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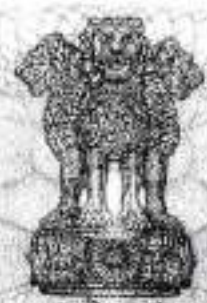
1-4013/2020

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100



ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AD 591755

9.1286753/20

वर्तमान में यह प्रमाणित है कि...

Signature

04.11.2020

THIS DEVELOPMENT AGREEMENT ALONG WITH DEVELOPER POWER OF ATTORNEY Made this the 13th day of October Two Thousand and Twenty (2020) BETWEEN

BETWEEN

Signature and Name

Ashirbad Reality Pvt.Ltd Director

Ashirbad Reality Pvt.Ltd

- *for Ashirbad Realty Pvt. Ltd*



V. C. 3208

- **Ashirbad Realty Pvt. Ltd**
for Ashirbad Realty Pvt. Ltd
Director



V. C. 3209

- *Seetijen Ghosh*



V. C. 3210

- *19/10/20*

Registrar
West Bengal, South 2
13 OCT 2020

Moustim Ghosh
MOUSTIMI GHO
LICENSED COMPANY
REGISTRATION

Mishra
for Ashirbad Realty Pvt. Ltd

Ashirbad Realty Pvt. Ltd
for Ashirbad Realty Pvt. Ltd
Director

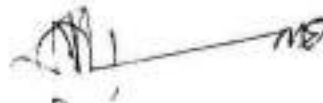
Ashirbad Realty Pvt. Ltd

(1) **SRI SATYEN GHOSH**, (PAN – AVYPG3239J), (Aadhaar No. 546017028873), (Mob No. 9007127703), son of Late Sukumar Ghosh, by faith – Hindu, by Occupation – Business, by Nationality – Indian, residing at 9, Purbachal Bidhan Lane, Purbachal, P.O. Haltu, presently P.S. Garfa, (formerly P.S. Kasba) Kolkata – 700 078, District – South 24- Parganas and (2) **SRI PRABHAT GHOSH**, (PAN – CQGPG6555E), (Aadhaar No. 527824978429), (Mob No. 8981356733), son of Late Sukumar Ghosh, by faith – Hindu, by Occupation – Business, by Nationality – Indian, residing at 9/1, Bidhan Lane, Purbachal, P.O. Haltu, presently P.S. Garfa, (formerly P.S. Kasba) Kolkata – 700 078, District – South 24- Parganas, hereinafter called the **“OWNERS/FIRST PARTIES”** (which expression unless repugnant to the context shall mean and include their heir/heirs, executor /executors, assign/ assigns, administrator/ administrators and representative/ representatives) of the **ONE PART**

AND

ASHIRBAD REALITY PRIVATE LIMITED, (PAN-AAQCA5059G), a private Limited company having its office at 6B/28, Mukundapur, 1st Floor, P.O. Mukundapur, P.S. Purba Jadavpur, Kolkata – 7000 99, represented by its Director namely **SRI PRODIP KUMAR DAS**, (PAN - AHPPD1812P), Aadhar No.3089 4498 3168, son of Late Purnendu Sekhar Das, by faith : Hindu, by Occupation : Business, by Nationality : Indian, residing at 1983, Mukundapur, Satabdi Park, 4th Floor, Post Office - Mukundapur, Police Station – Purba Jadavpur, Kolkata – 700099, hereinafter called and the **“DEVELOPER/ SECOND PARTY”** (which expression unless repugnant to the context shall mean and include its heir/ heirs, executor/ executors, administrator/ administrators, assign/ assigns, representative/ representatives, successors-in-office and successors-in-interest) of the **OTHER PART**

WHEREAS one Saila Bala Ghosh, wife of Late Aswini Kumar Ghosh, grand mother of the present **OWNERS** herein was the absolute recorded owner of a demarcated plot of land measuring an area of 6 (Six) Cottahs situated in Mouza- Garfa, J.L. No. 19, Pargana- Khaspur, R.S. No.2, Touzi No. 155, comprising in C.S. Dag No. 1435, under C.S. Khatian Nos. 857 and 829 corresponding to present R.S. Dag No.1735/2440, under R.S. Khatian Nos. 1541 and 1542 and she purchased the said



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 Prodip Kumar Das
 Director

property by virtue of a registered Deed of Sale dated 26.02.1965, registered in the office of Sub-registrar at Alipore and entered into Book No. 1, Volume No. 46, Page No. 58 to 59, Deed No. 1575 for the year 1965 and the Deed of Sale was executed and registered by one Smt. Purnima Nandi, wife of Sri Harihar Nandi of 27, K.P. Roy Lane, Dhakuria and her name was published in the Revisional Record of Right.

AND WHEREAS one **Smt. Laxmi Rani Ghosh**, mother of the **OWNERS** herein purchased a plot of land measuring an area of 3 (Three) Cottahs 0 (Zero) Chittack 0 (Zero) Sq.ft. togetherwith right to egress and ingress out of the total purchased land area of 6 (Six) Cotahs situated in **Mouza- Garfa, J.L. No. 19, Pargana- Khaspur, R.S. No.2, Touzi No. 155**, comprising in C.S. Dag No. 1435, under C.S. Khatian Nos. 857 and 829 corresponding to present **R.S. Dag No.1735/2440, under R.S. Khatian Nos. 1541 and 1542**, by virtue of a registered Deed of Sale dated 25.11.1972, registered in the office of the Joint Sub-Registrar at Alipore, the then District 24 Paraganas at present District 24 Parganas (South) and recorded in Book No. 1, Volume No.96, at Pages 230 to 233, Deed No.4641, for the year 1972, from the said previous Owner i.e. her own mother-in-law namely Smt. Saila Bala Ghosh, wife of Late Aswini Kumar Ghosh..

AND WHEREAS after purchase the said **Smt. Laxmi Rani Ghosh** mutated her name in the record of the Learned B.L. and L.R.O. in respect of her purchased land vide mutation Reference Case No.96/2008 under Addl. Block Land and Land Reforms Officer, Kasba and also recorded her name in the record of The Kolkata Municipal Corporation known as **K.M.C. Premises No.25, Purbachal Main Road, within Ward No.106**, Assessee No.31-106-16-0025-9, and the entire property is also known as postal address 9, Bidhan Lane Purbachal, P.O. Haltu, presently P.S. Garfa, (formerly P.S. Kasba) Kolkata - 700 078, District - South 24- Parganas.

AND WHEREAS said **Smt. Laxmi Rani Ghosh** has taken sanction of a two storied building plan from the K.M.C. vide sanction B.S. Plan No.1167/XII/86-87 dated 21.01.1987 and thereafter said **Smt. Laxmi Rani Ghosh** erected and completed two storied building in the year 1987 measuring ground floor built up area of 861 (Eight hundred and sixty one) Sq.ft. and First-Floor built up area of 861 (Eight hundred and sixty one) Sq.ft. totaling built up area of 1722 (One Thousand seven hundred twenty two) Sq.ft.

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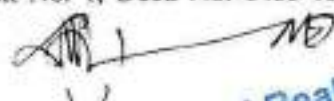
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Director

AND WHEREAS the said Smt. Laxmi Rani Ghosh was seized and sufficiently entitled to absolute Owner of her entire land measuring total land area of 3 (Three) Cottahs 0 (Zero) Chittack 0 (Zero) Sq.ft. together with two storied pucca building measuring built up area of 1722 (One Thousand seven hundred twenty two) Sq.ft. having each floor built up area of 861 (Eight hundred and sixty one) Sq.ft. lying and situated within Mouza – Garfa, J.L. No.19, R.S. No.2, Touzi No.155; comprising in present R.S. Dag No.1735/2440, under R.S. Khatian No.1541 and 1542, District : South 24 Parganas, within the jurisdiction of The Kolkata Municipal Corporation, Ward No. 106, known as K.M.C. Premises No.25, Purbachal Main Road, and the entire property is also known as postal address 9, Bidhan Lane Purbachal, P.O. Haltu, presently P.S. Garfa, (formerly P.S. Kasba) Kolkata – 700 078, District – South 24- Parganas.

AND WHEREAS by virtue of a registered Deed of Gift dated 01.10.2019, registered in the Office of District Sub-Registrar-III, Alipore and entered into Book No. 1, Volume No.1603-2019, at Pages 112123 to 112146, Deed No.3426 for the year 2019 said Smt. Laxmi Rani Ghosh donated and transferred her entire land measuring an area of 3 (Three) Cottahs togetherwith the said two storied old building known as K.M.C. Premises No. 25, Purbachal Main Road in favour of the present OWNERS herein.

AND WHEREAS the OWNER NO.1 herein namely SRI SATYEN GHOSH, by virtue of a registered Deed of Gift, registered in the office of D.S.R. III, Alipore and entered into Book No. 1, Deed No. 8473 for the year 2011 has obtained a plot of land measuring an area of 1 (One) Cottah situated within Mouza – Garfa, J.L. No.19, R.S. No.2, Touzi No.155, comprising in present R.S. Dag No.1735/2440, under R.S. Khatian No.1541 and 1542, part of K.M.C. Premises No.684, Purbachal Main Road, Ward No.106, Assessee No.31-106-16-0684-5, from his father namely Sukumar Ghosh, situated adjacent to his mother's land and thereafter it was mutated in the record of K.M.C. known as Premises No. 684/1, Purbachal Main Road, Assessee No. 31-106-16-2999-7, P.S. Garfa, Kolkata – 700 078.

AND WHEREAS the OWNER NO.2 herein namely SRI PRABHAT GHOSH, by virtue of a registered Deed of Gift dated 14.08.2014, registered in the office of D.S.R.III, Alipore and entered into Book No. 1, Deed No. 6435 for the year 2014 has


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obtained a plot of land measuring an area of 1 (One) Cottah alongwith structure situated within Mouza – Garfa, J.L. No.19, R.S. No.2, Touzi No.155, comprising in R.S. Dag No.1735/2440, under R.S. Khatian No.1541 and 1542, part of K.M.C. Premises No.684, Purbachal Main Road, Ward No.106, Assessee No.31-106-16-0684-5, from his father namely Sukumar Ghosh, situated adjacent to his mother's land.

