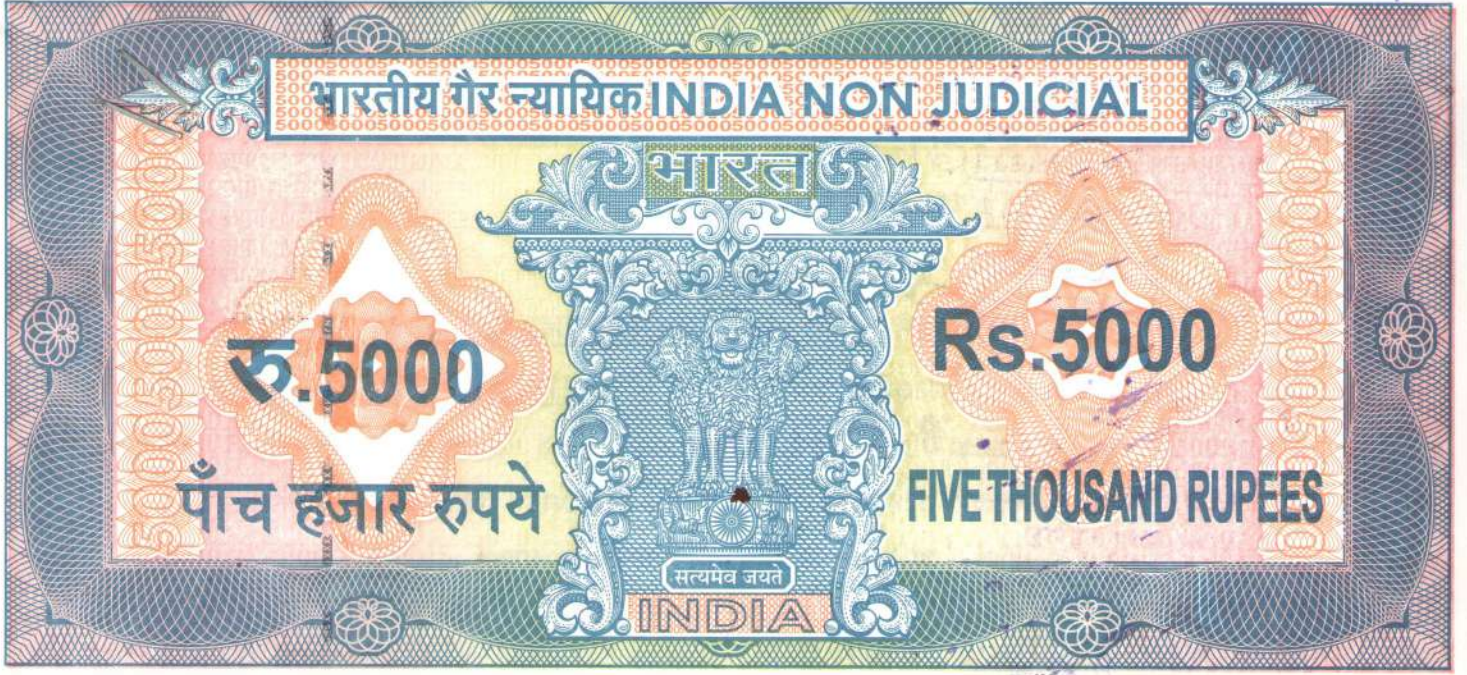


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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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Certified that the document is admitted to registration. The signature sheets and the endorsement sheets attached with this document are the part of this document

[Signature]
27/01/2022

Addl. Dist. Sub Registra.
Kalyani Nadia

27 JAN 2022

AGREEMENT for DEVELOPMENT

This Development Agreement is made on this 27th day of January, 2022.

