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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AG 661258

2021 2680408/21

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

District Sub-Registrar-V
Alipore, South-24 Parganas

27 DEC 2021

27/12/21
1:40 PM

DEVELOPMENT AGREEMENT

THIS DEED OF DEVELOPMENT AGREEMENT is made this the
27th day of December 2021 (Two Thousand Twenty-One) BETWEEN;

59656

23 DEC 2021

No.....Rs.-100/- Date.....

Name:.....

Address:.....

Vendor:.....

Alipur Collectorate, 24 Pgs. (S)
SUBHANKAR DAS
STAMP VENDOR
Alipur Police Court, Koi-27

Pranima Biswas & Co.
228 Jodhpur - post
Kol-68



DISTRICT SUB REGISTRAR-V
SOUTH 24 PGS., ALIPORE
27 DEC 2021

Partha Sana
S/O Late R.M Sana
Asstt. police
Koi-27
Deed writer

(1) **SMT. ARUNIMA BISWAS**, having PAN : AEWPB0313H, Aadhaar No.3154 7347 5616, wife of Partha Sarathi Das, by creed : Hindu, Indian by National, by occupation : House-Wife, residing at "**SRINIKETAN**", 4th Floor, 228, Jodhpur Park, Post Office : Jodhpur Park, Police Station : Lake, Kolkata : 700068 and (2) **SMT. MADHURIMA BISWAS**, having PAN : APNPM9899R, Aadhaar No.9757 5799 4369, daughter of Late Adhir Ranjan Biswas, by creed : Hindu, Indian by National, by occupation : Freelance, residing at 188/62, Prince Anwar Shah Road, Post Office : Lake Gardens, Police Station : Lake, Kolkata : 700045, hereinafter jointly called and referred to as "the **OWNERS**" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include each of their respective heirs, executors, administrators, legal representatives and assigns) of the **ONE PART**.

AND

SAMPURNA UNNATI NIGAM PRIVATE LIMITED, having CIN : U45202WB2021PTC246426, PAN : ABGCS4418J, a Private Limited Company, having its registered Office at 4th Floor, Flat

No.4A, 21/7, Aswini Dutta Road, 4th Floor, Post Office : Sarat Bose Road, Police Station : Rabindra Sarobar, Kolkata : 700029, represented by its Managing Director viz. **SRI TUSHAR S. KAMDAR**, having PAN : AKWPK2271M, Aadhaar No.7238 5672 5991, son of Late Sharad. H. Kamdar, by creed : Hindu, Indian by National, by occupation : Business, residing at 38A/26, Jyotish Roy Road, Post Office : New Alipore, Police Station : Behala, Kolkata : 700053, hereinafter called and referred to as “the **DEVELOPER**” (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor-in-office and assigns) of the **OTHER PART.**

WHEREAS originally one Smt. Usha Kana Biswas became the sole and absolute Owner in respect of **ALL THAT** piece and parcel of land measuring about 3 (Three) Cottahs 8 (Eight) Chittacks 17 (Seventeen) Square Feet more or less being Plot No.56, situate and lying at Mouza : Arakpur, Pargana : Khaspur, J.L. No.39, R.S. No.42, Touzi No.151 & 152, under Khatian Nos.720, 818 & 561, appertaining to C.S. Dag Nos.300 & 302, being the portion of the then Premises No.142, Prince Anwar Shah Road, Police Station : Lake, within the Town of Calcutta by virtue of a registered Indenture.

AND WHEREAS the said Smt. Usha Kana Biswas as Mortgage, mortgaged her aforesaid purchased property in favour of "**AMALGAMATED DEVELOPMENT LIMITED**" by way of a registered Deed of Mortgage dated 23rd April, 1959, which was duly registered in the Office of the Sub-Registrar at Alipore and recorded in Book No.I, Volume No.82, Pages 9 to 13, Being No.4174 for the year 1957.

AND WHEREAS thereafter the said "**AMALGAMATED DEVELOPMENT LIMITED**" after clearing of loan amount executed and registered a Deed of Release in favour of said Smt. Usha Kana Biswas on 6th April, 1959, which was registered in the Office of the Sub-Registrar at Alipore and recorded in Book No.I, Volume No.60, Pages from 131 to 134, Being No.3532 for the year 1959.

AND WHEREAS said Smt. Usha Kana Biswas duly mutated her name with the Office of the then Calcutta Corporation now the Kolkata Municipal Corporation in respect of her aforesaid property and after such mutation, the aforesaid property known and numbered as Municipal Premises No.188/62, Prince Anwar Shah Road, Police Station : Lake, Kolkata : 700045, under Ward No.93, bearing Assessee No.21-093-09-0319-0 and used to pay the necessary taxes to the said Authority.

AND WHEREAS thereafter said Smt. Usha Kana Biswas constructed one dwelling house having an area of 1500 (One Thousand Five Hundred) Square Feet more or less upon a portion of her aforesaid property and started living therein with the members of her family.

AND WHEREAS while absolutely seized and possessed of the aforesaid property (land along with Building) as Owner thereof, said Smt. Usha Kana Biswas died intestate on 5th April, 2000 leaving behind surviving her three sons viz. Anjan Biswas, Ajit Kumar Biswas, Ashit Kumar Biswas and the wife and two daughters of her one predeceased son Adhvir Ranjan Biswas (who died on 29th May, 1991) viz. Smt. Minakshi Biswas, Smt. Arunima Biswas and Smt. Madhurima Biswas as her only legal heirs and successors, who jointly inherited the aforesaid property as per Hindu Succession Act, 1956. Be it noted that husband of said Smt. Usha Kana Biswas viz. Atul Chandra Biswas predeceased her on 27th November, 1987.

AND WHEREAS thereafter said Ajit Kumar Biswas died intestate on 6th July, 2002 leaving behind him surviving his wife Smt. Shanta Biswas and two daughters viz. Smt. Shubhra Sen

and Smt. Tandra Dey as his only legal heirs and successors, who jointly inherited the undivided 1/4th share of the aforesaid property left by said Ajit Kumar Biswas as per Hindu Succession Act, 1956.

AND WHEREAS thereafter said Ashit Kumar Biswas also died intestate on 22nd January, 2009 leaving behind him surviving his wife Smt. Bithika Biswas and one son Anirban Biswas as his only legal heirs and successors, who jointly inherited the undivided 1/4th share of the aforesaid property left by said Ajit Kumar Biswas as per Hindu Succession Act, 1956.

