S RIGHTS AND LIABILITIES

1)The Owners hereby grants subject to what has been hereinafter provided the exclusive right to the Developers herein to build, construct, erect and complete the said building comprising of the various sized Flat/s, Unit/s, Apartment/s, Shop/s, commercial office/s and open garages at the premises and/or on the building/s to be constructed at the premises both for the owner's allocation and for the developer's allocation and in order to sell the Flat/s, Unit/s, Apartment/s, Shop/s, Commercial Office/s and open garages at the premises and/or on the building to be constructed at the premises to the prospective buyers for their residential/commercial purpose by entering into Agreement for Sale and/or transfer and/or construction in respect of the Developer's Allocation in accordance with the Building Plan sanctioned by Chandannagar Municipal Corporation or modification, revision, amendment and/or alteration thereof.

2)The Developer shall be entitled to prepare, modify or alter the Building Plan/s and to submit the same to the appropriate authorities in the name of the Owner, the Developers shall pay and bear all the costs and expenses of the deeds including the Architect's Fees, charges and expenses required to be paid or deposited for the sanction of the Plan including the water and drainage from the Chandannagar Municipal Corporation or any appropriate authorities.

3)Nothing in these presents shall be construed as a demise or an assignment or transfer by the Owner of the said premises or any

(14)

part thereof to the Developer's or creating any right, title or interest in respect thereof in favour of the Developer other than an exclusive license to the Developers to construct a new building upon the said premises with their own money and to deal with and sell dispose or transfer the new Flat/s, Unit/s, Apartment/s, Shop/s, Commercial Office/s at the premises comprised under the Developers' Allocation under these presents in the manner and subjects to the terms & conditions hereinafter stated.

4) During the course of construction of the said proposed building at the said premises any labour or worker meet with any accident such compensation shall be paid exclusively by the Developer herein and Criminal Proceedings if any shall be Developer's responsibility and liability and all expenses legal or otherwise shall be borne by the Developer herein.

5) The Developer herein shall make the payment of the taxes, rents, outgoings, ceases and others to the concerned authority and /or authorities after obtaining possession of the said premises.

ARTICLE- IV

(APARTMENT CONSIDERATION)

In consideration of the Owner having agreed to permit the Developer to erect, construct and complete the proposed building at the said premises and the right, authority and the privileges to sell the Flat/s, Unit/s, Apartment/s, Shop/s, Commercial Office/s and open garages of the Developers Allocation, the Developer agrees

Contd. In page 15

(15)

Here under mentioned as follows:-

A)To obtain all the necessary permission required for the construction of the proposed G+4 storied building/s at the said premises at own costs and expenses.

B)To pay all the costs, charges and expenses for the supervision of the development and construction of the Owner's allocation on the building at the premises.

C)To bear all the costs, charges and expenses for construction of the building including the finishing thereof.

ARTICLE -V

(OWNER'S OBLIGATION)

A)The Owner herein shall put the Developer herein in quit, vacant, peaceful Khas possession of the land comprised under the premises for starting construction of the work as soon as the execution of this Agreement and Power of Attorney shall take place.

B)The Owner herein shall grant General Power of Attorney in favour of the Developers to facilitate the construction of the building and to receive the payment from Flat/ Space/s and others and to make Deed of Conveyance/s etc.

C)The Owner is liable to provide the original deed to the Developer at the time of execution of this agreement.

Contd. In page 16

(16)

D)The Owner shall not share the expenses for bringing the electric connection at the said premises proportionately.

ARTICLE –VI

(DEVELOPER’S OBLIGATION)

PROVIDED HOWEVER THAT the Developer herein shall handover the possession to the prospective buyers after the Developer herein have handed over the Owner’s Allocation to the Owner herein and comply with all other obligation on the part of the Developer herein under this agreement and the Developer shall arrange to shift the Owner in any suitable accomodation and the monthly rent shall be paid by the Developer starts from the Date of execution of this Development Agreement till to the date of handing over the possession of the Owner’s allocation i.e. constructed super built up 750 sq.ft.(including 30% common area) area measuring of a residential flat, on the 1st Floor as per developer’s choice.

