

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AP 224532

Handwritten notes: 30-07-2023, 907975, 2023

TARAKDUTTA (HUF)
[Signature]
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DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made on this the 20th day of April, 2023 (Two Thousand Twenty Three)

Certificate that the agreement is a limited liability partnership and the partners are Tarak Dutta, Karta and the other partners are as mentioned in the schedule attached herewith.

[Signature]
TARAK DUTTA

BETWEEN

(1) TARUN GUHA BISWAS, (PAN ADXPG9835H, Aadhaar No.4999 3902 9311), S/o. Late Dharendra Nath Guha Biswas, by faith Hindu, by occupation self-employed, by Nationality Indian. (2) SMT. SUMITA GUHA BISWAS, (PAN AWPPG5937R, Aadhaar No.6429 1065 5310), wife of Late Barun Kumar Guha Biswas, by faith Hindu, by occupation Housewife, by Nationality Indian, (3) SRI JOYIT GUHA BISWAS, (PAN BSIPG2467H, Aadhaar No.9440 2303 3070), Son of Late Barun Kumar Guha Biswas, by faith Hindu, by occupation Service, by Nationality Indian, (4) SWAPAN KUMAR GUHA BISWAS, (PAN ADXPG6655R, Aadhaar No.2481 0601 5289), son of Late Dharendra Nath Guha Biswas, by faith Hindu, by occupation self-employed, Nationality Indian, all No.1 to 4, residing at 22, K. M. Naskar Road, P.O. Regent Park, P.S. Regent Park, Kolkata 700 040, (5) SMT. JHUNTU DEY, (PAN AFQPD8465D, Aadhaar No.2903 8011 1860), wife of Sunil Dey and daughter of Late Dharendra Nath Guha Biswas, by faith Hindu, by occupation Homemaker, Nationality Indian, residing at Dey Cottage, 16, H.L. Sarkar Road, Bansdronei Gardens, P.S. Bansdronei, P.O. Bansdronei, Kolkata 700 070, (6) SMT. MADHUMITA PAUL, (PAN CRFPP2298R, Aadhaar No.2788 7338 5578), wife of Sri Sukdev Paul, by faith Hindu, by occupation Homemaker, Nationality Indian, residing at 350/6, Mahatma Gandhi Road, Haridevpur, P.O. Haridevpur, P.S. Thakurpukur, Kolkata 700082; (7) SMT. NABONITA ROUTH ROY, (PAN AWKPR6375B, Aadhaar No.8095 3937 1101), wife of Sri Monojendra Kumar Routh Roy, by faith Hindu, by occupation Homemaker, Nationality Indian residing at 21/C, Iswar Mitra Road, Mitra Colony, P.S. Behala, P.O. Behala, Kolkata 700 034, (8) SMT. SATABDI THAKUR, (PAN ARCPT9079R), Aadhaar No. 8095 3937 1101, wife of Sri Arunabho Thakur and daughter of Late Manju Sarkar (nee Manju Guha Biswas), by faith Hindu, by occupation Homemaker, by Nationality Indian, residing at Katwa (M), P.O. Katwa, P.S. Katwa, District Bardhaman, Pin 713130, (9) ASOK KUMAR GUHA BISWAS, (PAN AWWPG4223, Aadhaar No.5900 3766 5265), Son of Late Birendra Nath Guha Biswas, by faith Hindu, by occupation self-employed, Nationality Indian

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(10). MRS. MISTUA GUHA BISWAS, (PAN CJTPG8270), Aadhaar No.6990 9123 1634), wife of Late Alok Kumar Guha Biswas, by occupation Housewife, (11). SUSHMITA GUHA BISWAS, (PAN CQFPG9398Q, Aadhaar No.7293 4580 6091), daughter of Late Alok Kumar Guha Biswas, by faith Hindu, by occupation Housewife, Nationality Indian, all Nos.9 to 11 are residing at 22, K.M. Naskar Road, P.S. Regent Park, P.O. Regent Park, Kolkata 700 040, (12). SMT. BANI SARKAR, (PAN AXXPS6032Q), Aadhaar No.2662 1801-1243, , wife of Sri Sisir Kumar Sarkar and daughter of Late Birendra Nath Guha Biswas, by faith Hindu, by occupation Homemaker. Nationality Indian, residing at 3, Bansdrone Avenue, P.O. Bansdrone, P.S. Bansdrone, Kolkata 700 070, District: South 24 Parganas; (13). SMT. SHIBANI KANUNGO, (PAN) CIEPK5519M, Aadhaar No.9984 7082 7374), wife of Late Samir Kanungo and daughter of Late Birendra Nath Guha Biswas, by faith Hindu, by occupation Homemaker, Nationality Indian, residing at P-26 South End Garden, P.O. Garia, P.S. Jadavpur, Kolkata 700 084, District: South 24 Parganas; (14). SMT AJANTA GUHA BISWAS, (PAN ADCPG4206D, Aadhaar No.2210 0093 5970), wife of Late Arun Kumar Guha Biswas, by faith Hindu, by occupation Homemaker, Nationality Indian, residing at 22, K. M. Naskar Road, P.O. Regent Park, P.S. Regent Park, Kolkata 700 040, District: South 24 Parganas; (15). SMT. ASMITA BANERJEE, (PAN AOPFG3220H, Aadhaar No.2309 7248 2760), wife of Sri Suman Banerjee and Daughter of Late Arun Kumar Guha Biswas, by faith Hindu, by occupation Homemaker, Nationality Indian, residing at 138/A (E-16), Rajdanga Nabapally, P.O. East Kolkata Township, P.S. Kasba, Kolkata 700 107, District: South 24 Parganas; (16). SMT. DIPTI GUHA BISWAS, (PAN BZLPB7990P, Aadhaar No. 4265 8483 9076), W/o. Late Amarendranath Guha Biswas, by faith Hindu, by occupation Homemaker, Nationality Indian, residing at Aditya Enclave, Flat No.- 1F3, Ichhapar, Adityapur 2, P.S.-RLT Adityapur, P.O. N.I.T. Post Office, Jamshedpur, PIN 831014, Jharkhand, India, (17). MANAS GUHA BISWAS, (PAN AITPB9767B, Aadhaar No.2575 3335 6736), S/o.Late Amarendranath Guha Biswas, by faith Hindu, by occupation Service; Nationality Indian, residing at Aditya Enclave,

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Flat No.-1F3, Ichhapur, Adityapur 2, P.S.-R.I.T. Adityapur, P.O. N.I.E. Post Office, Jamshedpur, PIN 831014, Jharkhand, India, (18). SMT. SHEELA DAS, (PAN BFOPD9500G, Aadhaar No.6052 5082 1579), wife of Late Arun Kumar Das and daughter of Late Amarendranath Guha Biswas, by faith Hindu, by occupation Homemaker, Nationality Indian, residing at P-49, Lake Town, Block B. P.S. Lake Town, P.O. Lake Town, Kolkata 700089, (19). SMT. MITHU BASU, (PAN BBOPB3357D, Aadhaar No.3926 2740 0872), wife of Sri Kalyan Kumar Basu and daughter of Late Amarendranath Guha Biswas, by faith Hindu, by occupation Homemaker by Nationality Indian, residing at 27/1 A, Nayan Chand Dutta Street, P.S. Burtolla, P.O. Beadon Street Kolkata 700006, (20). SMT. SWETA GUHA BISWAS, (PAN ADKPG2126L, Aadhaar No.2674 9613 2779), wife of Late Tapas Guha Biswas, by faith Hindu, by occupation Retired, Nationality Indian residing at Kalpataru Abasan, Block B, Flat No.9, 15/1, Motilal Mullick Lane, Baranagar (M), Alambazar, P.S. Baranagar, P.O. Alambazar, Kolkata 700035, Dist.-North 24 Parganas, (21). AYAN GUHA BISWAS, (PAN CQNPB1186P, Aadhaar No.8472 2816 7590) son of Late Tapas Guha Biswas, by faith Hindu, by occupation Service, Nationality Indian & (22). SAYAN GUHA BISWAS, (PAN DZCPB3971D, Aadhaar No.7137 9481 6290), Son of Late Tapas Guha Biswas, by faith Hindu, by occupation Service, Nationality Indian, residing at Kalpataru Abasan, Block B, Flat No. 9, 15/1, Motilal Mullick Lane, Baranagar (M), Alambazar, P.S. Baranagar, P.O. Alambazar, Kolkata 700035, North 24 Parganas, hereinafter jointly referred to as "the OWNERS" (which expression shall unless excluded by or repugnant to the context hereof be deemed to mean and include their respective heirs, successors, executors, administrators, legal representatives and assigns) of the ONE PART.

AND

SRI TARAK DUTTA (HUF), (PAN AA1DH6767N, Aadhaar No 9125 8347 5731), having its Principal Office at 76/B, Netaji Subhas Chandra Bose Road, P.O. & P.S. Rajend Park, Kolkata- 700040, District South 24 Parganas represented by its Flat: SRI TARAK DUTTA & GARO MEMBERS (Aadhaar No. 9125 8347 5731)

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Mobile No.9830507362), son of Late Kalipada Dutta, by faith - Hindu, by profession - Business, by Nationality - Indian, residing at 150D, Regent Colony, Police Station - Jadavpur now Regent Park, KMC Ward No.97, P.O. Regent Park, Kolkata - 700040, District - South 24 Parganas, State - West Bengal; hereinafter referred to as "the DEVELOPER" (which expression shall unless excluded by or repugnant to the context be deemed to mean & include the said firm, its Karta, his heirs, executors, successors, executors, administrators, legal representatives and assigns) of the OTHER PART.

WHEREAS:

A. At all material point of time Ram Gopal Das, Krishna Gopal Das and Heramba Gopal Das, all sons of Late Kshetra Mohan Das were the Zamindars in respect of large plots of land inherited from their predecessors-in-interest comprised in Mouza Shibpur, Pargana Khaspur, Taluk No.151/11, Police Station Tollygunge, District Sub-Registration office at Alipore, District 24 Parganas.

B. By a Bengali Patta (Deed of Transfer) dated 30th April 1919 and registered in the office of the District Sub-Registrar at Alipore and recorded in Book No. 1, Volume No. 12, Pages 241 to 243, Being No.1230 for the year 1919 and made between said Ram Gopal Das, Krishna Gopal Das and Heramba Gopal Das, all sons of Late Kshetra Mohan Das, therein called the Patta Grantors and Gyanendra Nath Guha Biswas, Son of Gopal Chandra Guha Biswas, therein called the Patta Receiver, the Patta Grantors therein for the consideration and rent mentioned therein granted, conveyed, transferred, assigned and assured unto and in favour of the Gyanendra Nath Guha Biswas, the Patta Receiver ALL THAT the piece or parcel of Rayati Dakhali Satta Mourasi Mokarari Patta land admeasuring 18 (Eighteen) Cottahs, a bit more or less comprised in Mouza Shibpur, Pargana Khaspur, Taluk No. 151/11, Police Station Tollygunge, District Sub-Registration office at Alipore, District 24 Parganas absolutely and forever free from all sorts of encumbrances, mortgages, charges, liens, dispendence, demand, claims, hindrances, attachments, debts, dues, acquisitions and

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requisitions whatsoever without any interference, obstruction & objection whatsoever from any persons whomsoever and in any manner whatsoever and without any interference of the Grantors or their heirs, successors or assign/s. The Patta Receiver in terms of Agreement also granted a Kabuliat (Deed of Assent) in favour of the Grantors therein.

C. While being the absolute owner of the aforesaid plot of land by a Bengali Nadabi Patra (Deed of "Relinquishment/Deed of Release) dated 6th September, 1922 registered in the office of the District Sub-Registrar at Alipore and recorded in Book No. I. Volume No. 84. Pages 74 to 75. Being No.3881 for the year 1922 and made between said Gyanendra Nath Guha Biswas, son of Gopal Chandra Guha Biswas, therein called the Releasor and Chinta Haran Guha Biswas, son of Dinabandhu Guha Biswas, therein called the Releasee of the Other Part, the Releasor therein relinquished all his right, title and interest in the said plot of land and released unto and in favour of the Releasee therein ALL THAT the piece or parcel of Rayati Dakhali Satta Mourasi Mokarari Patta land admeasuring 18 (Eighteen) Cottahs, a bit more or less comprised in Mouza Shibpur, Pargana Khaspur, Taluk No. 151/11, Police Station Tollygunge, District Sub-Registration office at Alipore, District 24 Parganas absolutely and forever free from all sorts of encumbrances, mortgages, charges, liens, lispence, demands, claims, hindrances, attachments, debts, dues, acquisitions and requisitions whatsoever without any interference, obstruction and objection whatsoever from any persons whomsoever and in any manner whatsoever and without any interference of the Releasor or his heirs, successors or assigns.

D. In the manner as aforesaid Chinta Haran Guha Biswas, son of Dinabandhu Guha Biswas became the absolute owner and was absolutely seized and possessed of ALL THAT the piece or parcel of Rayati Dakhali Satta Mourasi Mokarari Patta land admeasuring 18 (Eighteen) Cottahs, a bit more or less comprised in Mouza Shibpur, Pargana Khaspur, Taluk No.151/11, Police Station Tollygunge, District Sub-Registration office at Alipore, District 24 Parganas free from all sorts of encumbrances, mortgages, charges, liens, lispence, demands,

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claims, hindrances, attachments, debts, dues, acquisitions and requisitions whatsoever without any interference, obstruction and objection whatsoever from any persons whomsoever and in any manner whatsoever and without any interference of the Patta Grantors of the Releasor or their heirs, successors or assigns.

E. Due to territorial delimitation of municipalities, the Territory of the Tollygunge Municipality has been merged with the Kolkata Municipal Corporation and the said plot of land was renamed as Kshetra Mohan Naskar Road, Calcutta.

F. While being the absolute owner of the said plot of land said Chintaharan Guha Biswas who was a Hindu died intestate leaving behind surviving his three sons namely (1) Dharendra Nath Guha Biswas, (2) Birendra Nath Guha Biswas and (3) Amarendra Nath Guha Biswas as his only legal heirs and successors who jointly inherited the said plot of land as per the Hindu Succession Act prevailing at that time each one thus possessing undivided 1/3rd (one-third) share in the Said Premises.

G. After becoming the absolute owners of the said plot of land said Dharendra Nath Guha Biswas, Birendra Nath Guha Biswas and Amarendra Nath Guha Biswas jointly mutated their names in the assessment records of the Kolkata Municipal Corporation Ward No. 97 (hereinafter for the sake of brevity referred to as "K.M.C.") and the said plot of land was assessed into three different and distinct Premises Nos. 22, Kshetra Mohan Naskar Road, (K.M.C. Assessee No. 21-097-06-0040-1), 22A, Kshetra Mohan Naskar Road, (K.M.C. Assessee No. 21-097-06-0041-3) and 22B, Kshetra Mohan Naskar Road, (K.M.C. Assessee No. 21-097-06-0042-6); Police Station Regent Park, Kolkata 700040, more fully and particularly described in the FIRST SCHEDULE hereunder written and hereinafter jointly referred to as "SAID PREMISES".