AND WHEREAS thereafter said Smt. Minakshi Biswas, wife of deceased Adhir Ranjan Biswas also died intestate on 15th August, 2015 leaving behind surviving her aforesaid two daughters viz. Smt. Arunima Biswas and Smt. Madhurima Biswas as her only legal heirs and successors, who had jointly inherited the undivided 1/4th of the aforesaid property (land along with Building) as per Hindu Succession Act, 1956. Be it noted that said Smt. Minakshi Biswas was the Owner of undivided 1/12th share of the aforesaid property and Smt. Arunima Biswas and Smt. Madhurima Biswas prior to death of

their mother were the Owners of undivided 1/12th share each of the aforesaid property and after demise of said Smt. Minakshi Biswas her aforesaid two daughters became the joint Owners of the undivided 1/4th share of the aforesaid property, each having undivided 1/8th share of the same.

AND WHEREAS in the manner stated above said Anjan Biswas, Smt. Shanta Biswas, Smt. Shubhra Sen, Smt. Tandra Dey, Smt. Arunima Biswas, Smt. Madhurima Biswas, Smt. Bithika Biswas and Anirban Biswas, ^{*the party hereto of the one part herein*} became the joint Owners of the aforesaid property i.e. **ALL THAT** piece and parcel of land measuring about 3 (Three) Cottahs 8 (Eight) Chittacks 17 (Seventeen) Square Feet more or less together with old dilapidated Building having an area of 1500 (One Thousand Five Hundred) Square Feet more or less standing thereon, situate and lying at Mouza : Arakpur, Pargana : Khaspur, J.L. No.39, R.S. No.42, Touzi No.151 & 152, under Khatian Nos.720, 818 & 561, appertaining to C.S. Dag Nos.300 & 302, being known and numbered as Municipal Premises No.188/62, Prince Anwar Shah Road, Police Station : Lake, Kolkata : 700045, within the limits of the Kolkata Municipal Corporation, under Ward No.93, morefully described in the **SCHEDULE** - "A" hereunder written and

Anjan Biswas, Madhurima Biswas

hereinafter referred to as “the **SAID ENTIRE PROPERTY**” and duly mutated their names with the Office of the Kolkata Municipal Corporation and since then has been possessing the same uninterruptedly by doing all acts of ownership and paying taxes thereto.

AND WHEREAS said Anjan Biswas, Smt. Shanta Biswas, Smt. Shubhra Sen, Smt. Tandra Dey, Smt. Bithika Biswas and Anirban Biswas jointly have already entered into a registered Development Agreement with the Developer herein for development of their undivided 3/4th share of the said entire property.

AND WHEREAS now said Smt. Arunima Biswas and Smt. Madhurima Biswas, the Owner herein, decided to develop their undivided 1/4th share of the said entire property, hereinafter called “the **SAID PROPERTY**”, morefully described in the **SCHEDULE** - “**B**” hereunder written and accordingly several discussions were held amongst the Parties herein and ultimately the Party hereto of the Other Part has agreed to develop the said property with certain terms and conditions, which are set-forth hereunder below :-

NOW THIS AGREEMENT WITNESSETH are as follows :-

1. **OWNERS** :-

Shall mean (1) **SMT. ARUNIMA BISWAS**, wife of Partha Sarathi Das of "**SRINIKETAN**", 4th Floor, 228, Jodhpur Park, Post Office : Jodhpur Park, Police Station : Lake, Kolkata : 700068 and (2) **SMT. MADHURIMA BISWAS**, daughter of Late Adhir Ranjan Biswas of 188/62, Prince Anwar Shah Road, Post Office : Lake Gardens, Police Station : Lake, Kolkata : 700045 and each of their respective heirs, successors, executors, administrators, legal representatives and assigns.

2. **DEVELOPER** :-

Shall mean **SAMPURNA UNNATI NIGAM PRIVATE LIMITED**, a Private Limited Company, having its registered Office at 4th Floor, Flat No.4A, 21/7, Aswini Dutta Road, 4th Floor, Post Office : Sarat Bose Road, Police Station : Rabindra Sarobar, Kolkata : 700029, represented by its Managing Director viz. **SRI TUSHAR S. KAMDAR**, son of Late Sharad. H. Kamdar of 38A/26, Jyotish Roy Road, Post Office : New Alipore, Police Station : Behala, Kolkata : 700053 and include its successor-in-office and assigns.

3. **THE ENTIRE PROPERTY** :-

Shall mean **ALL THAT** piece and parcel of land measuring about 3 (Three) Cottahs 8 (Eight) Chittacks 17 (Seventeen) Square Feet more or less together with old dilapidated Building having an area of 1500 (One Thousand Five Hundred) Square Feet more or less standing thereon, situate and lying at Mouza : Arakpur, Pargana : Khaspur, J.L. No.39, R.S. No.42, Touzi No.151 & 152, under Khatian Nos.720, 818 & 561, appertaining to C.S. Dag Nos.300 & 302, being known and numbered as Municipal Premises No.188/62, Prince Anwar Shah Road, Police Station : Lake, Kolkata : 700045, within the limits of the Kolkata Municipal Corporation, under Ward No.93, morefully described in the **SCHEDULE** - "A" hereunder written.

4. **THE SAID PROPERTY** :-

Shall mean **ALL THAT** piece and parcel of undivided 1/4th share of land measuring about 3 (Three) Cottahs 8 (Eight) Chittacks 17 (Seventeen) Square Feet more or less together with 1/4th share of land old dilapidated Building having an area of 1500 (One Thousand Five Hundred)

Square Feet more or less at being Municipal Premises No.188/62, Prince Anwar Shah Road, Police Station : Lake, Kolkata : 700045, within the limits of the Kolkata Municipal Corporation, under Ward No.93, morefully described in the **SCHEDULE** – “**B**” hereinabove written.

5. **BUILDING** :-

Shall mean and include the Building to be constructed at the property mentioned in earlier paragraph.

6. **COMMON FACILITIES** :-

Shall mean and include corridors, stairs, ways, passages, way, if any drive ways, common electric meter, common lavatories, if provided by the Developer, water pump and water and facilities, which will be provided by the Developer in the new Building. The Occupiers of the proposed multistoried Building and the Purchasers of the Flats of the proposed multistoried Building shall have the right to enjoy the roof of the proposed Building for all ceremonial occasions and for maintaining T.V. antenna and water reservoir.