ARTICLE-VII

(CONSTRUCTION)

The Developer shall be solely and absolutely responsible for the construction of the said building and the Developer shall hand over a copy of the completion certificate to the owner on or before six months of delivery of possession of the Owner’s allocation, which shall be delivered to the owner after 48 months from the date of the sanction of building plan by the appropriate authority except natural calamity, excessive high price of construction material or unfavourable market response.

ARTICLE-VIII

(SPACE ALLOCATION)

The Developer herein shall be exclusively entitled to the Developer’s Allocation in the building with exclusive right to transfer or deal with

Contd. In page 17

(17)

or dispose of the same without any claim whatsoever by the Owner and the Owner shall not in any way disturb the quiet and peaceful possession of the Developer's allocation.

ARTICLE-IX

(BUILDING)

A)The Developer herein shall construct the building as per the sanctioned and approved revised, modified and/or altered plan with good, standard quality materials as may be specified by the Architect of the Developers herein. Such construction including the finishing works of the building shall be completed by the Developer herein within a period of 48 months from the date of Plan sanction and the same may be extended by the mutual consent to be settled between the parties.

B)The Developer herein shall erect the said building at their own cost as per the specification and drawing provided by the Architect, pump, tube well, water storage, tanks, over head reservoirs, electrification, permanent electric connections and until permanent electric connections is/are obtained, temporary electric connection shall be provided and other facilities as are required to be provided for in the residential building having self contained flats which are to be sold to the prospective buyers including the Owner's allocation.

C)The Developer herein shall be authorized in the name of the

Contd. In page 18

Owner in so far as a necessary to apply and obtain quota, entitlements and other allotments of or for cements, steel, bricks and other building materials and to similarly apply for and to obtain temporary and permanent connections of water, electricity, power, drainage, sewerage and/or gas to the building and /or gas to the building and other facilities required for the construction of the building.

D)The Developer herein shall, at his own cost and expenses and without creating any financial or other liabilities on the Owner herein, complete the building as per the sanction plan and any amendment thereto or modification thereof made or caused to be made by the Developers.

E)All the costs for construction and completing the building inclusive the Owner's allocated portion charges and expenses including Architect's fees shall be paid discharged and borne by Developer and the Owner shall have no liability in this context.

F)The Developers shall provide at their own cost pipeline and water sewerage connection in the portion/s of the Owner's Allocation.

G)The Developer shall have no right to sell the share of Owner's Allocation.

H)In the event of undivided and undemarcated property or the property is amalgamated with other property entire over which the

(19)

building would be built up, all the Owner shall have to partition their share by registering proper instrument to become the Owner of the separated property within the building to be built by this Agreement.

ARTICLE-X

(LEGAL PROCEEDING)

A) It is hereby expressly agreed by & between the parties hereto that it shall be the responsibility of the Developers as constituted Attorney of the Owner to defend all the actions, suits & proceeding which may arise in respect of the Development of the said Plot of land & all costs charges & expenses incurred for that purpose with the approval of the Owner shall be done, borne and paid by the Developer specified as may be required to be done by the Developer & for which the Developer may need the authority of the Owner's application & other documents may be required to be signed or made by the Owner's relating to which specific provisions may not have been mentioned herein. The Owner hereby undertake to do all such acts, deeds matters and things that may be reasonably required to be done in the matter and the owner shall execute any Power of Attorney and/or authorization as maybe required by the Developer herein for the purpose and the owner also undertake to sign & execute all such additional writings & other documents as the case may be provided that all such acts deeds and things do not in any way infringe on the rights of the Owner herein and/or for against the spirit of the agreement.

Contd. In page 20

(20)

B) Any notice required to be given by the Developer herein shall without prejudice to any other mode of service available demanded to have been served on the Owner & delivered by hand and duly acknowledged and shall likewise be deemed to have been served by registered post to the registered office of the Developer herein.

C) The name of the building shall be mutually settled.