AND WHEREAS the OWNERS herein are the absolute joint Owners of the entire property measuring an area of 5 (Five) Cottahs 0 (Zero) Chittack 0 (Zero) Sq.ft. and they jointly recorded their plot of land in the record of the L.D. B.L. & L.R.O. vide Mutation Case No.1272 of 2019 and 1271 of 2019 respectively togetherwith two storied building measuring total built up area of 1722 (One Thousand seven hundred twenty two) Sq.ft. and also structures situated in Mouza – Garfa, J.L. No.19, Touzi No.155, Pargana – Khaspur, comprising in R.S. Dag No.1735/2440, under R.S. Khatian No.1541 and 1542, within the K.M.C. Ward No. 106, known as K.M.C. Premises No.25, Purbachal Main Road and Premises No. 684, Purbachal Main Road, P.S. Garfa, Kolkata – 700 078.

AND WHEREAS the OWNER NO.1 herein namely SRI SATYEN GHOSH, by virtue of a registered Deed of Gift dated 16.07.2020, registered in the office of D.S.R. IV, Alipore and entered into Book No. 1, Volume No.1604-2020, at Pages 68799 to 68819, Deed No. 01917 for the year 2020 donated his part of the measuring an area of ½ cottahs out of his 1 (One) Cottah obtained from his father situated within Mouza – Garfa, J.L. No.19, R.S. No.2, Touzi No.155, comprising in R.S. Dag No.1735/2440, under R.S. Khatian No.1541 and 1542, known as K.M.C. Premises No.684/1, Purbachal Main Road, Ward No.106, P.S. Garfa, Kolkata – 700 078, in favour of his brother namely MR. PRABHAT GHOSH, the Owner No.2 herein.

AND WHEREAS the OWNER NO.2 herein namely SRI PRABHAT GHOSH, by virtue of a registered Deed of Gift dated 16.07.2020, registered in the office of D.S.R. IV, Alipore and entered into Book No. 1, Volume No.1604-2020, at Pages 68820 to 68841, Deed No. 1918 for the year 2020 donated his part of the measuring an area of ½ cottahs out of his 1 (One) Cottah obtained from his father situated within Mouza – Garfa, J.L. No.19, R.S. No.2, Touzi No.155, comprising in R.S. Dag No.1735/2440, under R.S. Khatian No.1541 and 1542, known as K.M.C. Premises No.684, Purbachal Main Road, Ward No.106, P.S. Garfa, Kolkata – 700 078, in favour of his



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brother namely **MR.SATYEN GHOSH**, the **Owner No.1** herein.

AND WHEREAS three plots of land and building are situated side by side and within one boundary line and the total land area is 5 (Five) Cottahs togetherwith structure and building owned by the **OWNERS** herein and thereafter the present **OWNERS** herein recorded their three plots of land i.e. three K.M.C. Premises into one plot of land in the record of the known as **K.M.C. Premises No.25, Purbachal Main Road**, within the Ward No.106, Assessee No.31-106-16-0025-9, and the entire property is also known as postal address 9, Purbachal Bidhan Lane, P.O. Haltu, presently P.S. Garfa, (formerly P.S. Kasba) Kolkata - 700 078, and the entire property **OWNERS** herein as described in the **SCHEDULE-A** below. The **OWNERS** have also mutated their names in the record of B.L. & L.R.O. vide mutation Case No. 1271/2019 & 1272/2019 in respect of the total land of which classification is 'Bastu' in nature.

AND WHEREAS now the present **OWNERS** herein are the absolute joint Owners of the entire property measuring an area of 5 (Five) Cottahs 0 (Zero) Chittack 0 (Zero) Sq.ft. togetherwith two storied building measuring total built up area of 1722 (One Thousand seven hundred twenty two) Sq.ft. and also structures situated in Mouza - Garfa, J.L. No.19, Touzi No.155, Pargana - Khaspur, comprising in present R.S. Dag No.1735/2440, under R.S. Khatian No.1541 and 1542, within the K.M.C. Ward No. 106, known as **K.M.C. Premises No.25, Purbachal Main Road, P.S. Garfa, Kolkata - 700 078**, as described in the **SCHEDULE-'A'** below, hereinafter referred to as the "said property".

AND WHEREAS the **OWNERS** are very much desirous to construct a Ground plus three storied building with lift facility on their said property and to do make construction of a new building upon the said property and upon knowledge of such desire the **OWNERS** have approached the **DEVELOPER** for development of the said property and the **DEVELOPER** herein has agreed to do so as per the terms and conditions as mentioned hereinafter as the **50% : 50% Ratio**.

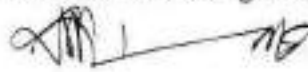
AND WHEREAS the party of the **SECOND PART** herein has agreed to make the construction of the proposed Ground Plus Three storied building with lift facility in flat systems for residential purposes in exchange of getting its cost of construction and his remuneration for supervision of such construction in kind of flats etc. after giving the **OWNERS** herein shall get 50% of the total sanction Flat area and also



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50% total sanction Car Parking Space area of the proposed building and out of which the OWNERS herein shall jointly get Four Nos. of Flat in the said proposed building i.e. Flat No.1B on First Floor North East side, Flat No.1C on First Floor North-West side, Flat No.2A on Second Floor Southern side and Flat No.2C on Second Floor North-West side of the proposed building and the OWNERS herein shall jointly get 50% of the sanction Car parking Space area from the Southern side of the proposed building. It is also noted that the OWNERS herein shall also jointly get 50% Flat area from the Flat No.3C on Third Floor North-West side of the proposed building and the said Flat No.3C on Third Floor North-West side shall be jointly sold by the DEVELOPER and the OWNERS and the total consideration sum shall be divided equally by and between the OWNERS and the DEVELOPER and both of them shall receive their individual share of consideration (i.e. 50%) accordingly at the time of sale of such Flat. Besides the OWNERS herein shall also get two separate shifting from the DEVELOPER till the completion of the proposed ground plus three storied building and existing building and structures shall be demolished by the DEVELOPER who shall enjoy entire sale proceeds thereto. Necessary monthly total rent of Rs.23,000/- (Rupees Twenty three thousand) only of the tenanted accommodation for the OWNERS shall be borne by the DEVELOPER during construction. Besides the OWNERS herein shall also jointly get the non-refundable as well as non-adjustable sum of Rs. 15,00,000/- (Rupees Fifteen Lac) only from the DEVELOPER in two separate instalments i.e. at the time of execution and registration of final Development Agreement with Developer Power of Attorney Rs.7,50,000/- (Rupees Seven Lac Fifty thousand only) and balance Rs.7,50,000/- (Rupees Seven Lac Fifty thousand only) shall be paid to the OWNERS by the DEVELOPER at the time of vacating the entire Premises and deliver the same to the DEVELOPER. This is called the OWNERS' ALLOCATION as morefully described and mentioned in the SCHEDULE "B" hereunder written. The OWNERS shall also enjoy the proportionate share of land together with the right of enjoyment of all the common amenities/facilities of the building and the DEVELOPER shall enjoy the rest construction of the proposed building to be erected at the cost of the DEVELOPER.

AND WHEREAS the DEVELOPER herein shall get rest 50% of the total



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 Director

sanction Flat area and also 50% total sanction Car Parking Space area of the proposed building and out of which the DEVELOPER herein shall get Four Nos. of Flat in the said proposed building i.e. Flat No.1A on First Floor Southern side, Flat No.2B on Second Floor North-East side, Flat No.3A on Third Floor Southern side and Flat No.3B on Third Floor North-East side of the proposed building and the DEVELOPER herein shall get 50% of the sanction Car parking Space area from the Northern side of the proposed building. It is also noted that the DEVELOPER herein shall also get 50% Flat area from the Flat No.3C on Third Floor North-West side of the proposed building and the said Flat No.3C on Third Floor North-West side shall be jointly sold by the DEVELOPER and the OWNERS and the total consideration sum shall be divided equally by and between the OWNERS and the DEVELOPER and both of them shall receive their individual share of consideration (i.e.50%) accordingly at the time of sale of such Flat and the DEVELOPER shall demolish the said old building which is standing in the said Premises and the DEVELOPER shall have right to enjoy the entire sale proceeds of the entire existing building, and structures as morefully mentioned in the SCHEDULE "D" herein and hereinafter referred to as the "DEVELOPER'S ALLOCATION". The DEVELOPER'S ALLOCATION has been clearly mentioned and described in the SCHEDULE "D" hereunder written. The DEVELOPER shall erect the entire proposed **Ground plus three storied building** at its cost and its supervision and labour to be erected as per annexed Specification as well as the said sanctioned building plan to be sanctioned by The Kolkata Municipal Corporation and to meet up such expenses the DEVELOPER shall collect the entire money from the sale of the DEVELOPER'S ALLOCATION which shall be sold to the interested parties from whom the DEVELOPER shall collect the entire cost of construction as well as cost of land in connection with the said flats etc.

NOW THE AGREEMENT WITNESSETH and it is hereby agreed by and between the parties hereto as per following terms and conditions:-

DEFINITION : Unless there is anything repugnant to the subject or context the term:

- (a) **OWNERS** : shall mean the parties of the **FIRST PART** herein namely (1) SRI SATYEN GHOSH and (2) SMT. PRABHAT GHOSH, and their legal


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 Director

heir/heirs, executor/executors, administrator/ administrators, and legal representative/ representatives. ✓

- (b) **DEVELOPER** : shall mean **ASHIRBAD REALITY PRIVATE LIMITED** represented by its Director namely **SRI PRODIP KUMAR DAS**, Party of the **SECOND PART** herein for the time being and its respective heirs, successors or successors-in-interest, successors-in-office, legal heirs, representatives, administrators and assigns.
- (c) **TITLE DEED** : shall mean the documents referred to hereinabove in the recital.
- (d) **PREMISES** : shall mean the Property measuring total land area of 5 (Five) Cottahs 0 (Zero) Chittacks 0 (Zero) Sq.ft. togetherwith existing two storied building and structures situated in Mouza – Garfa, J.L. No.19, Touzi No.155, Pargana – Khaspur, comprising in R.S. Dag No.1735/2440, under R.S. Khatian No.1541 and 1542, within the K.M.C. Ward No. 106, known as **K.M.C. Premises No.25, Purbachal Main Road, P.S. Garfa, Kolkata – 700 078**, as mentioned and described in the **SCHEDULE 'A'** hereunder written. ✓
- (e) **BUILDING** : shall mean the proposed building to be constructed on the said premises as per sanctioned residential ground plus three storied building plan to be sanctioned by The Kolkata Municipal Corporation Borough Office - XII. ✓
- (f) **COMMON FACILITIES AND AMENITIES** : shall include corridors, landings, stair ways, passages ways, driveways, common toilet and care taker room if any on the ground Floor of the proposed building, pump room, lift, meter space, water and water lines and plumbing lines, underground water reservoir, over head water tank, water pump and motor and other facilities as mentioned in the **SCHEDULE "C"** hereunder written which may be mutually agreed upon **BETWEEN** the Parties herein and required for establishment, location, enjoyment, provisions, maintenance and/or management of the building and such common areas shall be enjoyed by the flat owners who shall purchase the same from the **DEVELOPER**.