7. **SALEABLE SPACE** :-

Shall mean the space in the new Building available for independent use and occupation by the Developer after making due provisions for common facilities and space required thereof and after providing the Owners' allocation in respect of the said property.

8. **OWNERS' ALLOCATION IN RESPECT OF THE SAID PROPERTY** :-

On completion of the proposed Building, the Owners herein shall be at the first instance entitled to get 40% of the total F.A.R. out of 100% of the total F.A.R. in finished and complete condition from the proposed Building, which is to be calculated upon the basis of the share of their land in respect of the said entire property, morefully described in the **SCHEDULE** - "C" hereunder written, together with the fittings, fixtures and arrangements as will be provided by the Developer in the said allocation are fully described in the **SCHEDULE** : "E" hereunder written. The aforesaid Owners' allocation will be demarcated after getting Plan sanctioned by the Kolkata Municipal Corporation in respect of the entire property.

9. **DEVELOPER'S ALLOCATION** :-

Shall mean the rests and/or remaining share of the proposed Building/s in the said property save and except the Owners' allocation, morefully described in the **SCHEDULE** - "D" hereunder written. The said rests and remaining areas means several Flat/s, Shop/s, Car Parking Space/s and other space/s and proportionate share including common spaces, places, staircases, lift and the Developer shall have the right to sell, mortgage and/or rent out the same in whole or in part together with proportionate share of land at the said property, with right to enter into Agreement for Sale of Flat/s, Shop/s, Car Parking Space/s and other space/s with right on common areas and places to the intending Buyer/s etc. and to take advances and entire consideration from him/her/them without any objection or interruption from the Owners.

10. **THE ARCHITECT** :-

Shall mean such person/s with requisite qualification who will be appointed by the Developer for designing and Planning of the new Building.

11. **BUILDING PLAN** :-

Will mean such Plan prepared by the architect for the construction of the new Building and to be sanctioned by the Kolkata Municipal Corporation and/or any other competent Authority as the case may be.

12. **TRANSFER** :-

With its grammatical variations shall include transfer by possession and by and other means adopted for effecting what is understood as a transfer of space in multistoried Building to purchase thereof although the same may not amount to a transfer in law without causing in any manner in convenience or disturbance to the Owners of the said property.

13. **TRANSFeree** :-

Shall mean a person Firm, Limited Company, Association of persons to whom any space in the Building will be transferred.

14. **TIME** :-

Shall mean the construction shall be completed positively within 24 (Twenty-Four) months from the date of sanction

of the Building Plan from the Kolkata Municipal Corporation in respect of the said entire property or from the date of handing over peaceful vacant possession of the said property by the Owners to the Developer, whichever will be the later.

15. **WORDS** :-

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

16. **COMMENCEMENT** :-

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

OWNERS' RIGHT AND REPRESENTATION :-

1. The Owners herein are absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the said entire property.
2. None other than the Owners have any claim, right, title and/or demand over and in respect of the said entire property and/or any portion thereof.

3. There is no excess vacant land at the said property within the meaning of the Urban Land (Ceiling and Regulation) Act, 1976.

-:: **DEVELOPER'S RIGHT** ::-

1. The Owners of the said property hereby grant, subject to what have been hereunder provided exclusive right to the Developer to build upon and to exploit commercially the said plot of land and shall be able to construct the new Building thereon in accordance with the Plan, which will be sanctioned by the Kolkata Municipal Corporation with or without any amendment and/or modification thereto made or cause to be made by the parties hereto.
2. All application, Plans and other papers and documents 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 Owners of the said property at its own costs and expenses and the Developer shall pay charges and bear all fees including Architect's fees required to be paid or deposited for exploitation of the

said entire property provided, however that the Developer shall be exclusively entitled to all refunds or any or all payments and/or deposit made by the Developer.

3. Nothing in these presents shall be construed as a demise or assignment or conveyance in law by the Owners of the said property or any part thereof to the Developer or has created any right, title or interest in respect of the Developer other than an exclusive right and interest by the Developer to commercially exploit the same in terms hereof and to deal with the Developer's allocation in respect of said entire property in the new Building in the manner hereinafter stated.

-:: **CONSIDERATION** ::-

1. In consideration of the Owners of the said property having agreed to permit the Developer to commercially exploit the said property and to construct, erect and build a new Building in accordance with the Plan, which will be sanctioned and in accordance with the Specification and materials description of which are stated in details in **SCHEDULE** – “**D**” hereunder written.

2. On completion of the proposed Building, the Owners herein shall be at the first instance entitled to get 40% of the total F.A.R. out of 100% of the total F.A.R. in finished and complete condition from the proposed Building, which is to be calculated upon the basis of the share of their land in respect of the said entire property, morefully described in the **SCHEDULE** - "C" hereunder written, together with the fittings, fixtures and arrangements as will be provided by the Developer in the said allocation are fully described in the **SCHEDULE** : "E" hereunder written. The aforesaid Owners' allocation will be demarcated after getting Plan sanctioned by the Kolkata Municipal Corporation in respect of the entire property.

-:: **POSSESSION** ::-

1. The Owners herein shall give quiet, peaceful and unencumbered symbolical possession of the said property to the Developer simultaneously with the execution of this Agreement enabling the Developer to survey the said entire premises and for making soil testing and preparation of the proposed Building Plan.

2. The Developer shall complete the construction of the Building positively within 24 (Twenty-Four) months from the date of sanction of the Building Plan from the Kolkata Municipal Corporation in respect of the said entire property or from the date of handing over peaceful vacant possession of the said property by the Owners to the Developer, whichever will be the later and shall hand over the Owners' allocation in respect of said property by the Developer with the arrangements and other accessories as per Specification given details in **SCHEDULE - "E"** hereunder written.
3. The Developer shall on completion of the new Building put the Owners herein in undisputed possession of the Owners' allocation in respect of said property together with all rights in common to the common portion as absolute Owners thereof.
4. The Developer shall be exclusively entitled to the Developer's allocation in the new Building with exclusive right to transfer or otherwise deal with or dispose of, without any right, title, claim or interest therein

whatsoever of the Owners herein and they shall not be able to disturb the quiet and peaceful possession of the Developer's allocation. The Owners herein shall only transfer by way of proper Deed of Conveyance either in favour of the Developer or in favour of the nominee/s of the Developer, the undivided share of the land excepting the proportionate share of land of the Owners herein.