BETWEEN

- :: LAND OWNERS :: -

Smt. Maya Rani Ghosh [PAN: ADNPG3883F] [Aadhaar: 7640 0206 5092]

Smt. Monty Ghosh [PAN: AKVPG0264H] [Aadhaar: 5779 2513 9654]

- :: DEVELOPER :: -

PM ENTERPRISE, Prop: Smt. Maya Rani Ghosh

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[1] **SMT. MAYA RANI GHOSH**, wife of Sri Paresh Chandra Ghosh *and*
[2] **SMT. MONTY GHOSH**, wife of Sri Anup Ghosh, both are by faith Hindu,
by Nationality Indian, by occupation Business, residing at Kumarpara,
Manashatala Lane, P.O. Kanchrapara, P.S. Bizpur, Dist. North 24-Parganas, West
Bengal, Pin- 743145, here-in-after referred to as the "LAND OWNERS" (which
expression shall unless excluded by or repugnant to the context be deemed to
include their respective heirs, executors, administrators, legal representatives and
assigns) of the FIRST PART.

- :: AND :: -

PM ENTERPRISE, a Proprietorship firm, having its Office at B-
12/23(S), Kalyani, P.O. & P.S. Kalyani, Dist. Nadia, West Bengal, Pin 741235,
represented by its Proprietress: **SMT. MAYA RANI GHOSH**, wife of Sri
Paresh Chandra Ghosh, by faith Hindu, by Nationality Indian, by occupation
Business, residing at Kumarpara, Manashatala Lane, P.O. Kanchrapara, P.S. Bizpur,
Dist. North 24-Parganas, West Bengal, Pin- 743145, here-in-after referred to as
the "DEVELOPER" (which expression shall unless excluded by or repugnant to the
context be deemed to include her respective heirs, executors, administrators,
legal representatives and assigns) of the OTHER PART.

WHEREAS one Sri Anup Ghosh, son of Sri Paresh Chandra Ghosh,
purchased ALL THAT piece and parcel of land measuring 7 Cottahs 7 Chhataks 29
Square Feet or 12.36 Decimals lying and situated in Dag No. C.S., R.S. & L.R. 225,
under L.R. Khatian No. 215/3, 637 & 217/1, at Mouza- 57 No. Kanchrapara, under
Kanchrapara Gram Panchayet now Kalyani Municipality, within the jurisdiction of
the Office of Additional District Sub-Registrar at Kalyani, Police Station Kalyani,
Dist. Nadia, West Bengal, *from 1) Sri Pradip Kumar Mukhopadhyay, 2) Sri Pranab
Kumar Mukhopadhyay and 3) Sri Prabir Kumar Mukhopadhyay*, by way of
registered Deed of Sale (BENGALI KOBALA) being No. I- 1156 (Dated:
20/03/2006) Date of Execution and Registration 11/05/2004, bind in Book No. I,
Volume No. 24, Page from 149 to 158, of A.D.S.R.O., Kalyani, Dist. Nadia.

Signature

AND WHEREAS aforesaid Sri Anup Ghosh, son of Sri Paresh Chandra Ghosh, also purchased another Plot of Land measuring 8 Cottahs 1 Chhatak 32 Square Feet or 13.40 Decimals lying and situated in Dag No. C.S., R.S. & L.R. 225, under L.R. Khatian No. 215/3, 637 & 217/1, at Mouza- 57 No. Kanchrapara, under Kanchrapara Gram Panchayet now Kalyani Municipality, within the jurisdiction of the Office of Additional District Sub-Registrar at Kalyani, Police Station Kalyani, Dist. Nadia, West Bengal, from 1) Sri Pradip Kumar Mukhopadhyay, 2) Sri Pranab Kumar Mukhopadhyay and 3) Sri Prabir Kumar Mukhopadhyay, by way of registered Deed of Sale (BENGALI KOBALA) being No. I- 906 (Dated: 01/03/2006) Date of Execution and Registration 11/05/2004, bind in Book No. I, Volume No. 19, Page from 133 to 140, of A.D.S.R.O., Kalyani, Dist. Nadia.

