

755/2021

I-801/2021



Additional Registrar
Assurances IV, Kolkata

पश्चिम बंगाल WEST BENGAL



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Verified that the Document is admitted to Registration. The Register Sheet and the endorsement sheets attached to the document are the part of this document.

Additional Registrar
of Assurances IV, Kolkata

DEVELOPMENT AGREEMENT

12 FEB 2021

2/122660
2021
LP 01.2578,
Bayer
Mr 18.8.2021

1. Date: 12th February 2021
2. Place: Kolkata
3. Parties:

53205

SAROJ KR. SIL
ADVOCATE
HIGH COURT, CALCUTTA

NAME: _____ HIGH COURT
ADD: _____
RE: _____
12 NOV 2020
SUDANJAN MUKHERJEE
Licence Vendor
C. C. Court
2 & 3, K. S. Roy Road, Post 1

12 NOV 2020
12 NOV 2020



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12 FEB 2021

Chandan K.
S/o - Lt. Govaranga K.
Keeta Colony No 1
Po - Sahaganj
Dt. - Hooghly.
Pin - 712104.



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

GRN Details

GRN: 192020210220757125
GRN Date: 05/02/2021 13:54:53
BRN : IK0AYSHCN0
Payment Status: Successful

Payment Mode: Debit Card Payment
Bank/Gateway: State Bank of India
BRN Date: 05/02/2021 13:02:11
Payment Ref. No: 2000122660/2/2021
[Query No*/Query Year]

Depositor Details

Depositor's Name: SANKAR RIT
Address: 28/1, Naskar Para Lane, Howrah-711102
Mobile: 9830571788
EMail: sankar_rit@yahoo.com
Contact No: 9830571788
Depositor Status: Others
Query No: 2000122660
On Behalf Of: Mr S Dutta
Identification No: 2000122660/2/2021
Remarks: Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000122660/2/2021	Property Registration- Stamp duty	0030-02-103-003-02	10021
2	2000122660/2/2021	Property Registration- Registration Fees	0030-03-104-001-16	12021
			Total	22042

IN WORDS: TWENTY TWO THOUSAND FORTY TWO ONLY.

MR. ARUP BASU (PAN No. AEJPB3066Q) (Aadhaar No. 5023 0457 3223) (Mobile No. 9051041114), son of Late Amiya Kumar Basu, by faith Hindu, by occupation – Consultant (Civil & Industrial Engineer), **MS. ARPITA BASU** (PAN No. ARVPB8376Q) (Aadhaar No. 5331 4099 9193) (Mobile No. 9051041114), daughter of Late Amiya Kumar Basu, by faith Hindu, by occupation Primary School Teacher, and **MS. ARCHITA BASU** (PAN No. ARVPB8445L) (Aadhaar No. 4955 7422 1939) (Mobile No. 9051041114), daughter of Late Amiya Kumar Basu, by faith Hindu, by occupation Primary School Teacher, all residents of Flat No. 1A, 66 Hindustan Park, P.S. Gariahat, Kolkata 700 029, West Bengal, hereinafter collectively 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 his, her and their heirs, executors, administrators, legal representatives, and assigns) of the **FIRST PART**.

AND

M/S. SATYAM CONSTRUCTION PRIVATE LIMITED, (PAN: AARCS3759E) (CIN NO. U70109WB2012PTC171638), a Private Limited Company incorporated under the Companies Act, 1956, having its registered Office at 'Akash Apartment', First Floor, Gopalpur, P.O. Asansol – 713304, P.S. Asansol (South), District Burdwan represented by its Director **MR. BICHITRA RANJAN DAS** (PAN : ACUPD8323P) (Aadhaar No.4719 8820 4001) (Mobile No. 99030 42524) son of Late Brojendralal Das, by Faith Hindu, by occupation Business, resident of 434, Sharat Sarani, Olaichinditala, P.S. Chinsurah, P.O. Chinsurah, West Bengal – 712 103, authorized through a Board Resolution dated 15th day of January, 2021 hereinafter called the **DEVELOPER/BUILDER/SECOND PARTY** (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include its successor entities and assigns) of the **SECOND PART**:



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11 FEB 2021

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

4. Subject Matter of Agreement

4.1. Terms and conditions agreed between the Parties for development of the land measuring about 0.188 acres i.e. 11 Kottahs 5 Chittaks and 44 Sq. Ft (i.e. total 8,189 Sq. Ft. of land), being eastern part of Municipal Holding No. 568/494, Mahalla Balagarh, under the Hooghly Chinsurah Municipality within the limits of Ward No.3. of Hooghly Chinsurah Municipality (herein after referred as the "**Said Property**"), more fully described in the **FIRST SCHEDULE** hereinbelow.

5. BACKGROUND

- 5.1 WHEREAS the R.S. Settlement Dag No.1192/1264, R.S. Khatian No.162/1, Mouza – Balagarh, J.L. No.8, Danga Land measuring 0.391 acres (but actual measurement is 0.376 acres), P.S. Chinsurah, District Hooghly was purchased by M/s. G. Basu & Co. from Prior Bandel Church by a Registered Indenture dated 31st day of January, 1959 registered in Book No.1, Volume No.5, Pages 183 to 188 Being No. 574 for the year 1959 in the Office of the District Sub-Registrar, Hooghly.
- 5.2 AND WHEREAS the aforesaid plot was subsequently purchased by Arun Kumar Basu, and his brother Amiya Kumar Basu from M/s. G. Basu & Co., by a registered Sale Deed dated 19th October, 1963 registered in Book No.1, Volume No.185, Pages 119 to 124 being No. 6523 for the year 1963 in the Office of the Registrar of Assurances, Calcutta alongwith the other plot of



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land and the said other plot of land is not subject matter of this instant agreement.

- 5.3 AND WHEREAS in the aforesaid manner both the said Arun Kumar Basu and Amiya Kumar Basu are the joint absolute owners to the extent of undivided half share of the aforesaid plots of land.
- 5.4 AND WHEREAS the said Arun Kumar Basu and Amiya Kumar Basu became the absolute owner of the property and possess the same and paying regular rent and taxes to the Office of the Hooghly Chinsurah Municipality and the Block Land and Land Reforms Officer, Hooghly Sadar in respect of the said land.
- 5.5 AND WHEREAS in the aforesaid manner the said Arun Kumar Basu was absolutely seized and possessed of the undivided $\frac{1}{2}$ share of the property free from all encumbrances and liabilities. The said Arun Kumar Basu was willing to sale his undivided and undemarcated half share of the two storied building (constructed before 1976) with land underneath measuring 1 Kottah 6 Chittaks 10 Sq.ft. in R.S. Dag No.1192/1878 (Hal 2545) recorded in R.S. Khatian No.471 (Hal 418) together with the proportionate land underneath and Part of the land appurtenant (4'-0" wide common Passage) alongwith common areas and facilities to the purchaser therein and the said purchaser Arup Basu for an agreed consideration mentioned in the said Deed of Conveyance dated 25th day of September, 1992 which was recorded in Book No. I, Volume No. 36, Pages 393 to 402, being No. 3189 for the year 1992 of the Office of the District Sub-Registrar, Hooghly which is also not subject matter of this agreement.



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5.6 AND WHEREAS by virtue of a Partition Deed executed and registered in the office of the Addl. District Sub-Registrar, Sadar, Hooghly on 25th day of September, 1992 made between Amiya Kumar Basu, Arun Kumar Basu both sons of Late Guru Gobinda Basu, and Sri Arup Basu son of Late Amiya Kumar Basu which was recorded in Book No. I, Volume No. 36, Pages 403 to 416, being No. 3190 for the year 1992 and partitioned their respective share of land as follows:

Names	R.S. Khatian	R.S. Dag	Hal (L.R.) Khatian	Hal (L.R.) Dag No.	Classification	Area in acres
Amiya Kumar Basu	162/1	1192/1264	182/1	2548	Danga	0.188
Arun Kumar Basu	162/1	1192/1264	182/1	2548	Danga	0.188
Arup Basu	His share of land is belonging to other plot which is not the subject matter of this agreement.					

5.7 AND WHEREAS the partitioned land of Arun Kumar Basu is being utilized by him or his legal heirs and heiress and the same is not subject matter of this Development Agreement.

5.8 AND WHEREAS the said Amiya Kumar Basu died on 13th day of January, 2000 and his wife Rukmini Basu also died on 20th day of March, 2014 leaving behind their legal heirs and heiress his only son **Arup Basu** and two daughters namely **Archita Basu** and **Arpita Basu** and thus the said Arup Basu, Archita Basu and Arpita Basu are the joint owners of 0.188 acres of land and all are enjoying 1/3rd share of the said land and the said land measuring 0.188 acres which is the subject matter of this development agreement,



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- 5.9 AND WHEREAS the said Arup Basu, Archita Basu and Arpita Basu have mutated their names in the records of Hooghly Chinsurah Municipality and the Block Land and Land Reforms Officer, Hooghly Sadar and they received necessary Parcha in their respective names and their portion of land as follows and paying their regular taxes and rent/khajna regularly to the concerned authorities.
- 5.10 AND WHEREAS on 4th September, 2020, applications made by the present owners for conversion of "Classification of Land" of the aforesaid plots, from "Danga" to "Bastu," were approved by Block Land & Land Reforms Officer, Chinsurah - Magra, Hooghly vide Case Numbers as mentioned below:

Name of Owners	Mouza	J.L. No.	Case No.	L.R. Khati -an	L.R. Dag No.	Classification of land	Area as per Parcha
Arpita Basu	Balagarh	8	CN/2020/0601/180	3722	2548	Bastu	0.062
Archita Basu	Balagarh	8	CN/2020/0601/181	3723	2548	Bastu	0.063
Arup Basu	Balagarh	8	CN/2020/0601/179	3724	2548	Bastu	0.063
TOTAL							0.188

- 5.11 AND WHEREAS the respective share of land of the present owners namely Arup Basu, Archita Basu and Arpita Basu are as follows:

Name of Owners	Mouza	J.L. No.	P.S.	L.R. Khatian	L.R. Dag No.	Classification of land	Area as per Parcha
Arpita Basu	Balagarh	8	Chinsurah	3722	2548	Bastu	0.062
Archita Basu	Balagarh	8	Chinsurah	3723	2548	Bastu	0.063
Arup Basu	Balagarh	8	Chinsurah	3724	2548	Bastu	0.063
TOTAL							0.188



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- 5.12 AND WHEREAS in the aforesaid manner the said Arup Basu, Arpita Basu and Archita Basu are the absolute owners and seized and possessed of the said land respect of the said premises.
- 5.13 AND WHEREAS the said Arup Basu, Arpita Basu and Archita Basu are jointly interested and decided for development of the said land measuring 0.188 acres i.e. 11 Kottahs 5 Chittaks and 44 Sq. Ft (i.e. total 8,189 Sq. Ft. of land), being eastern part of Municipal Holding No. 568/494, which is morefully and particularly mentioned in the FIRST SCHEDULE herein below on joint development basis and have selected the developer herein to develop the land for constructing multistoried building on the said land after complying with all the necessary requisite formalities.