H. Descendants of Dharendra Nath Guha Biswas:

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- a). While being the absolute owner of the undivided 1/3rd (one-third) share in the Said Premises the said Dharendra Nath Guha Biswas who was a Hindu governed by Dayabhaga School of Hindu law died intestate on 24th January, 2002 leaving behind surviving his wife (Smt.) Lila Rani Guha Biswas, three sons namely (1) Tarun Guha Biswas, (2) Barun Kumar Guha Biswas and (3) Swapan Kumar Guha Biswas and four daughters namely (1) (Smt.) Jhuntu Dey (nee Guha Biswas), (2) (Smt.) Manju Sarkar (nee Guha Biswas), (3) (Smt.) Madhumita Paul (nee Guha Biswas) and (4) (Smt.) Nabanita Routh Roy (nee Guha Biswas) as his only legal heirs and successors who jointly inherited his undivided 1/3rd (one-third) share in the Said Premises.
- b). The said (Smt.) Lila Rani Guha Biswas, wife of Late Dharendra Nath Guha Biswas who was also a Hindu governed by Dayabhaga School of Hindu law died intestate on 18th July, 2008 leaving behind surviving her three sons namely (1) Tarun Guha Biswas, (2) Barun Kumar Guha Biswas and (3) Swapan Kumar Guha Biswas and four daughters namely (1) (Smt.) Jhuntu Dey, (2) (Smt.) Manju Sarkar, (3) (Smt.) Madhumita Paul and (4) (Smt.) Nabanita Routh Roy as her only legal heirs and successors who jointly inherited the 1/3rd share of their predecessor-in-interest in the Said Premises.
- c). The said (Smt.) Manju Sarkar, daughter of Late Dharendra Nath Guha Biswas who was a Hindu governed by Dayabhaga School of Hindu Law died intestate on 14th December 2016 leaving behind surviving her only daughter (Smt.) Satabdi Thakur, wife of Sri Arunava Thakur as her only legal heir and successor of her share in the Said Premises as per the Hindu Succession Act, 1956.
- d). Said Barun Kumar Guha Biswas, died intestate on 26.01.2021 leaving behind him surviving his wife Sumita Guha Biswas and only son Joyjit Guha Biswas as his only legal heirs and successors who jointly inherited and have become owners of the undivided share of the property left by said deceased Barun Kumar Biswas as per provision of Hindu Succession Act.

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e). In the manner as aforesaid by way of inheritance (1) Tarun Guha Biswas, (2). Sumita Guha Biswas, (3) Joyjit Guha Biswas, (4) Swapan Kumar Guha Biswas, (5) (Smt.) Jhuntu Dey, (6) (Smt.) Madhumita Paul, (7) (Smt.) Nabanita Routh Roy and (8) (Smt.) Satabdi Thakur jointly became the absolute owners of the undivided 1/3rd (one-third) share in the Said Premises from their predecessor in interest Late Dharendra Nath Guha Biswas.

I. Descendants of Birendra Nath Guha Biswas:

- a). While being the absolute owner of the undivided 1/3 (one-third) share in the Said Premises the said Birendra Nath Guha Biswas who was a Hindu governed by Dayabhaga School of Hindu law died intestate on 1st December, 2004 leaving behind surviving his wife (Smt.) Santi Rani Guha Biswas, three sons namely (1) Arun Kumar Guha Biswas, (2) Asok Kumar Guha Biswas and
- (3). Alok Kumar Guha Biswas (now deceased) and two daughters namely (1) (Smt.) Bani Sarkar (nee Guha Biswas) and (2) (Smt.) Shibani Kanungo (nee Guha Biswas) as his only legal heirs and successors who jointly inherited his undivided 1/3rd (one-third) share in the Said Premises.
- b). The said (Smt.) Santi Rani Guha Biswas, wife of Late Birendra Nath Guha Biswas who was also a Hindu governed by Dayabhaga School of Hindu law died intestate on 20th March, 2008 leaving behind surviving her three sons namely (1) Arun Kumar Guha Biswas, (2) Asok Kumar Guha Biswas and (3) Alok Kumar Guha Biswas (now deceased) and two daughters namely (1) (Smt.) Bani Sarkar (nee Guha Biswas) and (2) (Smt.) Shibani Kanungo (nee Guha Biswas) as his only legal heirs and successors who jointly inherited the undivided 1/3rd (one-third) share of said Birendra Nath Guha Biswas in the Said Premises.
- c). The said Arun Kumar Guha Biswas, son of Late Birendra Nath Guha Biswas who was a Hindu governed by Dayabhaga School of Hindu Law died intestate on 25th May, 2011 leaving behind surviving his wife (Smt.) Ajanta Guha Biswas and only daughter (Smt.) Asmita Banerjee, wife of Sri Suman Banerjee as his only

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legal heirs and successors who jointly inherited his share in the Said Premises as per the Hindu Succession Act, 1956,

d). The said Alok Kumar Guha Biswas, son of Late Birendra Nath Guha Biswas who was a Hindu governed by Dayabhaga School of Hindu Law died intestate on 12th October, 2020 leaving behind him surviving his wife (Smt.) Mistua Guha Biswas and only daughter Sushmita Guha Biswas as his only legal heirs and successors who jointly inherited the undivided share in the Said Premises as left by said Alok Kumar Guha Biswas as per the Hindu Succession Act, 1956

e). In the manner as aforesaid by way of inheritance (1) Asok Kumar Guha Biswas, (2) Mistua Guha Biswas, (3) Sushmita Guha Biswas, (4) (Smt.) Bani Sarkar (nee Guha Biswas), (5) (Smt.) Shibani Kanungo (nee Guha Biswas), (6) (Smt.) Ajanta Guha Biswas and (7) (Smt.) Asmita Banerjee jointly became the absolute owners of the undivided 1/3rd (one-third) share in the Said Premises from their predecessor-in-interest Late Birendra Nath Guha Biswas.

J. Descendants of Amarendra Nath Guha Biswas:

a). While being the absolute owner of the undivided 1/3 (one-third) share in the Said Premises the said Amarendra Nath Guha Biswas who was a Hindu governed by Dayabhaga School of Hindu law died intestate on 1st November, 1995 leaving behind surviving his wife (Smt.) Dipti Guha Biswas, two sons namely (1) Tapas Guha Biswas and (2) Manas Guha Biswas and two daughters namely (1) (Smt.) Sheela Das (nee Guha Biswas) and (2) (Smt.) Mithu Basu (nee Guha Biswas) as his only legal heirs and successors who jointly inherited his undivided 1/3rd (one-third) share in the Said Premises.

b). The said Tapas Guha Biswas, son of Late Amarendra Nath Guha Biswas who was a Hindu governed by Dayabhaga School of Hindu Law died intestate on 28th April, 2009 leaving behind surviving his wife (Smt.) Sweta Guha Biswas and two sons namely (1) Ayan Guha Biswas and (2) Sayan Guha Biswas as his only legal heirs and successors who jointly inherited his share in the Said Premises as per the Hindu Succession Act, 1956.

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c). In the manner as aforesaid by way of inheritance (1) (Smt.) Dipti Guha Biswas, (2) Manas Guha Biswas, (3) (Smt.) Sheela Das (nee Guha Biswas), (4) (Smt.) Mithu Basu (nee Guha Biswas), (5) (Smt.) Sweta Guha Biswas, (6) Ayan Guha Biswas and (7) Sayan Guha Biswas jointly became the absolute owners of the undivided 1/3rd (one-third) share in the Said Premises from their predecessor-in-interest Late Amarendra Nath Guha Biswas.

K. Thus by way of inheritance (1). Tarun Guha Biswas, (2). Sumita Guha Biswas, (3). Joyjit Guha Guha Biswas, (4). Swapan Kumar Guha Biswas, (5) (Smt.) Jhuntu Dey (nee Guha Biswas), (6). (Smt.) Madhumita Paul (nee Guha Biswas), (7). (Smt.) Nabonita Routh Roy (nee Guha Biswas), (8). (Smt.) Satabdi Thakur, (9) Asok Kumar Guha Biswas, (10) Mistua Guha Biswas, (11) Sushmita Guha Biswas, (12). (Smt.) Bani Sarkar (nee Guha Biswas), (13). (Smt.) Shibani Kanungo (nee Guha Biswas), (14) (Smt.) Ajanta Guha Biswas, (15). (Smt.) Asmita Banerjee, (16) (Smt.) Dipti Guha Biswas, (17) Manas Guha Biswas, (18). (Smt.) Sheela Das (nee Guha Biswas), (19) (Smt.) Mithu Basu (nee Guha Biswas), (20). (Smt.) Sweta Guha Biswas, (21) Ayan Guha Biswas and (22). Sayan Guha Biswas, jointly became the absolute owners and absolutely seized and possessed of and/or otherwise well and sufficiently entitled to ALL THAT the piece or parcel of land together with the two storied brick built building standing thereon which after actual measurement found ad-measuring 9 (Nine) Cottahs 13 (Thirteen) Chittacks 43 (Forty three) Sq. ft., a bit more or less situate and lying at the Municipal Premises No. 22, Kshetra Mohan Naskar Road, Assessee No. 21-097-06-0040-1, P.O. & Police Station Regent Park, Kolkata 700040 more fully described in the FIRST SCHEDULE hereunder written and hereinafter referred to as "SAID PREMISES" free from all sorts of mortgages, charges, liens, lispence, demands, claims, hindrances attachments, debts, dues, acquisitions and requisitions whatsoever without any interference, obstruction and objection whatever from any persons whomsoever and corner and manner whatsoever

L. The Owners herein became interested to develop and commercially exploit the said Premises by constructing a new building have approached SRI TARAK

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DUTTA (HUF), (PAN AADHT6767N, Aadhaar No.9125 8347 5731), having its Principal Office at 76/B, Netaji Subhas Chandra Bose Road, P.O. & P.S. Regent Park, Kolkata- 700040, District: South 24 Parganas represented by its Karta, SRI TARAK DUTTA, (PAN AEWPD1534L, Aadhaar No.9125 8347 5731), Address: 150D, Regent Park, P.O. & P.S. Regent Park, Kolkata- 700040, District: South 24 Parganas; the Developer herein to develop the Said Premises in accordance with the building plan to be sanctioned by the Kolkata Municipal Corporation (hereinafter for the sake of brevity referred to as the "K.M.C.") and relying on the representations made by the Owners and believing the same to be true and subject to further investigations being made by the Developer, the Developer has agreed to develop the Said Premises.

M. The Owners and the Developer have negotiated and arrived at an agreement to develop the Said Premises upon demolition of the old structure for the mutual benefit on the terms and conditions hereunder written.

NOW THIS AGREEMENT WITNESSETH RECORDS BINDS AND GOVERNS THE CONTRACTUAL RELATIONSHIP BETWEEN THE PARTIES AS FOLLOWS:

1. DEFINITIONS:

Unless in this Agreement there is something contrary or repugnant to the subject or context, the following words shall have the following meanings:

ADVOCATE: shall mean Litan Majumdar, Advocate, Alipore Judges' Court, & Criminal Court, P.O. & P.S. Alipore, Kolkata 700 027 and/or any other Advocate/s as the Owners and the Developer may deem fit and proper.

AGREEMENT FOR SALE: shall mean an agreement to be entered into between the Developer and the allottee/ purchaser.

ALLOTTEES/PURCHASERS: shall mean the person/s to whom an apartment would be allotted or sold or otherwise transferred by the Developer and would include the person who would subsequently acquire the said allotment through

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sale, transfer or otherwise but does not include a person to whom such apartment would be given on rent.

ARCHITECT: shall mean the Architect who shall be appointed by the Developer herein and/or such person or persons who may be appointed by the Developer as the Architect for the Said Building.

ASSOCIATION: shall mean any flat owners' association, society or committee as may be formed by Developer for the Common Purposes having such rules, regulations and restrictions as may be deemed proper and necessary by the Developer not inconsistent with the provisions and covenants herein contained.

CAR PARKING SPACES: shall mean the spaces in the portions of the ground floor level, whether open or covered, of the Said Building expressed or intended to be reserved for parking of motor cars.

COMMON AREAS, FACILITIES AND AMENITIES: shall mean the entire land, lifts, staircase and lift lobbies, ultimate roof, common entrances and exits in the Said Building, terraces, open or covered car parking spaces, lodging of persons employed for the management of the Said Premises including accommodation for security persons, installations of central services such as electricity, gas, water and sanitation, water tanks, pumps, motors, fans, compressors, ducts and all apparatus connected with installations for common use, all community and commercial facilities as provided in the said project and all other portion of the project necessary or convenient for its maintenance, safety, etc. and in common use.

COMMON EXPENSES: shall mean and include all expenses for maintenance, management, upkeep and administration of the Common Areas, Facilities and Amenities and for rendition of common services in common to the transferees and all other expenses for the Common Purpose including those mentioned in the Third Schedule hereunder written to be contributed, borne, paid and shared by the transferees. Provided however the charges payable on account of

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Generator, Electricity etc. consumed by or within any Unit shall be separately paid or reimbursed to the Maintenance in-charge.

COMMON PURPOSES: shall mean and include the purpose of managing, maintaining and up keeping 'the Said Building as a whole in particular the Common Areas, Facilities and Amenities, rendition of common services in common to the transferees and/or the occupants in any other capacity, collection and disbursement of the Common Expenses and administering and dealing with the matters of common interest of the transferees and relating to their mutual rights and obligations for the beneficial use and enjoyment of their respective Units exclusively and the Common Areas, Facilities and Amenities in common.

COMPLETION CERTIFICATE: shall mean the completion certificate, or such other certificate, by whatever name called, to be issued by the competent authority certifying that the said project has been developed according to the sanctioned plan, layout plan and specifications, as approved by the competent authority.

CO-TRANSFEREE: shall mean all the prospective or actual transferees who for the time, being have agreed to acquire any Unit in the Said Building and for all unsold Unit and/or Units in Owners' allocation shall mean Owners and for all unsold Unit and/or Units in Developer's Allocation shall mean the Developer.

DATE OF COMMENCEMENT OF LIABILITY: shall mean the date on which the Owners takes actual physical possession of their allocation after fulfilling all obligations in terms of Clause 12.2 hereinafter or 0..i- date next after expiry of the Completion Notice irrespective of whether the Owners takes actual physical possession or not, whichever is earlier.

DEPOSITS/EXTRA CHARGES/TAXES: shall mean the amounts specified in the Fourth Schedule hereunder to be deposited/paid by the Owners/transferees of the units or their respective transferees " as case may be to the Developer.

