0143/4/21

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भारतीय गैर न्यायिक

पचास रुपये

रु.50

FIFTY RUPEES

Rs.50

INDIA NON JUDICIAL

पश्चिमबङ्গ पश्चिम बंगाल WEST BENGAL

AD 637713

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

District Sub-Registrer-III
Alipore, South 24-parganas

30 DEC 2021

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT made on this the **30th** day of December, Two Thousand Twenty One, (2021), **BETWEEN**

Contd....2

(1) SMT. GOURI ROY CHOWDHURY, (PAN – ALFPC9135J), AADHAAR NO. 6688 1504 7106, wife of Late Dilip Roy Chowdhury, by faith-Hindu, by Nationality – Indian, by occupation- Housewife, residing at House No. 679, Sector 23, Faridabad 22, P.O. Faridabad, P.S. Mujesar, District – Faridabad, Haryana, Pin- 121 005 **(2) SRI DIPAK ROYCHOUDHURY, (PAN – ACUPR3487N), AADHAAR NO. 8661 0845 6441,** son of Late Sudhir Kumar Roychowdhury, by faith-Hindu, by Nationality – Indian, by occupation- Retired Person, residing at 13A, Santoshpur West Road, P.O. Santoshpur, P.S. Survey Park, Kolkata- 700 075, District – South 24-Parganas and **(3) SRI SANKAR PRASAD GHOSH, (PAN-AHAPG5318G), AADHAAR NO. 7300 6908 8399,** son of Late Sudhir Kumar Ghosh, by faith-Hindu, by Nationality – Indian, by occupation- Retired Person, residing at 14/A, Santoshpur West Road, P.O. Santoshpur, P.S. Survey Park, Kolkata- 700 075, District – South 24-Parganas, hereinafter jointly called and referred to as the **OWNERS** (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, administrators, legal representatives and assigns) of the **FIRST PARTY**.

AND

M.M.ENTERPRISE, a proprietorship concern having its office at 2/1, South Road, P.O. Santoshpur, P.S. Survey Park, Kolkata – 700 075, represented by its sole proprietor namely **SRI DEBOPRIYO DHAR, (PAN- ALNPD9476B), AADHAAR NO. 8060 4881 5045,** son of Sri Debabrata Dhar, by religion- Hindu, by occupation- Business, residing at 2/1, South Road, P.O. Santoshpur, P.S. Survey Park, Kolkata

– 700 075, District – South 24-parganas hereinafter mentioned as the "**DEVELOPER**" (which term or expression shall unless excluded by or repugnant to the context mean and include the successors-in-office and his heirs, executors, administrators, legal representatives and assigns) of the **SECOND PARTY**.

WHEREAS by an indenture dated **07.09.2009**, the Governor of the State of West Bengal being absolute owner donated or gifted the homestead land measuring about 01 Cottah 08 Chittacks 30 Sq.ft. at Mouza- Santoshpur, J.L. No. 22, E.P. No. 192A, S.P. No. 174/1, C.S. Plot No. 20(P), P.S. formerly Purba Jadavpur now Survey Park, in the District of South 24-Parganas, Sub-Registration Office at Alipore, specifically mentioned and described in the Schedule thereunder written in favour of **SMT. GOURI ROY CHOWDHURY,** wife of Late Dilip Roy Chowdhury, the Donee therein for her permanent rehabilitation which was registered in the office of the Additional District Registrar, Alipore, 24-Parganas (South) and recorded in Book No. I, Volume No. I, Pages 125 to 128, Being No. 32 for the year 2009.

AND WHEREAS thereafter the said **SMT. GOURI ROY CHOWDHURY,** wife of Late Dilip Roy Chowdhury, had mutated her name in respect of the aforesaid property before the Kolkata Municipal Corporation and got the **K.M.C. Premises No. 44/1, Santoshpur West Road, K.M.C. Ward No. 103, being mailing address No. 13A/1, Santoshpur West Road, P.O. Santoshpur, P.S. Survey Park, Kolkata-700 075, District – South 24-Parganas, Assessee No. 311034201825** and paying taxes regularly.