(Signature)
Ashirbad Reality Pvt.Ltd
(Signature)
Director

- (g) **OWNERS' ALLOCATION** : entire **OWNERS' ALLOCATION** as morefully described and mentioned in the **SCHEDULE "B"** hereunder written. The **OWNERS** shall also enjoy the proportionate share of land togetherwith the right of enjoyment of all the common amenities/facilities of the building.
- (h) **DEVELOPER'S ALLOCATION** : entire **DEVELOPER'S ALLOCATION** as morefully described and mentioned in the **SCHEDULE "D"** hereunder written.
- (i) **THE ARCHITECT** : shall mean such persons who will be appointed by the **DEVELOPER** for both designing and planning the building on the said premises.
- (j) **BUILDING PLAN** : would mean such plan to be prepared by the Planner/Architect for the construction of the building to be sanctioned by The Kolkata Municipal Corporation Borough Office XII at the cost of the **DEVELOPER**.
- (k) **TRANSFER** : with its grammatical variation shall include possession under an Agreement or part performance of a contract and by any other means in accordance with the Transfer of Property Act, 1882.
- (l) **TRANSFeree** : shall mean any person, firm, limited company association of persons or body or individuals to whom any space in the building has been transferred.
2. **THIS AGREEMENT** : shall take effect from the date of execution of this agreement.
3. **THE OWNERS JOINTLY DECLARE** as follows:
- (a) That they are the absolute joint Owners and seized and possessed of and/or well and sufficiently entitled to the said property known as **K.M.C. Premises No.25, Purbachal Main Road, Ward No. 106, presently P.S. Garfa, (formerly P.S. Kasba), Kolkata – 700 078, as described in the SCHEDULE 'A' below.**

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Director

- (b) That the said property is free from all encumbrances and the **OWNERS** have a good marketable title in respect of the said property as described in the **SCHEDULE 'A'** below.
- (c) That the said property known as **K.M.C. Premises No.25, Purbachal Main Road**, is free from all encumbrances, charges, liens lispendens, attachments, trusts, acquisitions, requisitions, whatsoever or howsoever.
4. **THE OWNERS AND THE DEVELOPER DO HEREBY DECLARE AND COVENANT** as followings:
- (a) That the **OWNERS** have hereby granted exclusive right to the **DEVELOPER** to undertake the new construction on the said premises to be constructed by the **DEVELOPER** in accordance with the plan or plans to be sanctioned by The Kolkata Municipal Corporation at the cost of the **DEVELOPER**.
- (b)(i) **OWNERS' ALLOCATION** : The **DEVELOPER** shall give the **OWNERS** as the **OWNERS' ALLOCATION** as described in the **SCHEDULE 'B'** hereunder written.
- (ii) **DEVELOPER'S ALLOCATION** has been described in the **SCHEDULE-D** below.
- (c) That all applications, plans and other papers and documents as may be required by the **DEVELOPER** for the purpose of obtaining necessary approval and sanction of the building plan and its alternation/ modification/verification of the sanctioned building plan from the appropriate authorities has been prepared signed and submitted by the **DEVELOPER** for and in the names of the **OWNERS** at the cost of the **DEVELOPER** and if any alteration/modification of making further plans for proposed construction are required the **OWNERS** shall give such written permission to the **DEVELOPER** without any interruption and the **DEVELOPER** shall provide the copy of the same to the **OWNERS** herein before submission of the same.
- (d) For all that purpose of sanction of Building plan applications, petitions, affidavits, drawings, sketches and for getting such altered/modified plan or

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[Handwritten Signature]
Director

- (b) That the said property is free from all encumbrances and the **OWNERS** have a good marketable title in respect of the said property as described in the **SCHEDULE 'A'** below.
- (c) That the said property known as **K.M.C. Premises No.25, Purbachal Main Road**, is free from all encumbrances, charges, liens lispendens, attachments, trusts, acquisitions, requisitions, whatsoever or howsoever.
4. **THE OWNERS AND THE DEVELOPER DO HEREBY DECLARE AND COVENANT** as followings:
- (a) That the **OWNERS** have hereby granted exclusive right to the **DEVELOPER** to undertake the new construction on the said premises to be constructed by the **DEVELOPER** in accordance with the plan or plans to be sanctioned by The Kolkata Municipal Corporation at the cost of the **DEVELOPER**.
- (b)(i) **OWNERS' ALLOCATION** : The **DEVELOPER** shall give the **OWNERS** as the **OWNERS' ALLOCATION** as described in the **SCHEDULE 'B'** hereunder written.
- (ii) **DEVELOPER'S ALLOCATION** has been described in the **SCHEDULE-D** below.
- (c) That all applications, plans and other papers and documents as may be required by the **DEVELOPER** for the purpose of obtaining necessary approval and sanction of the building plan and its alternation/ modification/verification of the sanctioned building plan from the appropriate authorities has been prepared signed and submitted by the **DEVELOPER** for and in the names of the **OWNERS** at the cost of the **DEVELOPER** and if any alteration/modification of making further plans for proposed construction are required the **OWNERS** shall give such written permission to the **DEVELOPER** without any interruption and the **DEVELOPER** shall provide the copy of the same to the **OWNERS** herein before submission of the same.
- (d) For all that purpose of sanction of Building plan applications, petitions, affidavits, drawings, sketches and for getting such altered/modified plan or

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Director

further plans to be approved by the appropriate authorities the **DEVELOER** shall appear, represent, sign before the concerned authorities on behalf of the **OWNERS** in their names and on their behalf in connection with any or all of the matters aforesaid and the **OWNERS**, in such circumstances, shall give assistance/co-operation/signatures whenever necessary to the **DEVELOPER** for the interest of the proposed project.

- (e) That the **DEVELOPER** Firm shall erect the building in the said premises as per said sanctioned building plan and for the same the **OWNERS** shall put their signature as and when necessary and the during construction or after construction the **DEVELOPER** shall sell only the **Developer's Allocation** together with proportionate undivided land share and other common rights to the intending purchasers and receive part or full consideration money from the sale of part or full of **DEVELOPER'S ALLOCATION** to be erected at the cost of the **DEVELOPER**.
- (f) The **DEVELOPER** shall have the exclusive right to look after, manage, supervise, conduct and do all and every act, deed, matter and thing necessary for the purpose of developing the said property in order to make it perfect in all respects for construction of a Ground plus three storied building thereon in accordance with the building plan to be sanctioned by The Kolkata Municipal Corporation Office at the cost of the **DEVELOPER**.
- (g) The **DEVELOPER** shall make, building construct, supervise and carry out all the acts through contractors and sub-contractors in such manner as may be deem fit and proper by him for such construction of the said proposed building according to the building plan to be sanctioned by the concerned The Kolkata Municipal Corporation Office referred to in this Agreement on the said Property and shall file applications etc. for obtaining water, electric, sewerage and other connections and other amenities and facilities required for the beneficial use and enjoyment of the occupiers of the proposed building to be constructed in the said premises in terms of this Agreement.

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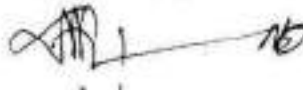
- (h) That the **DEVELOPER** shall be exclusively entitled to its respective share of the **DEVELOPER'S ALLOCATION** i.e., rest 50% flats area and rest 50% Car Parking Space area etc. with exclusive right to transfer or otherwise deal with or dispose of the same without any right claim or interest therein whatsoever of the others.
- (i) The **DEVELOPER** shall apply in the names of the **OWNERS** and represent them before the Government Authorities, local and public bodies if required in connection with the proposed construction work and the said building thereon in terms of this agreement and the **OWNERS** shall not raise any objections for it on the contrary the **OWNERS** shall give full co-operations for doing the proposed project.
- (j) That the **DEVELOPER** shall at its own costs construct and complete the proposed building at the said premises in accordance with the sanctioned building plan to be sanctioned by The Kolkata Municipal Corporation Office and as well as hereby annexed specifications and the **DEVELOPER** shall take all the responsibility and risk regarding the construction of the proposed building. That the Developer shall hand over the possession of the Owner's Allocation on and within 18 (Eighteen) months with provision of 3 (Three) months grace period from the date of vacant possession of the Schedule A mentioned property to the Developer herein by the Owners herein and it is also noted that the **OWNERS** herein shall hand over the vacant possession of the property to the **DEVELOPER** herein on and within 2 (Two) months from the date of execution of this registered Development Agreement and if the **DEVELOPER** failed to hand over the possession of the Owners' Allocation within the stipulated period as mentioned above then the **DEVELOPER** shall have to pay the sum of Rs.30,000/- (Rupees Thirty thousand only) per month to the **OWNERS** herein for such delay period till the date of handing over the possession of the Owners' Allocation.
- (k) That the **DEVELOPER** shall install in the said building at its own costs pump operated water connection through water lines in each floors/flats, water storage tanks, overhead water reservoir with suitable pump, electric wiring and installations other electrical things and also other facilities as are required to be

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provided in the new building constructed for sale of the flats etc. therein on Ownership basis and as mutually agreed upon.