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DEVELOPMENT: shall mean carrying on development of the Said Premises, engineering or other operations in, on, over or under the land or the making of any material change in the Said Premises.

DEVELOPMENT WORKS: shall mean the external development works and internal development works on the Said land.

OWNERS' ALLOCATION:

i) shall mean owners herein shall be provide four numbers of car parking space in back portion on the Ground Floor, entire First Floor, entire Second Floor, one flat at North-East side on Third Floor as per the building plan to be sanctioned by the K.M.C. together with the proportionate undivided impartible share and/or interest in the land comprised in the Said Premises and right over the common areas, roof, facilities, amenities and installations in the Said Building which is hereinafter referred to as "the OWNERS' ALLOCATION".

ii). the undivided proportionate impartible part or share in the land comprised in the Said Premises attributable to the constructed spaces above;

iii).the undivided proportionate impartible part or share in the same proportion

iv). all common areas, ultimate roof, facilities and amenities of the Said Building.

DEVELOPER'S ALLOCATION:

i). Shall mean the developer shall be entitled to the remaining portion of the proposed building i.e. car parking space on ground floor (front side), one flat on the ground floor, North-East Corner, back side, rest portion of third floor and entire fourth floor of the proposed building (except owners' allocation noted above) hereinafter referred to as the "Developer's Allocation" (After providing the owners' allocation as more fully described herein below. The Developer shall be exclusively entitled to transfer or otherwise deal with or dispose of the Developer's Allocation to any other person/s without any right claim interest

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thereon whatsoever of the Owners and the Owners shall not in any way interfere with the same:

ii). Together with the undivided proportionate impartible share in the same proportion in all common areas, ultimate roof, facilities and amenities in the Said Building.

iii). Be it specifically mentioned herein that the two tenants occupying portions of the Ground Floor of the Said Premises shall be rehabilitated by the Developer at its own costs and expenses:

DEVELOPMENT RIGHTS: shall mean, in addition to what has been provided for elsewhere in this Agreement, the entire development rights of the Said Building on the Said Premises and shall include (but not be limited to), inter alia, the right, power, entitlement, authority, sanction and permission to:

- (a). Enter upon and take possession and control of the Said Premises and every part thereof for the purpose of developing the Said Building;
- (b). Exercise full, free, uninterrupted, exclusive and enable marketing or transfer rights in respect of the constructed spaces in the Developer's Allocation of the Said Building by way of any manner of transfer or creation of third-party rights therein, have exclusive control with respect to the pricing of the constructed space to be constructed on the Said Premises and enter into agreements with such Transferees, Assignees as it deems fit and to receive the full and complete proceeds as per the terms herein and give receipts and hand over possession, use or occupation of the constructed space and proportionate undivided interest in the land underneath i.e. the Said Premises;
- ©. Carry out the construction/development of the Said Building and remain in possession, control of peaceful enjoyment of the Said Premises or any part thereof until the completion of development of the Said Building and marketing or transfer of the constructed space in the Developer's Allocation of the Said Building on the Said Premises and every part thereof.

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- (d.) Apply for and obtain from the relevant authorities all approvals for development and construction of the Said Building that are required to be obtained by the Developer in terms of this Agreement.
- e). Apply for and obtain from the relevant authorities all Approvals for change of nature of use or purpose of the Said Premises and of the Said Building constructed thereon or on the part thereof.
- (f). In the event of default by the Owners in compliance of their obligations under this Agreement, at the sole discretion of the Developer, to do all such acts, deeds and things that may be required for the Said Building or for compliance of the terms in this Agreement.
- (g). Appoint, employ or engage architects, surveyors, engineers, contractors, sub-contractors, labour, workmen, personnel (skilled and unskilled) or other persons to carry out the development work and to pay the wages, remuneration and salary of such persons;
- (h). Make payment and or receive the refund of all deposits, or other charges to and from all public or Governmental Authorities of public or private utilities relating to the development of the Said Premises paid by the Developer;
- (i). Make applications to the concerned Governmental, Authority or semi-governmental authority in respect of, and carry out, all the infrastructure work including leveling, water storage facilities, water mains, sewages, boundary walls, electrical transformer and all other common areas and facilities for the proposed building to be constructed on the Said Premises as may be required by any approval, layout plan or order of any Governmental Authority or semi-governmental authority and acquire relevant approvals for obtaining water and electricity connections and approvals for cement, steel and other building materials, if any as the Developer deems fit;
- j). Deal with, appear before and file applications, declarations, certificates

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and submit/receive information with, as may be required under the Applicable Law, any Governmental Authority in relation to the Said Building necessary for the full, free, uninterrupted and exclusive development of the Said Premises, the development of and construction of building on the Said Premises,

(k). Carry out and comply with all the conditions contained in the Approvals as may be obtained from time to time.

(l). Execute all necessary, legal and statutory writings, agreements and documentations for the exercise of the Development rights and in connection with all the marketing, or transfer of the constructed space to be constructed on the Said Premises as envisaged herein;

(m) Manage the Said Premises and facilities/common areas constructed upon the Said Premises as may be required under the West Bengal Apartment Ownership Act, 1972 or any other Applicable Laws and/or rules made there under and/or to transfer/assign right to maintenance to any third party and to retain all benefits, consideration etc., accruing from such maintenance of the Said Building;

(n). Take appropriate actions, steps and seek compliances, approvals and exemptions under the provisions of the applicable law.

(o) Demarcate the common areas and facilities, in the Said Building in the sole discretion of the Developer and also in consultation with the Owners, as per the lay out plan and applicable law and to file and register all requisite deeds and documents.

(p). Generally, any and all other acts, deeds and things that may be required for the exercise of the Development Rights.

FORCE MAJEURE: shall mean and include an event preventing either party from performing any or all of its obligations under this Agreement, which arises from, or is attributable to, unforeseen occurrences, acts, events, omissions or accidents which are beyond the reasonable control of the Party so prevented and does not arise out of a breach by such Party of any of its obligations under this Agreement.

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including, without limitation, any abnormally inclement weather, flood, lightning, storm, fire, explosion, earthquake, subsidence, epidemic or other natural physical disaster, war, military operations, riot, terrorist action, civil commotion, and any legislation, regulation, ruling or omissions (including failure to grant any necessary permissions or sanctions for reasons outside the control of either Party) or any relevant Government or Court orders.

INTERNAL DEVELOPMENT WORKS: shall mean passages, water supply, sewers, drains, disposal of sewage water, solid waste management and disposal, energy management, fire protection and fire safety requirements as per sanctioned plans.

MAINTENANCE IN-CHARGE: shall mean and include such agency or any outside agency to be appointed by Developer and the Owners jointly under this Agreement, for the Common Purposes having such rules, regulations and restrictions as may be deemed proper and necessary not inconsistent with the provisions and covenants herein contained.

MARKETING: shall mean marketing, selling, leasing, letting out or otherwise dealing with any space in the Said Building to any transferee for owning or occupying any flat, unit, apartment, and/or constructed space either by the Owners or Developer.

SAID BUILDING: shall mean the Said Building to be constructed, erected and completed on the Said Premises in accordance with the Plan to be sanctioned by the competent authority of K.M.C.

PLAN: shall mean the building plan to be sanctioned by the Kolkata Municipal Corporation together with all additions, alterations, modifications thereto from time to time made or to be made by Developer either under advice of the said corporation or on the recommendation of the Architect or agreed upon between the parties from time to time. Building Plan No.2023/000003 dt. 05/04/2023

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PROPORTIONATE OR PROPORTIONATELY: according to the context shall mean the proportion in which the built-up area of any Unit or Units may bear to the built-up area of all the Units in the Said Building where it refers to the share of the Owners in the Said Building, shall mean Owners' Allocation and where it refers to the share of Developer in the Said Building, shall mean Developer's Allocation.

SAID PREMISES: shall mean ALL THAT the piece or parcel of land 9 (Nine) Cottahs 13 (Thirteen) Chittacks 43 (Forty three) Sq. ft., a bit more or less situate and lying at the Premises Nos. 22, Kshetra Mohan Naskar Road, Police Station Regent Park, Kolkata 700040, District South 24 Parganas more fully and particularly mentioned and described in the First Schedule hereunder written.

SAID SHARE: shall mean the undivided variable proportionate indivisible part or share in the land comprised in the Said Premises attributable to either party's allocation as in the context would become applicable.

SPECIFICATION: shall mean the specification for the said Building as mentioned in the Second Schedule hereunder written subject to the alterations or modifications as may be suggested or approved by the Architect.

TITLE DEEDS: shall mean the documents of title of the Owners in respect of the Said Premises and the documents referred to herein.

TRANSFER: with its grammatical variations shall include transfer by possession and by other means adopted-for effecting what is understood as a transfer of space in multi-storied building to the transferees thereof as per law.

2. INTERPRETATION:

In this agreement save and except as otherwise expressly provided-

i). All words and personal pronouns relating thereto shall be read and construed as the number and gender of the party or parties require and the verb shall be read and construed as agreeing with the required word and pronoun.

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- ii). The division of this agreement into headings is for convenience of reference only and shall not modify or affect the interpretation or construction of this agreement or any of its provisions.
- iii). When calculating the period of time within which or following which any act is to be done or step taken pursuant to this agreement, the date which is the reference day in calculating such period shall be excluded. If the last day of such period is not a business day, the period in question shall end on the next business day.
- iv). All references to section numbers refer to the sections of this agreement, and all references to schedules refer to the Schedules hereunder written.
- v). The words herein', 'hereof', 'hereunder', 'hereafter' and 'hereto' and words of similar import refer to this agreement as a whole and not to any particular Article or section thereof.
- vi). Any reference to any act of Parliament or State legislature in India whether general or specific shall include any modification, extension or enactment of it for the time being in force and all instruments, orders, plans, regulations, bye laws, terms or direction any time issued under it.
- vii). Any reference to any agreement, contract, plan, deed or document shall be construed as a reference to it as it may have been or may be from time to time amended, varied, altered, modified, supplemented or renovated.
3. COMMENCEMENT:
- 3.1. This Agreement commences and shall be deemed to have commenced on and with effect from the date of execution, as mentioned above (commencement date) and this Agreement shall remain valid and in force till all obligations of the Parties towards each other stand fulfilled and performed or till this Agreement is terminated in the manner stated in this Agreement.

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4. OWNERS' REPRESENTATIONS: The Owners have represented and warranted to the Developer as follows:

- (a). The Owners are seized and possessed of and well and sufficiently entitled to the Said Premises. No person other than the Owners have any right, title and/or interest, of any nature whatsoever in the Said Premises or any part thereof.
- (b). The Owners have satisfied the Developer about their title in respect of the Said Premises based on the documents furnished and representations made by the Owners. The Owners shall answer all reasonable questions relating to the Said Premises which may be raised by any bank, financial institution or other nominee or nominees of Developer.
- (c). The Owners shall not do nor permit any one to do any act deed matter or thing which may affect the marketability of the Said Building, or which may cause charges encroachments litigations trusts liens lispence attachments and liabilities.
- (d). The Owners have not entered into any other Agreement for sale or transfer or development or lease etc in respect of the Said Premises or any part thereof.
- e. The Said Premises or any part thereof is not affected by any requisition or acquisition or alignment of any authority or authorities under any law and/or otherwise and no notice or intimation about any such proceedings has been received or come to the notice of the Owners and the Said Premises is not attached under any decree or order of any Court of Law or dues of the Income Tax, Revenue or any other Public Demand.
- (f). No suits, and/or any other proceedings and/or litigations are pending in respect of the Said Premises or any part thereof and that the Said Premises is not involved in any other civil, criminal or arbitration proceedings and no such proceedings and no claims of any nature (whether relating to, directly or indirectly) are pending or threatened by or against the Owners or in respect whereof the Owners are liable to indemnify any person concerned and as far as

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the Owners are aware there are no facts likely to give rise to any such proceedings,

(g). Subject to what has been stated in this Agreement, the Owners have not done and shall not do nor permit to be done, anything whatsoever that would in any way impair, hinder and/or restrict the grant of rights to Developer under this Agreement including, exercise by Developer of the right to develop the Said Premises.

(h). There is no dispute with any revenue or other financial department of State or Central Government or elsewhere in relation to the affairs of the Said Premises and there are no facts, which may give rise to any such dispute.

5..DEVELOPER'S REPRESENTATION:

Developer has represented and warranted to the Owners as follows:

- a). The Developer has sufficient infrastructure, expertise and resources in the field of development and construction of real estate.
- b). The Developer has full authority to enter into this Agreement and appropriate resolutions/authorizations to that effect exist.

6.. POSSESSION FOR DEVELOPMENT:

The Owners shall within 30 (thirty) days from the date of obtaining sanctioned building plan from the Kolkata Municipal Corporation shall handover entirely vacant and peaceful possession of their occupied portions to the Developer for the purpose of construction in terms hereof and the Developer shall be in such possession till the completion of the project. It is made clear that making over possession of the Said Premises by the Owners to the Developer shall not be under Section 53A of the Transfer of Property Act. The right to transfer by conveyance of the Developer's Allocation shall only arise after handing over Owner's Allocation to the Owners.

7. STEPS FOR DEVELOPMENT OF THE SAID PREMISES.

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7.1 The Parties have mutually decided the development of the Said Premises by construction of the Said Building thereon, and commercial exploitation of the same. The Developer shall construct or cause to be constructed the Said Building at its own costs and expenses.

7.2 Upon development of the Said Building, the saleable spaces therein and all other spaces shall be shared between the Parties in the manner and on the terms and conditions recorded in this Agreement.

7.3 The Parties hereby accept the Basic Understanding between them as recorded above and all other terms and conditions mentioned in this Agreement.

In consideration of Developer, agreeing to construct and deliver to the Owners the constructed area being the Owners' Allocation, the Owners agrees to transfer the proportionate undivided share in the Said Premises to the Developer or his nominee or nominees being the Developer's Allocation in such part or parts as Developer may desire.

7.4 By virtue of the rights hereby granted Developer is authorized to build upon and exploit commercially the Said Premises by constructing the Said Building and dealing with the spaces in the Said Building with corresponding undivided proportionate share in the land and according to the respective allocations and the marketing format.

7.5. In consideration of the development of the Said Premises by the Developer herein and the Developer having undertaken the construction of the Said Building as per agreed specification, the Owners agrees to transfer the proportionate, undivided and impartible share in the Said Premises in favour of the intending transferee(s) of the constructed space in the Said Building, if required.

7.6 It has been agreed between the parties herein that the Developer at his own costs and expenses shall evict the tenants/occupiers, amalgamate the three

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premises and obtain a building plan duly sanctioned by the Kolkata Municipal Corporation.