6. DEFINITION:

- 6.1. **OWNER or OWNERS:** shall mean **MR. ARUP BASU**, son of Late Amiya Kumar Basu, **MS. ARPITA BASU**, daughter of Late Amiya Kumar Basu and **MS. ARCHITA BASU**, daughters of Late Amiya Kumar Basu, all residents of Flat No. 1A, 66 Hindustan Park, P.S. Gariahat, Kolkata 700 029, West Bengal.
- 6.2. **DEVELOPER:** Shall mean the **M/S. SATYAM CONSTRUCTION PRIVATE LIMITED**, (PAN: AARCS3759E), a Private Limited Company incorporated under the Companies Act, 1956, having its registered Office at 'Akash Apartment', First Floor, Gopalpur, P.O. Asansol – 713304, P.S. Asansol (South), District Burdwan being represented by its one of its Director Sri Bichitra Ranjan Das.
- 6.3. **PREMISES:** Shall mean all that 0.188 acres i.e. 11 Kottahs 5 Chittaks and 44 Sq. Ft (i.e. total 8,189 Sq. Ft. of land), being eastern part of Municipal Holding No.



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568/494, Mahalla Balagarh, under the Hooghly Chinsurah Municipality within the limits of Ward No.3. of Hooghly Chinsurah Municipality (herein after referred as the "Said Property") more particularly described in the FIRST SCHEDULE.

6.4. **BUILDING PLAN:** Shall mean the building plan which will be sanctioned by the Hooghly Chinsurah Municipality after application is made and after due compliance with all the documents submitted to Hooghly Chinsurah Municipality made by the Developer on behalf of the owners.

6.5. **COMMON FACILITIES & AMENITIES:** Shall include corridors, stairs, ways, stairways, roof, underground water reservoir, overhead water reservoir, water pump, motor, lift and lift room and other facilities which may be mutually agreed upon between the parties and required for establishment, location, enjoyment, provisions, maintenance and/or management of the building including drive ways, common lavatories, if provided by the Developer. Be it mentioned herewith that the purchasers of the flats of the multi-storied building shall have the right to enjoy the roof and can also use the roof of the said building for maintaining T.V. Antenna and other equipment for the domestic use, but in no way the parties of the both part shall have right to transfer and/or encumber the right of the roof to any person, whatsoever for any purpose, particularly to install cable T.V. Receivers and other apparatus for the domestic use. All the facility and the rights will be given, allotted and/or used by both the parties as per their respective shares as agreed upon between them.

6.6. **SALEABLE SPACE:** shall mean the space in the building available for independent use and occupation after making due provisions for the Owner's allocation and Developer's allocation and also the common facilities and the space required thereof along with proportionate share of the ground level of the FIRST SCHEDULE of the said premises.



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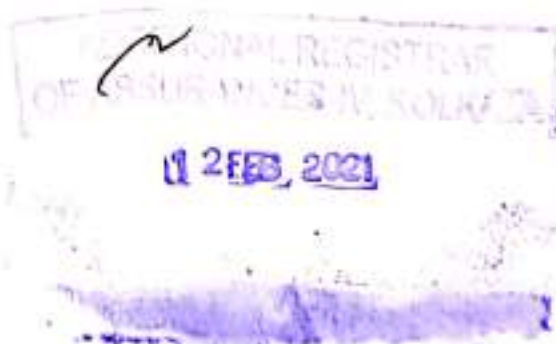
2 FEB, 2021

6.7. ALLOCATION OF OWNER AND DEVELOPER:

a. **OWNER'S ALLOCATION:** Shall mean all that piece and parcel of 29% of the total sanction area as per sanction plan of Hooghly Chinsurah Municipality comprising in various flats/units and commercial spaces on each floor and car parking spaces TOGETHER WITH the undivided proportionate share in the land appurtenant thereto AND TOGETHER WITH the undivided proportionate share in common parts and portions AND TOGETHER WITH the proportionate share in the roof on the SECOND SCHEDULE premises of which the Owner's Allocation is described more fully in Part I (i.e. the owner's allocation in the said building and/or buildings to be constructed in accordance with the Sanctioned Plan) which is to be allotted and handed over after completion of the project.

b. **DEVELOPER'S ALLOCATION :** Shall mean the remaining 71% of the total sanction area as per sanction plan comprising in various flats/units and commercial spaces on each floor and car parking spaces TOGETHER WITH the undivided proportionate share in the land appurtenant thereto AND TOGETHER WITH the undivided proportionate share in common parts and portions AND TOGETHER WITH the proportionate share in the roof along with the right in common area and common facilities and amenities in lieu of their construction cost of the FIRST SCHEDULE property, described more fully in Part II of the Second Schedule, (i.e., the Developer's allocation in the said building and/or buildings to be constructed in accordance with the Sanctioned Plan).

It is also agreed by and between the parties that after the sanction of the Building Plan another Supplementary Agreement will be executed wherein the area and the location of the allocation of the respective parties will be mentioned and if any matter has been inadvertently omitted in the instant agreement, the same will be also mentioned.



6.8. **THE ARCHITECT:** shall mean such person or persons with requisite qualification and registration who will be appointed by the Developer for designing and planning and supervising of the new building.

6.9. **THE ADVOCATE:** shall mean the person who will be engaged and/or appointed by the Developer and another legal representative of the choice of the land owner.

6.10. **TRANSFER:** With its grammatical variations shall include transfer by possession and by any 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 so far as the developer's allocation is concerned.

Be it mentioned that the owner shall not be liable or held liable in any manner whatsoever regarding such transfer by the Developer in relation to their allocation and the Developer shall not be liable or held liable in any manner whatsoever regarding such transfer by the owners in relation to the Owners' allocation.

6.11. **TRANSFeree:** Shall mean a person, firm, limited Company, association of persons to whom any space in the building will be transferred by the Owner or by the Developer.

6.12. **TIME:** Shall be essence of this contract and shall mean that the construction and other works shall be completed within 30 months from the date of sanction of building plan, subject to what is mentioned hereinafter. If further extension is needed apart from the 30 months stated hereinabove by the Developer, mutual consent of the Land Owner is required and, in that case, a maximum period of 6 months may be extended. Time will start on and from the date of sanction of the Building Plan.



EX. NO. _____
FOR REGISTRATION OF COMPANIES
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This Development Agreement is also subject to the FORCE MAJEURE CLAUSE as hereinafter elaborated under Section 15 of this Development Agreement.

Provided always that if there be or is any litigation touching in any way whatsoever due to the Owner's default the said premises which are the subject matter of the agreement that affects the project of development thereon or which leads to the delay in commencing or completing the construction or the project, then time shall not be of the essence of the contract so far as the Developer is concerned.

6.13. **UNIT:** The unit shall include Residential FLAT and CAR PARKING/ OFFICE/ COMMERCIAL SPACE/ SHOP ROOM/GODOWN etc.

6.14. **WORDS:** words importing Singular shall include plural and vice-versa and the word implying, Masculine Gender shall include feminine gender and vice-versa and similarly words implying gender shall include masculine and feminine gender. The term Developer shall also mean and include the expression "PROMOTER".

7. REPRESENTATION: The Owner have further represented and warranted to the Developer as follows:

7.1. That the Owner is seized and possessed of or otherwise well and sufficiently entitled and also absolute owner of the First Schedule Property.

7.2. That neither the Owners nor any of their predecessors-in-title have deposited title deeds and documents in respect of the said property with any person or party with an intention to create equitable mortgage or as Security for performance of any act or payment of any money.

7.3. That the Owners have not received any notice for any acquisition or requisition of the said Property or any part or portion thereof under any of the laws for



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the time being in force nor the said Property or any part thereof is at present affected by any acquisition or requisition proceedings under any of the laws for the time being in force;

7.4. No part of the said Property is at present affected by any proposed or sanctioned road alignment nor have the owners received any notice therefore;

7.5. The Owners are fully and sufficiently entitled to deal with and/or dispose off the said Property as in the First Schedule or any part or portion thereof.

7.6. Whatever documents of which the Owners have given inspection to the developer with regard to the said Property are the basis on which the Developer has satisfied itself with regard to the encumbrances with regard to the title of the said property, subject to due diligence and on that basis alone has agreed to enter into instant agreement. Copies of such documents as have been shown to the Developer by the Owners have been handed over to the Developer and/or to its Advocate for search and due diligence as aforesaid. The original documents will be kept under the custody of the Owners. In case of any requirement for verifying the original documents in respect of title of the property, the owners shall be willing to produce the respective documents as and when required by the developer.

8. COMMENCEMENT AND VALIDITY:

8.1 This Agreement commences and/or shall be deemed to have been commenced from the date mentioned above.

8.2 This Agreement shall remain valid till all the obligations of the Owners and the Developer, as mentioned in this agreement or the supplementary agreement or agreements if any, as referred to in Clause 6.7 above, are fulfilled to the complete satisfaction of the Developer or the owner as the case may be (Stipulated Time).



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8.3. Unless terminated in the manner as hereinafter appearing this Agreement shall remain in full force and effect until completion of the said New Building.

9. POSSESSION:

9.1. That the Owners will hand over the symbolic possession of the said property to the Developer within 14 days of execution of this agreement and the khas & physical possession will be given by the Owners to the Developer in respect of said land measuring about, 0.188 acres i.e. 11 Kottahs 5 Chittaks and 44 Sq. Ft (i.e. total 8,189 Sq. Ft. of land), being eastern part of Municipal Holding No. 568/494, Mahalla Balagarh, under the Hooghly Chinsurah Municipality within the limits of Ward No.3. of Hooghly Chinsurah Municipality, after payment of total refundable interest free security deposit as per this agreement and for the construction of new building / buildings as per Plan sanctioned by the Hooghly Chinsurah Municipality. In this regard as soon as the plan is sanctioned, the Developer will intimate the Owner in writing with regard to the sanction of the Building Plan.