AND WHEREAS after becoming absolute owner of aforesaid land said **SMT. GOURI ROY CHOWDHURY,** has constructed **RTS measuring 300 Sq.ft. on the Ground Floor** and the same was recorded in the Assessment Book of Kolkata Municipal Corporation as being **K.M.C. Premises No. 44/1, Santoshpur West Road, K.M.C. Ward No. 103, being mailing address No. 13A/1, Santoshpur West Road, P.O. Santoshpur, P.S. Survey Park, Kolkata- 700 075, District – South 24-Parganas, Assessee No. 311034201825,** free from all encumbrances, charges, liens and/or lispendens etc.

AND WHEREAS thereafter said **SMT. GOURI ROY CHOWDHURY,** has gifted her **ALL THAT** the undivided **10%** share of the total Bastu land measuring about **1 Cottah 08 Chittacks 30 Sq.ft.** be the same a little more or less **gifted area of undivided land measuring 2 Chittacks 21 Sq.ft.** together with RTS measuring 300 Sq.ft. **gifted area of undivided 10% share i.e. 30 Sq.ft.** standing thereon lying and situated the District- 24 Parganas, P.S. formerly Purba Jadavpur now Survey, Sub-Registry Office at Alipore now Sealdah, now within Kolkata Municipal Corporation at Mouza- Santoshpur, J.L. No. 22, E.P. No. 192A, S.P. No. 174/1, C.S. Plot No. 20(P), at **K.M.C. Premises No. 44/1, Santoshpur West Road, K.M.C. Ward No. 103, being mailing address No. 13A/1, Santoshpur West Road, P.O. Santoshpur, P.S. Survey Park, Kolkata- 700 075, District – South 24-Parganas,** free from all encumbrances, charges, liens and/or lispendens etc. to the then Donee namely **SRI DIPAK ROYCHOUDHURY,** son of Late Sudhir Kumar Roychowdhury, by faith-Hindu, by Nationality – Indian, by occupation- Retired Person, residing at 13A, Santoshpur West Road, P.O. Santoshpur, P.S. Survey Park, Kolkata- 700 075, District – South 24-Parganas, by a registered Deed of Gift

dated 07.02.2020 which was registered in the office of the A.D.S.R. Sealdah, South 24 Parganas and recorded in Book No. I, Volume No. 1606-2020, Pages from 18180 to 18205, Being No. 160600475 for the year 2020, more fully described in the Schedule 'B' written in the said Deed of Gift.

AND WHEREAS the said Donee has accepted the gift of the aforesaid undivided land with structure in his favour from the Donor therein.

AND WHEREAS by an indenture dated **07.09.2009**, the Governor of the State of West Bengal being absolute owner donated or gifted the homestead land measuring about 01 Cottah 08 Chittacks 30 Sq.ft. at Mouza- Santoshpur, J.L. No. 22, E.P. No. 192, S.P. No. 174, C.S. Plot No. 20(P), P.S. formerly Purba Jadavpur now Survey Park, in the District of South 24-Parganas, Sub-Registration Office at Alipore, specifically mentioned and described in the Schedule thereunder written in favour of **SRI DIPAK ROYCHOUDHURY,** son of Late Sudhir Kumar Roychowdhury, the Donee therein for his permanent rehabilitation which was registered in the office of the Additional District Registrar, Alipore, 24-Parganas (South) and recorded in Book No. I, Volume No. I, Pages 121 to 124, Being No. 31 for the year 2009.

AND WHEREAS thereafter the said **SRI DIPAK ROYCHOUDHURY,** son of Late Sudhir Kumar Roychowdhury, had mutated his name in respect of the aforesaid property before the Kolkata Municipal Corporation and got the **K.M.C. Premises No. 44, Santoshpur West Road, K.M.C. Ward No. 103, being mailing address No. 13A, Santoshpur West Road, P.O. Santoshpur, P.S. Survey Park, Kolkata-**

700 075, District – South 24-Parganas, Assessee No. 311034200444 and paying taxes regularly.