5. **THE OWNERS HEREBY AGREE AND CONVENANT WITH THE DEVELOPER** as follows:-

- (i) Not to cause any interference or hindrance whatsoever in the construction of the said building at the said premises by the **DEVELOPER**.
- (ii) Not to do any act or things whereby the **DEVELOPER** may be prevented from selling, assigning and/or disposing of any portion of the property or portion of the **DEVELOPER'S ALLOCATION** in the building to be erected at the said premises as mentioned herein.
- (iv) The **DEVELOPER** shall sell the 50% of flats, and 50% garage etc. of the proposed building, as per sanctioned plan, as the **DEVELOPER'S ALLOCATION** has been described in the **SCHEDULE 'D'** hereunder written **TOGETHER WITH** proportionate undivided share of land of the said premises and the common portions, roof of the building proportionately and proportionate services of common places. The **DEVELOPER** shall receive the advance and advances or part or full i.e. entire consideration money from the intending purchasers of the respective flats of **Developer's Allocation** and/or all other portions of the building from the **DEVELOPER'S ALLOCATION** as per its terms and conditions and the **DEVELOPER** shall decide and fix up the such consideration money upon its allocation and services the same for the intending Purchaser(s) and shall have right to execute and register all the Conveyance, Deeds or Agreement for sale in favour of the intending Purchasers only upon the **DEVELOPER'S ALLOCATION**.
- (v) The **OWNERS** shall empower and authorize the **DEVELOPER** to do this project in connection with the said property as described in the schedule hereunder written such as to sell or any kind of transfer of the **DEVELOPER'S ALLOCATION** through registered deeds to the intending purchaser and to make agreement for sale, to advertise the project through any media, to appoint different persons for the project, to get sanction of the building plan as well



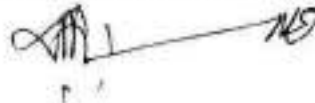
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sewerage plan and drainage plan and to take water or electric connection and also drainage and sewerage connection therein and also to execute any document, declaration or affidavit the interest of the project etc. to appoint different type of professional men, to appoint advocate, to receive part or full consideration money on the **DEVELOPER'S ALLOCATION**, to negotiate any matter for the said property etc.

6. **THE OWNERS HEREIN EXECUTES THE POWER OF ATTORNEY IN FAVOUR OF THE DEVELOPER HEREIN BELOW:**

The **OWNERS** Namely, (1) **SRI SATYEN GHOSH, (PAN - AVYPG3239J), (Aadhaar No. 546017028873)**, son of Late Sukumar Ghosh, by faith - Hindu, by Occupation - Business, by Nationality - Indian, residing at 9/1, Bidhan Lane, Purbachal, P.O. Haltu, presently P.S. Garfa, (formerly P.S. Kasba) Kolkata - 700 078, District - South 24- Parganas and (2) **SRI PRABHAT GHOSH, (PAN - CQGPG6555E), (Aadhaar No. 527824978429)**, son of Late Sukumar Ghosh, by faith - Hindu, by Occupation - Business, by Nationality - Indian, residing at 9/1, Bidhan Lane, Purbachal, P.O. Haltu, presently P.S. Garfa, (formerly P.S. Kasba) Kolkata - 700 078, District - South 24- Parganas, do hereby appoint **ASHIRBAD REALITY PRIVATE LIMITED, (PAN-AAQCA5059G)**, a private Limited company having its office at 6B/28, Mukundapur, 1st Floor, P.O. Mukundapur, P.S. Purba Jadavpur, Kolkata - 7000 99, represented by its Director namely **SRI PRODIP KUMAR DAS, (PAN - AHPPD1812P), Aadhar No.3089 4498 3168**, son of Late Purnendu Sekhar Das, by faith : Hindu, by Occupation : Business, by Nationality : Indian, residing at 1983, Mukundapur, Satabdi Park, 4th Floor, Post Office - Mukundapur, Police Station - Purba Jadavpur, Kolkata - 700099, as their lawful Attorney on their behalf to do the following acts in respect of their property as mentioned in the **SCHEDULE** below:

1. To look after and manage the property on behalf of the **OWNERS/PRINCIPALS**.
2. To look after and to control all the affairs for the development or the said land and construction of a Ground Plus three storied building with Lift facility thereon on the said Premises as per sanction building plan to be sanctioned by The-



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Director

Kolkata Municipal Corporation at the cost of the **DEVELOPER** and the **DEVELOPER** shall sign and execute on behalf of the **OWNERS** all the Declaration Deed or any other Declaration as mentioned in the **SCHEDULE** below property and register the such document as per requirement for the interest of the proposed project.

3. To cause mutation of our said Property where necessary effected in the revenue and/or in the record of The Kolkata Municipal Corporation and to make such statements and sign all applications or objections personally or through Lawyer or other agents to effectuate the said purpose and Collect Mutation Certificate, Assessment Roll or Tax Clearance Certificate and other necessary papers thereof and pay necessary taxes to The Kolkata Municipal Corporation as and when necessary on our behalf.
4. To cause mutation and/or conversion of our Property where necessary effected in the revenue and/or in the record of the LD. B.L. & L.R.O. (ATM) and/or under the jurisdiction and to make such statements and sign all applications or objections personally or through Lawyer or other agents to effectuate the said purpose and Collect Mutation Certificate and/or conversion certificate and other necessary papers thereof and pay necessary taxes to the LD. B.L. & L.R.O. (ATM) as and when necessary on our behalf for B.L. & L.R.O. Mutation and/or Conversion purposes.
5. To sign, execute and submit all Development building Plans, revised plan, completion plan, Documents, Statements, Papers, Undertakings, Declarations related thereto, may be required for necessary sanction, modification and/or alteration of sanctioned plan to be sanctioned by The Kolkata Municipal Corporation and/or any appropriate authority and other appropriate authorities on behalf of the landowners/Principals and to sign completion plan.
6. To appear and represent on behalf of the **PRINCIPALS** i.e. **LAND OWNERS** herein on or before any necessary authorities including, The Kolkata Municipal Corporation, Fire brigade, West Bengal police, necessary Departments of Government of West Bengal, in connection with the sanction, modification and/or



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alteration of sanctioned building Plan for the above mentioned property and also for the interest of the proposed project and execute and sign all the papers related thereto.

7. To pay fees for obtaining the sanction, modification and such other orders and permissions from the necessary authorities on behalf of land owners as required for sanction, modification and/or alteration of the Development Plan and also to submit and take delivery of all type of, deeds concerning the said property and also take other papers and documents as may be required by the necessary authorities and appoint engineers, Architects and other Agents and Sub-Contractor for the aforesaid purposes as the said Attorney shall think fit and proper.
8. To receive the excess amount of fees, if any, paid for the purpose of sanction, modification and/or alteration of the sanctioned plans to any authority or authorities.
7. To develop the said property by making construction of such type of building or buildings thereon as per sanctioned building plan as the said Attorney may deem fit and proper and for that purpose to demolish and/or remove any house, building and/or structure of whatsoever nature standing in the said property, as our said Attorney shall think fit and proper.
8. To apply for obtaining electricity-connection from CESC and also gas connection and also for installation lift in the Premises and to take telephone or other connections and also install electric transformer in the said property and /or to make alteration therein and to disconnect the same and for that purpose our Attorney shall sign, execute and submit all papers, applications, documents on our behalf and shall do all the acts and deeds on our behalf and our attorney shall execute and sign all the papers related thereto.
9. Our Attorney shall sign plans to be submitted before the concerned authority/authorities for the connection of water, drainage and sewerage in the said Premises and execute and sign all paper related thereto for the sanction of drainage and sewerage connection and also internal and external drainage



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drawing and also the connection of water in the said property and to do all such other acts, deeds and things as may be deemed fit and proper by the said Attorney on our behalf.

10. To apply for and obtain building materials from the concerned authorities for consumption of the proposed building to be erected on the said property as aforesaid and also to pay all rates, taxes, charges, expenses and other outgoings whatsoever payable for and on account of the said property, or any part thereof.
11. To appear and represent us before all authorities for fixation and/or finalization of the annual valuation of the said property and for that purpose to sign, execute and submit necessary papers and documents and to do all other acts, deeds and things as the said Attorney may deem fit and proper.
12. To negotiate with others for giving possession of the flats etc. in lieu of proper considerations sum only on the **DEVELOPER'S ALLOCATION** as mentioned in the Schedule D of this registered Development Agreement excluding the **OWNERS' ALLOCATION** as mentioned in the SCHEDULE B of the said registered Development Agreement. The DEVELOPER shall do all the acts on Developer's Allocation on behalf of the Owners.
13. To collect advance or part payment or full consideration from the intending purchasers of flats, Car Parking Spaces etc. alongwith proportionate share of land and/or enter into Agreement for Sale and to execute and register Deed of Conveyance, Deed of Rectification, and/or collect the I.G.R. and/or Deed from the registering authority on our behalf on the DEVELOPER'S ALLOCATION as mentioned in the SCHEDULE D of the said registered Development Agreement excluding the OWNERS' ALLOCATION as mentioned in the SCHEDULE B of the said registered Development Agreement and grant receipt in favour of the interested persons/ persons who are interested to take possession of the flat/flats and Car parking Space etc. in lieu of satisfactory consideration to be fixed by the Developer.
14. To advertise in different news papers and display, hording in different places, and also to engage agency or agencies for giving possession of the flats on


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DEVELOPER'S ALLOCATION as mentioned in the SCHEDULE D of the said registered Development Agreement excluding the **LAND OWNERS' ALLOCATION** alongwith the proportionate share of land in any name as the said Attorney shall think fit and proper and to sell the **DEVELOPER'S ALLOCATION** to any Third Party or parties at any consideration price to be fixed up only by the **DEVELOPER**.

15. To negotiate with intending persons who desire to take possession in lieu of proper consideration for the flats/space including proportionate land share on said **DEVELOPER'S ALLOCATION** of the said proposed building alongwith the proportionate share of land at our said Premises or any part thereof and for that purpose to sign and execute all deeds, as our said Attorney shall think fit and proper as per the registered Development Agreement.
16. To file and submit declaration, statements, application and/or returns to the competent authority or any other necessary authority or authorities in connection with the matters herein contained.
17. To receive part or full consideration sum against the entire **DEVELOPER'S ALLOCATION** from the intending purchasers and acknowledge the receipt of the same on our behalf.
18. To appear and represent us before any notary, Registrar of Assurances, District Registrar, Additional District Sub-Registrar, Metropolitan Magistrate and Other Office or Offices or Authority or Authorities having jurisdiction and to sign and to execute the documents and present the same for registration and complete for registration and to acknowledge and register or have registered and performed any kind of Deeds, Deed of Conveyances, Agreement for Sale, Deed of Declaration or Rectification, Deed of Boundary Declaration, and/or any kind of instruments/Declaration writing executed and signed by the said Attorney in any manner after taking permission from the Authority concerned if it is required concerning the said property as per said registered Development Agreement in connection with the **DEVELOPER'S ALLOCATION** only.