7.7. The development rights granted herein includes the exclusive right, authority and authorization to the Developer to:

- a). Hold, occupy, enter upon and use the Said Premises for the purpose of development only by constructing building thereat at its own cost and expense and such other development and construction therein or thereon as may be necessary or appropriate.
- b). Appoint architects, consultants, contractors, sub-contractors or agents and enter into agreements for implementing the development and making available the various facilities;
- c). Establish, provide or procure, install, construct, as the context admits or requires, and operate the facilities;
- d). Carry out such other activities incidental to the foregoing or proper or desirable for the safe, efficient and economic implementation and operations of the development work. It is however made clear that in carrying out any of the activities mentioned hereinabove or in exercising any of the rights conferred upon the Developer herein, the Developer shall not fasten any liability on the Owners and shall keep the Owners safe, harmless and indemnified against all liabilities, civil or criminal, and all costs, charges and expenses arising therefrom.

7.8. All permissions, approvals, sanctions, modification, no-objections and other statutory formalities for sanction of plan would be obtained by the Developer at his own cost and expenses.

7.9. The Owners shall, however, sign and execute all papers, documents, plans, declarations, affidavits and other documentations whatever required for such sanction and construction as and when required by the Developer without any objection and the documents being made available to the Owners. In addition to the aforesaid, the Owners shall sign, execute and register a General Power of

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Attorney authorizing the Developer or its representative(s) to do, act and perform all or any of the obligations as mentioned above.

8.CONSTRUCTION AND COMMERCIAL EXPLOITATION OF SAID BUILDING:

8.1. The Developer with his own cost and expenses shall be entitled to demolish the existing building/structure standing on the Said Premises and dispose of the proceeds thereof. The Developer shall be entitled to the net realization thereof exclusively.

8.2. The Owners shall be entitled to take away without any cost all the furniture, fixtures, fittings, etc. of the existing building on the Said Premises prior to the demolition thereof.

8.3. The Owners hereby authorize the Developer to appoint the Architect and other consultants to complete the Said Building. All costs charges and expenses for post sanction of the plan in this regard including professional fees and supervision charges shall be discharged and paid by the Developer and in this regard the Owners shall have no liability or responsibility.

8.4. The Developer shall, at its own costs and expenses and without creating any financial or other liability (save and except agreed hereunder) on the Owners construct, erect and complete the Said Building pursuant to the sanctioned plan and as per the specifications mentioned in the Second Schedule hereunder and/or as be recommended by the Architect from time to time (collectively Specifications). The decision of the Architect regarding all aspects of construction including the quality of materials shall be final and binding on the Parties. However none of the materials shall be in anyway inferior than the materials as specified in the Second Schedule hereunder written.

8.5. The Owners shall register a Boundary Declaration of the Said Premises with the existing structures and after mutation of the names of the owners and amalgamation of all the premises in the Assessment records of the Kolkata Municipal Corporation, and also after obtaining clearance under Urban Land

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(Ceiling & Regulation Act), 1972 & also after getting entirely vacant and possession of the existing building by the Owners herein whichever is later the Developer shall obtain the building plan duly sanctioned by the Kolkata Municipal Corporation within 6 (six) months from the date of execution and registration of this Development Agreement and shall commence construction of the Said Building at the Said Premises within 60 (Sixty) days from the date of receiving the sanctioned plan and other approvals from Government Authorities.

8.6. The Developer shall construct, erect and complete the Said Building within a period of 24 (Twenty-four) months from the date of commencement of construction with an grace period of 6 (Six) months subject to force majeure. In the event of failure to complete construction within the stipulated period mentioned herein the Developer shall pay damage @ Rs.50,000/- (Rupees Fifty Thousand) only per month over and above the monthly rent for the alternate accommodation till such time entirely vacant and peaceful possession of the Owners' Allocation is not handed over to the Owners herein. Even after the extended period of 6 (six) months the Developer fails to complete the construction of the Said Building the Owners shall have right to cancel this Development Agreement, revoke the Development Power of Attorney and shall enter into a fresh Development Agreement with a new Developer and shall refund the entire amount spent by the Developer herein with banking rate of interest.

8.7. On completion of the Said Building the Developer shall obtain a Completion Certificate from the Kolkata Municipal Corporation and serve a notice of completion/ possession of the Owners' Allocation to the Owners. On receipt of the Completion Certificate the Owners shall be entitled to take possession of the Owners' allocation subject to compliance of their obligations hereunder.

8.8. The Developer shall at its own costs install and erect in the Said Building, pump, water storage tank, overhead reservoir, water and sewage connection,

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electric connection, piped Gas supply connection and all other necessary amenities and facilities.

8.9. The Developer is hereby authorized in the name of the Owners to apply for and obtain quotas, entitlements and other allocations for cement, steel, bricks and other building materials and inputs and facilities allocable to the Owners and required for the construction of the Said Building but in no circumstances the Owners shall be responsible for the price/value, storage and quality of the building materials.

8.10. The Developer shall be authorized in the name of the Owners to apply for & obtain temporary connections of water, electricity, drainage and sewerage and other necessary utilities,

8.11. The costs charges and expenses for making any additions or alterations and/or for providing any additional facility and/or utility and/or up-gradation of building material at the request of the Owners in or relating to the Unit[s] belonged to Owners' Allocation shall be borne by the Owners in full. It is further clarified that if by reason of such additional work any delay is caused in completion of construction of the said Unit[s] ultimately resulting in delay in the delivery of possession of the said Unit's by the Developer to the Owners, the Developer shall not be liable for any interest damages compensation etc.

8.12. After possession of the Owners' Allocation is being handed over to the Owners herein.

8.13. In the event of any additional floor area is being sanctioned by the Kolkata Municipal Corporation, the Developer shall be entitled to utilize or exploit the same and also shall be entitled to make additional construction as per the building plan to be sanctioned. In the event of construction of such additional floor the same shall be divided by and between the Developer and Owners in the ratio of 50:50.

9. DEPOSITS AND FINANCIALS:

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- 9.1. The original title deeds of the Said Premises shall be in the custody of Tarun Guha Biswas; Asok Kumar Guha Biswas, Manas Guha Biswas, Smt. Mithu Basu (nee Guha Biswas) and Swapan Kumar Guha Biswas who shall be liable to produce the original title deeds to any finance & Govt. authority/authorities as and when the same is required by the said authority/ authorities.
- 9.2. The Developer shall handover a copy of the firm, Tarak Dutta Huf to the Owners prior to execution and registration of this Agreement.
- 9.3. The Developer shall be entitled to seek financing of the Project (Project Finance) by a Bank/Financial Institution (Banker). Such Project Finance can be secured on the strength of the security of the Developer's allocation in the said project and the construction work-in-progress/receivables to the extent pertaining to the Developer's Allocation only. For this purpose, the Owners shall execute necessary documents through its delegated authority or General Power of Attorney in favour of the Developer and the Owners may join as consenting party (if required by the funding institution) to create a charge on the Developer's allocation in the said project and the construction work-in-progress/ receivables to the extent pertaining to the Developer's Allocation in favour of Banks or Financial Institutions or any other institution(s) for availing such loan facility. Under no circumstances no charge shall be created on the Said Premises or on the Owners' allocation by the Developer. In this regard, the Developer shall indemnify the Owners against any claim arising out of such borrowings.
- 9.4. All benefits under the Income Tax Act for such borrowings made by the Developer would be available to the Developer and it would be entitled to claim all such benefits.
- 9.5. The transferees of Units in the project shall pay or deposit the extras and deposits mentioned in the Fifth Schedule hereunder written for the Unit to be acquired or retained by them at the time of taking possession thereof.

10. POWERS AND AUTHORITIES:

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10.1 The Owners hereby agree to ratify and confirm all acts, deeds and things lawfully done in the interest of the Project by the Developer and persons nominated by the Developer in pursuance of the rights and authorities granted as aforesaid.

10.2. Notwithstanding anything contained above, the Owners shall grant to the Developer and/or his nominees a registered General Power of Attorney for the purpose of doing all acts required for the Project simultaneously on execution of this Agreement & the costs on account thereof shall be borne by the Developer.

10.3. Notwithstanding anything contained above, the Owners shall grant to the Developer and/or its/his nominees a registered General Power of Attorney for the purpose of entering into agreement for sale of the Unit/s attributable to the Developer's allocation only.

10.4. Notwithstanding anything contained above, the Owners shall grant to the Developer and/or its nominees a registered General Power of Attorney for the purpose of sale, transfer and/or otherwise disposal of the Unit(s) attributable to the Developer's allocation only.

11. DEALING WITH SPACES IN THE SAID BUILDING:

11.1. Upon development of the Said Building, the saleable spaces therein and all other spaces shall be shared between the Parties in the manner and on the terms and conditions recorded in this Agreement.

11.2. The parties shall be free to deal with their respective allocations in such manner as they may deem fit and proper. For the said purpose the parties shall be entitled to enter into agreements with the transferees on such terms and conditions as they may deem fit and proper, however such agreements shall maintain similarity in format and the common terms and conditions as determined by the Developer.

11.3. If required, the Developer and the Owners hereby agree to join in, execute and be present before the concerned registering authorities for execution of and

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registration of the Deed(s) of Conveyance or Deed(s) of Lease or other necessary document(s) for transferring and/or demising of any space(s)/Unit(s) in the Said Building unto and in favour of the intending purchasers/lessees/transferees as and when called upon to do so without charging any additional consideration whatsoever and the cost for stamp duty and registration charges in respect thereof shall be borne by such intending purchasers/lessees/transferees as the case may be.

12. MUNICIPAL TAXES AND OUTGOINGS:

12.1. All Municipal rates, taxes and outgoings on the Said Premises relating to the period prior to the commencement of construction shall be borne, paid and discharged by the Owners and such dues shall be borne and paid by the Owners as and when called upon by Developer, without raising any objection thereto. However, in the event of any sum paid in excess by the Owners, the Owners shall be entitled to the refund of the same.

12.2. As from the date of commencement of construction of Said Building, Developer shall be liable for Municipal rates and taxes as also other outgoings in respect of the Said Premises till such time Said Building is ready for occupation, after which, the Parties and/or their respective transferees or nominees shall become liable and responsible for payment of Municipal rates and taxes and all other outgoings (collectively Rates) in the ratio of their respective allocations.

13. POST COMPLETION MAINTENANCE:

13.1 On and from the date of expiry of the period to be specified in the written notice to be given by Developer to the Owners (Possession Date), the parties shall become liable and responsible for the payments of rates and taxes in the ratio of their respective allocations irrespective of the fact whether actual physical possession was taken or not.

13.2. After the possession of their respective allocations are taken over by the Parties or their respective transferees or transferees, they shall pay or deposit with

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the Developer the proportionate costs for LT connection charges, switchgear, cables and allied installations. However, the Owners shall pay only the security deposit for their individual meter connections to CESC Ltd, as per the bills to be raised by CESC Ltd.

13.3. The parties and respective nominees/transferees shall punctually and regularly pay the rates and taxes for their respective allocations to the concerned authorities and the parties shall keep each other indemnified against all claims, actions, demands, costs, charges, expenses and proceedings whatsoever directly or indirectly instituted against or suffered by or paid by any of them as the case may be, consequent upon a default by the other or others.

13.4. The Maintenance Society/Association shall manage and maintain the Common Portions and services of the Said Building and shall collect the costs and service charge therefore (Maintenance Charge) from the flat owners. It is clarified that the Maintenance Charge shall include premium for the insurance of the Said Building, tax for water, electricity, sanitation and scavenging charges and also occasional repair and renewal charges for all common wiring, pipes, electrical and mechanical equipment and other installations, appliances and equipment'

13.5. The transferees of the Developer's Allocation shall pay such sum as sinking fund for maintenance of the Said Building, however the Owners shall not make any contribution in respect thereof. On completion of the Said Premises the Developer shall create an Owners Association and handover the maintenance to the said association alongwith the sinking fund in favour of the Association

14. COMMON RESTRICTIONS:

14.1. The Owners and the Developer's Allocation in the Said Building shall be subject to the same restrictions as are applicable to ownership buildings, intended for common benefit of all occupiers of the Said Building, which shall include the following:

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- (a) No occupant of the Said Building shall use or permit to be used his space or any portion thereof for any obnoxious, illegal and immoral trade or activity or for any purpose which may cause any nuisance or hazard to the other occupiers of the Said Building.
- (b). No occupant of the Said Building shall demolish or permit demolition of any wall or other structure in his respective space or any portions, major or minor, without the written consent of Developer.
- ©. No occupant of the Said Building shall transfer or permit transfer of his space or any portion thereof unless all terms & conditions to be observed and/or performed have been observed and performed and the proposed transferee gives a written undertaking to the effect that such transferee shall remain bound by the terms and conditions of these presents and further that such transferee shall pay all and whatsoever shall be payable in relation to the concerned space.
- (d). All occupants of the Said Building shall abide by all laws, bye-laws, rules and regulation of the Government and local bodies and shall attend to, answer and be responsible for any deviation, violation and/or breach of any of the said laws, bye-laws, rules and regulations.
- (e). All occupants of the Said Building shall keep the interior walls, sewers, drains, pipes and other fittings and fixtures and appurtenances and floor and ceiling etc. in each of his respective space in good working condition and repair and in particular so as not to cause any damage to the Said Building or any other space or accommodations therein & shall keep the other occupiers of the Said Building indemnified from and against the consequences of any breach.
- (f). No occupant of the Said Building shall do or cause or permit to be done any act or thing which may render void or voidable any insurance of the Said Building or any part thereof and shall keep the other occupiers of the Said Building harmless and indemnified from and against the consequences of any breach.

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(g). No occupant of the Said Building shall leave or keep any goods or other items for display or otherwise in the corridors or at other places of common use and enjoyment in the Said Building and no hindrance shall be caused in any manner in the free movement and use of the corridors and other places for common use and enjoyment in the Said Building.

(h). No occupant of the Said Building shall throw or accumulate any dirt, rubbish, waste or refuse or permit the same to be thrown or accumulated in or about the Said Building or in the compound, corridors or any other portion or portions of the Said Building.

14.2. For the purpose of enforcing the common restrictions and ancillary purposes and/or for the purpose of repairing, maintaining, rebuilding, cleaning, lighting and keeping in order and good condition any Common Portions and/or for any purpose of similar nature, all occupants of the Said Building shall permit the agency to be appointed with or without workmen, at all reasonable time, to enter into and upon the "concerned space and every part thereof.

15. RESPONSIBILITIES OF THE DEVELOPER:

15.1. Execution of the Project shall be in conformity with the prevailing rules and bye laws of all concerned authorities and State Government/Central Government bodies.

15.2. The Developer shall indemnify the construction of the Said Building with the help of professional bodies, contractors, etc.