AND WHEREAS after becoming absolute owner of aforesaid land said **SRI DIPAK ROYCHOUDHURY**, has constructed **2** storied building on the said plot of land consisting of **Ground Floor Flat measuring 450 Sq.ft. and on the First Floor Flat measuring 450 Sq.ft. standing thereon** and the same was recorded in the Assessment Book of Kolkata Municipal Corporation as being **K.M.C. Premises No. 44, Santoshpur West Road, K.M.C. Ward No. 103, being mailing address No. 13A, Santoshpur West Road, P.O. Santoshpur, P.S. Survey Park, Kolkata- 700 075, District – South 24-Parganas, Assessee No. 311034200444**, free from all encumbrances, charges, liens and/or lispendens etc.

AND WHEREAS thereafter said **SRI DIPAK ROYCHOUDHURY,** has gifted his **ALL THAT** the undivided **10%** share of the total Bastu land measuring about **1 Cottah 08 Chittacks 30 Sq.ft.** be the same a little more or less **gifted area of undivided land measuring 2 Chittacks 21 Sq.ft.** together with 2 storied building out of which on the Ground Floor Flat measuring 450 Sq.ft. **gifted area of undivided 10% share i.e. 45 Sq.ft.** and on the First Floor Flat measuring 450 Sq.ft. **gifted area of undivided 10% share i.e. 45 Sq.ft.** standing thereon lying and situated the District-24 Parganas, P.S. formerly Purba Jadavpur now Survey, Sub-Registry Office at Alipore now Sealdah, now within Kolkata Municipal Corporation at Mouza-Santoshpur, J.L. No. 22, E.P. No. 192, S.P. No. 174, C.S. Plot No. 20(P), at K.M.C. Premises No. 44, Santoshpur West Road, K.M.C. Ward No. 103, being mailing address No. 13A, Santoshpur West Road, P.O. Santoshpur, P.S. Survey Park,

Kolkata- 700 075, District – South 24-Parganas, free from all encumbrances, charges, liens and/or lispendens etc. to the then Donee namely **SMT. GOURI ROY CHOWDHURY,** wife of Late Dilip Roy Chowdhury, by faith-Hindu, by Nationality – Indian, by occupation- Housewife, residing at House No. 679, Sector 23, Faridabad 22, P.O. Faridabad, P.S. Faridabad Old, District – Faridabad, Haryana, Pin- 121 005, by a registered Deed of Gift dated 07.02.2020 which was registered in the office of the A.D.S.R. Sealdah, South 24 Parganas and recorded in Book No. I, Volume No. 1606-2020, Pages from 18206 to 18231, Being No. 160600476 for the year 2020, more fully described in the Schedule 'B' written in the said Deed of Gift.

AND WHEREAS the said Donee has accepted the gift of the aforesaid undivided land with structure in her favour from the Donor therein.

AND WHEREAS by virtue of aforesaid 2 Nos. Deed of Gift said **SMT. GOURI ROY CHOWDHURY** and **SRI DIPAK ROYCHOUDHURY,** became the joint owners of land measuring about **3 Cottahs 01 Chittack 15 Sq.ft.** be the same a little more or less together with **RTS measuring 300 Sq.ft.** and **2 storied building out of which on the Ground Floor Flat measuring 450 Sq.ft. and on the First Floor Flat measuring 450 Sq.ft. standing thereon** lying and situated the District- 24 Parganas, P.S. formerly Purba Jadavpur now Survey, Sub-Registry Office at Alipore now Sealdah, now within Kolkata Municipal Corporation at Mouza- Santoshpur, J.L. No. 22, E.P. No. 192A, S.P. No. 174/1, C.S. Plot No. 20(P), at **K.M.C. Premises No. 44/1, Santoshpur West Road, K.M.C. Ward No. 103, being mailing address No. 13A/1, Santoshpur West Road, P.O. Santoshpur, P.S. Survey Park, Kolkata- 700 075, District – South 24-Parganas, Assessee No. 311034201825**