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 Director

19. To take necessary steps for registration of building or any part alongwith the proportionate share of land the entire construction represented by our Attorney as per said Development Agreement.
20. To convey prosecute, enforce, defend answer and oppose all actions other legal proceedings regarding the said land and property or any part thereof.
21. To file and defend suits, cases, appeals and applications of whatsoever nature for and on behalf of or to be institute preferred by or any person or persons in respect of the said property.
22. To comprise suits, appears or other legal proceedings in any Courts, Tribunals or other authority whatsoever and to sign and verify applications thereof.
23. To sign declare and/or affirm any plaint, written statements petitions, affidavits, verifications, vokatatnamas, warrant of Attorney, Memo of Appeal or any other documents or papers in any proceedings or in any way construction therewith.
24. To deposit and withdraw fee, documents and moneys in and from any Court or courts and/or other person or persons or authority and given valid receipts and discharged thereof.

AND GENERALLY TO act as our Attorney in relation to all matters touching our said property and on our behalf to do all instruments, acts, nature, deeds and things as fully and effectually as We would do if We would personally present.

AND We hereby ratify and confirm and agree or undertake and whatsoever our said Attorney appointed under this Power herein above contained shall lawfully do or cause to be done in the right of or by virtue of these presents including such confirming and other works.2

7. THE DEVELOPER HEREBY AGREES AND COVENANTS WITH THE OWNERS as follows :-

- (i) The DEVELOPER shall submit the Building Plan for its sanction before the K.M.C. immediate after amalgamation and mutation of the total property as one

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 Director

unit under K.M.C. That until completion of the construction of the said G+III storied building.

- (ii) To get maximum sanction area from The Kolkata Municipal Corporation the **DEVELOPER** will take all the necessary steps and such sanction of modification or alteration is required shall be done at **DEVELOPER'S** cost.
- (iii) It is noted that due to unforeseen circumstances or act of God such as earthquake, flood, riot, any prevailing rule, cyclone or tempest if the such construction work is hampered the such delay shall not be counted and the **DEVELOPER** shall have liberty to extend the time after mutual discussion of both the parties herein.
- (iv) Not to violate or contravene any of the provisions or rules applicable for construction of the said building.
- (v) Not to do any act, deed or thing from the part of the **OWNERS** whereby the **DEVELOPER** is prevented from enjoying, selling, assigning and/or disposing of any of the **DEVELOPER'S ALLOCATION** in the said building.
- (vi) That the **DEVELOPER** shall have to bear any kind of Govt. expenditure, all types of K.M.C. tax with any arrears/alongwith all types of KMC previous outstanding also, cost of the soil test, local cost, political assistance, local club, syndicate dispute, alongwith entire expenditure for construction of the proposed building (including Flat complete in all respect) including each and every expenditure and expenses shall be borne by the Developer only and the **OWNERS** herein shall not be liable regarding any labour problem, any kind accident or any types of natural calamity etc..
- (vii) That after handing over the entire Owners' Allocation by the **DEVELOPER** herein the **OWNERS** herein shall have to pay their proportionate taxes to the concerned authority..
- (ix) The annexed-specification of the building shall be part of the agreement.

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8. MUTUAL COVENANT AND INDEMNITIES :-

- (i) The **OWNERS** hereby undertake that the **DEVELOPER** shall be entitled to the rest proposed 50% of the total construction excluding the Owners' Allocation and shall enjoy its Allocation without interference or disturbances from the Owners' end, provided the **DEVELOPER** shall perform all the construction work as per the terms and conditions as within mentioned including various specifications as laid down as per annexure.
- (ii) The **OWNERS** shall execute and register a Development Power of Attorney in favour of the **DEVELOPER** to complete the project and the **DEVELOPER** shall have right to execute and register the Deed of Conveyance in favour of the intending Purchasers on the **DEVELOPER'S ALLOCATION**. Besides the Developer shall be empowered by the Owners to take sanction of the building Plan or any other revised or completion Plan from K.M.C. and to take drainage sewerage connection in the Premises and also sell the **Developer's Allocation** to the Third Party.
- (iii) The **OWNERS** shall handover the original Title Deeds, link deeds, B.L. & L.R.O. Mutation Certificate, K.M.C. Mutation Certificate, paid up K.M.C. Tax bills and other original papers in respect of the property to the **DEVELOPER** at the time of execution and register the Development Agreement and the **DEVELOPER** shall grant receipt for the same in favour of the **OWNERS** and after completion of the entire building as well as after sell of the entire Developer's Allocation the **DEVELOPER** herein shall hand over the entire paces of the property to the **OWNERS** herein in the presences of the Flat owners of the building. That after completion of the entire building the **DEVELOPER** herein shall apply the completion certificate from the KMC and collect the same and deliver the same to the **OWNERS** herein.
- (iv) That if the **DEVELOPER** erect any extra floor over and above the proposed G+III storied building then the such extra floor area will be divided as 50% : 50%.
- (v) The **OWNERS** shall take proper initiative to evict the present existing tenants from the property at their own accord and cost and hand over the peaceful vacant possession of the total property to the **DEVELOPER** as early as possible.

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[Handwritten Signature]
Director

- (vi) That after completion of the entire building the DEVELOPER herein shall give a notice to the OWNERS herein if the OWNERS shall not receive their OWNERS' ALLOCATION on and within 15 days from the date of receiving of the such notice then the DEVELOPER shall have right to hand over its Developer's Allocation.
- (vii) The DEVELOPER shall have to face all the financial liabilities and project liabilities during construction of the building on the land of the OWNERS and even any accident occurs during the construction, the DEVELOPER shall bear all the financial liabilities thereof.
- (viii) The OWNERS herein shall have right to inspect/check regarding the quality of the building materials during construction of the building.
- (ix) That during pendency of this Agreement if the OWNERS leaves this material world, his or her legal heirs/successors shall have to abide by the terms and conditions of this Agreement without raising any objection and give full co-operation to the DEVELOPER. The OWNERS' ALLOCATION shall then remain unchanged as per its Development Agreement.
- (x) That after execution of this Development Agreement with Power of Attorney if the DEVELOPER failed to start construction then the OWNER shall have right to cancel this Agreement (after completion of this stipulated period) and the OWNERS shall have to refund the entire expenditure of the DEVELOPER and the said expenditure shall be determined by the valuer, and the said valuer shall be appointed by both the parties herein.
- (xi) That if the Developer/Owners herein or any individual party hereon obtain any extra/excess area/sq.ft. beyond his or their allocated area or sq.ft., shall be liable to compensate other party or parties as per present market valuation of such extra area/sq.ft.

9. JURISDICTION OF THE COURT:

All courts, within the limits of Alipore, District South 24-Parganas, and the High Court at Calcutta, shall be utilized for adjudication of any dispute.



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**SCHEDULE OF THE ABOVE REFERRED TO
(DESCRIPTION OF THE ENTIRE PROPERTY)**

SCHEDULE - 'A'

ALL THAT piece and parcel of the total Bastu land measuring an area of 5 (Five) Cottahs 0 (Zero) Chittack 0 (Zero) Sq.ft. together with a two storied pucca old residential building measuring built up area of ground floor measuring 861 (Eight hundred and sixty one) Sq.ft. and existing First Floor built up area 861 (Eight hundred and sixty one) Sq.ft. totaling built up area of 1722 (One thousand seven hundred and twenty two) Sq.ft. having cemented flooring erected in the year 1987 as per sanctioned building B.S. Plan No.1167 of 86-87 dated 21.09.1987 and also other two Nos. Tile shed each measuring an area of 150 (One hundred and fifty) Sq.ft. whereon a **Ground Plus three storied building under name style ASHIRBAD SUKUMAR ENCLAVE** is to be erected as per sanctioned building plan to be sanctioned by the KMC after demolishing the existing structure and building situated within Mouza - Garfa, J.L. No.19, R.S. No.2, Touzi No.155, comprising in C.S. Dag No. 1435, under C.S. Khatian No. 857 and 829 corresponding to R.S. Dag No.1735/2440, under R.S. Khatian No.1541 and 1542, District : South 24 Parganas, within the jurisdiction of The Kolkata Municipal Corporation, Ward No. 106, known as **K.M.C. Premises No.25, Purbachal Main Road**, Assessee No.31-106-16-0025-9, and the entire property is also known as postal address 9, Bidhan Lane Purbachal, P.O. Haltu, presently P.S. Garfa, (formerly P.S. Kasba) Kolkata - 700 078, District - South 24- Parganas and Zone is (Other than on Kalikapur Road (P.A.S. Connector)---Other than on Kalikapur Road (P.A.S. Connector) and the entire property is butted and bounded by :

<u>ON THE SOUTH</u>	: 12'-0" wide Road;
<u>ON THE NORTH</u>	: Property of Barun Das;
<u>ON THE EAST</u>	: Property of Roy Chowdhury ;
<u>ON THE WEST</u>	: Property of Sukumar Ghosh.


**SCHEDULE - 'B' ABOVE REFERRED TO
(OWNERS' ALLOCATION)
TO BE OBTAINED FROM THE DEVELOPER**

The OWNERS herein shall get 50% of the total sanction Flat area and also total sanction Car Parking Space area of the proposed building and out of which the OWNERS herein shall jointly get Four Nos. of Flat in the said proposed building i.e. Flat No.1B on First Floor North East side, Flat No.1C on First Floor North-West side,

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Flat No.2A on Second Floor Southern side and Flat No.2C on Second Floor North-West side of the proposed building and the OWNERS herein shall jointly get 50% of the sanction Car parking Space area from the Southern side of the proposed building. It is also noted that the OWNERS herein shall also get 50% Flat area from the Flat No.3C on Third Floor North-West side of the proposed building and the said Flat No.3C on Third Floor North-West side shall be jointly sold by the DEVELOPER and the OWNERS and the total consideration sum shall be divided equally by and between the OWNERS and the DEVELOPER and both of them shall receive their individual share of consideration (i.e. 50%) accordingly at the time of sale of such Flat. Besides the OWNERS herein shall also get two separate shifting from the DEVELOPER till the completion of the proposed ground plus three storied building and existing building and structures shall be demolished by the DEVELOPER who shall enjoy entire sale proceeds thereto. Necessary monthly total rent of Rs.23,000/- (Rupees Twenty three thousand) only of the tenanted accommodation for the OWNERS shall be borne by the DEVELOPER during construction. Besides the OWNERS herein shall also jointly get the non-refundable sum of Rs. 15,00,000/- (Rupees Fifteen Lac) only from the DEVELOPER by two separate instalments i.e. at the time of execution and registration of final Development Agreement with Developer Power of Attorney Rs.7,50,000/- (Rupees Seven Lac Fifty thousand) only and balance Rs.7,50,000/- (Rupees Seven Lac Fifty thousand) only shall be paid to the OWNERS by the DEVELOPER at the time of vacating the entire Premises and deliver the same to the DEVELOPER. The OWNERS shall also enjoy the proportionate share of land togetherwith the right of enjoyment of all the common amenities/facilities of the building. That OWNERS herein hereby declare that if any litigation arise during construction of the building the owners shall take entire liability of the same.