AND WHEREAS by virtue of the said two registered Deed of Sale being No. I-906 and I- 1156, for the year 2006, said Sri Anup Ghosh became the absolute sole owner of total area of land measuring 15 Cottahs 9 Chhataks 16 Square Feet or 25.76 Square Feet (7 Cottahs 7 Chhataks 29 Square Feet or 12.36 Decimals plus 8 Cottahs 1 Chhatak 32 Square Feet or 13.40 Decimals) and Sri Anup Ghosh duly recorded his name in the Assessment Register of Kalyani and also recorded his name in present L.R. Settlement Record vide Khatian No. 907 and while enjoying and occupying the said plot of Land, said Sri Anup Ghosh gift, transferred a part of land measuring 12 Cottahs 8 Chhataks 29 Square Feet or 9029 Square Feet or 20.70 decimals to the present owners: 1) Sri Maya Rani Ghosh and 2) Smt. Monty Ghosh, wife of Sri Anup Ghosh, by way of a registered Deed of Gift being No. I- 1303-02451/15, bind in Book No. I, Volume No. 1303-2015, Page from 12721 to 12740 of A.D.S.R.O., Kalyani and they have recorded their names in the records of Kalyani Municipality and also recorded their names in present L.R. Settlement Record vide Khatian No. 1007 & 1561 and the Land Owners jointly have good and marketable title to the said property which is free from all encumbrances.

AND WHEREAS the aforesaid Land Owners of the said property is now desirous of developing the said property by demolishing the old existing building and constructing a multi storied building (G+4) in accordance with the building

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plan on the physical measured area of 12 Cottahs 8 Chhataks 29 Square Feet or more or less 20.70 decimals of land as per sanctioned Building Plan.

AND WHEREAS upon the aforesaid representation and approach of the owners and being satisfied of the title of the aforesaid land owners i.e. the Parties of the First Part concerning the said property, the Developer/Other Part has agreed to develop the said property by constructing a residential and commercial multi-storied building (G+4) in accordance with the sanctioned building plan on the following terms and conditions having registration and permission for the construction from the concerned authority in accordance with law.

NOW THIS AGREEMENT WITNESSETS: it is well agreed by and between the parties hereto as follows:-

Defination : Unless there is anything repugnant to the subject or context and shall and include the following meanings:

A. LAND OWNERS shall mean SMT. MAYA RANI GHOSH, wife of Sri Paresh Chandra Ghosh & [2] SMT. MONTY GHOSH, wife of Sri Anup Ghosh, as stated above and their respective heirs, successors and legal representatives.

B. DEVELOPER shall mean "PM ENTERPRISE", *Proprietress: SMT. MAYA RANI GHOSH* and her respective heirs, executors, administrators and legal representatives.

C. THE SAID PROPERTY shall mean and include ALL THAT piece and parcel of land measuring an area of 12 Cottahs 8 Chhataks 29 Square Feet or more or less 20.70 decimals together with building under Kalyani Municipality, Ward No. 20, Locality/Street: Sonar Bhuban (C.M), Holding No. F-57/225/H/I, P.O. & P.S. Kalyani, Dist. Nadia, Pin- 741235, West Bengal.

D. THE BUILDING shall mean the building or multi-storied residential and commercial building (G+4) to be constructed on the said property in accordance with sanctioned plan to be sanctioned by the Kalyani Municipality and or the authority having power to do so with or without modification and/or amendment mentioned in the Second Schedule here-in-below.

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E. COMMON FACILITIES AND AMENITIES shall mean and include as described and particularly mentioned in the Fifth Schedule here-in-below.

F. SUPER BUILT UP AREA shall mean and include the built-up area or carpet area + 27% S.B. Area or in addition to that in the available for individual use and occupation after sharing the provisions for common facilities and the space required thereof.

G. THE ARCHITECT shall mean a competent person (legally & professionally) or persons who may be appointed by the Developer from time to time for designing, planning supervising and for doing all other works connecting the building to be constructed by the Developer.

H. BUILDING PLAN shall mean such plan and / or modified plans to be prepared by the architect for and on behalf of the Developer for the construction and creation of the new proposed multi-stories residential building mentioned above and shall be sanctioned or approved by Chairman of Kalyani Municipality or any other authority having competence to do the same.

NOW THIS INDENTURE WITNESSETH AS FOLLOWS :-

This agreement shall deem to have commenced on and from the 27th day of January, Two thousand Twenty-Two (2022).

The Land Owners hereby declare and covenants with the Developer at their own and free will that :-

(a) The Owners are seized and possessed of and / or otherwise well and sufficiently entitled to ALL THAT the piece and parcel of land an area of land measuring 12 Cottahs 8 Chhataks 29 Square Feet or more or less 20.70 decimals more fully and particularly described in the Schedule written here-in-below.