5. In so far as necessary all dealing by the Developer in respect of the new Building shall be in the name of the Owners herein for which purpose the Owners herein undertakes to give the Developer a Power of Attorney in a form and manner reasonably required by the Developer. It being understood however that such dealings shall not in any manner fasten or create any financial or legal liabilities upon the Owners herein nor there shall be any clause inconsistent with or against the terms mentioned in this Agreement.

6. That the Owners herein shall execute the Deed of Conveyance/s in favour of the Developer or its nominee/s in respect of such part/s of the new Building as shall be

required by the Developer, all costs and all expenses in that behalf will be borne and paid by the Developer.

-:: **COMMON FACILITIES** ::-

1. The Developer shall pay and bear all property taxes and other dues and outgoings in respect of the said Building accruing due as and from the date of handing over vacant possession of the said property or part of it by the Owners herein to the Developer. If there are any dues of property taxes or any other taxes regarding the said entire property before the date of handing over the same to the Developer that has to be borne by the Owners herein as per their share.

2. As soon as the new Building shall be completed within the time hereinafter mentioned the Developer shall give written notice to the Owners herein for their allocation in the Building and there being no dispute regarding the completion of the Building in terms of this Agreement and according to the Specification and Plan thereof and certificate of the architect being produced to the effect and after 30 (Thirty) days from the date of service of such

notice and at all times thereafter the Owners herein shall be exclusively responsible for payment of all Municipal and property taxes, rates, duties and other public outgoings and imposition whatsoever (hereinafter for the sake of brevity referred to as "the **SAID RATES**") payable in respect of the Owners' allocation, the said rates to be apportioned pro-rata with reference to the saleable space in the Building if the same are levied on the Building as a whole.

3. Any transfer of any part of the Owners' allocation in the new Building shall be subject to the provisions hereof and the transferee shall thereafter be responsible in respect of the space transferred for payment of the said rate and service charges for the common facilities.
4. The Owners herein shall not do any acts, deeds or things whereby the Developer shall be prevented from construction and completion of the said Building.

-:: COMMON RESTRICTION ::-

The Owners' allocation in the new Building shall be subject to the same restrictions on transfer and use as are applicable to

the Developer's allocation in respect of undivided share of the said entire property in the new Building intended for common benefits of all Occupiers of the new Building which shall include the followings :-

1. The Owners herein shall not use or permit to be used of the Owners' allocation in the new Building or any portion thereof for carrying on any obnoxious illegal and immoral trade or activity nor use thereof for any purpose which may cause any nuisances hazard to the Owners, Occupiers of the new Building. The Developer and its nominee/s shall also not use or permit to be used of the Developer's allocation in respect of undivided share of the entire property in the new Building or any portion thereof for carrying of any obnoxious, illegal and immoral trade or activity nor use thereof for any purpose which may cause any nuisance hazards to the Owners herein of the new Building.
2. Both the Parties shall abide by all laws, bye-laws, rules and regulation of the Government, local bodies and associations when formed in future as the case may be without invading the right to the Owners herein.

3. The respective allottee shall keep their respective allocation in the Building in good working conditions and repairs.
4. Neither party shall throw accumulate any dirt, rubbish, waste or refuse or permit the same to be thrown or accumulated in or around the new Building or in the compound corridors any other portions of the new Building.

-:: OWNERS' OBLIGATION ::-

1. The Owners herein hereby agree and covenant with the Developer not to cause any interference or hindrance in the construction of the Building at the entire property by the Developer.
2. The Owners herein hereby agree and covenant with the Developer not to do any acts or deeds or things where by the Developer may be prevented from selling, assigning and/or disposing of any portion or portions of the Developer's allocation in respect of undivided share of the entire property or portion in the Building.

3. The Owners herein hereby agree and covenant with the Developer not to let out, grant, lease, mortgage and/or charges the allocated portion of the Developer in the super built up construction but shall have all right to let out, grant, lease, mortgage and/or charges, their allocated portion to any person/s, company/ies save and except the Developer's allocation in respect of undivided share of the entire property. The Developer also shall not have any right to let, grant, lease, mortgage and/or charges the allocated super built up area of the Owners herein but shall have all right to let out, grant lease, take booking money, etc. from the person/s, company/ies in respect of the Developer's allocation in respect of undivided share of the entire property.
4. The Owners shall hand over peaceful vacant khas possession of the said property in favour of the Developer herein as and when called for by the Developer herein.
5. The Owners shall at their own cost clear all due taxes in respect of the said property from the Kolkata Municipal Corporation in upto date manner and shall also obtain

the NOC from the Kolkata Municipal Corporation in respect of the said property

-:: DEVELOPER'S OBLIGATION ::-

The Developer hereby agrees and covenants with the Owners :-

1. The Developer shall complete the construction of the new Building within 24 (Twenty-Four) months from the date of sanction of the Building Plan from the Kolkata Municipal Corporation in respect of the said entire property or from the date of handing over peaceful vacant possession of the said property by the Owners to the Developer, whichever will be the later and the time of completion of the Building shall be strictly observed. The period of construction will be extended if there be any force majeure, natural calamity or situation beyond the control of the Developer.
2. The Developer shall not violate or contravene any of the provisions or rules applicable for construction of the Building.
3. The Developer shall initially at its own cost and responsibility negotiate with the existing Tenants of the

said property and same will be adjusted from the Owners' allocation.

4. The Developer shall at its own cost demolish the present existing structure standing upon the said property and shall enjoy all the debris and salvages as per its own whims and desire.

5. The Developer shall at its own cost arrange one 1BHK Flat and one Godwn for the Owners herein towards their alternative accommodation during the period of constructional work of the proposed Building till handing over possession of the Owners' allocation.

-:: **OWNERS' INDEMNITY** ::-

The Owners herein hereby undertake that the Developer shall be entitled to the said construction and shall enjoy its allocated portion without any interference and/or disturbance provided the Developer perform and fulfills all and singular the terms and

conditions herein contained and/or its part to be observed and performed.