D) As and from the date of completion of the building the Developer herein and/or its transferees and the Owner and/or their transferees shall each be liable to pay and bear proportionate charges on account of ground rent and wealth tax and other taxes payable in respect of their space.

ARTICLE-XI

(ARBITRATION)

If at any time any dispute shall arise between the parties hereto regarding the construction or interpretation of any of the terms and conditions herein contained or touching these presents or determination of any liability of the parties under the agreement the same shall be referred to the common arbitrator in case the parties herein agree to the same otherwise two arbitrators one to be appointed by each of the parties in dispute for the Arbitration within the meaning of the Arbitration and Conciliation Act, 1996 or any statutory modifications there under enforced and the decision of the said Arbitrator will be binding on both the parties and both the parties have no objection to the same in any manner whatsoever.

ARTICLE-XII

(FORCE MAJEURE)

The Developer shall not be considered to be liable to any obligations hereunder to the extent that the performance of the relevant obligations are prevented by the existence of the force majeure and shall be suspended from the obligations during the duration of the force majeure. Force Majeure shall mean flood, earthquake, riot, war, storm, tempest, fire, civil commotion, general strike, local lock down and /or any other act or omission beyond the reasonable control of the Developer.

Contd. In page 21

(21)

'A' SCHEDULE ABOVE REFERRED TO

ALL THAT the piece & parcel of the land measuring 0.156 Acre 'Bastu' land with R.T.Shed structure measuring 400 sq.ft lying & situated at Mouja Chandannagar, Sheet no 15, J.L. no. 1, in Touji no 11, Pargana Samil Bore, comprising in C.S. and R.S. Dag no 60, R.S. Khatian no 31, corresponding to L.R. Dag no 88, L.R. Khatian no 1443, in P.S. Chandannagar, A.D.S.R. Chandannagar, holding no 767(old no 694), J.N.Sur Road, Chandannagar, Hooghly, within the ambit of Chandannagar Municipal Corporation, in ward no 13, in Dist Hooghly.

THIS PROPERTY IS BUTTED & BOUNDED BY:-

ON THE NORTH:- J.N.Sur Road,

ON THE SOUTH:- P/O Ranjit Kr Dutta & Sujit Kr Dutta,

ON THE EAST:- Municipal passage,

ON THE WEST:- P/O Arup Das & Amit Das,

Contd. In page 22

'B' SCHEDULE OWNER'S ALLOCATION

Shall mean constructed area measuring super built up 750 sq.ft. area (including 30% common areas) of a residential flat on the 1st Floor as per Developer's choice will be allocated to the Owner upon the G+4 storied building, and allocated Flat consists of two bed rooms, one dining cum kitchen, two toilet with vitrified tiles with 4" height skirting & cooking counter by black stone, bathroom fittings with commode fittings & concealed water line & wash line & flush door & glass fittings windows, wall putty without colour, electric wiring & including switches & switch board and the separate electric meter and connection in her name, as per sanctioned plan on the 'A' Schedule property together with undivided proportionate share on the 'A' Schedule mentioned property with all common parts & facilities with all easement rights and the Owner shall has every right to sell, gift, lease of her allocated share of the said residential flat and the Developer has paid Rs.50,00,000/- (Rupees Fifty Lakhs only), to the Owner, as per memo of consideration of money, described here under.

'C' SCHEDULE DEVELOPER'S ALLOCATION

WITHIN 'A' Schedule land the Developer shall get all the constructed area as per sanctioned plan of the 'A' Schedule property, except 750 sq.ft. super built up area (including 30% common areas) a residential flat on the 1st floor as per developer's choice, allocated to the owner in the G+4 building TOGETHER WITH undivided proportionate share in the

Contd. In page 23

(23)

land in the common parts and facilities and the same shall be constructed with sufficient modern fitting and fixtures subject to sanction of total Floor Area Ratio TOGETHER WITH right over the Roof for its maintenance & fix up Overhead Tank with Water distribution line & other necessity of the building, upon the said G+4 storied building be constructed at the said premises subject to the permission and sanction by Chandannagar Municipal Corporation, with all easement rights & common facilities thereon.