(b) None other than the Land Owners herein have any right, title, and interest or claim and/ or demand over and in respect of the property and / or any portion thereof.

(c) The said property is free from all encumbrances, lispentence, charges, lien, attachment, mortgages, trusts, acquisition, requisitions, whatsoever or howsoever.

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(d) There is no suit or proceedings pending before any court of law regarding title of the said Land Owners in respect of the said property.

1. The Land Owners hereby grant subject to what has been hereunder provided the exclusive rights to the Developer to develop, built up on and to commercially exploit the said property, within the ambit of the instant agreement and in accordance with the plans to be sanctioned / approved by the Kalyani Municipality with or without any deviation and / or alteration and / or addition and / or modification thereto and Completion Certificate / Revised Plan made or cause to be done / made by the Developer.

2. All applications and other papers and documents as may be required by the developer for the purpose of obtaining necessary sanction from the appropriate authorities shall be prepared and submitted by the Developer on behalf of the Land Owners at the cost and expenses to be borne by the Developer who shall pay and bear all fees / costs including architect fees, charges and expenses required to be paid or deposited for exploitation of the said property PROVIDED HOWEVER that the Developer shall be exclusively entitled to get back all refunds of any or all payment and / or deposits made by the Developer from any authorities or persons but not from owners since they have no involvement here.

3. The Developer shall at its own costs and expenses construct, erect and complete the new multistoried building on the said land in accordance with the sanctioned building plan with good and standard materials as may be specified by the architect from time to time.

4. The Developer shall install / erect as the case may be in the said new buildings at its own costs and expenses and as per the specifications and drawing provided by the Architect e.g. pump, overhead water reservoir and underground water reservoir etc. That the purchaser(s) shall at their cost and expenses install a separate electric meter in the said Flat / Premises and no other party shall bear any responsibility for the same. The cost of 3 phase commercial meter shall be borne by the purchasers proportionately.

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5. It is made clear that simultaneously with the execution of the Agreement, the Land Owners shall hand over the vacant and peaceful possession of the said land to the Developer with liberty to demolish the existing structures thereon and to enjoy the debris, bricks, woods iron rods, etc.

6. The Developer shall erect, construct and complete the multi-storied building within 48 months from the Date of Receiving of Sanctioned Plan which it may be extended for another six months with the mutual consent of both the parties if it appears reasonable. This is also noted that a compensation to the owners to be applied on mutual consent on expiry of jointly agreed aforesaid period.

7. The Developer shall pay and bear all Municipal Taxes and Govt. Revenues i.e. Khajana Dakhila and outgoings in respect of the said property accruing and falling due on and from the date of handing over vacant possession of the property by the Land Owners to the Developer.

8. None of the parties shall use the new building or any portion of the building for carrying on any obnoxious, illegal or immoral trade or activity nor shall use for any purpose which may cause any nuisance in the new building.

9. The Developer shall abide by all laws, bye-laws, rules and regulations of the Government, local bodies as the case may be 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.

10. The Land Owners shall remain answerable to requisition of title in writings to the Developer.

11. The Flat Owners Association shall keep the external walls, sewers, drains, pipes and other fittings and fixtures and appurtenances, floor and ceiling etc. in the new building in good working condition and repair and in particular so as not to cause any damages to the new building or any other spaces or accommodation therein and each of the Land Owners shall keep the other occupiers of the indemnified from and against the consequences of any breach.

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12. Neither party shall do or cause or permit to be done any act or thing which may render void and avoidable to the Insurance of the building and shall keep harmless and indemnified from and against the consequences of any breach.

13. Neither party shall keep or display or otherwise in the corridor or other places of common use in the new building and no hindrance shall be caused in any manner in the free movement in the corridor and other places of common use in the new building and incase any such hindrance is caused, the other party shall be entitled to remove the same at the risk and cost of the offending party.

14. The Land Owners hereby agrees and covenant with the Developer :-

(a) Not to cause any disturbances or put any hindrance in the constructions of the new Multi-storied buildings on the property by the Developer, if the Developer follows this agreement properly.