and also lying and situated the District- 24 Parganas, P.S. formerly Purba Jadavpur now Survey, Sub-Registry Office at Alipore now Sealdah, now within Kolkata Municipal Corporation at Mouza- Santoshpur, J.L. No. 22, E.P. No. 192, S.P. No. 174, C.S. Plot No. 20(P), at **K.M.C. Premises No. 44, Santoshpur West Road, K.M.C. Ward No. 103, being mailing address No. 13A, Santoshpur West Road, P.O. Santoshpur, P.S. Survey Park, Kolkata- 700 075, District – South 24-Parganas, Assessee No. 311034200444.**

AND WHEREAS thereafter said **SMT. GOURI ROY CHOWDHURY and SRI DIPAK ROYCHOUDHURY**, jointly amalgamated their said adjacent 2 Nos. plots into a single plot and the Kolkata Municipal Corporation also assessed and recorded the said two plots into a single plot as Single Premises as **K.M.C. Premises No. 44, Santoshpur West Road, K.M.C. Ward No. 103, being mailing address No. 13A, Santoshpur West Road, P.O. Santoshpur, P.S. Survey Park, Kolkata- 700 075, District – South 24-Parganas, Assessee No. 311034200444, total** land measuring about **3 Cottahs 01 Chittack 15 Sq.ft.** be the same a little more or less together with **RTS measuring 300 Sq.ft. & 2 storied building out of which on the Ground Floor Flat measuring 450 Sq.ft. and on the First Floor Flat measuring 450 Sq.ft. standing thereon,** lying and situated the District- 24 Parganas, P.S. formerly Purba Jadavpur now Survey, Sub-Registry Office at Alipore now Sealdah, now within Kolkata Municipal Corporation at Mouza- Santoshpur, J.L. No. 22, E.P. No. 192 & 192A, S.P. No. 174 & 174/1, C.S. Plot No. 20(P) and paying taxes regularly under the **Assessee No. 311034200444.**

AND WHEREAS thereafter said **SRI DIPAK ROYCHOUDHURY** and **SMT. GOURI ROY CHOWDHURY,** have gifted their **ALL THAT** the undivided **10%** share of the total Bastu land measuring about **3 Cottahs 01 Chittacks 15 Sq.ft.** be the same a little more or less **gifted area of undivided land measuring 4 Chittacks 42 Sq.ft.** together with total **RTS measuring 300 Sq.ft. on the Ground Floor standing thereon, gifted area of undivided 10% share i.e. 30 Sq.ft.. and** together with 2 storied building out of which on the Ground Floor Flat measuring **450 Sq.ft. gifted area of undivided 10% share i.e. 45 Sq.ft.** and on the First Floor Flat measuring **450 Sq.ft. gifted area of undivided 10% share i.e. 45 Sq.ft.** standing thereon lying and situated the District- 24 Parganas, P.S. formerly Purba Jadavpur now Survey, Sub-Registry Office at Alipore now Sealdah, now within Kolkata Municipal Corporation at Mouza- Santoshpur, J.L. No. 22, E.P. No. 192 & 192A, S.P. No. 174 & 174/1, C.S. Plot No. 20(P), at **K.M.C. Premises No. 44, Santoshpur West Road, K.M.C. Ward No. 103, being mailing address No. 13A, Santoshpur West Road, P.O. Santoshpur, P.S. Survey Park, Kolkata- 700 075, District – South 24-Parganas, Assessee No. 311034200444,** free from all encumbrances, charges, liens and/or lispendens etc. to the then Donee namely **SRI SANKAR PRASAD GHOSH, (PAN-AHAPG5318G), AADHAAR NO. 7300 6908 8399,** son of Late Sudhir Kumar Ghosh, by faith-Hindu, by Nationality – Indian, by occupation- Retired Person, residing at 14/A, Santoshpur West Road, P.O. Santoshpur, P.S. Survey Park, Kolkata- 700 075, District – South 24-Parganas, by a registered Deed of Gift dated 28.12.2021 which was registered in the office of the D.S.R. –III, Alipore, South 24 Parganas and recorded in Book No. I, Being No. 13790 for the year 2021, more fully described in the Schedule 'B' written in the said Deed of Gift.