THE SCHEDULE 'D' (COMMON PARTS/ COMMON AREAS)

(COMMON TO THE CO OWNERS OF THE BUILDING)

- 1) Main Entrance Gate, Passage from Main Entrance leading to the stair case. Open space on all sides of the building.
- 2) Staircase with railing, lighting, fixtures and windows and all its landings and the roof on the Top Floor and the Staircase room.
- 3) Water pump, water reservoir, overhead water reservoir Distribution pipes to different flats from overhead tank to the respective flats and from underground Reservoir to overhead tank.
- 3) Electrical wiring from ground floor to the individual flats respectively and switches, meter room, pump room, electrical wiring of staircase and switches and other electrical fittings in all common area of the building.
- 5) Rain water pipes & Water & Sewerage evacuation pipes from the respective flats to the discharges points to the Municipal Road which is common for more than one/all the flats.
- 6) But such common part/ common portion shall not include any open and/or covered space for parking car if any as per sanctioned building plan or as decided by the Developer as car parking Space or otherwise in other areas of the building and save those which required for ingress & egress to & from the flat.

Contd. In page 24

THE CONSTRUCTION SCHEDULE 'E'

1)FOUNDATION:- R.C.C. foundation and framed structure ground to top floor 9' 3" height of each floor.

2)WALL:- Outer wall 8" thick, partition wall 5" thick and all inside wall will be finished with cement plaster and plaster of paris.

3)DOOR:- Frame of good quality sal wood and flush door by commercial plywood with standard local fittings. Toilet door make be PVC.

4)WINDOWS:- Sliding windows with glass fittings.

4) TOILET & SANITARY: - Toilet would be provided with Commode fittings and concealed water line and wash line by polythene pipe. As per requirements one exhaust fan point in each toilet.

6)WATER SUPPLY :- 24 hours water supply via overhead tanks from deep tube well.

7)ELECTRICAL WORK: Concealed wiring through the flat. One ceiling fan point, two light points and one plug point of 5 Amp. in each bed

room. In drawing/dining room there shall one fan point, two light points and TV point and one fridge point. All other places there will be provision for only one light point.

8) KITCHEN Cooking counter by black stone & the top of the counter 3' height tiles to protect the oil spot.

9) FLOOR: All rooms lay with cast in Vitrified Tiles with 4" height skirting. Dado of toilet tiles would be covered by tiles up to door height.

10) The stair case shall be of Vitrified Tiles.

11) OUTSIDE WALL: Super Snowcem finish.

12) LIFT:- Lift facility will be available in the proposed building.

SIGNED, SEALED AND DELIVERED

In presence of the following

WITNESSES

1. Satabdi Ghosh.
29, S.C. Swi Road,
Surpara, Chandannagar.
Hooghly, 712136

2. Raja Datta
29, S.C. Swi Road,
Surpara, Chandannagar
Hooghly (W.B) 712136.
Drafted by me

Santwana Ghosh.

(SIGNATURE OF OWNER)

Kanishk Puri

(SIGNATURE OF DEVELOPER)

Ashok Kumar Saha
CTS 619/11278.
Ashok Kumar Saha
Advocate

Contd. In page 32

(26)

MEMO OF CONSIDERATION

SL NO	DATE	PARTICULARS	AMOUNT
1.	26/06/2019	Through RTGS from Indian Bank, Serampore Branch	Rs. 1,35,000/-
2.	18/07/2019	Through RTGS from Indian Bank, Serampore Branch	Rs. 40,000/-
3.	26/06/2020	Through RTGS from Indian Bank, Serampore Branch, being no - IDIBR52020062620704089	Rs.10,00,000/-
4.	29/06/2020	Through RTGS from Indian Bank, Serampore Branch, being no - IDIBR52020062920711941	Rs.12,00,000/-
5.	30/06/2020	Through RTGS from Indian Bank, Serampore Branch, being no - IDIBR52020063020722467	Rs.12,00,000/-
6.	01/07/2020	Through RTGS from Indian Bank, Serampore Branch, being no - IDIBR52020070120730853	Rs. 9,00,000/-
7.	01/07/2020	By cash	Rs. 1,75,000/-
8.	02/07/2020	By cheque being no '364508' Of Indian Bank Serampore Branch	Rs. 1,50,000/-
9.	02/07/2020	By cheque being no '364506' of Indian Bank Serampore Branch	Rs. 2,00,000/-
Total Amount			Rs.50,00,000/-

WITNESSES:

1. Satabdi Ghosh.
29, S.C. Sur Road
Swipara, Chandannagar
Hooghly 712136

Santwana Ghosh

(SIGNATURE OF THE OWNER)

2.