(b) Not to do any act or deed or this whereby the Developer may be prevented from selling, and / or disposing of any of the flats, and / or units of the new building under his allocation as per Working Plan/Sanctioned Plan. That the Developer and the Land Owners have every right to sale, rent, lease or any transfer of their allocations to Bank, Office, Shopping Mall or any Financial Institution, Market, individual etc. keeping owner's allocation disposal first.

(c) Not to let out, grant lease, mortgage, and / or charge the said property or any portion thereof without the consent in writing of the Developer.

(d) It is agreed by both the parties that the name of the proposed apartment / building will be: "NILKANTHA".

(e) It shall be the sole responsibility of the owners to pay the arrear Municipal Taxes and Govt. Revenue i.e. Khajana Dakhila of the said property up to the date of Agreement for Development.

(f) Not to agitate fixation of Board and publish notice in Newspapers for sale of the Flats, Units and Car parking spaces excepting the areas allocated for the Land Owners.

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(g) To allow the Developer to amalgamate the land with the other adjacent plots for the construction of the buildings.

15. The Developer hereby agrees and covenants with the Land Owners :-

To complete the construction of the new building within 48 months from the date of receiving of sanction plan of the instant project and failing of which it may be extended by another six months with the mutual consent of both the parties. This is also noted that a suitable compensation to the owner to be applied on mutual consent on expiry of jointly agreed aforesaid period.

16. Not to violate or contravene any of the provisions or rules and regulations under W.B. Municipal Law applicable for the construction of the new buildings.

17. That if the Developer, is prevented by natural calamities or by other unforeseen, circumstances beyond human control, and thereby fail to complete construction of the new buildings within the time stipulated hereinbefore, then after expiry of the said period and till the date of completion of the construction of the building, the time hereinabove granted shall be extended by mutual consent of both the parties and the same consent to be presented lawfully.

18. The Developer and the Land Owners have entered into this Agreement purely as a contract at arms length and on principle to principle basis and nothing contained herein shall be deemed to be construed as a Partnership between the Developer and the Land Owners in any manner nor shall the parties hereto constitute an Association of Persons.

19. Nothing in these presents shall be construed as a demise or assignment or conveyance in law by the owner of the said property or any part thereof to the Developer but to commercially exploit the same in terms thereof.

20. PROVIDED HOWEVER the Developer shall be entitled to borrow money from any Bank or person Financing Institution and take advance without creating any financial liability on the Land Owners in any manner for the development of this project.

21. The developer shall be entitled to rather, is at liberty to frame scheme for the management and administration for the maintenance of the new buildings.

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Adv*

22. The parties hereto shall not be considered to be liable for any obligation hereunder to the extent that the performance of the relative obligations prevented by the existence of the Force Majeure shall be suspended from the obligation during the duration of the Force Majeure.
23. Force Majeure shall mean flood, earthquake, riot, war, storm, tempest, civil commotion, strikes, Lockout, Lock Down or any other act or commission beyond the control of the parties hereto.
24. In case of any change modification or alteration to this agreement should be done with the joint written consent of the both the parties.
25. That the Developer shall be responsible for any eventuality or consequence arising out of structural defects. Appropriate remedial measures to rectify such defects or remove such irregularities at the earliest shall be taken. The Developers shall also apply and obtain electricity, water, and such connection etc. from the competent authority and the charges for that connection should be paid by the Developer.
26. That during the course of construction all building materials and equipment used or to be used shall remain at the Developer's risk and the Developer shall not be entitled to any compensation from the 1st party for any damages, loss or destruction of such works a material an equipment arising from the any cause whatsoever.
27. The owners shall sign the necessary documents to enable the Developer to obtain all necessary permissions and sanction as may be required lawfully.
28. Construction shall be that of specification, detailed and described in annexure attached here to.
29. Property Tax till the execution of Deed shall be payable by the owners. Any Property Tax payable thereafter shall be the liability of the Developer and shall be paid by the Developer till possession of the said Flat.
30. That the building shall be completed within 48 months from the Date of receiving of Sanctioned Building Plan and the first party's share of property will be handed over to them within 48 months from the date of receiving of sanction of plans for development, except for reason beyond second party's control such a

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strike, war, riots and natural calamities and due to any unforeseen circumstances like draughts changes in laws.