15.3. The Developer shall construct the Said Building at its own cost and responsibility. The Developer shall be responsible and liable to Government, Corporation and other authorities concerned as also to all the labour, staff and employees engaged by it and shall be liable for any loss or for any claim arising from such construction and shall indemnify Owners against any claims, loss or damages for any default or failure or breach on the part of the Developer.

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15.4. The Developer hereby agrees and covenants with the Owners not to transfer and/or assign the benefits of this agreement or any portion thereof without the consent of the Owners.

15.5. The Developer hereby agrees and covenants with the Owners not to violate or contravene any of the provisions of the laws and rules applicable to construction of the Said Building.

16. RESPONSIBILITIES OF THE OWNERS:

16.1. The Owners undertake to fully co-operate with the Developer for obtaining all permissions required for development of the Said Premises by construction of Said Building thereupon.

16.2. The Owners shall provide the Developer with any & all necessary documentation and information relating to the Said Premises as may be required by the Developer from time to time.

16.3. The Owners shall not do any act, deed or thing whereby the Developer may be prevented from discharging its functions under this Agreement.

16.4. The Owners hereby covenant not to cause any interference or hindrance in the construction of the Said Building.

16.5. Not to do anything whereby the Developer is prevented from developing, constructing, completing the Said Building and selling, assigning and/or disposing of any part or portion of the constructed area or saleable area attributable to Developer's Allocation.

17. INDEMNITY:

17.1. The Developer shall indemnify & keep the Owners saved, harmless and indemnified of from and against any and all loss, damage or liability (whether criminal or civil) suffered by the other party including any act of default of obtaining any permission or violation of rules, regulations or bye-laws or arising out of any accident or otherwise.

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17.2. The Owners shall indemnify & keep the Developer saved, harmless and indemnified of from and against any and all loss, damage or liability (whether criminal or civil) suffered by the Developer resulting from breach of this Agreement by the Owners and/or arising from any successful claim by any third party for any defect in title of the Said Premises.

18. MISCELLANEOUS:

18.1. The agreement entered into by and between the parties herein is and shall be on principal-to-principal basis.

18.2. The Owners and the Developer expressly agree that the mutual covenants and promises contained in this Agreement shall be the essence of this contract.

18.3. Nothing contained herein shall be deemed to be or construed as a partnership between the Parties in any manner nor shall the Parties constitute an association of persons.

18.4. Failure or delay by either Party to enforce any rights under this Agreement shall not amount to an implied waiver of any such rights.

18.5. The Parties shall do all further acts, deeds and things as may be necessary to give complete and meaningful effect to this Agreement.

18.6. The Owners shall not be liable for any Income Tax, Wealth Tax, Service Tax or any other taxes in respect of the Developer's Allocation and the Developer shall be liable to make payment of the same and keep the Owners indemnified against all actions, suits, proceedings, claims, demands, costs, charges and expenses in respect of the Developer's allocation. Similarly, the Developer shall not be liable for any Income Tax, Wealth Tax, Service Tax or any other taxes in respect of the Owners' Allocation and the Owners shall be liable to make payment of the same and keep the Developer indemnified against all actions, suits, proceedings, claims, demands, costs, charges and expenses in respect of the Owners' Allocation.

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18.7. The name of the Proposed building shall be known as "TWIN-22".

19. DEFAULTS:

19.1. The following shall be the events of default:

- a). If the Owners fail to comply with any other obligation contained herein.
- b). If the Developer fails to comply with any other obligations contained herein.

19.2. In case of any event of default, the other party (the aggrieved party) shall serve a notice in writing to the defaulting party, calling upon the defaulting party to comply with its obligation in default within the time and in the manner to be mentioned in the said notice.

19.3. Upon receipt of such notice, the defaulting party shall rectify the said event of default and/or breach within the time and in the manner mentioned herein

19.4. In case of the default continues for a period of thirty 30 (Thirty) days thereafter, in such event, the aggrieved party shall be entitled to serve a final notice on the defaulting party and in that event the aggrieved party may approach the Court within the jurisdiction of the Said Premises.

20. FORCE MAJEURE:

20.1. If the Developer is delayed in, or prevented from, performing any of its obligations under this Agreement by any event of Force Majeure, the Developer shall forthwith serve notice in writing to the Owners specifying the nature and extent of the circumstances giving rise to the event's of force majeure and shall, subject to service of such notice, have no liability in respect of the performance of such of its obligations as are prevented by the event's of force majeure, during the continuance thereof, and for such time after the cessation, as is necessary for the Developer, using all reasonable endeavors, to re-commence its affected operations in order for it to perform its obligations. The Developer shall not be deemed to have defaulted in the performance of its contractual obligations whilst the performance thereof is prevented by force majeure and the time limits laid

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down in this agreement for the performance of such obligations shall be extended accordingly upon occurrence and cessation of any event constituting force majeure.

20.2. The Developer claiming to be prevented or delayed in the performance of any of its obligations under this Agreement by reason of an event of force majeure shall use all reasonable endeavors to bring the event of force majeure to a close or to find a solution by which the Agreement may be performed despite the continuance of the event of force majeure.

21. ENTIRE AGREEMENT:

21.1. This Agreement constitutes the entire agreement between the Parties and revokes and supersedes all previous discussions/correspondence and agreements between the Parties, oral or implied.

22. AMENDMENT/MODIFICATION:

22.1. No amendment or modification of this Agreement or any part hereof shall be valid and effective unless it is by an instrument in writing executed by all the Parties.

23. NOTICE:

23.1. Any notice or other written communication given under, or in connection with, this Agreement may be delivered personally, or sent by prepaid recorded delivery, or by the simle transmission or registered post with acknowledgement due or through courier service to the proper address and for the attention of the relevant Party (or such other address as is otherwise notified by each party from time to time).

23.2. Any such notice or other written communication shall be deemed to have been served:

23.2.1. If delivered personally, at the time of delivery.

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23.2.2. If sent by prepaid recorded delivery or registered post or courier service and handing over the same by the postal authorities.

23.2.3. In proving such service it shall be sufficient to prove that personal delivery was made or in the case of prepaid recorded delivery, registered post or by courier, that such notice or other written communication was properly addressed and delivered to the postal authorities or in the case of a facsimile message, that an activity or other report from the sender's facsimile machine can be produced in respect of the notice or other written communication showing the recipient's facsimile number and the number of pages transmitted.

24. SPECIFIC PERFORMANCE;

24.1. In the event of there being breach by either party the other party will have the right to seek specific performance of this agreement and also claim any loss, damage costs and expenses caused due to such breach.

25. ALTERNATE ACCOMMODATION

25.1. The Developer shall pay total sum of Rs.60,000/- (Rupees Sixty Thousand) only per month for alternative accommodation to the following owners till hand over possession of Owners' Allocation to the new building. The Developer shall pay said shifting charge after one year from the date of sanctioned building plan.

- a) Tarun Guha Biswas;
- b) Sumita Guha Biswas & Joyjit Guha Biswas.
- c) Swapan Kumar Guha Biswas;
- d) Asok Kumar Guha Biswas;
- e) Mistua Guha Biswas & Sushmita Guha Biswas; f) Manas Guha Biswas;

25.2. All the outgoings i.e. electricity, gas, telephone and other bills in connection with the alternate accommodation shall be borne and paid by the Owners during the period of his occupation thereof.

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25.3. The Owners shall, within 30 (thirty) days of notice from the Developer to the effect that the Owners' Allocation in the Said Building is ready for occupation in habitable condition as per the specifications as mentioned in the Second Schedule hereto, vacate the alternate accommodation and shift to the Owners' allocated area in the Said Building, failing which, after the expiry of the 30 (thirty) days of the notice, the Developer shall not be responsible to provide the alternate accommodation to the Owners and the Owners shall be liable for all costs and consequences arising there from.

25.4. The Developer shall be entitled to demolish the existing building at the Said Premises and realize the sale proceeds thereof for arranging alternate accommodation of the Owners in which the Owners shall not raise any objection whatsoever.

26. JURISDICTION:

26.1. The Courts of Kolkata alone shall have the jurisdiction to entertain try and determine all actions suits and proceedings arising out of these presents between the parties herein.

FIRST SCHEDULE (PREMISES)

ALL THAT the piece or parcel of land whereon or part whereof the Said Building is standing admeasuring 9 (Nine) Cottals 13 (Thirteen) Chittacks 43 (Forty three) Sq. ft., a bit more or less together with 100 Sq. ft., tin shed structure a bit more or less along with easement rights of common areas and passage attached thereto for free ingress an egress, situate and lying at Premises No. 22, Kshetra Mohan Naskar Road, ssessee No. 21-097-06-00-40-1, Police Station Regent Park, Kolkata 700040, within the limits of the Kolkata Municipal Corporation Ward No. 97, District Sub-Registration office at Alipore, District: 24 Parganas (South) butted and bounded in the manner as follows:

NORTH : By Premises No. 21, K.M. Naskar Road; Partly

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SOUTH : By Premises No. 4/77 & partly by Premises No.4/77A, Chanditala Lane

EAST : By Partly by Premises No. 4/66, Chanditala Lane and Partly Premises No. 19/1 A. K.M. Naskar Road;

WEST : By the K.M.C. Road named K.M. Naskar Road;

SECOND SCHEDULE
(COMMON AREAS)

- a. Staircase on floors of the Said Building.
- b. Staircase landings on all the floors.
- c. Common passage, back spaces & lobbies on the ground floor excepting car parking areas.
- d. Roof of the building.
- e. Main electrical wiring, meters and fitting excluding those as are not installed for any particular flat.
- f. Drainage and sewers.
- g. Pump, motor, pump room, all plumbing installations for carrying of water from the underground water reservoir to the overhead water reservoir and other common plumbing installations.
- h. Boundary Walls and Main Gates.
- i. Lawns and gardens, if any, on the Ground Floor.
- j. Such other common parts, areas, equipment, installations, fixtures, fittings and spaces in or about the Said Building as are necessary for passage to or user and occupancy of the said flats in common and as are specified by the Developer expressly to be the common parts after construction of the Said Building.

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It is pertinent to mention here that - a Cancellation of Development Agreement is made on 20/4-2023 at ADAR Alipore, 24/95 (S) vide Deed No. I-160500586/2023. And a Cancellation of Development Power of Attorney is made on 20/4-2023 at ADAR Alipore, 24/95 (S) vide Deed No. I-160500586/2023.

THIRD SCHEDULE

Common expenses

- a). All cost of maintenance, operating, replacing, white washing, painting, rebuilding, re-construction, decorating, re-decorating and lighting the common parts and also the outer walls of said building and parking spaces.
- b). The salaries of all persons employed for the same purposes.
- c). Insurance premium for insuring the said building against earthquake, fire, lighting, non-damage, civil commotion etc.
- d). All charges and deposit for supplies of common utilities.
- e). Municipal taxes and other outgoings save those as are separately assessed on the respective unit.
- f). Costs and charges of establishment of maintenance of the building and for watch and ward staff.
- g). All litigation expenses for protecting the title of the said land and building.
- h). The office expenses incurred for maintaining the office for common purposes.
- i). All other expenses and outgoings as are deemed by the Developer/Vendors and/or company to be necessary or incidental for and regulating inter so the rights of the purchasers.

All expenses referred above shall be borne and paid proportionately by co purchasers on and from the date of taking charge and occupation of their respective units but the Vendors and/or Developers shall be liable to bear such charges in respect of unsold units proportionate to their share.

FOURTH SCHEDULE

(TECHNICAL SPECIFICATIONS)

1. Construction: The building will have a R.C.C. framed construction with first class brick filled walls, rendered externally and internally with cement plaster

TARAK DUTTA (HUF)



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- and inside partition wall done with Plaster of Paris. The exterior walls be finished with high quality water proof cement paint.
2. Flooring: All rooms will be finished with Vitrified tiles and skirting.
 3. Kitchen Floor & Counter: Kitchen counter will be finished with Black Granite.
 4. Joinery: All door frames would be of approved timber with flush door shutters. Toilets and Balconies would have flush door shutters with water resistant ply.
 5. Windows: All windows would be Aluminium windows with integrated grills.
 6. Sanitary & Plumbing: All the sanitary work with hot and cold lines would be concealed type with approved G.I. and P.V.C. pipes. All sanitary fittings and fixtures will be best available quality.
 7. Water Supply: Corporation water shall be provided.
 8. Electrical Services: All flats will be provided with necessary light, fan and plug points (5 & 15 amps) and wiring will be concealed type with approved conductors as per I.S. Code.

DETAILS SPECIFICATION

1. Cement : L & T, Lafarge, Ambuja or any other standard cement.
2. Steel 1st Quality T.M.T. Rod confirming L.S. Code standard.
3. Brick : 1st Class Quality Basirhat.
4. Stone chips & sand : Local supply as per our specification standard.
5. Labour Contractor: Reputed, experienced contractor.
6. Flooring: Vitrified tiles; Stair Case: Granite, Stair case railing: Steel.
7. Flush Door : Kitply, Globe, Wonder or any other ISI standard doors.
8. Main Door: Teak panel door.

TARAK DUTTA (HUF)

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9. Windows: Aluminium windows with sliding glass;
10. Door Frame: Good quality Saal wood;
11. Wire (Copper): Finolex or any wire of ISI standard;
12. Switch: Anchor or any ISI Standard switches.
13. Circuit Breaker: Havell's or any other Standard circuit breakers.
14. Glass: Best Quality available.
15. Walls tiles: : (8" x 12") Somani, Bell, Orient or any Ceramic tiles.
16. Plumbing G.I.: Supreme (only S.W. pipe & rain water pipe), P.V.C. Pipes Black Granite.
17. Commode Cistern, Basin : Hindustan, Pariyware (White)
18. Kitchen Basin : Best available stainless steel sink
19. Kitchen counter: Black Granite.
20. C.P. Bath room : Essco or any ISI standard fittings & Kitchen fittings: Vitrified tiles.
21. Kitchen & Bath Room floor.
22. LIFT : Good quality ISI standard lift (Lessor/OTIS).
23. Roof: Treatment roof.
24. Pump : B. E. Pump.
25. Generator : Generator connection to be installed.

The Developer shall install generator or any other installations over and above mentioned hereinabove for which all costs will be borne by the Owners. & purchasers of the Owners and/or Developer's Allocation in the Said Building proportionately according to their holding. The Owners shall also pay the proportionate charges for common meter and applicable CESC fees for main line, transformer, other amenities, and such other facility to be installed and/or provided by the Developer herein.

TARAK BUTTA (HUF)

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IN WITNESS WHEREOF both the parties herein has put her respective hand,
and seal on this the day, month and year first above written.