Raja Datta
29, S.C. Sur Road
Swipara, Chandannagar
Hooghly (W.B)



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

GRN Details

GRN: 192020210242139171 **Payment Mode:** Online Payment
GRN Date: 09/03/2021 13:17:37 **Bank/Gateway:** State Bank of India
BRN : IK0BAHUDZ7 **BRN Date:** 09/03/2021 13:03:05
Payment Status: Successful **Payment Ref. No:** 2000503772/1/2021
[Query No*/Query Year]

Depositor Details

Depositor's Name: DILIP KR ROY
Address: JANAI
Mobile: 9002950715
Depositor Status: Others
Query No: 2000503772
On Behalf Of: Mr Mahuya Chatterjee
Identification No: 2000503772/1/2021
Remarks: Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000503772/1/2021	Property Registration- Stamp duty	0030-02-103-003-02	2051
2	2000503772/1/2021	Property Registration- Registration Fees	0030-03-104-001-16	50014
			Total	52065

IN WORDS: FIFTY TWO THOUSAND SIXTY FIVE ONLY.

SPECIMEN FORM FOR TEN FINGER PRINTS



Santwana Ghosh

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				



Karim Puri

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				

SRU: SAMO P

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
ADIPG9253C



नाम / NAME
SANTWANA GHOSH

पिता का नाम / FATHER'S NAME
SUKUMAR RANJAN DUTTA

जन्म तिथि / DATE OF BIRTH
02-07-1941

हस्ताक्षर / SIGNATURE
Santwana Ghosh
(S. Ghosh)

R. Das

आयकर अधिकारी प. ब. - XI

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

Santwana Ghosh.



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
ভারত সরকার
Unique Identification Authority of India
Government of India

তালিকাভুক্তির আই ডি / Enrollment No. : 1040/20486/16934

To
Santwana Ghosh
সান্ত্বনা ঘোষ
SATISH CHANDRA SUR ROAD
SUR PARA BAGBAZAR
Chandannagar
Chandannagar, Hooghly
West Bengal - 712136

06/12/2013



KL664121705FT

66412170



আপনার আধার সংখ্যা / Your Aadhaar No. :

5691 0166 9689

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

Government of India

সান্ত্বনা ঘোষ

Santwana Ghosh

পিতা : সুকুমার রঞ্জন দত্ত

Father: Sukumar Ranjan Dutta

জন্মতারিখ/DOB: 02/07/1941

সহিলা / Female



5691 0166 9689



আধার - সাধারণ মানুষের অধিকার



Government of India



আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা লাভ
করুন।

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: সতীশ চন্দ্র সুর রোড
সুর পাড়া বাগবাজার, চন্দননগর
চন্দননগর, হুগলী, পশ্চিমবঙ্গ

Address: SATISH CHANDRA
SUR ROAD, SUR PARA
BAGBAZAR, Chandannagar,
Hooghly, Chandannagar,
West Bengal, 712136

5691 0166 9689

1947
1800 300 1947

help@uidai.gov.in

www
www.uidai.gov.in

Santwana Ghosh.

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AACCU2356E

नाम / Name
UNANIMOUS CONSTRUCTION PRIVATE LIMITED

निगम/गठन की तारीख
Date of Incorporation/Formation
17/04/2018

17042018

Kamran Purohit

इस कार्ड के खोने/पाने पर कृपया सूचित करें/सूचित करें:
आयकर विभाग सेवा केंद्र, 5th फ्लोर
5th फ्लोर, मन्त्री स्टर्लिंग,
प्लॉट नं. 341, सर्वे नं. 997/8,
मोडल कॉलोनी, दीप बंगला चौक के पास,
पुणे - 411 016.