31. That except as here is before provided, the owners shall not interfere with or abstract in any manner with the construction of work for the said residential Flats and Garages. However, the Land owners or their nominee or nominees shall have free hand and unfettered access to the construction site at all reasonable time and he/she/they shall be free to point out to the Developer or their agents. Sub-constructor or administrator and the Developer shall rectify such defective construction, workmanship and use of inferior materials.

32. The Land Owners will hand over all the original papers at the time of execution of this agreement.

33. The Developer shall keep the Owners indemnified against all Third-Party claims and actions arising out of any sort of act commission of the Developer in relation to the construction of the said multi-storied building on the said property. And also, to keep the Owners indemnified against all actions suits, costs / proceeding and claims that may arise out of the developer's actions with regard to the development of the said actions with regard to the development of the said property and/or in the matter of construction of the said building and/or for any defect therein.

34. It is also agreed by and between the owners and the Developer that as soon as the building will be completed, the Developer shall give written notice to the Owners requiring them to take possession of owners' allocation in the said building before transferring any part of building from the developer's allocation.

35. In case of any dispute, difference or question arises between the parties hereto with regard to this agreement and / or interpretation of its terms and conditions the same shall settled mutually but if all the dialogue faced the aggrieved parties shall be at liberty to knock door of Court. That initially Court of North 24-Parganas shall have exclusive jurisdiction to try any matter arising out of this agreement.

Michael Adv

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36. The Building shall mean actual physical measurement of the building which it would arrive at the completion.

The Developer here shall obtain the 'Revised Sanctioned Plan/Completion Certificate' from the appropriate Authorities and hand over the same to the Owner/s along with possession letter/s.

THE FIRST SCHEDULE ABOVE REFERRED TO
(ENTIRE PROPERTY)

ALL THAT piece and parcel of "Viti" land measuring 12 (Twelve) Cottahs 8 (Eight) Chhataks 29 (Twenty-Nine) Square Feet or 9029 Square Feet or more or less 20.70 decimals lying and situated at Mouza Kanchrapara, being J.L. No. 57, Dag No. C.S., R.S. and L.R. 225, under Khatian No. L.R. 1007 & 1561, yearly revenue to the District Collectorate, Rayat Dakhali Swatya, being specific portion of Holding No. F-57/225/H/I, Locality/Street: Sonar Bhuban (C.M), Ward No. 20, under Kalyani Municipality, within the jurisdiction of the Office of Additional District Sub-Registrar at Kalyani, Police Station Kalyani, Dist. Nadia, West Bengal, Pin 741235, along with common facilities and amenities.

The said property is butted and bounded by :-

- On the North :- 10 ft. wide Common Passage;
- On the South :- Bager Khal;
- On the East :- 30 ft. wide Road & Owner's rest land;
- On the West :- Land in Dag No. 212.

THE SECOND SCHEDULE ABOVE REFERRED TO
(OWNER'S ALLOCATION)

THAT THE LAND OWNERS HEREIN SHALL BE ENTITLED TO GE THE FOLLOWINGS:

SMT. MAYA RANI GHOSH & SMT. MONTY GHOSH :-

- (1) Flat No. "1" on the 2nd Floor, South Facing, Super Built up Area 1000 Square Feet (more or less),

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THIRD SCHEDULE ABOVE REFERRED TO
(SPECIFICATION OF THE FLAT)

- 1) FOUNDATION:
R.C.C. Foundation.
- 2) STRUCTURE:
R.C.C. Framed structure with 16/12/8 mm Rod and 8/5 inches thick masonry external wall and 5/3 inches thick masonry partition walls.
- 3) DOORS:
Modular Door with Sal wood frame for all rooms.
High grade PVC Door in Toilets.
Magic Eye in Main Door.
- 4) For the Land Owner's allocation of the said building, the developer shall furnish the Floor by Vitrified Tiles and sufficient Electric points per choice of the Land Owners.
- 5) WINDOWS:
Aluminum Channels with Glass panels.
- 6) FLOORING:
2/2 stain free Talis at leaving and dining room and all bed rooms, verandah.
Kitchen Toilet flooring made of antiskid Tiles.
- 7) KITCHEN:
Kitchen platform made of Black Stone Top.
Tiles up to ceiling height from platform (1/1 premium quality Tiles)
Sink with CP fittings.
Wall finish with putty and primer.
- 8) TOILET:
Standard tiles up to lintel height of walls.
Concealed plumbing and GI/PVC pipe work.
- 9) INTERIOR WALL FINISH:
Putty with Primer.