WHEREAS by an indenture dated **24.01.1990**, the Governor of the State of West Bengal being absolute owner donated or gifted the homestead land measuring about 03 Cottah 01 Chittacks 22 Sq.ft. at Mouza- Jadavpur, J.L. No. 35, E.P. No. 192, S.P. No. 174, C.S. Plot No. 20(P), P.S. formerly Purba Jadavpur now Survey Park, in the District of South 24-Parganas, Sub-Registration Office at Alipore, specifically mentioned and described in the Schedule thereunder written in favour of **SRI SANKAR PRASAD GHOSH,** son of Late Sudhir Kumar Ghosh, the Donee therein for his permanent rehabilitation which was registered in the office of the Additional District Registrar, Alipore, 24-Parganas (South) and recorded in Book No. I, Volume No. 4, Pages 237 to 240, Being No. 285 for the year 1990.

AND WHEREAS during execution of the said Indenture, which is hereinafter referred to as the Principal Deed, some mistakes and inaccuracies have accidentally and inadvertently crept in the said Principal Deed, which require rectification.

AND WHEREAS the then Donee requested the Donor to rectify those mistakes and inaccuracies to convey the title flawless and correctly to his as required under the law and the Donor has agreed to rectify those mistakes appear therein.

AND WHEREAS thereafter a Deed of Rectification dated 03.07.2006, the Governor of the State of West Bengal being absolute owner corrected the land area and E.P. No. 193, S.P. No. 175 and further donated or gifted the homestead land measuring about **02 Cottah 01 Chittacks 10 Sq.ft.** at Mouza- Jadavpur, J.L. No. 35, E.P. No. 193, S.P. No. 175, C.S. Plot No. 20(P), P.S. formerly Purba Jadavpur now Survey

Park, in the District of South 24-Parganas, Sub-Registration Office at Alipore, and Boundary Demarcation as **North : E/P No. 192 & Colony Road, South : Colony Boundary, East : Colony Boundary, West : E/P. No. 191,** specifically mentioned and described in the Schedule thereunder written in favour of **SRI SANKAR PRASAD GHOSH,** son of Late Sudhir Kumar Ghosh, the Donee therein for his permanent rehabilitation the said Rectification Deed was registered in the office of the Additional District Registrar, Alipore, 24-Parganas (South) and recorded in Book No. I, Volume No. 2, Pages 77 to 80, Being No. 95 for the year 2006.

AND WHEREAS thereafter the said **SRI SANKAR PRASAD GHOSH,** son of Late Sudhir Kumar Ghosh, had mutated his name in respect of the aforesaid property before the Kolkata Municipal Corporation and got the **K.M.C. Premises No. 45, Santoshpur West Road, K.M.C. Ward No. 103, being mailing address No. 14/A, Santoshpur West Road, P.O. Santoshpur, P.S. Survey Park, Kolkata- 700 075, District – South 24-Parganas, Assessee No. 311034200456** and paying taxes regularly.

AND WHEREAS after becoming absolute owner of aforesaid land said **SRI SANKAR PRASAD GHOSH,** the Donor herein has constructed **2** storied building on the said plot of land consisting of **Ground Floor Flat measuring 1000 Sq.ft. and on the First Floor Flat measuring 500 Sq.ft. standing thereon** and the same was recorded in the Assessment Book of Kolkata Municipal Corporation as being **K.M.C. Premises No. 45, Santoshpur West Road, K.M.C. Ward No. 103, being mailing address No. 14/A, Santoshpur West Road, P.O. Santoshpur, P.S. Survey Park,**

Kolkata- 700 075, District – South 24-Parganas, Assessee No. 311034200456,

free from all encumbrances, charges, liens and/or lispendens etc.