If this card is lost / someone's lost card is found,
please inform / return to:

Income Tax PAN Services Unit, NSDL
5th Floor, Mantri Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016.

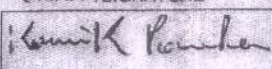
Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: unit@nsdl.co.in


स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
AFXPP4477Q

नाम /NAME
KAUSIK PANDA

पिता का नाम /FATHER'S NAME
DIGAMBAR PANDA

जन्म तिथि /DATE OF BIRTH
16-11-1972

हस्ताक्षर /SIGNATURE



आयकर आयुक्त, प.ब.-XI
COMMISSIONER OF INCOME-TAX, W.B. - XI

Kausik Panda.

इस कार्ड के खो / भिल जाने पर कृपया जारी करने
वाले प्राधिकारी को सूचित / वापस कर दें
संयुक्त आयकर आयुक्त(पद्धति एवं तकनीकी),
पी-7,
चौरंगी स्क्वायर,
कलकत्ता - 700 069.

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

 ভারত সরকার
Government of India

 কৌশিক পান্ডা
Kausik Panda
পিতা : দিগম্বর পান্ডা
Father : Digambar Panda
জন্মতারিখ / DOB : 16/11/1972
পুরুষ / Male



3979 8240 8154

আধার - সাধারণ মানুষের অধিকার

Kausik Panda ,

 আধার
ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India

ঠিকানা:
134/2, ঠাকুরবাতি স্ট্রিট,
শ্রীরামপুর, শ্রীরামপুর, শ্রীরামপুর,
হুগলী, পশ্চিমবঙ্গ, 712201

Address:
134/2, THAKURBATI STREET,
SERAMPORE, Serampore,
Serampore, Hooghly, West
Bengal, 712201

3979 8240 8154

 1847
1800 300 1947

 help@uidai.gov.in

 WWW



ভারত সরকার
Unique Identification Authority of India
Government of India

তালিকাভুক্তির নম্বর/Enrolment No.: 1178/22024/00677

Download Date: 14/08/2017

To
শতাব্দী ঘোষ
Satabdi Ghosh
D/O Ajoy Kumar Ghosh
29
SATISH CHANDRA SUR ROAD
BAGBAZAR
Chandannagar(mc)
Hooghly Chandernagar
West Bengal - 712136
9051216223

Generation Date: 14/08/2017

Signature valid

Digital Signature
UNIQUE IDENTIFICATION
AUTHORITY OF INDIA
Date: 2017-08-14 14:08:00
IST



আপনার আধার সংখ্যা / Your Aadhaar No. :

4759 0673 0195

আমার আধার, আমার পরিচয়



ভারত সরকার
Government of India



শতাব্দী ঘোষ
Satabdi Ghosh
জন্মতারিখ/ DOB: 08/11/1977
মহিলা / FEMALE



4759 0673 0195

আমার আধার, আমার পরিচয়



Government of India



তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়
- পরিচয়ের প্রমাণ অনলাইন অথেন্টিকেশন দ্বারা লাভ করুন
- এটা এক ইলেক্ট্রনিক প্রক্রিয়ায় তৈরী পত্র

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

- 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 .



ভারত সরকার
Unique Identification Authority of India

ঠিকানা:
D/O অজয় কুমার ঘোষ, 29, সতীশ
চন্দ্র সুব রোড, বাগবাজার, চন্দননগর
(এম কর্প), হুগলী,
পশ্চিম বঙ্গ - 712136

Address:
D/O Ajoy Kumar Ghosh, 29,
SATISH CHANDRA SUR ROAD,
BAGBAZAR,
Chandannagar(mc), Hooghly,
West Bengal - 712136

4759 0673 0195

1947



help@uidai.gov.in

www

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ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD