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THE FOURTH SCHEDULE ABOVE REFERRED TO
(DEVELOPER'S ALLOCATION)

That the Developer shall be entitled to get rest construction area of the proposed multistoried building and/or any other portion of the said building after deduction of the Land Owner's allocation as mentioned in the Second Schedule hereinabove written, together with undivided proportionate share of land and other common amenities and facilities at Holding No. F-57/225/H/I, Locality/Street: Sonar Bhuban (C.M), Ward No. 20, under Kalyani Municipality, within the jurisdiction of the Office of Additional District Sub-Registrar at Kalyani, Post Office & Police Station Kalyani, Dist. Nadia, West Bengal, Pin- 741235.

THE FIFTH SCHEDULE ABOVE REFERRED TO
(COMMON FACILITIES AND AMENITIES)

- (i) Main gates of the said premises and common passage;
- (ii) Installation of common services, viz. electricity, water pipes sewerage, rain water pipes;
- (iii) R.C.C. Reservoir on the roof and underground;
- (iv) Septic tank on the Ground Floor for use of all owners of the building;
- (v) 24 Hours supply of water from overhead tank to the respective Flat;
- (vi) Lighting in the common space, passage, stair case including fixtures and fittings;
- (vii) Common electric meter and box;
- (viii) Stair, Stair case and Roof of the Top Floor;
- (ix) Lift;

Such other Common Parts, equipment, installations, fixtures, covered and open spaces in or about the Building as are necessary for passage to or user and occupancy of the Unit / Flat in common and as are easements of necessary of the Building.

The annexed sheet containing coloured photographs and signatures along with finger impressions of the Parties, as a part of this Agreement for Development.

Signature

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IN WITNESS WHEREOF both the parties have put their respective hands and seals on this day, month and year first above written.

SIGNED, SEALED & DELIVERED by the OWNERS :-

[1] Manja Ravi Ghosh

[2] Monty Ghosh

In presence of the following **Witness** :-

i) Name / Signature :-

ii) Address :-

B. Pranjit Datta.

Halishar Jetia

Jetia. 24 P.P. (N). 743135

SIGNED, SEALED & DELIVERED by the DEVELOPER :-

PM ENTERPRISE

Manja Ravi Ghosh

Proprietor

In presence of the following **Witness** :-

i) Name / Signature :-

ii) Address :-

Arindam Guha

Ratatala, Lalpur
Chardaha, Nadia

pin - 741222

Drafted by me & printed in my Chamber :-

Manash Kumar Ghosh.

[MANASH KUMAR GHOSH]

Advocate

[Enrolment No. W.B.-672/2001]

Barrackpore Court.












Manash kr. Ghosh

Advocate












Barrackpore Court

En-no-W.B.-672/2001

of the Additional District Sub-Registrar at Kalyani, Dist. Nadia.

Left Hand Impressions		--: Name of the Party ::-- --: <i>Name of the Party</i> ::-- MAYA RANI GHOSH		Right Hand Impressions
	Little	 <p>The above said Fingers Impression is certified by me.</p> <p><i>Maya Rani Ghosh</i></p> <p>- Signature -</p>	Little	
	Ring		Ring	
	Middle		Middle	
	Fore		Fore	
	Thumb		Thumb	

2022

Left Hand Impressions		--: Name of the Party ::-- --: <i>Name of the Party</i> ::-- MONTY GHOSH		Right Hand Impressions
	Little	 <p>The above said Fingers Impression is certified by me.</p> <p><i>Monty Ghosh</i></p> <p>- Signature -</p>	Little	
	Ring		Ring	
	Middle		Middle	
	Fore		Fore	
	Thumb		Thumb	