10. TERMS AGREED:

10.1. GRANT OF DEVELOPMENT RIGHT

a. The Owners have agreed to grant the exclusive right of development in respect of the said Premises unto and to enable the Developer to undertake the development of the said premises by way of constructing a new building and/or buildings in accordance with the plan to be sanctioned by the authorities concerned and to market the units in such new building and in this regard the Developer is hereby authorized and shall be entitled to take all reasonable or necessary steps:-



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- i. To apply for and obtain all consents approvals if required for undertaking development of the said premises.
- ii. To apply before the concerned authority in the name of the Owners for installation of electricity, water, telecommunications in and surface and for arranging drainage and sewerage connection from the said premises.
- iii. To give all necessary or usual notices in the name of the Owners under the statute affecting the demolition and clearance of the premises and the development, will and pay all costs, fees and outgoings incidental to or consequential on for taking permission for the development of the said property.
- iv. To do all compliance with all statutory requirements whether local, state or central, governments on and from the date of commencement of the work and/or sanction of plan whichever is earlier.
- v. All the expenses will be borne by the Developer with regard to the clearance of the Urban Land Ceiling, provided that the obtaining of such clearance/no-objection certificate shall be the sole responsibility of the Developer though the Owners shall co-operate in every reasonable way in this regard.
- vi. To be remain responsible for any deviation in construction which may not be in accordance with the Plan and which is not regularised and has agreed to keep the Owners saved harmless and fully indemnified from and against all costs charges claims actions suits and proceedings. And the Developer will also be liable to get the said deviation or deviations, if any, regularised at its cost.
- vii. To take all necessary steps and/or obtain all permissions approvals and/or sanctions as may be necessary and/or required and shall do all acts deeds and things required by any statute and comply with the lawful requirements of all the authorities for the development of the said premises.



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viii. To incur all costs charges and expenses for the purpose of constructing erecting and completing the said new building and/or buildings in accordance with the said Sanctioned Plan.

ix. To make proper provision for security of the said premises during the course of development.

x. That the Owners agree and undertake to sign and execute all deeds documents and instruments as may be necessary and/or required in respect of the transferring of the Developer's Allocation and/or in respect of the said Premises.

xi. That the Owners undertake to execute a Registered Development Power of Attorney in favour of the Developer, which shall include the power of execution and/or registration of the deed of conveyance on behalf of the Owners in favour of the intending Purchaser, for their allocated portion i.e. Developer's allocation only as mentioned in Part - II of the Second Schedule below and thereafter in subsequent Supplementary Agreement between the Owners and the Developer. The registered Development Power of Attorney will be executed and registered by the Owners, on the basis of the allocation and/or the demarcation mentioned in the Supplementary Agreement which will be executed and registered after the sanction of the building plan with regard to the First Schedule property.

xii. Nothing in these presents shall be construed as a demise or any assignment creating any charge or conveyance in Law by the Owners of the said premises or any part thereof to the Developer or as creating any right, title or interest in respect thereof of the Developer other than an exclusive and irrevocable Licence to the Developer to commercially exploit the same in terms hereof and to deal with the Developer's allocation in the new building or buildings to be developed at the said premises in the manner hereinbefore and hereinafter stated.



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xiii. After booking of any flat / unit by any intending purchaser / buyer in Developer's allocation, the intending purchaser / buyer may apply for availing Home Loan from any bank / financial institution in respect of any flat / unit of Developer's allocation and in case of verification of original title documents in respect of the said property, the Owners shall co-operate with the Developer for the said verification.

10.2. COMMENCEMENT DEVELOPMENT WORK AND COMPLETION THEREOF

a. After execution of this Agreement, the execution and registration of the Development Power of Attorney as aforesaid and in accordance with the sanctioned Plan (which will be sanctioned by the Hooghly Chinsurah Municipality or any appropriate authority) the Developer shall:

- i) Immediately commence and/or proceed diligently to execute and complete the development.
- ii) Proceed diligently and execute and complete the development in a solid workmanlike manner with materials of the adequate quality.
- iii) Execute and complete the development in accordance with the sanctioned plan and shall obtain all planning permissions which may be necessary and/or required and shall comply with the requirements of any statutory or other competent authority and the provisions of this agreement

b. For the purpose of development of the said property the Developer has agreed:

- i) To appoint its team for undertaking development of the said premises;
- ii) The Developer shall take all necessary action to enforce the due, proper and prompt performance and discharge by the other parties of their respective obligations



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under the building contract, any sub contract or agreement with the Developer and the appointments of the members of its team and the Developer shall itself diligently observe and perform its obligations under the same.

iii) The approved plans have been and will be prepared competently and professionally so as to provide for a building free from any design defect and fit for the purpose for which is to be used and the property is fit for the carrying out of the development.

10.3. COMPLETION

I. Unless prevented by circumstances beyond the control of the Developer and/or circumstances amounting to force majeure as hereinafter appearing the said New Building and/or Buildings shall be constructed erected and completed within a period of 30 months with an extension to be mutually agreed upon by the Owner and the Developer for a further period of 6 months from the date of sanction of the said Plan (hereinafter referred to as the COMPLETION DATE/TIME).

II. If there is any legal problem arise in future on the part of the Owner, the Owner shall clear the same. The Developer shall co-operate and give fullest support.

III. In addition to the above, the Developer shall not be treated as being in breach of the performance of obligations if the Developer is prevented from proceeding with the work of construction by the circumstances beyond its control and/or by any circumstances amounting to Force Majeure as hereinafter stated.

IV. All costs charges and expenses including taxes and Architect's fees accruing due after the execution of this Agreement shall be paid borne and discharged by the Developer and the Owners shall bear no responsibility in this context.



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V. The Developer shall be authorised by the Owners in the name of the Owners in so far as is necessary to apply for and obtain sanction of the building plan for the construction of the building and/or buildings, and to similarly apply for and obtain temporary and permanent connection of water, electricity, power, drainage, and/ or gas to the new building and/or buildings and other inputs and facilities required for the construction or for better use and enjoyment of the new building and/or buildings for which purpose the Owners shall execute in favor of the Developer or its nominee or nominees a Registered Development Power of Attorney to other authorities as shall be needed and/or required by the Developer.

VI. The Developer shall commence and proceed diligently to execute and complete the development:

- a) in solid workman like manner with adequate quality of materials of their several kinds free from any latent or inherent defect (whether of design, workmanship or materials) to the reasonable satisfaction of the Owners and
- b) in accordance with the Sanctioned Plan, Planning Permissions and all planning permissions which may be granted for the development, the consents, any relevant statutory requirement and building regulations, the requirements of any statutory or other competent authority and the provisions of this agreement;

10.4. **CONSIDERATION AND SPACE ALLOCATION**

I. In consideration of the Owners having agreed to grant the exclusive right of development unto and in favor of the Developer, the Owners shall be entitled to ALL THAT the 29% of the total sanction area as per sanction plan of Hooghly Chinsurah Municipality comprising in various commercial spaces, flats/units and car parking spaces TOGETHER WITH the undivided proportionate share in the land appurtenant



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thereto AND TOGETHER WITH the undivided proportionate share in common parts and portions AND TOGETHER WITH the proportionate share in the roof (hereinafter referred to as the OWNERS' ALLOCATION). After the sanction of the Building Plan that the parties will enter into a supplementary agreement where the units will be demarcated as per the sanction of the plan. And the parties will be also at liberty to dispose of the units in their respective allocations alongwith the proportionate undivided and impartible share in the land on which the building will stand and the roof rights annexed to such units and in that case both the parties herein will give their necessary co-operations to each other.

II. That the Developer will pay a sum of Rs.12,00,000 (Rupees Twelve Lakh) only to the Owners towards interest-free refundable security deposit. The payment will be made as follows:-

- (a) Rs.4,00,000 (Rupees Four Lakh) only to Archita Basu vide Banker's Cheque No. 46955025 dated 8/2/2021 drawn on Union Bank of India, Service Branch - Kolkata, on the date of execution of this Development Agreement as interest-free refundable security deposit.
- (b) Rs.4,00,000 (Rupees Four Lakh) only to Arpita Basu vide Banker's Cheque No. 46955022 dated 8/2/2021 drawn on Union Bank of India, Service Branch - Kolkata, on the date of execution of this Development Agreement as interest-free refundable security deposit.
- (c) Rs.4,00,000 (Rupees Four Lakh) only to Arup Basu vide Inter Office Instrument (Banker's Cheque) No. 985468 dated 8/2/2021 drawn on Allahabad Bank, Pipulpati, Chinsurah Branch, on the date of execution of this Development Agreement as interest-free refundable security deposit.



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III. In consideration of the terms and conditions as mentioned above and in further consideration of the Developer having agreed to incur all costs, charges and expenses for construction erection and completion of the said New Building and/or Buildings the Developer shall be entitled to ALL THAT the remaining 71% of the sanction area to be comprised in various commercial spaces, flats/units and car parking spaces TOGETHER WITH the undivided proportionate share in the land appurtenant thereto AND TOGETHER WITH the undivided proportionate share in common parts and portions AND TOGETHER WITH the proportionate share in the roof (hereinafter referred to as the DEVELOPER'S ALLOCATION).

IV. This is clarified between the parties herein that the respective allocation of the total constructed area being constructed at the land shall not include the construction of the temple of the deity at the said Premises, if at all constructed. The said construction completely depends upon the Circumstance and space available.

V. The Developer shall be entitled to deal with its allocation and/or enter into agreements for sale and transfer and/or part with the possession and/or can give on lease/tenancy basis, in respect of its allocation subject to what is hereinafter stated on such terms and conditions as the Developer may deem fit and proper for which no further consent of the Owners would be necessary and/or required. Provided the said terms and condition don't conflicts the interest of each other and also the same is permission able under the Law of land.

VI. The Developer shall be entitled to realise its remuneration and development cost by selling the Developer's allocation of the constructed area at the said premises as referred to as the Developer's Allocation.

VII. The Owners hereby agree and covenant with the Developer that the Owners shall sign and execute all deeds documents and instruments as may be necessary



REGISTRAR OF ASSURANCES
KOLKATA

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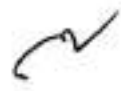
and/or required in respect of any agreement or document whatsoever to be executed by the Developer in respect of the Developer's Allocation including the registered Development Power of Attorney in favour of the Developer herein.