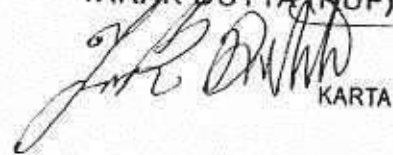
WITNESSES

1. *Ashim Kumar Ghosh*
2/12A, Ashoknagar,
Kolkata-70
2. Tuhin Dutta
c/o Tarak Dutta
71/2G, N.S.C Bose Road
Kolkata - 700040
3. Shanti Lal Surana,
81/A Satish Mukherjee Road,
Kolkata-700026

Tarun Guha Biswas
Hemur Guha Biswas
Joyjit Guha Biswas
Swapom Kumar Guha Biswas
Dipti Guha Biswas
Manas Guha Biswas
Ayan Guha Biswas
Sayan Guha Biswas
Sweta Guha Biswas
Mithun Basu
Mistha Guha Biswas
Sushita Guha Biswas
Sumita Guha Biswas
Sheela Das
Neelamita Kundu
Jhumpa Dey
Madhumita Paul
Devi Saha
Ajanta Guha Biswas
Asmita Banerjee
Shibani Kamengol
Satabdi Thakur

SIGNATURE OF THE OWNERS.

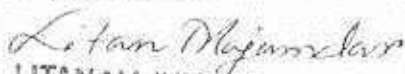
TARAK DUTTA (HUF)



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SIGNATURE OF DEVELOPER

Drafted by me:


LITAN MAJUMDAR
AdvocateAlipore Criminal Court
P.S. - Alipore, Kol-27
Enrol. No. WB-1321/2003

RECEIPT

RECEIVED Rs.24,20,000/- (Rupees Twenty Four Lakh Twenty Thousand) only
by Cheque from the Developer.

By Cheque No.000002 dt.25/08/2022

Drawn on Bank of Baroda,

Rs.10,00,000/-

Branch: Moore Avenue, Kolkata

By Cheque No.000005 dt.10/01/2022, Savings A/c. Chq.
Drawn on HDFC Bank Ltd.,

Rs.2,20,000/-

Branch: Tollygunge Malancha Cinema Hall, Kolkata

By Cheque No.000005 dt.31/03/2023, Current A/c. Chq.
Drawn on HDFC Bank Ltd.,

Rs.12,20,000/-

Branch: Tollygunge Malancha Cinema Hall, Kolkata

Total

Rs.24,40,000/-

(Rupees Twenty Four Lakh Twenty Thousand) only

Witnesses:

1) *Ashwin Kumar Shaha*
2/12A, Ashoknagar,
Kolkata-40

2) TUHIN DUTTA
C/O TARAK DUTTA
71/2G, N.S.C. BOSE ROAD
KOLKATA - 700040

3) Shanti Lal Surana.
51/A Gaitik mukherjee Rd.
KOL-26

Tarun Guha Biswas
Ason Guha Biswas
Joyjit Guha Biswas
Swapan Kumar Guha Biswas

Dipti Guha Biswas
Manas Guha Biswas
Ayan Guha Biswas
Sayan Guha Biswas
Sweta Guha Biswas

Mithu Basu
Mishra Guha Biswas
Sushmita Guha Biswas
Sumita Guha Biswas

Shoela Das
Nabonita Rouly Roy

Shantu Ghosh
Madhurita Paul

Bani Sarkar
A Janta Guha Biswas
Asmita Banerjee
Signature of Owners

Ski Banik Banerjee
Satabdi Thakur



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left hand					
right hand					

Name TARUN GUHA BISWAS

Signature Tarun Biswas



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Name SUMITA GUHA BISWAS

Signature Sumita Guha Biswas



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Name SWAPAN KUMAR GUHA BISWAS

Signature Swapan



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Name JHANTU DEY

Signature Jhantu Dey



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Name NABONITA ROUTH ROY
 Signature Nabonita Routh Roy.



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left hand					
right hand					

Name MADHUMITA PAUL
 Signature Madhumita Paul.



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Name ASOK KUMAR GUHA BISWAS
 Signature Asok Guha Biswas



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Name MISTUA GUHA BISWAS
 Signature Mistua Guha Biswas



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Name AJANTA GUHA BISWAS
 Signature Ajanta Guha Biswas



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Name ASMITA BANERJEE
 Signature Asmita Banerjee



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Name BANI SARKAR
 Signature Bani Sarkar



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Name SHIBANI KANUNGO
 Signature Shibani Kanungo



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Name SWETA GUHA BISWAS
 Signature Sweta Guha Biswas



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right hand					

Name MANAS GUHA BISWAS
 Signature Manas Guha Biswas



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right hand					

Name _____
 Signature Dipak Guha Biswas



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right hand					

Name AYAN GUHA BISWAS
 Signature Ayan Guha Biswas



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right hand					

Name SAYAN GUHA BISWAS
Signature Sayan Guha Biswas



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right hand					

Name SHEELA DAS
Signature Sheela Das



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right hand					

Name MITHU BASU
Signature Mithu Basu



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Name SATABDI THAKUR
Signature Satabdi Thakur



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right hand					

Name JOYJIT GUHA BISWAS

Signature Joyjit Guha Biswas



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right hand					

Name SUSHMITA GUHA BISWAS

Signature Sushmita Guha Biswas



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right hand					

Name TARAK DUTTA

Signature Tarak Dutt

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

Name

Signature

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



192023240017040482

GRN Details

GRN: 192023240017040482 **Payment Mode:** Counter Payment
GRN Date: 15/04/2023 20:01:58 **Bank/Gateway:** Bank of Boroda
GRIPS Payment ID: 150420232001704047 **Payment Init. Date:** 15/04/2023 20:01:58
Payment Status: Payment Pending **Payment Ref. No:** 2000909975/5/2023
[Query No*/Query Year]

Depositor Details

Depositor's Name: Mr LITAN MAJUMDAR
Address: Alipore Judges Court, Alipore Kolkata 700027
Mobile: 9830507276
EMAIL: advlmajumdar@gmail.com
Period From (dd/mm/yyyy): 15/04/2023
Period To (dd/mm/yyyy): 15/04/2023
Payment Ref ID: 2000909975/5/2023
Dept Ref ID/DRN: 2000909975/5/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000909975/5/2023	Property Registration- Stamp duty	0030-02-103-003-02	39921
2	2000909975/5/2023	Property Registration- Registration Fees	0030-03-104-001-16	24421
Total				64342

IN WORDS: SIXTY FOUR THOUSAND THREE HUNDRED FORTY TWO ONLY.

NOTE: Produce this challan to any branch of Bank of Boroda. Please ensure, to make your payment within 22/04/2023 (banking hours). This challan form will be invalid after 22/04/2023.



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



192023240018397861

GRN Details

GRN: 192023240018397861 Payment Mode: Online Payment
GRN Date: 18/04/2023 11:41:34 Bank/Gateway: State Bank of India
BRN : CKW6742154 BRN Date: 18/04/2023 11:43:29
GRIPS Payment ID: 180420232001839785 Payment Init. Date: 18/04/2023 11:41:34
Payment Status: Successful Payment Ref. No: 2000909975/6/2023
[Query No*/Query Year]

Depositor Details

Depositor's Name: LITAN MAJUMDAR
Address: ALIPORE JUDGES COURT, KOLKATA 700027,, West Bengal, 700027
Mobile: 9830507276
Depositor Status: Advocate
Query No: 2000909975
Applicant's Name: Mr LITAN MAJUMDAR
Identification No: 2000909975/6/2023
Remarks: Sale, Development Agreement or Construction agreement Payment No 6
Period From (dd/mm/yyyy): 18/04/2023
Period To (dd/mm/yyyy): 18/04/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000909975/6/2023	Property Registration- Stamp duty	0030-02-103-003-02	39921
2	2000909975/6/2023	Property Registration- Registration Fees	0030-03-104-001-16	24421
Total				64342

IN WORDS: SIXTY FOUR THOUSAND THREE HUNDRED FORTY TWO ONLY.

Major Information of the Deed

Deed No :	I-1605-00585/2023	Date of Registration	20/04/2023
Query No / Year	1605-2000909975/2023	Office where deed is registered	
Query Date	07/04/2023 10:43:13 PM	A.D.S.R. ALIPORE, District: South 24-Parganas	
Applicant Name, Address & Other Details	LITAN MAJUMDAR ALIPORE JUDGES COURT AND CRIMINAL COURT, Thana : Alipore, District : South24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9830507276, 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 : 24,40,000/-]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 1,59,84,457/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 40,021/- (Article:48(g))	Rs. 24,421/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



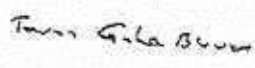


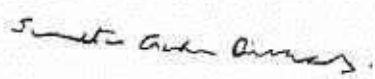


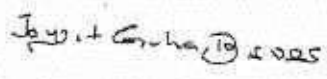
District: South 24-Parganas, P.S:- Regent Park, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Khetra Mohan Naskar Road, , Premises No: 22, , Ward No: 097 Pin Code : 700040



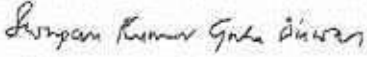


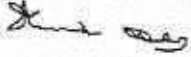





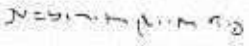
Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	9 Katha 13 Chatak 43 Sq Ft	1/-	1,59,57,457/-	Property is on Road
Grand Total :				16.2892Dec	1 /-	159,57,457 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	1/-	27,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tin Shed, Extent of Completion: Complete					
Total :		100 sq ft	1 /-	27,000 /-	

Lord Details :


Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Tarun Guha Biswas Son of Late Dhirendra Nath Guha Biswas Executed by: Self, Date of Execution: 20/04/2023 , Admitted by: Self, Date of Admission: 20/04/2023 ,Place : Office	Photo  20/04/2023	Finger Print  LTI 20/04/2023	Signature  20/04/2023
22, K M Naskar Road, City:- , P.O:- Regent Park, P.S:-Regent Park, District:-South24-Parganas, West Bengal, India, PIN:- 700040 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: adxxxxxx5h, Aadhaar No: 49xxxxxxxx9311, Status :Individual, Executed by: Self, Date of Execution: 20/04/2023 , Admitted by: Self, Date of Admission: 20/04/2023 ,Place : Office				
2	Name Mrs Sumita Guha Biswas Wife of Late Barun Kumar Guha Biswas Executed by: Self, Date of Execution: 20/04/2023 , Admitted by: Self, Date of Admission: 20/04/2023 ,Place : Office	Photo  20/04/2023	Finger Print  LTI 20/04/2023	Signature  20/04/2023
22, K M Naskar Road, City:- , P.O:- Regent Park, P.S:-Regent Park, District:-South24-Parganas, West Bengal, India, PIN:- 700040 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: awxxxxxx7r, Aadhaar No: 64xxxxxxxx5310, Status :Individual, Executed by: Self, Date of Execution: 20/04/2023 , Admitted by: Self, Date of Admission: 20/04/2023 ,Place : Office				
3	Name Mr Joyjit Guha Biswas Son of Late Barun Kumar Guha Biswas Executed by: Self, Date of Execution: 20/04/2023 , Admitted by: Self, Date of Admission: 20/04/2023 ,Place : Office	Photo  20/04/2023	Finger Print  LTI 20/04/2023	Signature  20/04/2023
22, K M Naskar Road, City:- , P.O:- Regent Park, P.S:-Regent Park, District:-South24-Parganas, West Bengal, India, PIN:- 700040 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: bsxxxxxx7h, Aadhaar No: 94xxxxxxxx3070, Status :Individual, Executed by: Self, Date of Execution: 20/04/2023 , Admitted by: Self, Date of Admission: 20/04/2023 ,Place : Office				

Name	Photo	Finger Print	Signature
Mr Swapan Kumar Guha Biswas Son of Late Dharendra Nath Guha Biswas Executed by: Self, Date of Execution: 20/04/2023 , Admitted by: Self, Date of Admission: 20/04/2023 ,Place : Office	 20/04/2023	 LTI 20/04/2023	 20/04/2023
22, K M Naskar Road, City:- , P.O:- Regent Park, P.S:-Regent Park, District:-South24-Parganas, West Bengal, India, PIN:- 700040 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: adxxxxxx5r, Aadhaar No: 24xxxxxxxx5289, Status :Individual, Executed by: Self, Date of Execution: 20/04/2023 , Admitted by: Self, Date of Admission: 20/04/2023 ,Place : Office			
Name	Photo	Finger Print	Signature
Mrs Jhuntu Dey Wife of Mr Sunil Dey Executed by: Self, Date of Execution: 20/04/2023 , Admitted by: Self, Date of Admission: 20/04/2023 ,Place : Office	 20/04/2023	 LTI 20/04/2023	 20/04/2023
Dey Cottage, 16, H L Sarkar Road Bansdrani Gardens, City:- , P.O:- Bansdrani, P.S:-Bansdrani, District:-South 24-Parganas, West Bengal, India, PIN:- 700070 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: afxxxxxx5d, Aadhaar No: 29xxxxxxxx1860, Status :Individual, Executed by: Self, Date of Execution: 20/04/2023 , Admitted by: Self, Date of Admission: 20/04/2023 ,Place : Office			
Name	Photo	Finger Print	Signature
Mrs Madhumita Paul Wife of Mr Sukdev Paul Executed by: Self, Date of Execution: 20/04/2023 , Admitted by: Self, Date of Admission: 20/04/2023 ,Place : Office	 20/04/2023	 LTI 20/04/2023	 20/04/2023
350/6, Mahatma Gandhi Road, Haridevpur, City:- , P.O:- Haridevpur, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700082 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: crxxxxxx8r, Aadhaar No: 27xxxxxxxx5578, Status :Individual, Executed by: Self, Date of Execution: 20/04/2023 , Admitted by: Self, Date of Admission: 20/04/2023 ,Place : Office			
Name	Photo	Finger Print	Signature
Mrs Nabonita Routh Roy Wife of Mr Monojendra Kumar Routh Roy Executed by: Self, Date of Execution: 20/04/2023 , Admitted by: Self, Date of Admission: 20/04/2023 ,Place : Office	 20/04/2023	 LTI 20/04/2023	 20/04/2023

var Mitra Road, Mirtra Colony,, City:- , P.O:- Behala, P.S:-Behala, District:-South24-
 anas, West Bengal, India, PIN:- 700034 Sex: Female, By Caste: Hindu, Occupation: House
 wife, Citizen of: India, PAN No.:: awxxxxxx5b, Aadhaar No: 80xxxxxxx1101, Status :Individual,
 Executed by: Self, Date of Execution: 20/04/2023
 , Admitted by: Self, Date of Admission: 20/04/2023 ,Place : Office

Name	Photo	Finger Print	Signature
Mrs Satabdi Thakur Wife of Mr- Arunabho Thakur Executed by: Self, Date of Execution: 20/04/2023 , Admitted by: Self, Date of Admission: 20/04/2023 ,Place : Office	 20/04/2023	 LTI 20/04/2023	 20/04/2023