Major Information of the Deed

	I-1303-00638/2022	Date of Registration	27/01/2022
/ Year	1303-2000202457/2022	Office where deed is registered	
ate	20/01/2022 12:20:07 AM	1303-2000202457/2022	
ant Name, Address er Details	M K GHOSH Barrackpore Court,Thana : Barrackpore, District : North 24-Parganas, WEST BENGAL PIN - 700120, Mobile No. : 8013650304, Status :Advocate		
nsaction	Additional Transaction		
110] Sale, Development Agreement or Construction Agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
	Rs. 89,74,244/-		
Stampduty Paid(SD)	Registration Fee Paid		
RS. 10,020/- (Article:48(g))	Rs. 21/- (Article:E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Ap

Land Details :



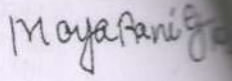


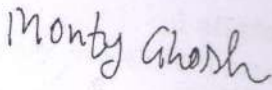
District: Nadia, P.S:- Kalyani, Municipality: KALYANI, Road: Kalyani Unknown Road, Mouza: Kanchrapara, JI No: 57,
Pin Code : 741235

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-225 (RS :-)	LR-1007	Viti	Viti	10.35 Dec		44,73,622/-	Width of Approach Road: 30 Ft.,
L2	LR-225 (RS :-)	LR-1561	Viti	Viti	10.35 Dec		44,73,622/-	Width of Approach Road: 30 Ft.,
		TOTAL :			20.7Dec	0 /-	89,47,244 /-	
		Grand Total :			20.7Dec	0 /-	89,47,244 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2	100 Sq Ft.	0/-	27,000/-	Structure Type: Structure
	Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete				
	Total :	100 sq ft	0 /-	27,000 /-	

Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mrs Maya Rani Ghosh Wife of Mr Paresh Chandra Ghosh Executed by: Self, Date of Execution: 27/01/2022 , Admitted by: Self, Date of Admission: 27/01/2022 ,Place : Office	Photo  27/01/2022	Finger Print  LTI 27/01/2022	Signature  27/01/2022
Manashatala Lane, Kumarpara, City:- , P.O:- Kanchrapara, P.S:-Bijpur, District:-North 24-Pargana West Bengal, India, PIN:- 743145 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No.:: ADxxxxxx3F, Aadhaar No: 76xxxxxxx5092, Status :Individual, Executed by: Self, Date of Execution: 27/01/2022 , Admitted by: Self, Date of Admission: 27/01/2022 ,Place : Office				
2	Name Mrs Monty Ghosh Wife of Mr Anup Ghosh Executed by: Self, Date of Execution: 27/01/2022 , Admitted by: Self, Date of Admission: 27/01/2022 ,Place : Office	Photo  27/01/2022	Finger Print  LTI 27/01/2022	Signature  27/01/2022
Manashatala Lane, Kumarpara, City:- , P.O:- Kanchrapara, P.S:-Bijpur, District:-North 24-Pargana West Bengal, India, PIN:- 743145 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No.:: AKxxxxxx4H, Aadhaar No: 57xxxxxxx9654, Status :Individual, Executed by: Self, Date of Execution: 27/01/2022 , Admitted by: Self, Date of Admission: 27/01/2022 ,Place : Office				

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	P M ENTERPRISE B-12/23 S, Kalyani, City:- Kalyani, P.O:- Kalyani, P.S:-Kalyani, District:-Nadia, West Bengal, India, PIN:- 741235 , PAN No.:: ADxxxxxx3F,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1303-2022, Page from 15305 to 15334

being No 130300638 for the year 2022.



Cert

Reg

No

Date

Cert

Reg

No

Date

Khokon Kumar Bachhar.

Digitally signed by KHOKAN KUMAR
BACHHAR
Date: 2022.01.27 14:21:30 +05:30
Reason: Digital Signing of Deed.

(Khokon Kumar Bachhar) 2022/01/27 02:21:30 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. KALYANI
West Bengal.

(Kh

/D

F

Next

(This document is digitally signed.)