VIII. It has been further agreed that in the event of the Developer requiring the Owners to be a party to any agreements entered in respect of the Developer's Allocation the Owners shall willingly join as a party in respect of such Agreements and/or Conveyances as the case may be and accordingly the Developer, if required, shall be a party in respect of any agreements and/or conveyances entered into in respect of the Owners' Allocation and shall willingly execute and register such agreement or document where necessary in law or reasonably required by the Developer and/or prove their execution before the registering authority.

IX. The parties shall identify their respective allocations upon plan being sanctioned by Hooghly Chinsurah Municipality and the Area allocable to the Owners and Developer is more fully and particularly mentioned and described in the PART I and PART II respectively of the SECOND SCHEDULE hereunder written.

11. OWNERS'S OBLIGATIONS

- I. Application for sanction of Building Plans from appropriate Planning Authority will be made in the name of the Owners. The Developer (as the agent of the Owners but at its own costs and responsibility) shall, on and within a maximum 6 (Six) months, obtain from the Planning Authorities, sanction of the Building Plans.
- II. That the Developer herein shall pay the Municipal Taxes on account of property tax, drainage and development fees, tube-well fees, if any in relevance to the aforesaid property as after receiving the vacant, peaceful and



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has possession from the Owners and the Developer shall continue paying these taxes till the handing over of the Owners' Allocation after which the owners and/or their nominee/nominees shall pay such taxes and fees thereon. Provided that if there be any arrears as on the date of handing over of such possession to the Developer, the Owners shall be liable to pay the same

- II. The Owners shall extend their full co-operation for obtaining the necessary permission, if required, from the Court of competent jurisdiction for development of the said Premises and all cost and expenses required for the purpose shall be borne by the Developer
- III. The Owners have further agreed
 - a. To cooperate with the Developer in all respects for development of the said property in terms of this agreement.
 - b. To execute all deeds documents and instruments as may be necessary and/or required from time to time.
 - c. For the purpose of obtaining all permissions approvals and/or sanctions to sign and execute all deeds documents and instruments as may be necessary and/or required to enable the Developer to undertake construction of the new Building and/or Buildings in accordance with the said Plan.
 - d. The Owners will execute a registered Development Power of Attorney in favor of the Developer to enable the Developer to do such acts deeds and things which are necessary and/or required towards construction work and also to enter into an agreement with the prospective purchaser(s) and also to sale the same to the said prospective purchaser(s) and the Owners shall also execute a Development Power of Attorney in favor of the Developer for implementation and/or giving effect to this



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Agreement only after obtaining the necessary permission from the competent authority for development of the aforesaid Premises.

e. The registered Development Power of Attorney will be executed and registered by the Owners, on the basis of the allocation and/or the demarcation mentioned in the Supplementary Agreement which will be executed and registered after the sanction of the building plan with regard to the First Schedule property and such Development Power of Attorney shall remain subsists and full force up to the period of completion of the project in favour of the Developer along with executing and signing and also presenting for registration of Deed of Conveyance for Developer's Allocation.

f. To execute the Deed of Conveyance in respect of the Developer's Allocation and in respect of the undivided proportionate share in the land attributable to the saleable commercial spaces, flats, units in favour of the Intending Purchaser(s) acquiring flats/units/apartments/ constructed spaces and car parking spaces forming part of the DEVELOPER'S ALLOCATION.

g. The Owners hereby agree and assure the Developer not to do or cause to be done any interference, obstruction and/or hindrance in the construction and development work at the said Premises.

j. That the Owners will hand over the symbolic possession within 14 days of the execution of this agreement and the khas & physical possession will be given by the owners to the developer in respect of said land measuring 0.188 acres i.e. 11 Kottahs 5 Chittaks and 44 Sq. Ft (i.e. total 8,189 Sq. Ft. of land), being part of Municipal Holding No. 568-494, Mahalla Balagarh, under the Hooghly Chinsurah Municipality within the limits of Ward No.3. of Hooghly Chinsurah Municipality, after clearance of total security deposit and for the construction of new building / buildings as per



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buildings as per Plan sanctioned by the Hooghly Chinsurah Municipality. In this regard, as soon the plan is sanctioned the Developer will intimate the Owners with regard to the said sanction of the Building Plan.

12. DEVELOPER'S OBLIGATIONS

- I. Application for sanction of Building Plans from appropriate Planning Authority will be made in the name of the Owners. The Developer (as the agent of the Owners but at its own costs and responsibility) shall, on and within a maximum 6 (Six) months, obtain from the Planning Authorities, sanction of the Building Plans. In this regard it is clarified that (1) full potential of FAR of the Said Property shall be utilized for construction of the Project, (2) the Developer shall be responsible for obtaining all sanctions, permissions, clearances and approvals needed for the Project (including final sanction of the Building Plans and Occupancy Certificate) and (3) all costs and fees for sanctions, permissions, clearances and approvals shall be borne and paid by the Developer. However, the Developer shall have to obtain sanction the building Plan on and within 6 (Six) months from the date of execution and registration of this Development Agreement.
- II. The Developer, until the completion of the construction of the new building and/or buildings at the said property shall hold the possession of the aforesaid property on behalf of the Owners.
- III. The Developer shall pay bear and discharge all the rates taxes levies in respect of its allocation at the said property, as mentioned herein after getting the plan sanctioned with regard to the aforesaid property.
- IV. The Developer undertakes that during construction if any litigation arises between the Developer and the intending purchaser/s in respect of the Developer's



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Allocation in the proposed project, the same shall be met up at the cost and expenses of the Developer only. The Owners shall never be liable by any means.

V. Save as hereinbefore provided, termination of this agreement for any cause shall not release a party from any liability which at the time of termination has already accrued to another party or which thereafter may accrue in respect of any act or omission prior to such termination.

VI. That the Developer herein shall pay the Municipal Taxes on account of property tax, drainage and development fees, tube-well fees, if any in relevance to the aforesaid property as after receiving the vacant, peaceful and khas possession from the Owners and the Developer shall continue paying these taxes till the handing over of the Owners' allocation after which the owners and/or their nominee/nominees shall pay such taxes and fees thereon. Provided that if there be any arrears as on the date of handing over of such possession, the Owners shall be liable to pay the same.

VII. During construction if any accident occurs the Developer shall have to face the entire consequences thereof and pay the necessary penalty to such person(s) as and when necessary. The Owners shall never be liable for any financial liability thereof and the same shall be taken up by the Developer only.

VIII. During construction the Developer shall appoint so many Professional men for the construction of the proposed project and purchase different type of materials for the requirement of the project from different persons, the Developer shall have full responsibility to meet up such expenditures and payments to the supplier time to time. Entire construction cost shall be borne by the Developer only. The Owners shall never be liable to make any payment in connection with the project in question.

IX. The Developer hereby agrees and covenants with the Owners not to part with possession of the Developer's Allocation or any part or portion thereof until



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possession of the Owners' Allocation is delivered to the Owners provided however this will not prevent the Developer from entering into any Agreement for Sale.

X. The Developer hereby undertakes to keep the Owners indemnified and assures to take all the responsibility and mitigate against all third-party claims and actions arising out of any sort of act or omission of the Developer which shall comprises of local disturbances, issues such as neighbourhood clubs, local authorities / police etc. in or relating during the construction of the said building.

XI. This agreement shall be binding on the parties hereto and their respective successors and assigns.

13. DEFAULT AND INDEMNITY

13.1 The following shall be the events of default:

- a) If the Owners fail to comply with any of their obligation contained herein.
- b) If the Developer fails to make the deposits as aforesaid even after service of 15 (Fifteen) days' notice.
- c) If the Developer fails to construct, erect and complete the Building(s) within the time and in the manner contained herein.
- d) If the Developer fails to comply with any of their obligations contained herein.

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



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- 13.3 Upon receipt of such notice, the defaulting party shall rectify the said event of default and/or breach within the time and in the manner mentioned herein.
- 13.4 In case of the default continues for a period of thirty (30) days thereafter, in such event, the aggrieved party shall be entitled to serve a final notice on the defaulting party.
- 13.5 If the defaulting party shall be the Owners and the Owners are unable to rectify the breach or the default in spite of their efforts, then the Developer shall be entitled to serve a notice of termination of this agreement and refer the same to the Court of Law, to compel the Owners to comply with their obligations and shall be entitled to claim costs, and damages from the Owners for such default.
- 13.6 If the defaulting party shall be the Developer, the Owners shall be entitled to refer the same to the Court of Law, to compel the Developer to comply with its obligations and shall be entitled to claim costs, and damages from the Developer for such default.

14. INDEMNITY

14.1 OWNER'S INDEMNITY:

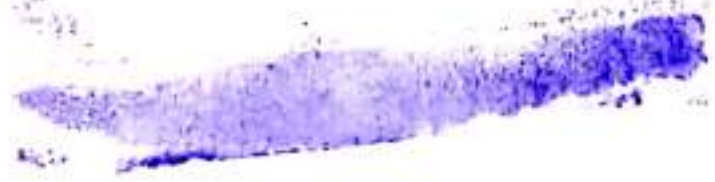
14.1.1 The Owners hereby undertake that the Developers shall be entitled to the said construction and shall enjoy its allocated space without any interference and/or disturbance provided the Developer performs and fulfills all the terms and conditions herein contained and, on its part, to be observed and performed.

14.1.2 The Owners hereby undertake to keep the Developer indemnified against all third-party claims and actions against the said premises in respect of the Owners' allocation of the said premises.



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14.2 DEVELOPER'S INDEMNITY:

14.2.1 The Developer hereby undertakes to keep the owners indemnified and indemnifies the Owners against all third-party claims, actions, suits, costs, and proceedings that may arise out of the Developer's action with regard to the development of the said premises and/or in the matter of construction of the said Building or Buildings and/or for any defect therein.

14.2.2 The Developer hereby undertakes to keep the owners indemnified and indemnifies the Owners against all claims, actions, suits, costs, and proceedings that may arise out of the Developer's actions with regard to the development of the said premises and/or in the matter of construction of the said Building or Buildings at the said premises and/or for any defect thereon and/or for dealing with the Developer's allocation as well as the Owners' share and/or for such actions, commitments for its actions and opinions by which the Owners may suffer by virtue of having entered into this Agreement.

14.2.3 The Developer without prejudice to the above will indemnify and could be indemnified for his actions or loss and commitments for his actions and opinions that the Owner may suffer for such actions or loss and commitments for his actions and opinions by virtue of having entered into this Agreement.