AND WHEREAS thereafter said **SRI SANKAR PRASAD GHOSH,** has gifted his **ALL THAT** the undivided **10%** share of the total Bastu land measuring about **2 Cottah 01 Chittacks 10 Sq.ft.** be the same a little more or less **gifted area of undivided 10% share of land measuring 3 Chittacks 15 Sq.ft.** together with 2 storied building out of which on the Ground Floor Flat measuring 1000 Sq.ft. **gifted area of undivided 10% share i.e. 100 Sq.ft.** and on the First Floor Flat measuring 500 Sq.ft. **gifted area of undivided 10% share i.e. 50 Sq.ft.** standing thereon lying and situated the District- 24 Parganas, P.S. formerly Purba Jadavpur now Survey, Sub-Registry Office at Alipore now Sealdah, now within Kolkata Municipal Corporation at Mouza- Santoshpur, J.L. No. 22, E.P. No. 193, S.P. No. 175, C.S. Plot No. 20(P), at K.M.C. Premises No. 45, Santoshpur West Road, K.M.C. Ward No. 103, being mailing address No. 14/A, Santoshpur West Road, P.O. Santoshpur, P.S. Survey Park, Kolkata- 700 075, District – South 24-Parganas, free from all encumbrances, charges, liens and/or lispendens etc. to the then Donee namely **(1) SRI DIPAK ROYCHOUDHURY,** son of Late Sudhir Kumar Roychowdhury, by faith-Hindu, by Nationality – Indian, by occupation- Retired Person, residing at 13A, Santoshpur West Road, P.O. Santoshpur, P.S. Survey Park, Kolkata- 700 075, District – South 24-Parganas and **(2) SMT. GOURI ROY CHOUDHURY,** wife of Late Dilip Roy Chowdhury, by faith-Hindu, by Nationality – Indian, by occupation- Housewife, residing at House No. 679, Sector 23, Faridabad 22, P.O. Faridabad, P.S. Faridabad Old, District – Faridabad, Haryana, Pin- 121 005, by a registered Deed of Gift dated 28.12.2021 which was registered in the

office of the D.S.R. – III, Alipore, South 24 Parganas and recorded in Book No. I, Being No. 13791 for the year 2021, more fully described in the Schedule 'B' written in the said Deed of Gift.

AND WHEREAS the said Donee have accepted the gift of the aforesaid undivided land with structure in their favour from the Donor therein.

AND WHEREAS by virtue of aforesaid 2 Nos. Deed of Gift said **SMT. GOURI ROY CHOWDHURY, SRI DIPAK ROYCHOUDHURY and SRI SANKAR PRASAD GHOSH,** became the joint owners of land measuring about **05 Cottahs 02 Chittacks 25 Sq.ft.** be the same a little more or less together with one 2 storied building measuring about **450 Sq.ft.** on entire Ground Floor and entire First Floor measuring **450 Sq.ft**. and one 2 storied building measuring about **1000 Sq.ft.** on entire Ground Floor and entire First Floor measuring **500 Sq.ft**. and RTS measuring **300 Sq.ft.** standing thereon situated at Mouza- Santoshpur, J.L. No. 22, E.P. No. 192 & 192A, S.P. No. 174 & 174/1, C.S. Plot No. 20(P) and paying taxes regularly under the **Assessee No. 311034200444**, at **K.M.C. Premises No. 44, Santoshpur West Road, K.M.C. Ward No. 103, being mailing address No. 13A, Santoshpur West Road, P.O. Santoshpur, P.S. Survey Park, Kolkata- 700 075, District – South 24-Parganas and also** lying and situated the District- 24 Parganas, P.S. formerly Purba Jadavpur now Survey, Sub-Registry Office at Alipore now Sealdah, now within Kolkata Municipal Corporation at Mouza- Jadavpur, J.L. No. 35, E.P. No. 193, S.P. No. 175, C.S. Plot No. 20(P), at **K.M.C. Premises No. 45, Santoshpur West Road, K.M.C. Ward No. 103, being mailing address No. 14/A, Santoshpur**

West Road, P.O. Santoshpur, P.S. Survey Park, Kolkata- 700 075, District – South 24-Parganas, Assessee No. 311034200456.