Katwa M, Katwa, City:- , P.O:- Katwa, P.S:-Katwa, District:-Purba Bardhaman, West Bengal, India,
 PIN:- 713130 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.::
 arxxxxxx9r, Aadhaar No: 80xxxxxxx1101, Status :Individual, Executed by: Self, Date of
 Execution: 20/04/2023
 , Admitted by: Self, Date of Admission: 20/04/2023 ,Place : Office

Name	Photo	Finger Print	Signature
Mr Asok Kumar Guha Biswas Son of Late Birendra Nath Guha Biswas Executed by: Self, Date of Execution: 20/04/2023 , Admitted by: Self, Date of Admission: 20/04/2023 ,Place : Office	 20/04/2023	 LTI 20/04/2023	 20/04/2023



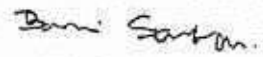
22, K M Naskar Road, City:- , P.O:- Regent Park, P.S:-Regent Park, District:-South24-Parganas,
 West Bengal, India, PIN:- 700040 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of:
 India, PAN No.:: acxxxxxx2c, Aadhaar No: 52xxxxxxx5765, Status :Individual, Executed by: Self,
 Date of Execution: 20/04/2023
 , Admitted by: Self, Date of Admission: 20/04/2023 ,Place : Office

Name	Photo	Finger Print	Signature
Mrs Mistua Guha Biswas Wife of Late Alok Kumar Guha Biswas Executed by: Self, Date of Execution: 20/04/2023 , Admitted by: Self, Date of Admission: 20/04/2023 ,Place : Office	 20/04/2023	 LTI 20/04/2023	 20/04/2023


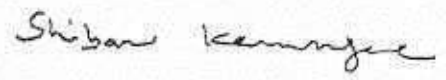
22, K M Naskar Road, City:- , P.O:- Regent Park, P.S:-Regent Park, District:-South24-Parganas,
 West Bengal, India, PIN:- 700040 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen
 of: India, PAN No.:: cjxxxxxx0j, Aadhaar No: 69xxxxxxx1634, Status :Individual, Executed by:
 Self, Date of Execution: 20/04/2023
 , Admitted by: Self, Date of Admission: 20/04/2023 ,Place : Office

Name	Photo	Finger Print	Signature
Sushmita Guha Biswas Daughter of Late Alok Kumar Guha Biswas Executed by: Self, Date of Execution: 20/04/2023 , Admitted by: Self, Date of Admission: 20/04/2023 ,Place : Office	 20/04/2023	 LTI 20/04/2023	 20/04/2023



22, K M Naskar Road, City:- , P.O:- Regent Park, P.S:-Regent Park, District:-South24-Parganas, West Bengal, India, PIN:- 700040 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: cqxxxxxx8q, Aadhaar No: 72xxxxxxxx6091, Status :Individual, Executed by: Self, Date of Execution: 20/04/2023 , Admitted by: Self, Date of Admission: 20/04/2023 ,Place : Office

Name	Photo	Finger Print	Signature
Mrs Bani Sarkar Wife of Mr Sisir Kumar Sarkar Executed by: Self, Date of Execution: 20/04/2023 , Admitted by: Self, Date of Admission: 20/04/2023 ,Place : Office	 20/04/2023	 LTI 20/04/2023	 20/04/2023

3, Bansdrani Avenue, City:- , P.O:- Bansdrani, P.S:-Bansdrani, District:-South24-Parganas, West Bengal, India, PIN:- 700070 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: axxxxxxx2q, Aadhaar No: 26xxxxxxxx1243, Status :Individual, Executed by: Self, Date of Execution: 20/04/2023 , Admitted by: Self, Date of Admission: 20/04/2023 ,Place : Office

Name	Photo	Finger Print	Signature
Mrs Shibani Kanungo Wife of Late Arun Kumar Guha Kanungo Executed by: Self, Date of Execution: 20/04/2023 , Admitted by: Self, Date of Admission: 20/04/2023 ,Place : Office	 20/04/2023	 LTI 20/04/2023	 20/04/2023



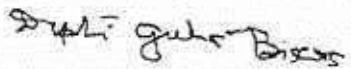
P 26, South End Garden, Garia, City:- , P.O:- Garia, P.S:-Jadavpur, District:-South24-Parganas, West Bengal, India, PIN:- 700084 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: cixxxxxx9m, Aadhaar No: 99xxxxxxxx7374, Status :Individual, Executed by: Self, Date of Execution: 20/04/2023 , Admitted by: Self, Date of Admission: 20/04/2023 ,Place : Office

Name	Photo	Finger Print	Signature
Ajanta Guha Biswas Wife of Late Arun Kumar Guha Biswas Executed by: Self, Date of Execution: 20/04/2023 , Admitted by: Self, Date of Admission: 20/04/2023 ,Place : Office	 20/04/2023	 LTI 20/04/2023	 20/04/2023

22, K M Naskar Road, City:- , P.O:- Regent Park, P.S:-Regent Park, District:-South24-Parganas, West Bengal, India, PIN:- 700040 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: adxxxxxx6d, Aadhaar No: 22xxxxxxxx5970, Status :Individual, Executed by: Self, Date of Execution: 20/04/2023 , Admitted by: Self, Date of Admission: 20/04/2023 ,Place : Office

Name	Photo	Finger Print	Signature
Mrs Asmita Banerjee Wife of Mr Suman Banerjee Executed by: Self, Date of Execution: 20/04/2023 , Admitted by: Self, Date of Admission: 20/04/2023 ,Place : Office	 20/04/2023	 LTI 20/04/2023	 20/04/2023

138/A, E16, Rajdanga Nabapally, E K T,, City:- , P.O:- E K T, P.S:-Kasba, District:-South24-Parganas, West Bengal, India, PIN:- 700107 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: aoxxxxxx0h, Aadhaar No: 23xxxxxxxx2760, Status :Individual, Executed by: Self, Date of Execution: 20/04/2023 , Admitted by: Self, Date of Admission: 20/04/2023 ,Place : Office

Name	Photo	Finger Print	Signature
Mrs Dipti Guha Biswas Wife of Late Amarendra Nath Guha Biswas Executed by: Self, Date of Execution: 20/04/2023 , Admitted by: Self, Date of Admission: 20/04/2023 ,Place : Office	 20/04/2023	 LTI 20/04/2023	 20/04/2023


Aditya Enclave, Ichhapur, Adityapur 2,, Flat No: 1F3, City:- , P.O:- N I T Jamshedpur, P.S:-RIT, District:-Sareikela Kharsawan, Jharkhand, India, PIN:- 831014 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: bzxxxxxx0p, Aadhaar No: 42xxxxxxxx9076, Status :Individual, Executed by: Self, Date of Execution: 20/04/2023 , Admitted by: Self, Date of Admission: 20/04/2023 ,Place : Office

Name	Photo	Finger Print	Signature
Mr Manas Guha Biswas Son of Late Amarendra Nath Guha Biswas Executed by: Self, Date of Execution: 20/04/2023 , Admitted by: Self, Date of Admission: 20/04/2023 ,Place : Office	 20/04/2023	 LTI 20/04/2023	 20/04/2023




Slave, Ichhapur, Adityapur 2,, City:- , P.O:- N I T Jamshedpur, P.S:-RIT, District:-Sareikela
 Jawan,Jharkhand, India, PIN:- 831014 Sex: Male, By Caste: Hindu, Occupation: Service,
 Citizen of: India, PAN No.:: apxxxxxx7b, Aadhaar No: 25xxxxxxxx6736, Status :Individual,
 Executed by: Self, Date of Execution: 20/04/2023
 , Admitted by: Self, Date of Admission: 20/04/2023 ,Place : Office

18	Name	Photo	Finger Print	Signature
	Mrs Sheela Das Wife of Late Arun Kumar Das Executed by: Self, Date of Execution: 20/04/2023 , Admitted by: Self, Date of Admission: 20/04/2023 ,Place : Office	 20/04/2023	 LTI 20/04/2023	 20/04/2023

P 49, Lake Town,, Block/Sector: B, City:- , P.O:- Lake Town, P.S:-Lake Town, District:-North24-Parganas, West Bengal, India, PIN:- 700089 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: bfxxxxxx0g, Aadhaar No: 60xxxxxxxx1579, Status :Individual, Executed by: Self, Date of Execution: 20/04/2023 , Admitted by: Self, Date of Admission: 20/04/2023 ,Place : Office

19	Name	Photo	Finger Print	Signature
	Mrs Mithu Basu Wife of Mr Kalyan Kumar Basu Executed by: Self, Date of Execution: 20/04/2023 , Admitted by: Self, Date of Admission: 20/04/2023 ,Place : Office	 20/04/2023	 LTI 20/04/2023	 20/04/2023

27/1A, Nayan Chand Dutta Street, City:- , P.O:- Beadon Street, P.S:-Burtola, District:-Kolkata, West Bengal, India, PIN:- 700006 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: bbxxxxxx7d, Aadhaar No: 39xxxxxxxx0872, Status :Individual, Executed by: Self, Date of Execution: 20/04/2023 , Admitted by: Self, Date of Admission: 20/04/2023 ,Place : Office

20	Name	Photo	Finger Print	Signature
	Mrs Sweta Guha Biswas Wife of Late Tapas Guha Biswas Executed by: Self, Date of Execution: 20/04/2023 , Admitted by: Self, Date of Admission: 20/04/2023 ,Place : Office	 20/04/2023	 LTI 20/04/2023	 20/04/2023

Kalpataru Abasan, 15/1, Motilal Mullick Lane, Baranagar M, Alambazar, City:- , P.O:- Alambazar, P.S:-Baranagar, District:-North24-Parganas, West Bengal, India, PIN:- 700035 Sex: Female, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: adxxxxxx6l, Aadhaar No: 26xxxxxxxx2779, Status :Individual, Executed by: Self, Date of Execution: 20/04/2023 , Admitted by: Self, Date of Admission: 20/04/2023 ,Place : Office



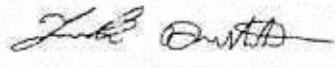
Name	Photo	Finger Print	Signature
Ayan Guha Biswas Son of Late Tapas Guha Biswas Executed by: Self, Date of Execution: 20/04/2023 , Admitted by: Self, Date of Admission: 20/04/2023 ,Place : Office	 20/04/2023	 LTI 20/04/2023	 20/04/2023

Kalpataru Abasan, 15/1, Motilal Mullick Lane, Baranagar M, Alambazar, City:- , P.O:- Alambazar, P.S:-Baranagar, District:-North24-Parganas, West Bengal, India, PIN:- 700035 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: cqxxxxxx6p, Aadhaar No: 84xxxxxxxx7590, Status :Individual, Executed by: Self, Date of Execution: 20/04/2023 , Admitted by: Self, Date of Admission: 20/04/2023 ,Place : Office

Name	Photo	Finger Print	Signature
Mr Sayan Guha Biswas Son of Late Tapas Guha Biswas Executed by: Self, Date of Execution: 20/04/2023 , Admitted by: Self, Date of Admission: 20/04/2023 ,Place : Office	 20/04/2023	 LTI 20/04/2023	 20/04/2023




Kalpataru Abasan, 15/1, Motilal Mullick Lane, Baranagar M, Alambazar, City:- , P.O:- Alambazar, P.S:-Baranagar, District:-North24-Parganas, West Bengal, India, PIN:- 700035 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: dzxxxxxx1d, Aadhaar No: 71xxxxxxxx6290, Status :Individual, Executed by: Self, Date of Execution: 20/04/2023 , Admitted by: Self, Date of Admission: 20/04/2023 ,Place : Office

Developer Details :


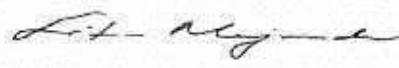
Sl No	Name,Address,Photo,Finger print and Signature			
1	Sri Tarak Dutta HUF 76/B, Netaji Subhas Chandra Bose Road, City:- , P.O:- Regent Park, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700040 , PAN No.:: aaxxxxxx7n,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			
2	Mr Tarak Dutta Son of Late Kalipada Dutta Executed by: Self, Date of Execution: 20/04/2023 , Admitted by: Self, Date of Admission: 20/04/2023 ,Place : Office	 20/04/2023	 LTI 20/04/2023	 20/04/2023
Son of Late Kalipada Dutta 150D, Regent Colony. City:- , P.O:- Regent Park, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700040 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: aexxxxxx4l, Aadhaar No: 91xxxxxxxx5731, Status :Individual, Executed by: Self, Date of Execution: 20/04/2023 , Admitted by: Self, Date of Admission: 20/04/2023 ,Place : Office				

Identifier Details :

Name, Address, Photo, Finger print and Signature

Name	Photo	Finger Print	Signature
Mr Tarak Dutta (Presentant) Son of Late Kalipada Dutta Date of Execution - 20/04/2023, , Admitted by: Self, Date of Admission: 20/04/2023, Place of Admission of Execution: Office	 Apr 20 2023 4:25PM	 LTI 20/04/2023	 20/04/2023
150D, Regent Colony, City:- , P.O:- Regent Park, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700040, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, , PAN No.:: aexxxxxx4I, Aadhaar No: 91xxxxxxxx5731 Status : Representative, Representative of : Sri Tarak Dutta HUF (as Karta)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Litan Majumdar Son of Late Kiran Sankar Majumdar Alipore Criminal Court, City:- , P.O:- Alipore, P.S:-Alipore, District:-South 24- Parganas, West Bengal, India, PIN:- 700027	 20/04/2023	 20/04/2023	 20/04/2023
Identifier Of Mr Tarun Guha Biswas, Mrs Sumita Guha Biswas, Mr Joyjit Guha Biswas, Mr Swapan Kumar Guha Biswas, Mrs Jhuntu Dey, Mrs Madhumita Paul, Mrs Naborita Routh Roy, Mrs Satabdi Thakur, Mr Asok Kumar Guha Biswas, Mrs Mistua Guha Biswas, Mrs Sushmita Guha Biswas, Mrs Bani Sarkar, Mrs Shibani Kanungo, Mrs Ajanta Guha Biswas, Mrs Asmita Banerjee, Mrs Dipti Guha Biswas, Mr Manas Guha Biswas, Mrs Sheela Das, Mrs Mithu Basu, Mrs Sweta Guha Biswas, Mr Ayan Guha Biswas, Mr Sayan Guha Biswas, Mr Tarak Dutta, Mr Tarak Dutta			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Tarun Guha Biswas	Sri Tarak Dutta HUF-0.370208 Dec, Mr Tarak Dutta-0.370208 Dec
2	Mrs Sumita Guha Biswas	Sri Tarak Dutta HUF-0.370208 Dec, Mr Tarak Dutta-0.370208 Dec
3	Mr Joyjit Guha Biswas	Sri Tarak Dutta HUF-0.370208 Dec, Mr Tarak Dutta-0.370208 Dec
4	Mr Swapan Kumar Guha Biswas	Sri Tarak Dutta HUF-0.370208 Dec, Mr Tarak Dutta-0.370208 Dec
5	Mrs Jhuntu Dey	Sri Tarak Dutta HUF-0.370208 Dec, Mr Tarak Dutta-0.370208 Dec
6	Mrs Madhumita Paul	Sri Tarak Dutta HUF-0.370208 Dec, Mr Tarak Dutta-0.370208 Dec
7	Mrs Naborita Routh Roy	Sri Tarak Dutta HUF-0.370208 Dec, Mr Tarak Dutta-0.370208 Dec
8	Mrs Satabdi Thakur	Sri Tarak Dutta HUF-0.370208 Dec, Mr Tarak Dutta-0.370208 Dec
9	Mr Asok Kumar Guha Biswas	Sri Tarak Dutta HUF-0.370208 Dec, Mr Tarak Dutta-0.370208 Dec
10	Mrs Mistua Guha Biswas	Sri Tarak Dutta HUF-0.370208 Dec, Mr Tarak Dutta-0.370208 Dec
11	Mrs Sushmita Guha Biswas	Sri Tarak Dutta HUF-0.370208 Dec, Mr Tarak Dutta-0.370208 Dec
12	Mrs Bani Sarkar	Sri Tarak Dutta HUF-0.370208 Dec, Mr Tarak Dutta-0.370208 Dec
13	Mrs Shibani Kanungo	Sri Tarak Dutta HUF-0.370208 Dec, Mr Tarak Dutta-0.370208 Dec