15. FORCE MAJEURE:

15.1 The Developer shall not be considered liable for any obligation hereunder to the extent that the performance of the Developer's obligations is prevented by the existence of Force Majeure and shall be suspended from the obligations during the duration of the Force Majeure:-

15.2 Force Majeure shall mean the following herein below:-



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- i) Riot, War, Civil Commotion, Communal problems
- ii) Natural calamity such as Tempest, Flood, Earthquake
- iii) Any prohibitory order from the Court, Hooghly Chinsurah Municipality and other authorities or any proceeding which would have the effect of prejudicially affecting the development work
- iv) Any other acts or commission beyond control of the Parties hereto

15.3 In the event of any Force Majeure condition as stated hereinabove continuing for a period of 18 months, it shall be optional for any of the parties to terminate this agreement and the Parties shall negotiate and agree upon the terms in addition to the said termination and handing back of the property.

16. FORMATION OF SOCIETY/ASSOCIATION

16.1. After completion of the said Project or so soon thereafter the Developer shall cause a Society/Association to be formed for the purpose of taking over of the maintenance of the common parts, portions and areas and also for the purpose of rendering and maintenance of the common services, amenities and utilities and each of the persons acquiring a unit/space in the said new building and/or project shall be bound to become a member of such Society/Association.

17. MISCELLANEOUS

17.1 This entire Agreement is between principal to principal and nothing herein contained shall be deemed to be nor construed as a partnership or joint venture between the parties and each party shall be entitled to independently sell and transfer any part of its allocation as a completed product and on its own account.



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17.2 The entire Agreement (together with schedules, if any) between the parties and save as otherwise expressly provided, no modifications, amendments or waiver of any of the provisions of this agreement shall be effective unless made in writing specifically referring to this Agreement and duly signed by the parties hereto.

17.3 The Owners and Developer will decide mutually the name of the new Building or Buildings to be constructed on the said premises.

17.4 The entire roof / terrace of the building and / or buildings constructed shall belong to the Owners and the Developer in the following proportions: Owners – 29% and Developer – 71%. If by virtue of change in law and/or future amendment and/or amendments of the sanctioned plan, the Hooghly Chinsurah Municipality allows any further construction to be made on the said roof(s) / terrace(s), such construction shall be made by the Developer at its own cost and expenses and the area to be so constructed shall be shared between the Owners and the Developer in the following proportions: Owners – 25% and Developer – 75%.

18. NOTICES:

18.1 Any notice and other communications provided for in this Agreement shall be in writing and shall be first transmitted by facsimile/electronic transmission, and then confirmed by postage, prepaid registered mail or by a courier service, in the manner as elected by the Party giving such notice to the following addresses:

In the case of notices to M/s. **SATYAM CONSTRUCTION PRIVATE LIMITED**

Address : Akash Apartment', First Floor, Gopalpur, P.O. Asansol – 713304,
P.S. Asansol (South), District Burdwan

Mobile : 99030 42524



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Attn. : Mr. Bichitra Ranjan Das

E-mail : adas@asthaisolutions.com, satyamconstruction002@gmail.com

In the case of notices to **MR. ARUP BASU & OTHERS**

Address : Flat No. 1A, 66 Hindustan Park, P.S. Gariahat, Kolkata 700 029

Phone no. : 90510 41114

Email : arup.basu@att.net

18.2. All notices shall be deemed to have been validly given on

(i) the business date immediately after the date of transmission with confirmed answer back, if transmitted by facsimile/electronic transmission, or

(ii) the business date of receipt, if transmitted by postage, courier or registered mail.

18.3 Each Party may, from time to time, change its address or representative for receipt of notices provided for in this Agreement by giving to the other Party/ Parties not less than seven (7) days prior written notice.

19. AMENDMENTS

No modification or amendment of this Agreement and no waiver of the terms or conditions hereto shall be binding unless made specifically in writing duly executed by the authorised representative of the Developer or by the owners or any of them as the case may be. The Parties herein can, however, amend the terms and conditions of the instant agreement.



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20. GOVERNING LAW, ARBITRATION AND JURISDICTION

20.1. This Agreement shall be governed by, and be construed in accordance with the laws of the Republic of India.

20.2. All disputes, differences, controversies arising between the parties hereto, whether during the subsistence of this agreement or on or after its termination or after its completion, regarding the construction or interpretation of any of the terms and conditions herein contained or touching these presents including the construction or interpretation of any word, phrase or clause hereof and/or the said premises or determination of any liability shall be referred to the Arbitral Tribunal the said tribunal will consist three ARBITRATORS. Both the parties will appoint one arbitrator on their behalf and both the appointed arbitrators will appoint a third arbitrator and the same shall be deemed to be a reference within the meaning of the Arbitration and Conciliation Act 1996 or any other statutory' modification or enactment for the time being in force in India in respect of arbitration.

21. JURISDICTION:

21.1 All proceedings arising out of the aforesaid arbitration proceeding or any other matter relating to this Agreement shall be subject to the jurisdiction of the competent District Court at Hooghly or the Honourable High Court at Calcutta.

Provided that where the reliefs sought relate to possession or any question involving right, title and interest in the said property, the competent Court shall be the Learned District Judge of the District in which the said property is situated.



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FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of the land measuring more or less, 0.188 acres i.e. 11 Kottahs 5 Chittaks and 44 Sq. Ft (i.e. total 8,189 Sq. Ft. of land), being eastern part of Municipal Holding No. 568/494, Mahalla Balagarh, under the Hooghly Chinsurah Municipality within the limits of Ward No.3. of Hooghly Chinsurah Municipality, which is butted and bounded as follows and marked with boundaries shown in Red colour on the attached / enclosed Site Plan map:

Name of owners	Mouza	J.L. No.	P.S.	L.R. Khatian	L.R. Dag No.	Classification of land	Area as per Parcha (Acres)
Arpita Basu	Balagarh	8	Chinsurah	3722	2548	Bastu	0.062
Archita Basu	Balagarh	8	Chinsurah	3723	2548	Bastu	0.063
Arup Basu	Balagarh	8	Chinsurah	3724	2548	Bastu	0.063
TOTAL							0.188

ON THE NORTH : By L.R. Dag 2548 Land of Pratibandhi Kalyan Kendra

ON THE SOUTH : By L.R. Dag 2548 - 8' Passage

ON THE EAST : By L.R. Dag 2549/2553 (C.S.Dag 1193) Land of Nihar Kana Basu.

ON THE WEST : By L.R. Dag 2545 (R.S. Holding No. 1192/1878)

Land of Arpita Basu, Archita Basu and Arup Basu & 16' H.C.M. Road



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SECOND SCHEDULE ABOVE REFERRED TO
(Owner's allocation)

Part - I

In building and/or buildings RESIDENTIAL & COMMERCIAL COMPLEX:

OWNER'S ALLOCATION shall mean all that piece and parcel of 29% of the total sanction area as per sanctioned plan of Hooghly Chinsurah Municipality comprising in various commercial spaces, flats/units and car parking spaces TOGETHER WITH the undivided proportionate share in the land appurtenant thereto AND TOGETHER WITH the undivided proportionate share in common parts and portions AND TOGETHER WITH the proportionate share in the roof along with the right in common area and common facilities and amenities of the FIRST SCHEDULE property being eastern part of premises at Municipal Holding No. 568/494, Mahalla Balagarh, under the Hooghly Chinsurah Municipality within the limits of Ward No. 3 of Hooghly Chinsurah Municipality, of the proposed multi-storied building(s) according to the plan sanctioned by the Hooghly Chinsurah Municipality consisting of habitable flat, Commercial/Unit and Car Parking Space area in the said building(s) which is to be handed over to the Owners after the completion of the project including proportionate share of the ground land underneath along with the right to use in common facilities and amenities on pro-rata basis as fully written herein.

SECOND SCHEDULE ABOVE REFERRED TO
(Developer's allocation)

Part - II

ALL THAT piece and parcel of remaining 71% of the total sanction area as per sanctioned plan comprising in various commercial spaces, flats/units and car parking



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spaces TOGETHER WITH the undivided proportionate share in the land appurtenant thereto AND TOGETHER WITH the undivided proportionate share in common parts and portions AND TOGETHER WITH the proportionate share in the roof along with the right in common area and common facilities and amenities in lieu of their construction cost of the FIRST SCHEDULE property of the proposed multi-storied building according to the plan sanctioned by the Hooghly Chinsurah Municipality consisting of habitable flat, Commercial/Unit and Car Parking Space area in the said building including the undivided proportionate share of the land along with the right in the common areas and common facilities and amenities being eastern part of premises at, Municipal Holding No. 568/494, Mahalla Balagarh, under the Hooghly Chinsurah Municipality within the limits of Ward No.3. of Hooghly Chinsurah Municipality.

**THIRD SCHEDULE ABOVE REFERRED TO
(Specifications)**

1. FOUNDATION AND STRUCTURE:

- A. RCC Frame Structure with complete anti – termite treatment

2. BRICK WORK/WALL:

- A. Conventional Brickwork and Plaster
 B. Interior: Plaster of Paris
 C. Exterior: Cement based Paint over Plaster surface and synthetic Paint over steel Surface.



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3. **WINDOWS:**

- A. Anodized Aluminum Sliding Window Fully Glazed

4. **DOORS:**

- A. Entrance-Polished Flush Doors with Night Latch
B. Good Quality Flush Door in all other rooms

5. **FLOORING:**

- A. Marble / Vitrified Tiles in residential units with 4" skirting

6. **KITCHEN:**

- A. Granite-top Platform with stainless steel Sink of reputed mark and glazed (ceramic) tiles in Wall Dado up to 2 ft height above the platform

7. **TOILET:**

- A. Ceramic tiles up-to door height (6.5/7ft.)
B. Provision for hot & cold water supply in attached toilet
C. European Style white sanitary ware (Hindustan / Parryware/ Standard quality of ISI Mark)
D. Elegant CP Fitting



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8. LIFT:

- A. Of reputed make and of adequate capacity in the Building and/or buildings

9. ELECTRIFICATION:

- A. Copper wiring in Concealed Conduits
- B. Air Condition Point in the Master Bed Room
- C. Telephone, TV/Cable in Living Dining Room
- D. Geysers Point in Attached Toilet with Bedroom
- E. Sufficient Light and Fan points
- F. Modular switches

10. GENERATOR:

- A. Arrangement for power back-up generator

11. WATER SUPPLY:

- A. 24 hours of uninterrupted supply

12. STAIR CASE AND LOBBY:

- A. Spacious staircase, elegant lobby and all floor corridors with Marble/Vitrified tiles



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ADDITIONAL REGISTRAR
OF ASSURANCES IV, KOLKATA

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IN WITNESS WHEREOF the parties hereto have hereunder set and subscribed their respective hands and seals on the day month and year first above written.