AND WHEREAS thereafter said **SMT. GOURI ROY CHOWDHURY, SRI DIPAK ROYCHOUDHURY** and **SRI SANKAR PRASAD GHOSH,** jointly amalgamated their said adjacent 2 Nos. plots into a single plot and the Kolkata Municipal Corporation also assessed and recorded the said two plots into a single plot as Single Premises as **K.M.C. Premises No. 44, Santoshpur West Road, K.M.C. Ward No. 103, being mailing address No. 13A, Santoshpur West Road, P.O. Santoshpur, P.S. Survey Park, Kolkata- 700 075, District – South 24-Parganas, Assessee No. 311034200444, total** land measuring about **05 Cottahs 02 Chittacks 25 Sq.ft.** be the same a little more or less together with one 2 storied building measuring about **450 Sq.ft.** on entire Ground Floor and entire First Floor measuring **450 Sq.ft.** and one 2 storied building measuring about **1000 Sq.ft.** on entire Ground Floor and entire First Floor measuring **500 Sq.ft.** and RTS measuring **300 Sq.ft.** standing thereon situated at Mouza- Santoshpur & Jadavpur, J.L. No. 22 & 35, E.P. No. 192, 192A & 193, S.P. No. 174, 174/1, 175, C.S. Plot No. 20(P), at Sub – Registry Office A.D.S.R. Sealdah, within the District South 24 Parganas, within Kolkata Municipal Corporation, Ward No.103, being **K.M.C. Premises No. 44, Santoshpur West Road, K.M.C. Ward No. 103, being mailing address No. 13/A, Santoshpur West Road, P.O. Santoshpur, P.S. Survey Park, Kolkata- 700 075, District – South 24-Parganas, Assessee No. 311034200444.**

AND WHEREAS over since then the owners herein are fully seized and possessed of the said land measuring about **05 Cottahs 02 Chittacks 25 Sq.ft.** be the same a

little more or less together with one 2 storied building measuring about **450 Sq.ft.** on entire Ground Floor and entire First Floor measuring **450 Sq.ft**. and one 2 storied building measuring about **1000 Sq.ft.** on entire Ground Floor and entire First Floor measuring **500 Sq.ft**. and RTS measuring **300 Sq.ft.** standing thereon situated at Mouza- Santoshpur & Jadavpur, J.L. No. 22 & 35, E.P. No. 192, 192A & 193, S.P. No. 174, 174/1, 175, C.S. Plot No. 20(P), at Sub – Registry Office A.D.S.R. Sealdah, within the District South 24 Parganas, within Kolkata Municipal Corporation, Ward No.103, being **K.M.C. Premises No. 44, Santoshpur West Road, K.M.C. Ward No. 103, being mailing address No. 13/A, Santoshpur West Road, P.O. Santoshpur, P.S. Survey Park, Kolkata- 700 075, District – South 24-Parganas, Assessee No. 311034200444,** free from all encumbrances, charges, liens and/or lispendens etc. more fully described in the First Schedule hereunder hereafter called "Said Premises".

AND WHEREAS the owners the First Party herein are desirous to develop and promote the First Schedule land after demolishing the old building in joint venture by construction multi storied residential building with several flats and other spaces on ownership as per sanction plan to be sanctioned by the Kolkata Municipal Corporation on the said property more fully and particularly described in the FIRST SCHEDULE below and as such the FIRST PARTY herein approached the SECOND PARTY herein to raise such construction at his cost and/or at the cost of his nominee on the FIRST SCHEDULE property as per the plan to be sanctioned by the Kolkata Municipal Corporation for the benefit of the parties to this Agreement.