-:: **DEVELOPERS INDEMNITY** ::-

1. The Developer hereby undertakes to keep the Owners herein indemnified against all Third Party claims and actions arising out of any sorts of acts or commission of the Developer in or in relation to the construction of the said new Building strictly in terms of the Plan to be sanctioned by the Kolkata Municipal Corporation on that behalf.
2. The Developer hereby undertakes to keep the Owners herein indemnified against all action suits, costs, proceedings and claim that may arise out of the Developer's allocation in respect of undivided share of the entire property with regard to the development of the said property and/or in the matter of construction of the Building and/or any defect therein.

-:: **MISCELLANEOUS** ::-

1. The Owners herein and the Developer have entered into the Agreement purely as a contract and nothing contained herein shall be deemed to construe as partnership between the Developer and the Owners herein. The Parties hereto can proceed with this Agreement.

2. Nothing in these presents shall be construed as a demise or assignment or conveyance in land by the Owners of the said property or any part thereof to the Developer or as creating any right, title and interest in respect thereof in the Developer other than its own undivided share of the said entire property, an exclusive right to exploit the same in terms thereof provided however the Developer shall be entitled to borrow money from any Bank/s without creating any financial liability on the Owners herein and their estate shall not be encumbered and/or be liable for payment of any dues of such Bank/s and for that purpose the Developer shall keep the Owners herein indemnified against all actions, suits, proceedings and cost, charges and expenses in respect thereof.

3. Any notice required to be given by the Developer shall without prejudice to any other mode of service available be deemed to have been served upon the Owners herein, if sent to them under registered post with acknowledgement due at the addresses given in this Agreement vis-à-vis to the Developer.

4. That the Owners herein hereby fully agree and consent that the Developer shall have the right to advertise, fix hoarding or signboard of any kind relating to the publicity for the benefit or commercial exploitation of the new Building from the date of execution of this Agreement and on completion of the Building or earlier all such advertisements and hoardings shall be cleared or by the Developer at its own costs.

5. The original Agreement and all original deeds in respect of the said property shall be kept at the city office of the Developer or at the office of its agents for the inspection of the intended Purchaser/s.

-:: FORCE MAJEURE ::-

1. The Parties hereto shall not be considered to be liable for any obligation hereunder to the extent that the performance of the relative obligations was prevented by any force majeure and this contract shall remain suspended during such majeure, if any.
2. The force majeure shall mean floods, earth quake, riot, war, storm, tempest, civil commotion, strikes, lock-out and/or any other fact or commission beyond the control of the parties hereto.

-:: JOINT OBLIGATION ::-

1. The Developer shall develop and construct multistoried Buildings on the said land as per Corporation Rules after utilizing the available F.A.R. as per present rules in vogue.
2. The Owners herein will lend their names and signatures in all paper, Plans, documents and deeds those may come on the way of the Developer for successful implementation of the project since the project will be developed in the

name of the Owners of the said property and under the Owners' allocation.

3. The Owners will forward to the Developer or its nominee/s, the Title Deed of the land for its nominee/s to get loan from the Authority concerned in respect of the Developer's allocation, failing which the Owners will be held and responsible for damages.

THE SCHEDULE - "A" ABOVE REFERRED TO

(DESCRIPTION OF THE ENTIRE PROPERTY)

ALL THAT piece and parcel of land measuring an area of 3 (Three) Cottahs 8 (Eight) Chittacks 17 (Seventeen) Square Feet be the same a little more or less together with old dilapidated Building having an area of 1500 (One Thousand Five Hundred) Square Feet more or less with cemented flooring standing thereon, situate and lying at Mouza : Arakpur, Pargana : Khaspur, J.L. No.39, R.S. No.42, Touzi No.151 & 152, under Khatian Nos.720, 818 & 561, appertaining to C.S. Dag Nos.300 & 302, being known and numbered as Municipal Premises No.188/62, Prince Anwar Shah Road, Police Station : Lake,

Kolkata : 700045, within the limits of the Kolkata Municipal Corporation, under Ward No.93, bearing Assessee No.21-093-09-0319-0 together with all right, title, interest and right of easement attached thereto and the same is butted & bounded by :-

ON THE NORTH : 20' wide Black Top Road ;
ON THE SOUTH : P-39, Prince Anwar Shah Road ;
ON THE EAST : P-55, Prince Anwar Shah Road ;
ON THE WEST : P-57, Prince Anwar Shah Road.

THE SCHEDULE - "B" ABOVE REFERRED TO

(DESCRIPTION OF THE SAID PROPERTY I.E.
THE PROPERTY OF THE OWNERS HEREIN)

ALL THAT piece and parcel of undivided 1/4th share of land measuring about 3 (Three) Cottahs 8 (Eight) Chittacks 17 (Seventeen) Square Feet more or less together with 1/4th share of land old dilapidated Building having an area of 1500 (One Thousand Five Hundred) Square Feet more or less at being Municipal Premises No.188/62, Prince Anwar Shah Road, Police Station : Lake, Kolkata : 700045, within the limits of the Kolkata Municipal Corporation, under Ward No.93, morefully described in the **SCHEDULE** - "A" hereinabove written.

THE SCHEDULE - "C" ABOVE REFERRED TO

(DESCRIPTION OF THE OWNERS' ALLOCATION IN RESPECT
OF THE SAID PROPERTY)

On completion of the proposed Building, the Owners herein shall be at the first instance entitled to get 40% of the total F.A.R. out of 100% of the total F.A.R. in finished and complete condition from the proposed Building, which is to be calculated upon the basis of the share of their land in respect of the said entire property, together with the fittings, fixtures and arrangements as will be provided by the Developer in the said allocation are fully described in the **SCHEDULE : "E"** hereunder written. The aforesaid Owners' allocation will be demarcated after getting Plan sanctioned by the Kolkata Municipal Corporation in respect of the entire property.

THE SCHEDULE : "D" ABOVE REFERRED TO

(DESCRIPTION OF THE DEVELOPER'S ALLOCATION)

ALL THAT rests and/or remaining share of the proposed Building/s in the said property save and except the Owners' allocation. The said rests and remaining areas means several Flat/s, Shop/s, Car Parking Space/s and other space/s and proportionate share including common spaces, places,

staircases, lift and the Developer shall have the right to sell, mortgage and/or rent out the same in whole or in part together with proportionate share of land at the said property, with right to enter into Agreement for Sale of Flat/s, Shop/s, Car Parking Space/s and other space/s with right on common areas and places to the intending Buyer/s etc. and to take advances and entire consideration from him/her/them without any objection or interruption from the Owners.