SIGNED and DELIVERED by the
within named OWNER at Kolkata
in the presence of:

Sankar Rik
28/1 Nandan Para Lane
Barabati - 711102
Chandan Das.
Kesta No-1
Sahaganj, Hooghly.
712104

Arup Basu.

Arup Basu

Archita Basu.

Archita Basu

Arpita Basu.

Arpita Basu

SIGNED and DELIVERED by the
within named DEVELOPER
at Kolkata in the presence of:

M/S. SATYAM CONSTRUCTION PVT. LTD.

Richie Raju D.
Director

WITNESSES:

1. Sankar Rik
28/1 Nandan Para Lane
Barabati - 711102
2. Chandan Das.
Kesta Colony NO-1
PO - Sahaganj, Dt. Hooghly.
Pin - 712104

Drafted by me as per
declaration by the parties
in document

R. C. K. Mukherjee
Advocate
High Court Calcutta
WB/8671/83.



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MEMO OF CONSIDERATION

RECEIVED with thanks Rs.12,00,000 (Rupees Twelve Lakh) only to the Owners towards interest-free refundable security deposit. The payment will be made as follows:-

Sl. No.	D/D no. & Date	In favour of	Amount (Rs)
1	46955025 8/2/2021	Archita Basu	Rs.4,00,000=00
2	46955022 8/2/2021	Arpita Basu	Rs.4,00,000=00
3	985468 8/2/2021	Arup Basu	Rs.4,00,000=00
Total			Rs.12,00,000=00

(Rupees twelve lakh) only

Arup Basu.
Arpita Basu.
Archita Basu.
Signature of Owners

Sanku Pit













































Chandan S.S.

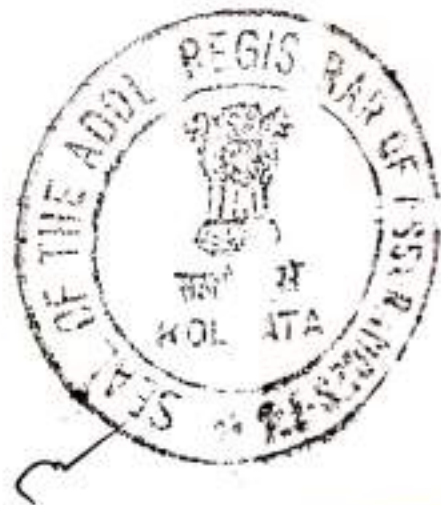


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OF ASSURANCES-IV, KOLKATA

12 FEB 2021

SPECIMEN FORM FOR TEN FINGERPRINTS

Sl. No.	Signature of the executants/ presentants					
						
	<i>Richika Roy</i>	Little	Ring	Middle (Left Hand)	Fore	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring	Little
						
	<i>Anup Das</i>	Little	Ring	Middle (Left Hand)	Fore	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring	Little
						
	<i>Archita Basu</i>	Little	Ring	Middle (Left Hand)	Fore	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring	Little
						
	<i>Archita Basu</i>	Little	Ring	Middle (Left Hand)	Fore	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring	Little



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

2 FEB 2021

ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD
LXQ2667368



নির্বাচকের নাম : অরুণ বাসু

Elector's Name : Arup Basu

পিতার নাম : অমিয় কুমার বাসু

Father's Name : Amiya Kumar Basu

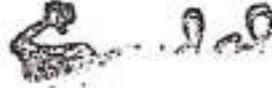
লিঙ্গ / Sex : পুং / M

জন্ম তারিখ : 11/11/1967
Date of Birth : 11/11/1967

LXQ2667368

ঠিকানা:
66 হিন্দুস্তান পার্ক লেভে কলকাতা 700029

Address:
66 HINDUSTHAN PARK LAKE Kolkata
700029



Date: 03/06/2007

149-রাসবিহারী এভিনিউ নির্বাচন কেন্দ্রের নির্বাচন
নিবন্ধন অধিকারিকের স্বাক্ষরের অনুলিপি
Facsimile Signature of the Electoral
Registration Officer for
149-Rashbehari Avenue Constituency

ঠিকানা পরিবর্তন হলে নতুন ঠিকানায় ভোটার নিবন্ধন নাম
ডেপার্টমেন্ট ও একই নম্বরের নতুন সঠিক পরিচয়পত্র পাওয়ার
জন্য নিম্নলিখিত ফর্মে এই পরিচয়পত্রের নম্বরটি উল্লেখ করুন।
In case of change in address mention this Card No.
in the relevant Form for including your name in the
roll at the changed address and to obtain the card
with same number.

88/1527



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

2 FEB 2021

DEED PLAN AT R.S. DAG - 1192/1264, L.R. DAG NO.- 2548, L.R. KHATIAN NO.- 3722,3723,3724, J.L. NO.- 08, MOUZA- BALAGARH, HOLDING NO.- 568/494, MOHALLA- BALAGARH, IN WARD NO.- 03, P.S:- CHINSURAH, DIST.-HOOGHLY, UNDER HOOGHLY- CHINSURAH MUNICIPALITY, SCALE - 1:200

AREA OF THE LAND= 11 KA. 05 CH. 44 SFT. (0.188 ACRE)

LAND OF
NIHAR KANA BASU
L.R. DAG NO.-2549/2553
(C.S. DAG NO.-1193)

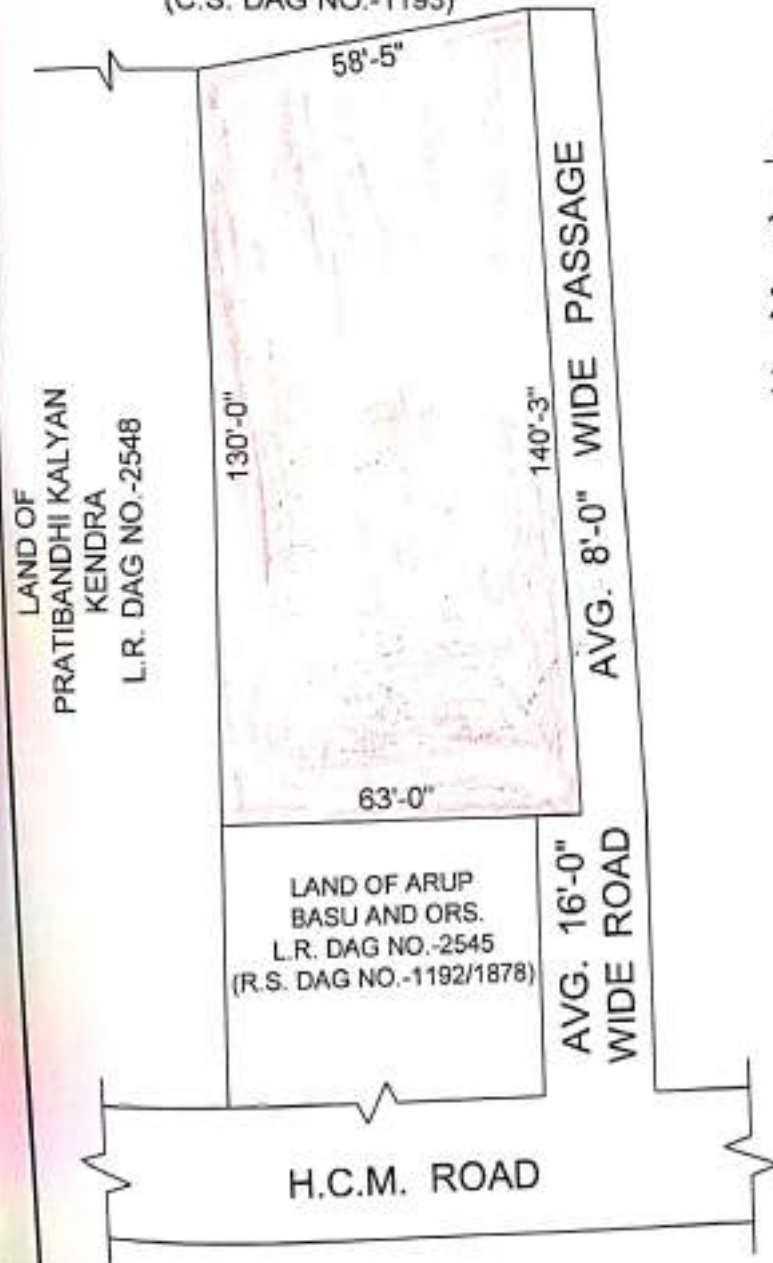


OWNER'S NAME

- 1) ARUP BASU
- 2) ARPITA BASU
- 3) ARCHITA BASU

SIG. OF OWNERS

- 1) Arup Basu.
- 2) Arpita Basu.
- 3) Archita Basu.



Sandeep Das
Sandeep Das
Registered Planner
Estimator & Surveyor of
H.C.M., Regn No. 20 (19-30)

: DRAWN BY :
(AS DIRECTED)

Richika Raju Das



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

12 FEB 2021



ভারত সরকার
Government of India



নাম : চন্দন দাস
Chandan Das
পিতা : গৌরঙ্গ দাস
Father: Gouranga Das
জন্মতারিখ / DOB: 16/05/1970
পুরুষ / Male



5690 0371 5910

আধার - সাধারণ মানুষের অধিকার



ভারতীয় বৈশিষ্ট্য পরিচয় সঙ্গীকরণ
Unique Identification Authority of India

ঠিকানা:

নং: কেওটা গড: কলোনী, হুগলী
চুচুড়া (৩ম), হুগলী, বাহাগঙ্গ,
পশ্চিমবঙ্গ, 712104

Address

1 NO KEOTA GOVT COLONY,
Hooghly Chinsurah (M), Hooghly,
Sahaganj, West Bengal, 712104

5690 0371 5910



194
toll free 1947



register@uidai.gov.in



www.uidai.gov.in

Chandan Das

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA

SATYAM CONSTRUCTION PRIVATE LIMITED


04/01/2012
Personal Account Number
AARCS3758E

2120000

Richie Roy - Do.