MNB1670447



নির্বাচকের নাম : শতাব্দী ঘোষ

Elector's Name : Satabdi Ghosh

পিতার নাম : অজয় কুমার ঘোষ

Father's Name : Ajoy Kumar Ghosh

লিঙ্গ/Sex : স্ত্রী / F

জন্ম তারিখ : 08/11/1977

Date of Birth

MNB1670447

ঠিকানা:

২৯, সতীশ চন্দ্র সুর রোড, বাগবাজার, চন্দাননগর,
চন্দাননগর, হুগলী-712136

Address:

29, SATISH CHANDRA SUR ROAD, BAGBAZAR
CHANDANNAGAR, CHANDANNAGAR,
HOOGHLY-712136

Date: 22/04/2019

189 - চন্দাননগর নির্বাচন কেন্দ্রের নির্বাচক নিয়ন্ত্রক
অধিদপ্তরের স্বাক্ষরে অনুমোদিত

Facsimile Signature of the Electoral
Registration Officer for

189 - Chandannagar Constituency

ত্রিভাঙ্গা পরিচয়পত্র হলো সচিব ত্রিভাঙ্গার তৈরী করা
কেন্দ্র ও এতেই লিপিবদ্ধ নতুন সঠিক পরিচয়পত্র পাওয়ার
জন্য নির্দিষ্ট করে এই পরিচয়পত্রের নথিটি উল্লেখ করুন।

In case of change in address mention this Card No.
in the relevant Form for including your name in the
roll at the changed address and to obtain the card
with same number

99 / 26

Satabdi Ghosh.

Major Information of the Deed

Deed No :	I-1903-03057/2021	Date of Registration	15/03/2021
Query No / Year	1903-2000503772/2021	Office where deed is registered	
Query Date	04/03/2021 9:15:48 PM	1903-2000503772/2021	
Applicant Name, Address & Other Details	Mahuya Chatterjee Serampore, Thana : Serampur, District : Hooghly, WEST BENGAL, Mobile No. : 9831473137, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 50,00,000/-]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 51,49,814/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,051/- (Article:48(g))	Rs. 50,105/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



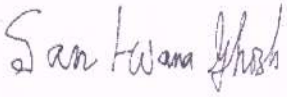
District: Hooghly, P.S:- Chandannagar, Municipality: CHANDANNAGAR MC, Road: J. N. Sur Road, Road Zone : (Away from Road -- Away from Road) , Mouza: Chandannagar Sit No-15, , Holding No:767 JI No: 1, Pin Code : 712136

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-88 (RS :-)	LR-1443	Bastu	Bastu	0.156 Acre	1/-	50,29,814/-	Property is on Road
Grand Total :					15.6Dec	1 /-	50,29,814 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	400 Sq Ft.	1/-	1,20,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 400 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		400 sq ft	1 /-	1,20,000 /-	



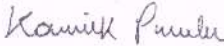
Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Santwana Ghosh Wife of Late Ajoy Kumar Ghosh Executed by: Self, Date of Execution: 10/03/2021 , Admitted by: Self, Date of Admission: 10/03/2021 ,Place : Office			
	10/03/2021	LTI 10/03/2021		10/03/2021
Matrimandir, Satish Chandra Sur Raod, P.O:- Chandannagar, P.S:- Chandannagar, District:- Hooghly, West Bengal, India, PIN - 712136 Sex: Female, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ADxxxxxx3C,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 10/03/2021 , Admitted by: Self, Date of Admission: 10/03/2021 ,Place : Office				




Developer Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Unanimous Construction Private Limited 134/2, Thakur Bati Street, P.O:- Serampur, P.S:- Serampur, District:-Hooghly, West Bengal, India, PIN - 712201 , PAN No.:: AAxxxxxx6E,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri Kausik Panda (Presentant) Son of Shri Digambar Panda Date of Execution - 10/03/2021, , Admitted by: Self, Date of Admission: 10/03/2021, Place of Admission of Execution: Office			
	Mar 10 2021 2:43PM	LTI 10/03/2021		10/03/2021
134/2, Thakur Bati Street, P.O:- Serampur, P.S:- Serampur, District:-Hooghly, West Bengal, India, PIN - 712201, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFxxxxxx7Q,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Unanimous Construction Private Limited (as Director)				