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SCHEDULE - 'C' ABOVE REFERRED TO
(COMMON RIGHTS AND FACILITIES)

Stair-case, common passage, water lines and water, electricity main line and its wiring, land and boundary wall, fixtures and fittings vacant spaces, roof, and mummy roof, lift, stair, main gate and entrance Caretaker Room and proportionate land, pump and motor, septic tank, water reservoir and water tank.

SCHEDULE - 'D' ABOVE REFERRED TO
(DEVELOPER'S ALLOCATION)

ALL THAT the DEVELOPER herein shall get rest 50% of the total sanction Flat area and also total sanction Car Parking Space area of the proposed building and out of which the DEVELOPER herein shall get Four Nos. of Flat in the said proposed building i.e. Flat No.1A on First Floor Southern side, Flat No.2B on Second Floor North-East side, Flat No.3A on Third Floor Southern side and Flat No.3B on Third Floor North-East side of the proposed building and the DEVELOPER herein shall get 50% of the sanction Car parking Space area from the Northern side of the proposed building. It is also noted that the DEVELOPER herein shall also get 50% Flat area from the Flat No.3C on Third Floor North-West side of the proposed building and the said Flat No.3C on Third Floor North-West side shall be jointly sold by the DEVELOPER and the OWNERS and the total consideration sum shall be divided equally by and between the OWNERS and the DEVELOPER and both of them shall receive their individual share of consideration (i.e.50%) accordingly at the time of sale of such Flat and the DEVELOPER shall demolish the said old building which is standing in the said Premises and the DEVELOPER shall have right to enjoy the entire sale proceeds of the entire existing building, and structures. The entire building shall be constructed by the DEVELOPER at his cost as per sanctioned building plan to be sanctioned by K.M.C. and also as per annexed specification. The DEVELOPER shall enjoy undivided proportionate land share out of total land as mentioned in the SCHEDULE - "A" hereinabove alongwith the benefit of all the common facilities as mentioned in the SCHEDULE - 'C'.



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Director

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Director

IN WITNESS WHEREOF the Parties have put their respective signature hereto the day, month and year first above written.

WITNESSES:

1. Abhijit Kumar Mishra
69/1, Baghajatin Place
Kolkata - 700 86

1. Saatyen Ghosh

2. [Signature]

SIGNATURE OF THE OWNERS

2. Saheli Ghosh
31/1 V.K. Dulla Rd.
Dum-Dum Cantonment,
Kolkata - 700028.

Ashirbad Realty Pvt. Ltd

[Signature]
Director

SIGNATURE OF THE DEVELOPER

READ OVER EXPLAINED AND
DRAFTED & PREPARED BY

[Signature]

(MR. DEBES KUMAR MISRA)

ADVOCATE [Enrollment No. F/364/329/1989]

HIGH COURT, CALCUTTA

Resi-cum-Chamber : 69/1, Baghajatin
Place, Kolkata-700 086.

PH-9830236148(D.K.M.),

Email: debeskumarmisra@gmail.com

9051446430(Somesh),

Email: mishrasomesh08@gmail.com

9836115120(Tapesh),

Email: tapesh.mishra85@gmail.co

Ashirbad Realty Pvt. Ltd
[Signature]
Director

SPECIFICATION

SALIENT FEATURE OF THE BUILDING

1. The name of the building shall be ASHIRBAD SUKUMAR ENCLAVE by consent of the parties.
2. ✓ **STRUCTURE:** Building structure R.C.C. Column, Beam, Roof, Pillar, Tie-beam as per structure design approved by the competent authority, outside brick wall 8" thickness. Inside partition wall 5" and 3" as per Engineer's direction.
3. ✓ **LIFT:** One lift shall be installed for common users, Lift power will be taken from the common service meter.
4. ✓ **FLOORING:** Toilet floor shall be fully Anti skid vitrified tiles (2' X 2') finish and other floors of all bed rooms, dining-cum-living, balconies and stairs shall have vitrified tiles finish and skirting 5" and kitchen and toilets shall be finished by vitrified tiles.
5. **WLL OF TOILET:** The toilet Door height with glaze colour tiles.
6. ✓ **KITCHEN:** On the gas-table installed the granite stone and sink and shelves and back wall upto ceiling height finished with gazed tiles over and above the cooking platform to protect the oil spot.
7. ✓ **TOILET:** Both the toilets should be of western type commode with PVC toilet and cistern, the toilet should be finished by taps, shower, commode shower etc. of standard quality and one basin will be installed in Dining hall.
8. ✓ **WINDOW:** All Aluminum sliding window frame and palla with M.S. design grill and Panel of the palla fitted with one way glass.
9. ✓ **DOOR:** All door frame will be standard quality sal wood and all palla will be commercial Flush door with both side enamel paint and main door one side teak wood paste..
10. ✓ **WATER SUPPLY:** Water supply round the clock is assured for which necessary deep tube-well and pump shall be installed.
11. ✓ **PLUMBING:** Inside of the all Toilet pipe line will be concealed.
12. ✓ **ELECTRIC:** Full concealed copper wiring with light points, Fan points, Plug Points, Telephone point, Cable TV point, AC line in bed room, Owner will obtain individual electric meter at his own cost.
13. ✓ **COMMON SERVICE AND UTILITIES AREA:** One common toilet, meter space, under ground water tank and one pump space, common passage and terrace etc.
 - (a) **PAINTING:** Inside wall shall have only paris finish.
 - (b) All window and doors frame and palla painted with primer.
14. Roof and Car Parking Space shall be finished by Roof tiles and parking tiles respectively.
15. Any extra finishing apart from these specification shall be borne by the Owner.

Sachin Ghosh

4/6/19/22

Ashirbad Reality Pvt. Ltd
 Ashirbad Reality Pvt. Ltd
 Director

MEMO OF CONSIDERATION

RECEIVED the sum of Rs.7,50,000/- (Rupees Seven lac and fifty thousand) only out of total non-refundable sum of Rs.15,00,000/- (Rupees Fifteen lac) only from the DEVELOPER herein as mentioned in the Owners' Allocation of this Agreement in the manner followings :-

Sl No.	Date	Draft No.	Name of the Bank and Branch	Amount Rs.
1.	13.10.2020	000060	HDFC Bank, Santoshpur Branch	Rs.3,75,000.00
2.	13.10.2020	000061	DO	Rs.3,75,000.00

/

Rs.7,50,000.00

(Rupees Seven lac and fifty thousand) only

WITNESSES:

1. Alokejit Kumar Mishra
69/1, Baghepatan Place
Kolkata - 700028

1. Soutyaji Ghosh

2. Sahali Ghosh
31/1 V.K. Dullahad.
Dum-Dum Cantonment
Kolkata - 700028.

2. Anjali Ghosh

SIGNATURE OF THE OWNERS

Ashirbad Reality Pvt. Ltd
Director

Advocate



Satyen Ghosh

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

Name..... SATYEN GHOSH

Signature..... Satyen Ghosh



Prabhat Ghosh

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

Name..... PRABHAT GHOSH

Signature..... Prabhat Ghosh



Pradip Kumar Das

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

Name..... PRADIP KUMAR DAS

Signature..... Pradip Kumar Das



PHOTO

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

Name.....

Signature.....

Ashirbad Realty Pvt.Ltd





Director



Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS, District Name :South 24-Parganas
Signature / LTI Sheet of Query No/Year 16042001286753/2020

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category		Finger Print	Signature with date
1	Mr Satyen Ghosh 9, Purbachal Bidhan Lane, P.O:- Haltu, P.S:- Kasba, Baruipur, District:-South 24-Parganas, West Bengal, India, PIN - 700078	Land Lord			Satyen Ghosh 13.10.2020
2	Mr Prabhat Ghosh 8/1, Purbachal Bidhan Lane, P.O:- Haltu, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700078	Land Lord			Prabhat Ghosh 13/10/2020
3	Mr Prodip Kumar Das 1983, Mukundapur, P.O:- Mukundapur, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN - 700099	Representative of Developer [ASHIRBAD REALITY Private Limited]			Prodip Kumar Das 13/10/2020

Ashirbad Reality Pvt.Ltd
Prodip Kumar Das
Director


Query No-16042001286753/2020, 13/10/2020 12:13:12 PM SOUTH 24-PARGANAS (D.S.R. - IV)



Government of West Bengal



Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS, District Name :South 24-Parganas
Signature / LTI Sheet of Query No/Year 16042001286753/2020

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category		Finger Print	Signature with date
1	Mr Satyen Ghosh 9, Purbachal Bidhan Lane, P.O:- Haltu, P.S:- Kasba, Baruipur, District-South 24-Parganas, West Bengal, India, PIN - 700078	Land Lord			Satyen Ghosh 13.10.2020
2	Mr Prabhat Ghosh 9/1, Purbachal Bidhan Lane, P.O:- Haltu, P.S:- Kasba, District-South 24-Parganas, West Bengal, India, PIN - 700078	Land Lord			Prabhat Ghosh 13/10/2020
3	Mr Prodip Kumar Das 1983, Mukundapur, P.O:- Mukundapur, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN - 700099	Representative of Developer (ASHIRBAD REALTY Private Limited)			Prodip Kumar Das 13/10/2020

Ashirbad Realty Pvt.Ltd

Director

Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Somesh Mishra Son of Mr D K Mishra H C, P.O.- GPO, P.S.- Hare Street, Kolkata, District- Kolkata, West Bengal, India, PIN - 700001	Mr Satyen Ghosh, Mr Prabhat Ghosh, Mr Prodip Kumar Das			 12/10/20

(Pradipta Kishore Guha)
DISTRICT SUB-
REGISTRAR
OFFICE OF THE D.S.R. -
IV SOUTH 24-PARGANAS
South 24-Parganas, West
Bengal