पत्राचार व अन्य आवश्यक सूचनाएँ
आयकर विभाग, 1/10/2012
आयकर विभाग, 1/10/2012
आयकर विभाग, 1/10/2012
आयकर विभाग, 1/10/2012

आयकर विभाग, 1/10/2012
आयकर विभाग, 1/10/2012
आयकर विभाग, 1/10/2012
आयकर विभाग, 1/10/2012

आयकर विभाग, 1/10/2012
आयकर विभाग, 1/10/2012
आयकर विभाग, 1/10/2012
आयकर विभाग, 1/10/2012



भारतीय विशिष्ट पहचान प्राधिकरण
भारत सरकार
Unique Identification Authority of India
Government of India

Enrollment No. : 0661/00371/01215

To
ARPITA BASU

26/09/2012

66
HINDUSTHAN PARK
SHARAT BOSE ROAD
Sarat Bose Road S.O
Sarat Bose Road, Kolkata,
West Bengal - 700029
9830431449



KA544653472FH

54465347



आपका आधार क्रमांक / Your Aadhaar No. :

5331 4099 9193

मेरा आधार, मेरी पहचान



भारत सरकार

Government of India



ARPITA BASU

Father : AMIYA KUMAR BASU

DOB: 17/06/1975

Female

5331 4099 9193



मेरा आधार, मेरी पहचान

Arpita Basu.



ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD

LXQ2667350



নির্বাচকের নাম : অর্পিতা বাসু

Elector's Name : Arpita Basu

পিতার নাম : অমিয় কুমার বাসু

Father's Name : Amiya Kumar Basu

লিঙ্গ / Sex : স্ত্রী / F

জন্ম তারিখ : 17/06/1975
Date of Birth

Arpita Basu.

LXQ2667350

ঠিকানা:
১৬ হিন্দুস্তান পার্ক লেক কলকাতা ৭০০০২৯

Address:
66 HINDUSTHAN PARK LAKE Kolkata
700029

S. S. Saha

Date: 03/06/2007
১৭-জুন-২০০৭
নির্বাচন কমিশনের সচিবের অনুমতি
Facsimile Signature of the Electoral
Registration Officer for
148-Rashbehari Avenue Constituency

বিভিন্ন পরিবর্তন হলে নতুন ঠিকানা দেওয়ার ক্ষেত্রে এই কার্ড
সঙ্গে ও এখানে বর্ণিত নতুন ঠিকানা পরিবর্তন পত্র
সঙ্গে জমা দিতে হবে এই পরিবর্তনকার নথিটি সঙ্গে রাখতে হবে।
In case of change in address mention this Card No.
in the relevant form for including your name in the
roll at the changed address and to obtain the card
with same number.

Arpita Basu.

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ARPITA BASU

AMIYA KUMAR BASU

17/06/1975

Permanent Account Number

ARVPB8376Q

Arpita Basu
Signature



28112003

Arpita Basu.



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India
Government of India

ভালিকাঙ্কির আই ডি/Enrollment No.: 1040/19652/01700

To
২০/১০/২০১২
অরুণ বাসু
ARUP BASU
66 HINDUSTHAN PARK
SARAT BOSE ROAD Sarat Bose Road S.O
Sarat Bose Road Kolkata
West Bengal 700029



আপনার আধার সংখ্যা/ Your Aadhaar No. :

5023 0457 3223

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
GOVERNMENT OF INDIA



অরুণ বাসু
ARUP BASU
পিতা : অমিয়া কুমার বাসু
Father : AMIYA KUMAR BASU
জন্ম বর্ষ / Year of Birth : 1967
পুরুষ / Male



5023 0457 3223

আধার - সাধারণ মানুষের অধিকার

Arup Basu



ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD
LXQ2667368



নির্বাচকের নাম : অরুণ বাসু

Elector's Name : Arup Basu

পিতার নাম : অমিয় কুমার বাসু

Father's Name : Aniya Kumar Basu

লিঙ্গ / Sex : পুরু / M

জন্ম তারিখ / Date of Birth : 11/11/1967

Arup Basu.

LXQ2667368

ঠিকানা:
৬৬ হিন্দুস্তান পার্ক লেক কলকাতা ৭০০০২৯

Address:
66 HINDUSTHAN PARK LAKE Kolkata
700029



Date: 02/08/2007
143-কালমিহুরি এলিভিড মিহন সেক্টর সিন্ডে
সিআর এলিভিড মিহন সেক্টর সিন্ডে
Facsimile Signature of the Electoral
Registration Officer for
143-Rashbehari Avenue Constituency

বিভিন্ন পরিবর্তন কালে নতুন ঠিকানা দেয়ার ক্ষেত্রে মত
কেন্দ্র ও মোবাইল নম্বরে নতুন ঠিকানা পরিবর্তন
করা নির্দেশ করা এই পরিচয়পত্রের সাথে রাখা
In case of changes always mention your Card No.
in the relevant form for including your name in the
roll at the changed address and to retain the card
with same number.

Arup Basu.

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

ARUP BASU

AMIYA KUMAR BASU

11/11/1967
Permanent Account Number
AEJPB3066Q

Arup Basu
Signature



Arup Basu.



भारतीय विशिष्ट पहचान प्राधिकरण
भारत सरकार
 Unique Identification Authority of India
Government of India

Enrollment No. : 0661/00371/01213

To
Archita Basu

22/09/2012

06
 HINDUSTHAN PARK
 SARAT BOSE ROAD
 Sarat Bose Road S.O
 Sarat Bose Road, Kolkata,
 West Bengal - 700029
 9830565135



KA550446390FH
 55044638



आपका आधार क्रमांक / Your Aadhaar No. :

4955 7422 1939

मेरा आधार, मेरी पहचान



भारत सरकार
 Government of India



Archita Basu
 Father : AMIYA KUMAR BASU
 DOB: 17/09/1975
 Female
4955 7422 1939



मेरा आधार, मेरी पहचान

Archita Basu,



ভারতের নির্বাচন কমিশন
পরিচয় কার্ড
ELECTION COMMISSION OF INDIA
IDENTITY CARD
LXQ2667343



নির্বাচকের নাম : অর্চিতা বাসু

Elector's Name : Archita Basu

পিতার নাম : অমিয় কুমার বাসু

Father's Name : Amiya Kumar Basu

লিঙ্গ / Sex : স্ত্রী / F

জন্ম তারিখ / Date of Birth : 17/06/1975

Archita Basu .

LXQ2667343

ঠিকানা:
68 হিন্দুস্তান পার্ক লেক কলকাতা 700029

Address:
68 HINDUSTHAN PARK LAKE Kolkata
700029

Date: 03/08/2007
149-রাসবিহারী এভিনিউ নির্বাচন কেন্দ্রের নির্বাচন
নিয়ন্ত্রক কারিগরিকের দফতর অনুমোদিত
Facsimile Signature of the Electoral
Registration Officer for
149-Rashbehari Avenue Constituency

ঠিকানা পরিবর্তন হলে নতুন ঠিকানা তেওঁর পিঠি নথি
কোলা ও -একই নম্বরের নতুন পিঠি নথিভুক্ত করা
করুন।
In case of change in address mention this Card No.
in the relevant Form for including your name in the
roll at the changed address and to obtain the card
with same number.

Archita Basu .

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ARCHITA BASU

AMIYA KUMAR BASU

17/06/1975

Permanent Account Number

ARVPB8445L

Archita Basu

Signature



29112008

Archita Basu,

कार्ड नं. संख्या / PERMANENT ACCOUNT NUMBER

ACUPD8323P



नाम / NAME

BICHITRA RANJAN DAS

पिता का नाम / FATHER'S NAME

BRAJENDRALAL DAS

जन्म तिथि / DATE OF BIRTH

19-01-1955

हस्ताक्षर / SIGNATURE

Bichitra Ranjan Das

B. Das

आयकर आयुक्त, प. व. - II

COMMISSIONER OF INCOME-TAX, W.D. - II

इस कार्ड को खो / मिल जाने पर कृपया जारी करने वाले प्राधिकारी को सूचित / वापस कर दें
सहायक आयकर आयुक्त,
पी. 7,
चौरंगी स्क्वायर,
कलकत्ता - 700 089.

In case this card is lost/ found, kindly inform/ return to
the issuing authority :
Assistant Commissioner of Income-tax,
P-7,
Chowringhee Square,
Calcutta- 700 089.

Bichitra Ranjan Das



ভারত সরকার
Government of India



বিচিত্র রঞ্জন দাস
Bichitra Ranjan Das
পিতা : ব্রজেন্দ্রলাল দাস
Father : Brajendralal Das
জন্মতারিখ / DOB : 19/01/1955
পুরুষ / Male



4719 8820 4001

আধার - সাধারণ মানুষের অধিকার



আধার

ভারতীয় বিনিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India

ঠিকানা:

434, শরত সরনী,
ওলাইচন্দীতলা, হুগলী চুঁচুড়া
(এম), হুগলী, হুগলী, পশ্চিমবঙ্গ,
712103

Address:

434, SHARAT SARANI,
OLAICHANDITALA, Hooghly
Chinsurah (M), Hooghly, Hooghly,
West Bengal, 712103

4719 8820 4001



1947
1800 300 1947



help@uidai.gov.in



www.uidai.gov.in



Duplicate

ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD

CHK2817906



নির্বাচকের নাম : বিচিত্র রঞ্জন দাস
Elector's Name : Bichitra Ranjan Das

পিতার নাম : ব্রজেন্দ্র লাল দাস
Father's Name : Brajendra Lal Das

লিঙ্গ / Sex : পুরুষ / M
জন্ম তারিখ / Date of Birth : XX / XX / 1956

CHK2817906

ঠিকানা:
কৈলাশনগর, হুগলী- চিনসুরা হুগলী 712103

Address:
KAILASHNAGAR, HOOGLY-
CHINSURAH CHINSURAH HOOGLY
712103

Date: 08/03/2019
190-চুন্চুরা নির্বাচন কেন্দ্রের নির্বাচন নিয়ন্ত্রক
অফিসারের স্বাক্ষর অনুমোদিত
Facsimile Signature of the Electoral
Registration Officer for
190-Chunchura Constituency

ঠিকানা পরিবর্তন হলে নতুন ঠিকানায় কোনো নির্দিষ্ট সময়
কেন্দ্র বা খণ্ডে যাবার নতুন সঠিক পরিচয়পত্র পাওয়ার
জন্য নির্দিষ্ট ফর্ম লই পরিচয়পত্র পর্যালোচনা করা হবে।
In case of change in address mention your name in the
form at the changed address and to obtain the card
with same number.