Identifier Details :

Name	Photo	Finger Print	Signature
Satabdi Ghosh Daughter of Late Ajoy Kumar Ghosh Matrimandir, Satish Chandra Sur Raod, P.O:- Chandannagar, P.S:- Chandannagar, District:-Hooghly, West Bengal, India, PIN - 712136			
	10/03/2021	10/03/2021	10/03/2021

Identifier Of Santwana Ghosh, Shri Kausik Panda

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Santwana Ghosh	Unanimous Construction Private Limited-15.6 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Santwana Ghosh	Unanimous Construction Private Limited-400.00000000 Sq Ft

Land Details as per Land Record

District: Hooghly, P.S:- Chandannagar, Municipality: CHANDANNAGAR MC, Road: J. N. Sur Road, Road Zone :
(Away from Road -- Away from Road) , Mouza: Chandannagar Sit No-15, , Holding No:767 JI No: 1, Pin Code : 712136

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 88, LR Khatian No:- 1443	Owner:সান্তনা ঘোষ, Gurdian:অজয় ঘোষ, Address:নিজ , Classification:বালু, Area:0.15600000 Acre,	Santwana Ghosh

On 10-03-2021

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

Presented for registration at 14:27 hrs on 10-03-2021, at the Office of the A.R.A. - III KOLKATA by Shri Kausik Panda

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 51,49,814/-

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

Execution is admitted on 10/03/2021 by Santwana Ghosh, Wife of Late Ajoy Kumar Ghosh, Matrimandir, Satish Chandra Sur Raod, P.O: Chandannagar, Thana: Chandannagar, , Hooghly, WEST BENGAL, India, PIN - 712136, by caste Hindu, by Profession Retired Person

Indetified by Satabdi Ghosh, , , Daughter of Late Ajoy Kumar Ghosh, Matrimandir, Satish Chandra Sur Raod, P.O: Chandannagar, Thana: Chandannagar, , Hooghly, WEST BENGAL, India, PIN - 712136, by caste Hindu, by profession House wife

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

Execution is admitted on 10-03-2021 by Shri Kausik Panda, Director, Unanimous Construction Private Limited (Private Limited Company), 134/2, Thakur Bati Street, P.O:- Serampur, P.S:- Serampur, District:-Hooghly, West Bengal, India, PIN - 712201

Indetified by Satabdi Ghosh, , , Daughter of Late Ajoy Kumar Ghosh, Matrimandir, Satish Chandra Sur Raod, P.O: Chandannagar, Thana: Chandannagar, , Hooghly, WEST BENGAL, India, PIN - 712136, by caste Hindu, by profession House wife

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 50,105/- (B = Rs 50,000/- ,E = Rs 21/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 91/-, by online = Rs 50,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 09/03/2021 1:19PM with Govt. Ref. No: 192020210242139171 on 09-03-2021, Amount Rs: 50,014/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0BAHUDZ7 on 09-03-2021, Head of Account 0030-03-104-001-16

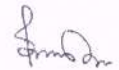
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,021/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 2,051/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 973, Amount: Rs.5,000/-, Date of Purchase: 09/03/2021, Vendor name: Abhijit Bhat

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 09/03/2021 1:19PM with Govt. Ref. No: 192020210242139171 on 09-03-2021, Amount Rs: 2,051/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0BAHUDZ7 on 09-03-2021, Head of Account 0030-02-103-003-02

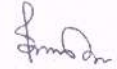


Probir Kumar Golder
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - III KOLKATA
Kolkata, West Bengal

On 15-03-2021

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

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 44
(g) of Indian Stamp Act 1899.



Probir Kumar Golder
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - III KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1903-2021, Page from 147829 to 147878
being No 190303057 for the year 2021.



Probir Kumar Golder

Digitally signed by PROBIR KUMAR
GOLDER
Date: 2021.04.08 13:15:47 +05:30
Reason: Digital Signing of Deed.

(Probir Kumar Golder) 2021/04/08 01:15:47 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - III KOLKATA
West Bengal.

(This document is digitally signed.)