Ashirbad Reality Pvt.Ltd
Prodip Kumar
Director



GOVT. OF WEST BENGAL
 Directorate of Registration & Stamp Revenue
 e-Challan

4013/2020

GRN: 19-202021-011297582-1
 GRN Date: 12/10/2020 13:25:37
 BRN: CKO0958442
 Payment Mode: Online Payment
 Bank: State Bank of India
 BRN Date: 12/10/2020 13:25:58

DEPOSITOR'S DETAILS

Name: PRODIP KUMAR DAS
 Contact No.: Mobile No.: +91 8017593682
 E-mail:
 Address: 1983 MUKUNDAPUR PURBA JADAVPUR KOLKATA 700099
 Applicant Name: Mr Somesh Mishra
 Office Name:
 Office Address:
 Status of Depositor: Attorney of Claimant
 Purpose of payment / Remarks: Sale, Development Agreement or Construction agreement

Id No.: 2001286753/2/2020
[Query No./Query Year]

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	2001286753/2/2020	Property Registration- Stamp duty	0030-02-103-003-02	39971
2	2001286753/2/2020	Property Registration- Registration Fees	0030-03-104-001-16	7528

In Words: Rupees Forty Seven Thousand Four Hundred Ninety Nine only
 Total 47499

Ashirbad Realty Pvt.Ltd
[Signature]
 Director

VERIFIED ELECTRONIC PAYMENT
 12/10/2020 13:25:58



Government of West Bengal
Directorate of Registration & Stamp Revenue
e-Assessment Slip

Query No / Year	2001286753/2020	Office where deed will be registered
Query Date	06/10/2020 10:59:08 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	Somesh Mishra High Court, Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 8017593682, Status : Advocate	
Transaction	Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement	[4002] General Power of Attorney [Rs : 100/-], [4305] Declaration [No of Declaration : 2], [4311] Receipt [Rs : 7,50,000/-]	
Set Forth value	Market Value	
Rs. 2/-	Rs. 2,06,35,898/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 40,071/- (Article:48(g))	Rs. 7,528/- (Article:E, E, E, B)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 500/-
Remarks		

Land Details :

District: South 24-Parganas, Thana: Kasba, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Purbachal Main Road, Road Zone : (Other than on Kalikapur Road (P.A.S Connector) - Other than on Kalikapur Road (P.A.S Connector)) , Premises No: 25, Ward No: 106, Pin Code : 700078

Sch No	Plot Number	Khatian Number	Land Use/ROR Proposed	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS -)		Bastu	5 Katha	1/-	1,89,99,998/-	Width of Approach Road: 12 Ft.,
Grand Total :				8.25Dec	1/-	189,99,998 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1722 Sq Ft.	1/-	16,35,900/-	Structure Type: Structure
Gr. Floor, Area of floor : 861 Sq Ft., Residential Use, Marble Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 861 Sq Ft., Residential Use, Marble Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		1722 sq ft	1/-	16,35,900 /-	



Query No: 2001286753 of 2020, Printed On : Oct-6-2020 10:59PM, Generated from wvregistration

Ashirbad Realty Pvt.Ltd
[Signature]
Director

Land Lord Details :

SI No	Name & address	Status	Execution Admission Details :
1	Mr Satyen Ghosh Son of Late Sukumar Ghosh,9, Purbachal Bidhan Lane, P.O:- Haltu, P.S:- Kasba, Baruipur, District:-South 24-Parganas, West Bengal, India, PIN - 700078 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AVxxxxxx9J, Aadhaar No.: 54xxxxxxx8873,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
2	Mr Prabhat Ghosh Son of Late Sukumar Ghosh,9/1, Purbachal Bidhan Lane, P.O:- Haltu, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700078 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. CQxxxxxx5E, Aadhaar No.: 52xxxxxxx8429,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

Developer Details :

SI No	Name & address	Status	Execution Admission Details :
1	ASHIRBAD REality Private Limited (Private Limited Company) ,68/28, Mukundapur, P.O:- Mukundapur, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN - 700099 PAN No. AAxxxxxx9G, Aadhaar No Not Provided by UIDAIStatus :Organization, Executed by: Representative	Organization	Executed by: Representative

Representative Details :

SI No	Name & Address	Representative of
1	Mr Prodig Kumar Das Son of Late Purnendu Sekhar Das1983, Mukundapur, P.O:- Mukundapur, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN - 700099 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AHxxxxxx2P, Aadhaar No.: 30xxxxxxx3168	ASHIRBAD REality Private Limited (as director)

Identifier Details :

Name & address
Mr Somesh Mishra Son of Mr D K Mishra H C, P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, Identifier Of Mr Satyen Ghosh, Mr Prabhat Ghosh, Mr Prodig Kumar Das

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Mr Satyen Ghosh	ASHIRBAD REality Private Limited-4.125 Dec
2	Mr Prabhat Ghosh	ASHIRBAD REality Private Limited-4.125 Dec

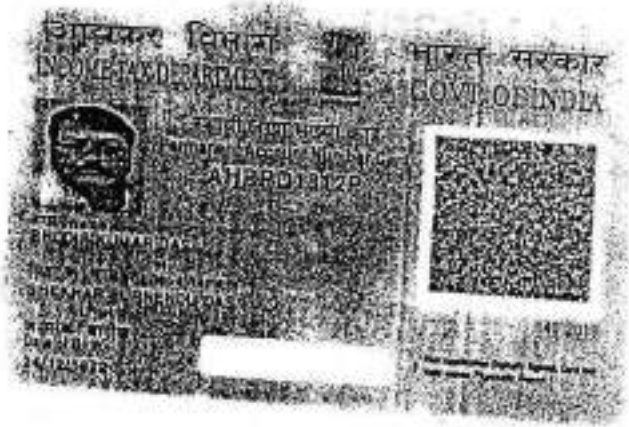
Transfer of property for S1

SI.No	From	To. with area (Name-Area)
1	Mr Satyen Ghosh	ASHIRBAD REality Private Limited-861 Sq Ft
2	Mr Prabhat Ghosh	ASHIRBAD REality Private Limited-861 Sq Ft

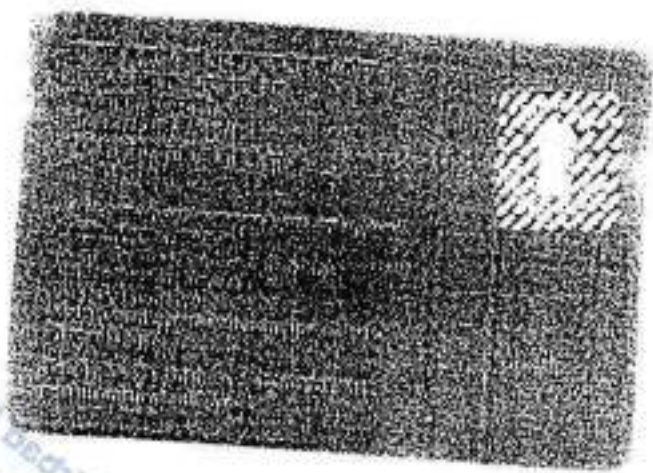


Query No: 2001286753 of 2020, Printed On : Oct 6 2020 10:59PM, Generated from wbreregistration.gov.in

Ashirbad Reality Pvt.Ltd
[Signature]
Director



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Ashirbad Realty Pvt.Ltd

Ashirbad Realty Pvt.Ltd
Handwritten signature
Director



সমরসংলক্ষণ
GOVERNMENT OF INDIA



Prodip Kumar Das
DOB: 24/12/1972
MALE



3089 4498 3168

আমার আধার, আমার পরিচয়

.. - Prodig Kumar Das

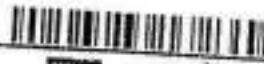


স্বাধীনতা পরিচয় সংখ্যান প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address

S/O: Purnendu Shekhar Das, 1983,
MUKUNDAPUR COLONY, DASPADA, Haldia,
Kolkata,
West Bengal - 700078

3089 4498 3168



1947
1999 300 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947,
Bangalore-560 001

Ashirbad Reality Pvt.Ltd
Prodig Kumar Das
Director

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AAQCA5059G



नाम / Name
ASHIRBAD REALITY PRIVATE
LIMITED

दिनांक / डायन की तारीख
Date of Incorporation / Registration
28/11/2015

Ashirbad Realty Pvt. Ltd

Ashirbad Realty Pvt. Ltd

Director

इस कार्ड के खोने / खोने पर कृपया सूचित करें। यदि
आधिकारिक सेवा इकाई, एन एस डी यूएल
5 वीं मंजिल, भंडो स्टडींग, प्लॉट नं. 341, सर्वे नं. 997/3,
मोदी कॉलोनी, दीप बंगला चौक के पास,
पुणे - 411 036.