THE SCHEDULE : "E" ABOVE REFERRED TO

(DESCRIPTION OF THE SPECIFICATION)

- ❖ **BUILDING** :-
Building designed on R.C.C. foundation of multistoried.
- ❖ **FOUNDATION** :-
Building designed on R.C.C. foundation.
- ❖ **STEEL** :-
Steel quality available in the market.
- ❖ **CEMENT** :-
Standard quality available in the market.
- ❖ **STONE CHIPS** :-
Standard quality available in the market.

❖ **SAND** :-

Course sand and other sand shall be required.

❖ **BRICKS** :-

1st and 2nd class available in the market.

❖ **FLOORING** :-

Bed rooms, toilet, drawing/dining will be finished with marble.

❖ **TOILET** :-

Toilet will be of marble flooring with 6' high glaze tile all around.

❖ **PAINTING** :-

All internal walls will be finished the plaster Paris. All external paintings will be with cement based paints. All doors and windows will be enamel paints.

❖ **SANITARY** :-

All internal pipe line will be concealed type. Soil lines are to be connected to underground, drainage pipes terminating in Corporation line, colour basin, colour commodes, jaguar fittings.

❖ **WATER SUPPLY** :-

Water will be supplied from the supply of Kolkata Municipal Corporation.

❖ **DOORS** :-

All doors will be made up of commercial flash doors, main entrance door will be teak finish.

❖ **WINDOWS** :-

Aluminum siding with glass fittings.

❖ **ELECTRICAL** :-

Electrical points for light, fan, A.C. and refrigerator.

❖ **WORKS** :-

P.V.C. wiring and complete with distribution board sub-distribution board, switch board with piano type switches and 5 & 25 amp. plug point electrical points will be provided as per design given by architect.

❖ **ELECTRICAL** :-

All conceal wiring.

❖ **LIFT** :-

Lift will be provided.

IN WITNESS WHEREOF the Parties hereto have hereunto set and subscribed their respective hands on the day, month and year first above written.

SIGNED, SEALED & DELIVERED

by the Parties at Kolkata
in the presence of :-

WITNESSES :-


1. Kaushik Senapati
Gopalpur, Sarkarpool
KOL-143

Am Biswas,
Madhura Binas

2. Subhasis Banu
1/26 Netaji Nagar
KOL-92

Signature of the **OWNERS**

SAMPURNA UNNATI NIGAM PRIVATE LIMITED


Director

Signature of the **DEVELOPER**

Drafted by me :-

Partha Saha
Draft writer
L.No- 132/2013
Advocate

Alipore Judges' Court, Kol : 27.

Computer Typed by :-



DEBASISH NASKAR

Alipore Judges' Court, Kol : 27.



Thumb 1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name ARUNIMA BISWAS
Signature Arunima Biswas



Thumb 1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name MADHURIMA BISWAS
Signature Madhurima Biswas



Thumb 1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name TUSHAR S. KAMDAR
Signature Tushar

Thumb 1st finger Middle Finger Ring Finger Small Finger

PHOTO	left hand					
	right hand					

Name
Signature



DISTRICT SUB REGISTRAR-V
SOUTH 24 PGS., ALIPORE
27 DEC 2021



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

GRN Details

GRN: 192021220145265688 Payment Mode: Online Payment (SBI Epay)
GRN Date: 24/12/2021 16:50:39 Bank/Gateway: SBICPay Payment Gateway
BRN : 4560843252627 BRN Date: 24/12/2021 16:12:42
Gateway Ref ID: 213587441339 Method: HDFC Retail Bank NB
Payment Status: Successful Payment Ref. No: 2002680408/1/2021
[Query No*/Query Year]

Depositor Details

Depositor's Name: TUSHAR S KAMDAR
Address: 21/4, ASWINI DUTTA ROAD CITYSTYLE MALL
Mobile: 9830555565
EMail: t.kamdar89@gmail.com
Depositor Status: Buyer/Claimants
Query No: 2002680408
Applicant's Name: Mr PARTHA SANA
Identification No: 2002680408/1/2021
Remarks: Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002680408/1/2021	Property Registration- Stamp duty	0030-02-103-003-02	7020
2	2002680408/1/2021	Property Registration- Registration Fees	0030-03-104-001-16	21
			Total	7041

IN WORDS: SEVEN THOUSAND FORTY ONE ONLY.

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

TUSHAR S KAMDAR

SHARAD H KAMDAR.

19/07/1983
Permanent Account Number
AKWP K2271M


Signature

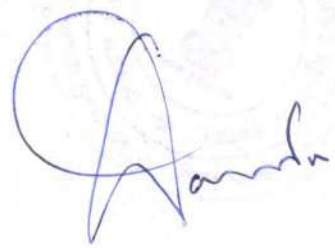








1983010







भारत सरकार
GOVERNMENT OF INDIA



Tushar.S. Kamdar
DOB: 19/07/1983
MALE



7238 5672 5991

मेरा आधार, मेरी पहचान



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address

S/O Sharad.H.Kamdar, 38A/26, JYOTISH
ROY ROAD, New Alipore, Kolkata,
West Bengal - 700053

7238 5672 5991

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947,
Bangalore-560 601

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER



AEWPB0313H



नाम /NAME

ARUNIMA BISWAS

पिता का नाम /FATHER'S NAME

ADHIR RANJAN BISWAS

जन्म तिथि /DATE OF BIRTH

05-01-1975

हस्ताक्षर /SIGNATURE

Arunima Biswas

[Handwritten Signature]

आयकर आयुक्त-I, पुणे

Commissioner of Income-tax I, Pune

Arunima Biswas



भारत सरकार

Unique Identification Authority of India
Government of India

Enrollment No.: 1088/95054/00023

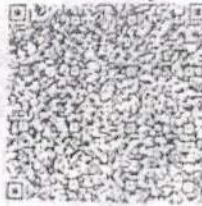
To
Arunima Biswas
W/O Partha Sarathi Das
Sriniketan, 4th Floor, Flat-4A 228 Jodhpur Park
Near Jodhpur Park Boys High School
Jodhpur Park
Jodhpur Park
Circus Avenue Kolkata
West Bengal 700068
8017467175