	ra Guha Biswas	Sri Tarak Dutta HUF-0.370208 Dec,Mr Tarak Dutta-0.370208 Dec
	Asmita Banerjee	Sri Tarak Dutta HUF-0.370208 Dec,Mr Tarak Dutta-0.370208 Dec
	Mrs Dipti Guha Biswas	Sri Tarak Dutta HUF-0.370208 Dec,Mr Tarak Dutta-0.370208 Dec
17	Mr Manas Guha Biswas	Sri Tarak Dutta HUF-0.370208 Dec,Mr Tarak Dutta-0.370208 Dec
18	Mrs Sheela Das	Sri Tarak Dutta HUF-0.370208 Dec,Mr Tarak Dutta-0.370208 Dec
19	Mrs Mithu Basu	Sri Tarak Dutta HUF-0.370208 Dec,Mr Tarak Dutta-0.370208 Dec
20	Mrs Sweta Guha Biswas	Sri Tarak Dutta HUF-0.370208 Dec,Mr Tarak Dutta-0.370208 Dec
21	Mr Ayan Guha Biswas	Sri Tarak Dutta HUF-0.370208 Dec,Mr Tarak Dutta-0.370208 Dec
22	Mr Sayan Guha Biswas	Sri Tarak Dutta HUF-0.370208 Dec,Mr Tarak Dutta-0.370208 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr Tarun Guha Biswas	Sri Tarak Dutta HUF-2.27272700 Sq Ft,Mr Tarak Dutta-2.27272700 Sq Ft
2	Mrs Sumita Guha Biswas	Sri Tarak Dutta HUF-2.27272700 Sq Ft,Mr Tarak Dutta-2.27272700 Sq Ft
3	Mr Joyjit Guha Biswas	Sri Tarak Dutta HUF-2.27272700 Sq Ft,Mr Tarak Dutta-2.27272700 Sq Ft
4	Mr Swapan Kumar Guha Biswas	Sri Tarak Dutta HUF-2.27272700 Sq Ft,Mr Tarak Dutta-2.27272700 Sq Ft
5	Mrs Jhuntu Dey	Sri Tarak Dutta HUF-2.27272700 Sq Ft,Mr Tarak Dutta-2.27272700 Sq Ft
6	Mrs Madhumita Paul	Sri Tarak Dutta HUF-2.27272700 Sq Ft,Mr Tarak Dutta-2.27272700 Sq Ft
7	Mrs Nabonita Routh Roy	Sri Tarak Dutta HUF-2.27272700 Sq Ft,Mr Tarak Dutta-2.27272700 Sq Ft
8	Mrs Satabdi Thakur	Sri Tarak Dutta HUF-2.27272700 Sq Ft,Mr Tarak Dutta-2.27272700 Sq Ft
9	Mr Asok Kumar Guha Biswas	Sri Tarak Dutta HUF-2.27272700 Sq Ft,Mr Tarak Dutta-2.27272700 Sq Ft
10	Mrs Mistua Guha Biswas	Sri Tarak Dutta HUF-2.27272700 Sq Ft,Mr Tarak Dutta-2.27272700 Sq Ft
11	Mrs Sushmita Guha Biswas	Sri Tarak Dutta HUF-2.27272700 Sq Ft,Mr Tarak Dutta-2.27272700 Sq Ft
12	Mrs Bani Sarkar	Sri Tarak Dutta HUF-2.27272700 Sq Ft,Mr Tarak Dutta-2.27272700 Sq Ft
13	Mrs Shibani Kanungo	Sri Tarak Dutta HUF-2.27272700 Sq Ft,Mr Tarak Dutta-2.27272700 Sq Ft
14	Mrs Ajanta Guha Biswas	Sri Tarak Dutta HUF-2.27272700 Sq Ft,Mr Tarak Dutta-2.27272700 Sq Ft
15	Mrs Asmita Banerjee	Sri Tarak Dutta HUF-2.27272700 Sq Ft,Mr Tarak Dutta-2.27272700 Sq Ft
16	Mrs Dipti Guha Biswas	Sri Tarak Dutta HUF-2.27272700 Sq Ft,Mr Tarak Dutta-2.27272700 Sq Ft
17	Mr Manas Guha Biswas	Sri Tarak Dutta HUF-2.27272700 Sq Ft,Mr Tarak Dutta-2.27272700 Sq Ft
18	Mrs Sheela Das	Sri Tarak Dutta HUF-2.27272700 Sq Ft,Mr Tarak Dutta-2.27272700 Sq Ft
19	Mrs Mithu Basu	Sri Tarak Dutta HUF-2.27272700 Sq Ft,Mr Tarak Dutta-2.27272700 Sq Ft
20	Mrs Sweta Guha Biswas	Sri Tarak Dutta HUF-2.27272700 Sq Ft,Mr Tarak Dutta-2.27272700 Sq Ft
21	Mr Ayan Guha Biswas	Sri Tarak Dutta HUF-2.27272700 Sq Ft,Mr Tarak Dutta-2.27272700 Sq Ft
22	Mr Sayan Guha Biswas	Sri Tarak Dutta HUF-2.27272700 Sq Ft,Mr Tarak Dutta-2.27272700 Sq Ft

20-04-2023

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

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

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

Presented for registration at 14:01 hrs on 20-04-2023, at the Office of the A.D.S.R. ALIPORE by Mr Tarak Dutta ,

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 1,59,84,457/-

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

Execution is admitted on 20/04/2023 by 1. Mr Tarun Guha Biswas, Son of Late Dharendra Nath Guha Biswas, 22, K M Naskar Road, P.O: Regent Park, Thana: Regent Park, , South 24-Parganas, WEST BENGAL, India, PIN - 700040, by caste Hindu, by Profession Others, 2. Mrs Sumita Guha Biswas, Wife of Late Barun Kumar Guha Biswas, 22, K M Naskar Road, P.O: Regent Park, Thana: Regent Park, , South 24-Parganas, WEST BENGAL, India, PIN - 700040, by caste Hindu, by Profession House wife, 3. Mr Joyjit Guha Biswas, Son of Late Barun Kumar Guha Biswas, 22, K M Naskar Road, P.O: Regent Park, Thana: Regent Park, , South 24-Parganas, WEST BENGAL, India, PIN - 700040, by caste Hindu, by Profession Service, 4. Mr Swapan Kumar Guha Biswas, Son of Late Dharendra Nath Guha Biswas, 22, K M Naskar Road, P.O: Regent Park, Thana: Regent Park, , South 24-Parganas, WEST BENGAL, India, PIN - 700040, by caste Hindu, by Profession Others, 5. Mrs Jhuntu Dey, Wife of Mr Sunil Dey, Dey Cottage, 16, H L Sarkar Road Bansdrani Gardens, P.O: Bansdrani, Thana: Bansdrani, , South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu, by Profession House wife, 6. Mrs Madhumita Paul, Wife of Mr Sukdev Paul, 350/6, Mahatma Gandhi Road, Haridevpur, P.O: Haridevpur, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700082, by caste Hindu, by Profession House wife, 7. Mrs Nabonita Routh Roy, Wife of Mr Monojendra Kumar Routh Roy, 21/c, Iswar Mitra Road, Mirtra Colony,, P.O: Behala, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700034, by caste Hindu, by Profession House wife, 8. Mrs Satabdi Thakur, Wife of Mr Arunabho Thakur, Katwa M, Katwa, P.O: Katwa, Thana: Katwa, , Purba Bardhaman, WEST BENGAL, India, PIN - 713130, by caste Hindu, by Profession House wife, 9. Mr Asok Kumar Guha Biswas, Son of Late Birendra Nath Guha Biswas, 22, K M Naskar Road, P.O: Regent Park, Thana: Regent Park, , South 24-Parganas, WEST BENGAL, India, PIN - 700040, by caste Hindu, by Profession Others, 10. Mrs Mistua Guha Biswas, Wife of Late Alok Kumar Guha Biswas, 22, K M Naskar Road, P.O: Regent Park, Thana: Regent Park, , South 24-Parganas, WEST BENGAL, India, PIN - 700040, by caste Hindu, by Profession House wife, 11. Mrs Sushmita Guha Biswas, Daughter of Late Alok Kumar Guha Biswas, 22, K M Naskar Road, P.O: Regent Park, Thana: Regent Park, , South 24-Parganas, WEST BENGAL, India, PIN - 700040, by caste Hindu, by Profession House wife, 12. Mrs Bani Sarkar, Wife of Mr Sisir Kumar Sarkar, 3, Bansdrani Avenue, P.O: Bansdrani, Thana: Bansdrani, , South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu, by Profession House wife, 13. Mrs Shibani Kanungo, Wife of Late Arun Kumar Guha Kanungo, P 26, South End Garden, Garia, P.O: Garia, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession House wife, 14. Mrs Ajanta Guha Biswas, Wife of Late Arun Kumar Guha Biswas, 22, K M Naskar Road, P.O: Regent Park, Thana: Regent Park, , South 24-Parganas, WEST BENGAL, India, PIN - 700040, by caste Hindu, by Profession House wife, 15. Mrs Asr.ita Banerjee, Wife of Mr Suman Banerjee, 138/A, E16, Rajdanga Nabapally, E K T., P.O: E K T, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700107, by caste Hindu, by Profession House wife, 16. Mrs Dipti Guha Biswas, Wife of Late Amarendra Nath Guha Biswas, Aditya Enclave, Ichhapur, Adityapur 2., Flat No: 1F3, P.O: N I T Jamshedpur, Thana: RIT, , Sareikela Kharsawan, JHARKHAND, India, PIN - 831014, by caste Hindu, by Profession House wife, 17. Mr Manas Guha Biswas, Son of Late Amarendra Nath Guha Biswas, Aditya Enclave, Ichhapur, Adityapur 2., P.O: N I T Jamshedpur, Thana: RIT, , Sareikela Kharsawan, JHARKHAND, India, PIN - 831014, by caste Hindu, by Profession Service, 18. Mrs Sheela Das, Wife of Late Arun Kumar Das, P 49, Lake Town,, Sector: B, P.O: Lake Town, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700089, by caste Hindu, by Profession House wife, 19. Mrs Mithu Basu, Wife of Mr Kalyan Kumar Basu, 27/1A, Nayan Chand Dutta Street, P.O: Beadon Street, Thana: Burtola, , Kolkata, WEST BENGAL, India, PIN - 700006, by caste Hindu, by Profession House wife, 20. Mrs Sweta Guha Biswas, Wife of Late Tapas Guha Biswas, Kalpataru Abasan, 15/1, Motilal Mullick Lane, Baranagar M, Alambazar, P.O: Alambazar, Thana: Baranagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700035, by caste Hindu, by Profession Retired Person, 21. Mr Ayan Guha Biswas, Son of Late Tapas Guha Biswas, Kalpataru Abasan, 15/1, Motilal Mullick Lane, Baranagar M, Alambazar, P.O: Alambazar, Thana: Baranagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700035, by caste Hindu, by Profession Service, 22. Mr Sayan Guha Biswas, Son of Late Tapas Guha Biswas, Kalpataru Abasan, 15/1, Motilal Mullick Lane, Baranagar M, Alambazar, P.O Alambazar, Thana: Baranagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700035, by caste Hindu, by Profession Service, 23. Mr Tarak Dutta, Son of Late Kalpada Dutta, 150D, Regent Colony, P.O Regent Park, Thana: Regent Park, , South 24-Parganas, WEST BENGAL, India, PIN - 700040, by caste Hindu, by Profession Business.

Litan Majumdar. . . Son of Late Kiran Sankar Majumdar, Alipore Criminal Court, P.O: Alipore, Thana: South 24-Parganas, WEST BENGAL, India, PIN - 700027. by caste Hindu, by profession Advocate

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

Execution is admitted on 20-04-2023 by Mr Tarak Dutta, Karta, Sri Tarak Dutta HUF (HUF), 76/B, Netaji Subhas Chandra Bose Road, City:- , P.O:- Regent Park, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700040

Indetified by Mr Litan Majumdar, . . Son of Late Kiran Sankar Majumdar, Alipore Criminal Court, P.O: Alipore, Thana: Alipore, . South 24-Parganas, WEST BENGAL, India, PIN - 700027. by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 24,421.00/- (B = Rs 24,400.00/- ,E = Rs 21.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 24,421/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 18/04/2023 11:43AM with Govt. Ref. No: 192023240018397861 on 18-04-2023, Amount Rs: 24,421/-, Bank State Bank of India (SBIN0000001), Ref. No. CKW6742154 on 18-04-2023, 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 Stamp Rs 100.00/-, by online = Rs 39,921/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 29554, Amount: Rs.100.00/-, Date of Purchase: 30/03/2023, Vendor name: Subhankar Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 18/04/2023 11:43AM with Govt. Ref. No: 192023240018397861 on 18-04-2023, Amount Rs: 39,921/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKW6742154 on 18-04-2023, Head of Account 0030-02-103-003-02



MANIMALA CHAKRABORTY
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1605-2023, Page from 22918 to 22987

being No 160500585 for the year 2023.



(Handwritten signature)

Digitally signed by MANIMALA
CHAKRABORTY
Date: 2023.05.04 12:02:20 -07:00
Reason: Digital Signing of Deed.

(MANIMALA CHAKRABORTY) 2023/05/04 12:02:20 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
West Bengal.