Bichitra Ranjan Das

Major Information of the Deed

Deed No :	I-1904-00801/2021	Date of Registration	12/02/2021
Query No / Year	1904-2000122660/2021	Office where deed is registered	
Query Date	19/01/2021 8:32:32 AM	1904-2000122660/2021	
Applicant Name, Address & Other Details	S Dutta Thana : Baguiati, District : North 24-Parganas, WEST BENGAL, Mobile No. : 8240197802, Status : Solicitor firm		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 12,00,000/-]		
Set Forth value	Market Value		
	Rs. 86,59,393/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 10,031/- (Article:48(g))	Rs. 12,105/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip.(Urban area)		

Land Details :



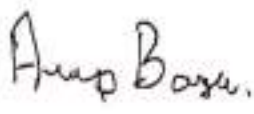


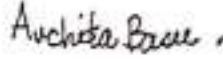



District: Hooghly, P.S:- Chinsurah, Municipality: HOOGHLY-CHINSURAH, Road: Balagarh Main Rd, Mouza: Balagarh, Ward No: 3, Holding No:568/494 JI No: 8, Pin Code : 712103

Sl. No.	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
1	LR-2548 (RS :-)	LR-3722	Bastu	Bastu	0.062 Acre		28,55,757/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,

District: Hooghly, P.S:- Chinsurah, Municipality: HOOGHLY-CHINSURAH, Road: Balagarh Main Rd, Mouza: Balagarh, Holding No:568/494 JI No: 8, Pin Code : 712103

Sl. No.	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
2	LR-2548 (RS :-)	LR-3723	Bastu	Bastu	0.063 Acre		29,01,818/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
3	LR-2548 (RS :-)	LR-3724	Bastu	Bastu	0.063 Acre		29,01,818/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
TOTAL :					12.6Dec	0 /-	58,03,636 /-	
Grand Total :					18.8Dec	0 /-	86,59,393 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr ARUP BASU Son of Late Amiya Kumar BASU Executed by: Self, Date of Execution: 12/02/2021 , Admitted by: Self, Date of Admission: 12/02/2021 ,Place : Office	Photo  12/02/2021	Finger Print  LTI 12/02/2021	Signature  12/02/2021
	66 Hindustan Park, Flat No: 1A, P.O:- Gariahat, P.S:- Gariahat, District:-South 24-Parganas, West Bengal, India, PIN - 700029 Sex: Male, By Caste: Hindu, Occupation: Professionals, Citizen of: India, PAN No.: AExxxxxx6Q, Aadhaar No: 50xxxxxxxx3223, Status :Individual, Executed by: Self, Date of Execution: 12/02/2021 , Admitted by: Self, Date of Admission: 12/02/2021 ,Place : Office			
2	Name Ms ARCHITA BASU Daughter of Late Amiya Kumar BASU Executed by: Self, Date of Execution: 12/02/2021 , Admitted by: Self, Date of Admission: 12/02/2021 ,Place : Office	Photo  12/02/2021	Finger Print  LTI 12/02/2021	Signature  12/02/2021
	66 Hindustan Park, Flat No: 1A, P.O:- Gariahat, P.S:- Gariahat, District:-South 24-Parganas, West Bengal, India, PIN - 700029 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: ARxxxxxx5L, Aadhaar No: 49xxxxxxxx1939, Status :Individual, Executed by: Self, Date of Execution: 12/02/2021 , Admitted by: Self, Date of Admission: 12/02/2021 ,Place : Office			
3	Name Ms ARPITA BASU Daughter of Late Amiya Kumar BASU Executed by: Self, Date of Execution: 12/02/2021 , Admitted by: Self, Date of Admission: 12/02/2021 ,Place : Office	Photo  12/02/2021	Finger Print  LTI 12/02/2021	Signature  12/02/2021
	66 Hindustan Park, Flat No: 1A,, P.O:- Gariahat, P.S:- Gariahat, District:-South 24-Parganas, West Bengal, India, PIN - 700029 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: ARxxxxxx6Q, Aadhaar No: 53xxxxxxxx9193, Status :Individual, Executed by: Self, Date of Execution: 12/02/2021 , Admitted by: Self, Date of Admission: 12/02/2021 ,Place : Office			

2021 Query No:-19042000122660 / 2021 Deed No :I - 190400801 / 2021, Document is digitally signed.

Developer Details :



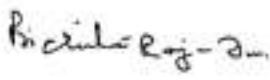
Name,Address,Photo,Finger print and Signature

SATYAM CONSTRUCTION PRIVATE LIMITED



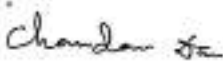
'Akash Apartment', First Floor, Gopalpur, P.O:- Asansol, P.S:- Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN - 713304 , PAN No.:: AAxxxxxx9E,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Name,Address,Photo,Finger print and Signature

Name	Photo	Finger Print	Signature
Mr Bichitra Ranjan Das (Presentant) Son of Late Brojendralal Das Date of Execution - 12/02/2021, , Admitted by: Self, Date of Admission: 12/02/2021, Place of Admission of Execution: Office	 <small>Feb 12 2021 11:42AM</small>	 <small>LTI 12/02/2021</small>	 <small>12/02/2021</small>
434, Sharat Sarani, Olaichinditala, P.O:- Chinsurah, P.S:- Chinsurah, District:-Hooghly, West Bengal, India, PIN - 712103, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxxx3P, Aadhaar No: 47xxxxxxxx4001 Status : Representative, Representative of : SATYAM CONSTRUCTION PRIVATE LIMITED (as DIRECTOR)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Chandan Das Son of Mr Gouranga Das 40, Keota Govt. Colony, Hooghly Chinsurah (M), Di, P.O:- Chinsurah, P.S:- Chinsurah, District:-Hooghly, West Bengal, India, PIN - 712103	 <small>12/02/2021</small>	 <small>12/02/2021</small>	 <small>12/02/2021</small>
Identifier Of Mr ARUP BASU, Ms ARCHITA BASU, Mr Bichitra Ranjan Das, Ms ARPITA BASU			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Ms ARPITA BASU	SATYAM CONSTRUCTION PRIVATE LIMITED-6.2 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Ms ARCHITA BASU	SATYAM CONSTRUCTION PRIVATE LIMITED-6.3 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Mr ARUP BASU	SATYAM CONSTRUCTION PRIVATE LIMITED-6.3 Dec

12/02/2021 Query No:-19042000122660 / 2021 Deed No :I - 190400801 / 2021, Document is digitally signed.

Land Details as per Land Record

District: Hooghly, P.S.- Chinsurah, Municipality: HOOGHLY-CHINSURAH, Road: Balagarh Main Rd, Mouza: Balagarh, .
Ward No: 3, Holding No:568/494 JI No: 8, Pin Code - 712103

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 2548, LR Khatian No - 3722	Owner: অর্পিতা বসু, Gurdian: অর্পিতা বসু, Address: বালগারহ, Classification: কৃষক, Area 0.06200000 Acre,	Ms ARPITA BASU

District: Hooghly, P.S.- Chinsurah, Municipality: HOOGHLY-CHINSURAH, Road: Balagarh Main Rd, Mouza: Balagarh, .
Holding No:568/494 JI No: 8, Pin Code - 712103

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L2	LR Plot No - 2548, LR Khatian No - 3723	Owner: অর্পিতা বসু, Gurdian: অর্পিতা বসু, Address: বালগারহ, Classification: কৃষক, Area 0.06300000 Acre.	Seller is not the recorded Owner as per Applicant.
L3	LR Plot No:- 2548, LR Khatian No:- 3724	Owner: অর্পিতা বসু, Gurdian: অর্পিতা বসু, Address: বালগারহ, Classification: কৃষক, Area:0.06300000 Acre,	Seller is not the recorded Owner as per Applicant.

On 12-02-2021

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 B) of Indian Stamp Act 1899.

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

Presented for registration at 11:37 hrs on 12-02-2021, at the Office of the A.R.A. - IV KOLKATA by Mr Bichitra Ranjan Das .

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 66,59,393/-

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

Execution is admitted on 12/02/2021 by 1. Mr ARUP BASU, Son of Late Amiya Kumar BASU, 66 Hindustan Park, Flat No: 1A, P.O: Gariahat, Thana: Gariahat, , South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by Profession Professionals, 2. Ms ARCHITA BASU, Daughter of Late Amiya Kumar BASU, 66 Hindustan Park, Flat No: 1A, P.O: Gariahat, Thana: Gariahat, , South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by Profession Service, 3. Ms ARPITA BASU, Daughter of Late Amiya Kumar BASU, 66 Hindustan Park, Flat No: 1A,, P.O: Gariahat, Thana: Gariahat, , South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by Profession Service

Identified by Mr Chandan Das, , Son of Mr Gouranga Das, No. Keota Govt. Colony, Hooghly Chinsurah (M), Di, P.O: Chinsurah, Thana: Chinsurah, , Hooghly, WEST BENGAL, India, PIN - 712103, by caste Hindu, by profession Others

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

Execution is admitted on 12-02-2021 by Mr Bichitra Ranjan Das, DIRECTOR, SATYAM CONSTRUCTION PRIVATE LIMITED (Private Limited Company), 'Akash Apartment', First Floor, Gopalpur, P.O:- Asansol, P.S:- Asansol, District- Paschim Bardhaman, West Bengal, India, PIN - 713304

Identified by Mr Chandan Das, , Son of Mr Gouranga Das, No. Keota Govt. Colony, Hooghly Chinsurah (M), Di, P.O: Chinsurah, Thana: Chinsurah, , Hooghly, WEST BENGAL, India, PIN - 712103, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 12,105/- (B = Rs 12,000/- ,E = Rs 21/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 84/-, by online = Rs 12,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 05/02/2021 1:58PM with Govt. Ref. No: 192020210220757125 on 05-02-2021, Amount Rs: 12,021/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0AYSHCN0 on 05-02-2021, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,021/- and Stamp Duty paid by Stamp Rs 10/-, by online = Rs 10,021/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 53205, Amount: Rs.10/-, Date of Purchase: 12/11/2020, Vendor name: S Mukherjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 05/02/2021 1:58PM with Govt. Ref. No: 192020210220757125 on 05-02-2021, Amount Rs: 10,021/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0AYSHCN0 on 05-02-2021, Head of Account 0030-02-103-003-02



Mohul Mukhopadhyay
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2021, Page from 41952 to 42018

being No 190400801 for the year 2021.



mm

Digitally signed by MOHUL
MUKHOPADHYAY
Date: 2021.02.12 17:51:21 +05:30
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 2021/02/12 05:51:21 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.

(This document is digitally signed.)