18/09/2016

389915568



MA899155682FT



आपका आधार क्रमांक / Your Aadhaar No. :

3154 7347 5616

मेरा आधार, मेरी पहचान

Arunima Biswas



भारत सरकार

Government of India



Arunima Biswas
DOB: 05/01/1975
Female



3154 7347 5616

मेरा आधार, मेरी पहचान

सिद्धि विभाग
INCOME TAX DEPARTMENT

सरकार
GOVT OF INDIA

मध्यम बिस्व

अधिर रान्जान बिस्व

32/09/1976

Permanant Account Number

APNRM9899R

Madhura Bines


 Government of India

Download Date: 25/03/2019



இயல்பு மதுமா பிஸ்வாஸ்
Madhuma Biswas
 (Signs name/DOB: 22/09/1975)
 Gender: FEMALE

Sign Date: 10/03/2019

9757 5799 4369

VID : 9124 7318 8201 3947

எதிர்ப்பி அபிதரி, எதிர்ப்பி அபிதரி யாதிதரி

Madhuma Biswas


 Unique Identification Authority of India

முகவரி:
 D/O அர் பிஸ்வாஸ், F2 Jayakiruha Apts,
 தண்டை பெரியர் நகர், தண்டை பெரியர்
 பஞ்சேரி, தண்டை பெரியர்
 தண்டை பெரியர் - 605005

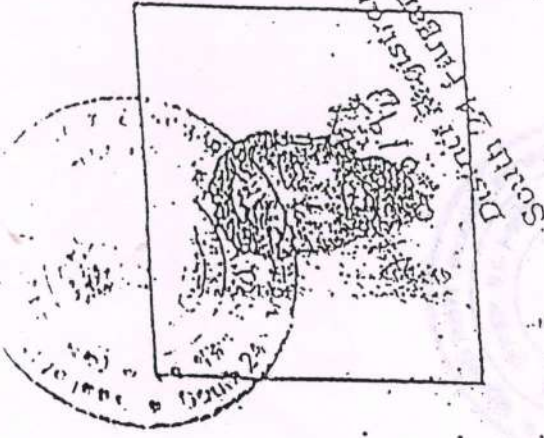
Address:
 D/O A R Biswas, F2 Jayakiruha Apts, Third
 Cross Extn, Thandai Periyar Nagar,
 Pondicherry
 Pondicherry - 605005



9757 5799 4369

VID : 9124 7318 8201 3947

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NAME.....Santha Sana.....
FATHER'S NAME.....Lata Rabintra Nath Sana.....
FULL ADDRESS.....14 - Ghatak Jagabati Pur,
P.O. - Jomgori, P.S. - Udyabera
District - Hoarrah.....

UNDER THE POWERS

Conferred by the West Bengal Registration (Deed Writers) Rules, 1982, the District Registrar, South 24 Parganas is pleased to issue this licence

D.R. L. H.D.S.R. - F.B.P.O.

To practice as a Deed writer in

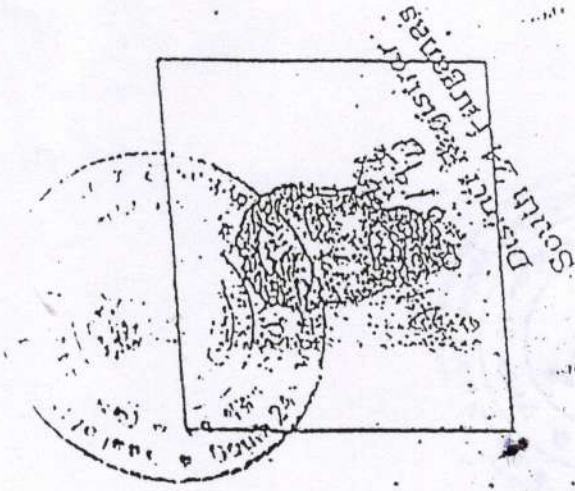
Partha Saha

His Licence No. At. P. 132 *Dirb*
District Registrar
South 24 Parganas

Place: 19.6.2012
Dated: 19.6.2012

ENDORSEMENTS OF RENEWAL

Sl. No.	Date	Amount Remitted and Particulars of Remittance	RENEWED From To	Signature & Designation of Renewing Authority	Remarks, if any
1.	19/6/12	Rs. 25 deposited through in C.A. 19.6.12 Rs. 15 deposited in B.C.M. 19.6.12 Rs. 15 deposited in B.C.M. 22.11.12 Rs. 15 deposited in B.C.M. 22.11.12	19/6/12 To 31/12/12	District Registrar South 24 Parganas <i>(Signature)</i>	19.6.12 District Registrar South 24 Parganas 16/6/12 District Registrar South 24 Parganas 15/6/12 District Registrar South 24 Parganas



NAME.....Santha Sana.....
FATHER'S NAME.....Lata Rabintra Nayak.....
FULL ADDRESS.....Ul - Chakhalagababapur, Sana
po. Tongari, P.S. - Uluberia
District - Howrah.....

UNDER THE POWERS

Conferred by the West Bengal Registrar (Deed Writers) Rules 1982; the District Registrar, South 24 Parganas is pleased to issue this licence

D.R. L. #DSR - F&POM

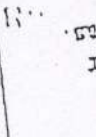
To practice as a Deed writer in

Partha Sarathi

His Licence No. A.H.F. 122 Civb
: District Registrar

Place : South 24 Parganas
Dated: 19.6.2012

ENDORSEMENTS OF RENEWAL

Sl. No.	Date	Amount Remitted and Particulars of Remittance	RENEWED From To	Signature & Designation of Renewing Authority	Remarks, if any
1.	19/6/12	Rs 25 deposited through in C.A. vide order dt. 19.4.12 Rs 15 deposited in B.A. dt. 19.4.12 Rs 15 deposited in District no-15 dt. 25.4.12 Rs 15 deposited in C.A. dt. 25.4.12	12/6/12 To 31/3/12 From	 District Registrar South 24 Parganas	16/6/12 District Registrar South 24 Parganas

Major Information of the Deed

Deed No :	I-1630-06011/2021	Date of Registration	27/12/2021
Query No / Year	1630-2002680408/2021	Office where deed is registered	
Query Date	20/12/2021 10:05:00 PM	1630-2002680408/2021	
Applicant Name, Address & Other Details	PARTHA SANA ALIPORE POLICE COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9830737513, Status :Deed Writer		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 41,26,927/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,120/- (Article:48(g))	Rs. 53/- (Article:E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :






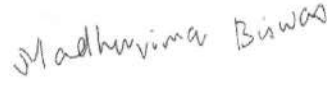
District: South 24-Parganas, P.S:- Lake, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Pr Anwar Shah Road, , Premises No: 188/62, , Ward No: 093 Pin Code : 700029

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	634.25 Sq Ft	1/-	39,24,427/-	Width of Approach Road: 20 Ft.,
Grand Total :				1.4535Dec	1 /-	39,24,427 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	375 Sq Ft.	1/-	2,02,500/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 125 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 125 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 2, Area of floor : 125 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete</p>					
Total :		375 sq ft	1 /-	2,02,500 /-	




Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Smt ARUNIMA BISWAS Wife of Mr PARTHA SARATHI DAS Executed by: Self, Date of Execution: 27/12/2021 , Admitted by: Self, Date of Admission: 27/12/2021 ,Place : Office			
	27/12/2021	LTI 27/12/2021	27/12/2021	
228 JODHPUR PARK, City:- , P.O:- JODHPUR PARK, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700068 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AExxxxxx3H, Aadhaar No: 31xxxxxxxx5616, Status :Individual, Executed by: Self, Date of Execution: 27/12/2021 , Admitted by: Self, Date of Admission: 27/12/2021 ,Place : Office				
2	Name Smt MADHURIMA BISWAS Daughter of Late ADHIR RANJAN BISWAS Executed by: Self, Date of Execution: 27/12/2021 , Admitted by: Self, Date of Admission: 27/12/2021 ,Place : Office			
	27/12/2021	LTI 27/12/2021	27/12/2021	
188/62 PRINCE ANWAR SAHA ROAD, City:- , P.O:- LAKE GARDENS, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700045 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: APxxxxxx9R, Aadhaar No: 97xxxxxxxx4369, Status :Individual, Executed by: Self, Date of Execution: 27/12/2021 , Admitted by: Self, Date of Admission: 27/12/2021 ,Place : Office				

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	SAMPURNA UNNATI NIGAM PRIVATE LIMITED 21/7 ASWANI DUTTA ROAD, City:- , P.O:- SARAT BOSE ROAD, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 , PAN No.:: ABxxxxxx8J,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr TUSHAR S KAMDAR (Presentant) Son of Late SHARAD S KAMDAR Date of Execution - 27/12/2021, , Admitted by: Self, Date of Admission: 27/12/2021, Place of Admission of Execution: Office	 Dec 27 2021 1:45PM	 LTI 27/12/2021	 27/12/2021
38A/26 JYOTISH ROY ROAD, City:- , P.O:- NEW ALIPORE, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700053, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AKxxxxxx1M, Aadhaar No: 72xxxxxxxx5991 Status : Representative, Representative of : SAMPURNA UNNATI NIGAM PRIVATE LIMITED (as AS DIRECTOR)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr PARTHA SANA Son of Late R N SANA ALIPORE POLICE COURT, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24 -Parganas, West Bengal, India, PIN:- 700027	 27/12/2021	 27/12/2021	 27/12/2021
Identifier Of Smt ARUNIMA BISWAS, Smt MADHURIMA BISWAS, Mr TUSHAR S KAMDAR			

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Smt ARUNIMA BISWAS	SAMPURNA UNNATI NIGAM PRIVATE LIMITED-0.726746 Dec
2	Smt MADHURIMA BISWAS	SAMPURNA UNNATI NIGAM PRIVATE LIMITED-0.726746 Dec

Transfer of property for S1

SI.No	From	To. with area (Name-Area)
1	Smt ARUNIMA BISWAS	SAMPURNA UNNATI NIGAM PRIVATE LIMITED-187.50000000 Sq Ft
2	Smt MADHURIMA BISWAS	SAMPURNA UNNATI NIGAM PRIVATE LIMITED-187.50000000 Sq Ft

On 27-12-2021

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

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 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 13:17 hrs on 27-12-2021, at the Office of the D.S.R. - V SOUTH 24-PARGANAS by Mr TUSHAR S KAMDAR ,.

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 41,26,927/-

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

Execution is admitted on 27/12/2021 by 1. Smt ARUNIMA BISWAS, Wife of Mr PARTHA SARATHI DAS, 228 JODHPUR PARK, P.O: JODHPUR PARK, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700068, by caste Hindu, by Profession House wife, 2. Smt MADHURIMA BISWAS, Daughter of Late ADHIR RANJAN BISWAS, 188/62 PRINCE ANWAR SAHA ROAD, P.O: LAKE GARDENS, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700045, by caste Hindu, by Profession Others

Indetified by Mr PARTHA SANA, , , Son of Late R N SANA, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Deed Writer

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

Execution is admitted on 27-12-2021 by Mr TUSHAR S KAMDAR, AS DIRECTOR, SAMPURNA UNNATI NIGAM PRIVATE LIMITED (Private Limited Company), 21/7 ASWANI DUTTA ROAD, City:- , P.O:- SARAT BOSE ROAD, P.S:- Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029

Indetified by Mr PARTHA SANA, , , Son of Late R N SANA, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Deed Writer

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 53/- (E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-, by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 24/12/2021 4:52PM with Govt. Ref. No: 192021220145265688 on 24-12-2021, Amount Rs: 21/-, Bank: SBI EPay (SBlePay), Ref. No. 4560843252627 on 24-12-2021, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,020/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 7,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 59656, Amount: Rs.100/-, Date of Purchase: 23/12/2021, Vendor name: Subhankar Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 24/12/2021 4:52PM with Govt. Ref. No: 192021220145265688 on 24-12-2021, Amount Rs: 7,020/-, Bank: SBI EPay (SBlePay), Ref. No. 4560843252627 on 24-12-2021, Head of Account 0030-02-103-003-02



Sudikshit Roy Barma
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - V SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1630-2022, Page from 5511 to 5568

being No 163006011 for the year 2021.



Digitally signed by RITA LEPCHA DAS
Date: 2022.01.06 15:25:20 +05:30
Reason: Digital Signing of Deed.

(Rita Lepcha) 2022/01/06 03:25:20 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - V SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)