If this card is lost / someone's lost card is found,
please inform / return to:
Income Tax PAN Services Unit, NSDL,
5th floor, Bandod Building,
Plot No. 341, Survey No. 997/3,
Modi Colony, Near Deep Banglow Chowk,
Pune - 411 036.
Tel: 91 20 2610 9600
e-mail: pan@nsdl.com

Ashirbad Realty Pvt.Ltd

Ashirbad Realty Pvt.Ltd

Director

आयकर विभाग

INCOME TAX DEPARTMENT

SATYEN GHOSH

SUKUMAR GHOSH

07/07/1969

AVYPG3238J

Satyen Ghosh

भारत सरकार

GOVT OF INDIA



Satyen Ghosh

Ashirbad Reality Pvt.Ltd

Satyen Ghosh

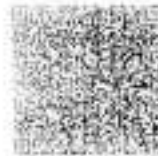
Director



भारत सरकार
 Government of India

आपकी पहचान आई डि/Barcode No. - 1040 1702 8873

आपका नाम
 Sayen Ghosh
 CHHUMBACHAL BIDHAN/LAWYER
 RAJITI, Kalyani
 Hilly, Kolkata
 West Bengal 700016



आपका आई डि/Your No. :

5460 1702 8873

- साधारण মানুষের অধিকার



भारत सरकार
 GOVERNMENT OF INDIA
 आपका नाम
 Sayen Ghosh
 पता : कल्याण जेठ
 एड्रेस : SAKUMAR GHOSH
 RAJITI, Kalyani
 Hilly, Kolkata
 West Bengal 700016



5460 1702 8873

- সাধারণ মানুষের অধিকার

Sayen Ghosh

Ashirbad Reality Pvt.Ltd
(Signature)
 Director



भारत सरकार
 Unique Identification Authority of India
 Unique Identification Authority of India

Enrollment No.: 0650/00012/00509

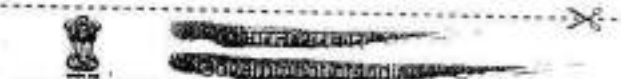
To
 Prabhat Ghosh
 S/O Sukumar Ghosh
 9 PURBACHAL BIDHAN LANE
 Haku
 Haku
 Circus Avenue Kolkata
 West Bengal 700075
 8981358733
 122554481
 ME225544817FH



आपका आधार क्रमांक / Your Aadhaar No. :

5278 2497 8429

मेरा आधार, मेरी पहचान



Prabhat Ghosh
 Father : SUKUMAR GHOSH
 DOB : 01/01/1971
 Male



5278 2497 8429

मेरा आधार, मेरी पहचान

Handwritten signature

Ashirbad Reality Pvt.Ltd
Handwritten signature
Director



५६१/७ एम ३

Ashirbad Reality Pvt.Ltd

Ashirbad Reality

Director

Owner and Land or Building Details as received from KMC :

Sl. No.	Property Identification by KMC	Registered Deed Details	Owner Details of Property	Land or Building Details
L1	Assessment No. : 311061600259 Premises No. : 25 Ward No. : 106 Street Name : PURBACHAL MAIN ROAD	Reference Deed No. : 11134/2020 Date of Registration : Jul 02, 2020 Office Where Registered : DSR- V,ALI	Owner Name : SRI SATYEN GHOSH & SRI PRABHAT GHOSH Owner Address : 9, BIDHAN LANE , NEAR HARI SABHA , P.O.- HALTU, P.S.-GARFA , KOLKATA-78 Pin No. : 700078	Character of Premises: Total Area of Land: 05 Cottah,

Note:

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 05-11-2020) for e-Payment . Assessed market value & Query is valid for 30 days.(i.e. upto 05-11-2020)
3. Standard User charge of Rs. 240/-(Rupees Two hundred forty) only includes all taxes per document upto 17 (seventeen) pages and Rs 7/- (Rupees seven) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs. 10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.
11. This eAssessment Slip can be used for registration of respective deed in any of the following offices:
D.S.R. - I SOUTH 24-PARGANAS,D.S.R. - II SOUTH 24-PARGANAS,D.S.R. - III SOUTH 24-PARGANAS,D.S.R. - IV SOUTH 24-PARGANAS,A.D.S.R. SEALDAH,D.S.R. - V SOUTH 24-PARGANAS,A.R.A. - I KOLKATA,A.R.A. - II KOLKATA,A.R.A. - III KOLKATA,A.R.A. - IV KOLKATA

Ashirbad Realty Pvt.Ltd
[Signature]
Director



Major Information of the Deed

Deed No :	I-1604-04013/2020	Date of Registration	04/11/2020
Query No / Year	1604-2001286753/2020	Office where deed is registered	
Query Date	06/10/2020 10:59:08 PM	1604-2001286753/2020	
Applicant Name, Address & Other Details	Somesh Mishra High Court, Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 8017593682, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4002] Power of Attorney, General Power of Attorney [Rs : 100/-], [4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 7,50,000/-]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 2,06,35,898/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 40,071/- (Article:48(g))	Rs. 7,560/- (Article:E, E, E.)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Kasba, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Purbachal Main Road, Road Zone : (Other than on Kalikapur Road (P.A.S Connector) -- Other than on Kalikapur Road (P.A.S Connector)) , Premises No: 25, , Ward No: 106 Pin Code : 700078

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS -)		Bastu	5 Katha	1/-	1,89,99,998/-	Width of Approach Road: 12 Ft.,
Grand Total :				8.25Dec	1/-	189,99,998/-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1722 Sq Ft.	1/-	16,35,900/-	Structure Type: Structure

Gr. Floor, Area of floor : 861 Sq Ft., Residential Use, Marble Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete

Floor No: 1, Area of floor : 861 Sq Ft., Residential Use, Marble Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete

Total :	1722 sq ft	1/-	16,35,900/-	
---------	------------	-----	-------------	--

Ashirbad Reality Pvt.Ltd
(Signature)
Director

Lord Details :

No	Name,Address,Photo,Finger print and Signature
1	<p>Mr Satyen Ghosh Son of Late Sukumar Ghosh 9, Purbachal Bidhan Lane, P.O:- Haltu, P.S:- Kasba, Baruipur, District:-South 24-Parganas, West Bengal, India, PIN - 700078 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AVxxxxxx9J, Aadhaar No: 54xxxxxxxx8873, Status :Individual, Executed by: Self, Date of Execution: 13/10/2020 , Admitted by: Self, Date of Admission: 13/10/2020 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 13/10/2020 , Admitted by: Self, Date of Admission: 13/10/2020 ,Place : Pvt. Residence</p>
2	<p>Mr Prabhat Ghosh Son of Late Sukumar Ghosh 9/1, Purbachal Bidhan Lane, P.O:- Haltu, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700078 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: CQxxxxxx5E, Aadhaar No: 52xxxxxxxx8429, Status :Individual, Executed by: Self, Date of Execution: 13/10/2020 , Admitted by: Self, Date of Admission: 13/10/2020 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 13/10/2020 , Admitted by: Self, Date of Admission: 13/10/2020 ,Place : Pvt. Residence</p>

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<p>ASHIRBAD REALITY Private Limited 6B/28, Mukundapur, P.O:- Mukundapur, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN - 700099 , PAN No.:: AAxxxxxx9G,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative</p>

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<p>Mr Prodip Kumar Das (Presentant) Son of Late Purnendu Sekhar Das 1983, Mukundapur, P.O:- Mukundapur, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN - 700099, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AHxxxxxx2P, Aadhaar No: 30xxxxxxxx3168 Status :Representative, Representative of : ASHIRBAD REALITY Private Limited (as director)</p>

Identifier Details :

Name	Photo	Finger Print	Signature
<p>Mr Somesh Mishra Son of Mr D K Mishra H C, P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001</p>			

Identifier Of Mr Satyen Ghosh, Mr Prabhat Ghosh, Mr Prodip Kumar Das

Ashirbad Reality Pvt.Ltd
(Handwritten Signature)
Director

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Satyen Ghosh	ASHIRBAD REality Private Limited-4.125 Dec
2	Mr Prabhat Ghosh	ASHIRBAD REality Private Limited-4.125 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr Satyen Ghosh	ASHIRBAD REality Private Limited-861.00000000 Sq Ft
2	Mr Prabhat Ghosh	ASHIRBAD REality Private Limited-861.00000000 Sq Ft

Ashirbad Reality Pvt.Ltd
Prabhat Ghosh
Director

13-10-2020

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

Presented for registration at 15:03 hrs on 13-10-2020, at the Private residence by Mr Prodip Kumar 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 2,06,35,898/-

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

Execution is admitted on 13/10/2020 by 1. Mr Satyen Ghosh, Son of Late Sukumar Ghosh, 9, Purbachal Bidhan Lane, P.O: Haltu, Thana: Kasba, , City/Town: BARUIPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700078, by caste Hindu, by Profession Business. 2. Mr Prabhat Ghosh, Son of Late Sukumar Ghosh, 9/1, Purbachal Bidhan Lane, P.O: Haltu, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700078, by caste Hindu, by Profession Business

Indetified by Mr Somesh Mishra, , Son of Mr D K Mishra, H.C, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

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

Execution is admitted on 13-10-2020 by Mr Prodip Kumar Das, director, ASHIRBAD REality Private Limited (Private Limited Company), 6B/28, Mukundapur, P.O:- Mukundapur, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN - 700099

Indetified by Mr Somesh Mishra, , Son of Mr D K Mishra, H.C, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Pradipta
Pradipta Kishore Guha
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 14-10-2020

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 7,560/- (B = Rs 7,500/- ,E = Rs 28/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-, by online = Rs 7,528/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 12/10/2020 1:25PM with Govt. Ref. No: 192020210112975821 on 12-10-2020, Amount Rs: 7,528/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKO0958442 on 12-10-2020, Head of Account 0030-03-104-001-16

Ashirbad Reality Pvt.Ltd
Prodip Kumar Das
Director

Amount of Stamp Duty

Notified that required Stamp Duty payable for this document is Rs. 40,071/- and Stamp Duty paid by Stamp Rs 100/-,
online = Rs 39,971/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 12344, Amount: Rs.100/-, Date of Purchase: 15/09/2020, Vendor name: Mousumi Ghosh

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 12/10/2020 1:25PM with Govt. Ref. No: 192020210112975821 on 12-10-2020, Amount Rs: 39,971/-, Bank:
State Bank of India (SBIN0000001), Ref. No. CKO0958442 on 12-10-2020, Head of Account 0030-02-103-003-02

Elub

Pradipta Kishore Guha
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 04-11-2020

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

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

Elub

Pradipta Kishore Guha
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Ashirbad Realty Pvt.Ltd
Ashirbad Dasgupta
Director

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1604-2020, Page from 148518 to 148565
being No 160404013 for the year 2020.



Digitally signed by PRADIPTA KISHORE
GUHA
Date: 2020.11.04 16:16:29 +05:30
Reason: Digital Signing of Deed.

Pradipta
(Pradipta Kishore Guha) 2020/11/04 04:16:29 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
West Bengal.

Ashirbad Reality Pvt.Ltd
Ashirbad Reality
Director



(This document is digitally signed.)

DATED THIS 13TH DAY OF OCTOBER, 2020

BETWEEN

SRI SATYEN GHOSH & ANR.

OWNERS

AND

ASHIRBAD REALITY PVT LTD

represented by its Director

SRI PRODIP KUMAR DAS

DEVELOPER

DEVELOPMENT
AGREEMENT

MR. DEBES KUMAR MISRA WITH

SOMESH MISHRA & TAPESH

MISHRA

ADVOCATES'

HIGH COURT CALCUTTA

69/1, BAGHAJATIN PLACE,

KOLKATA - 700086

PHONE NO. 2425-0490

MOB.9830236148

MOB.9836115120

MOB.9051446430

Ashirbad Realty Pvt.Ltd
Prodip Kumar Das
Director