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I-07079/2022



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

AL 179120

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



Additional Registrar
of Assurances-I, Kolkata

12 AUG 2022

DEVELOPMENT AGREEMENT

THIS DEED OF AGREEMENT is made on this the 12th day of August, Two Thousand Twenty Two BETWEEN

2/2398657/22

183469

Dipak Kumar Saha
Advocate
High Court, Calcutta

NAME _____
ADD. _____
Rs. _____
- 5 MAR 2022
SURIJAN MUKHERJEE
Licentiate in Law
C. C. Court
2 & 3, K. S. Roy Road, Kolkata

- 5 MAR 2022
- 5 MAR 2022

[Handwritten signature]



PROPERTY REGISTRATION
OFFICE, ANANDA KOLKATA
12 AUG 2022

(1) SRI TARUN CHAKRABORTY, (PAN- ACHPC8032D), (Aadhaar No.9109 5954 6641), (Ph - 93304 82365), by occupation Business, and (2) SRI BARUN CHAKRABORTY, (PAN - ACNPC5122G), (Aadhaar No.2873 6959 4168), (Ph - 98306 40031), by occupation Business, both are sons of Late Mihir Kumar Chakrabartty, both are by faith Hindu, by nationality Indian, residing at 37S, Paikpara Raja Manindra Road, P. O. Belgachia, Police Station Tala, Kolkata - 700 037, hereinafter jointly called and referred to as the "OWNERS" (which term or expression shall unless excluded by or repugnant to the context or subject be deemed to mean and include their respective heirs, executors, legal representatives, administrators and assigns) of the FIRST PART.

A N D

GOUTAM UDYOG, a proprietorship firm having its office at 6, Chowdhury Lane, P.O. Shyambazar, Police Station Shyampukur, Kolkata - 700 004, represented by its sole proprietor SRI GOUTAM KUNDU, (PAN-ARZPK7650C), (Aadhaar No.8208 3583 2800), (Ph-82401 38471), son of Sri Radha Ballav Kundu, by faith Hindu, by occupation Business, by nationality Indian, residing at 6, Chowdhury Lane, P.O. Shyambazar, Police Station Shyampukur, Kolkata - 700 004, hereinafter referred to as the "DEVELOPER" (which term or expression repugnant to the context or subject be deemed to mean and include his heirs, executors, legal representatives and administrators) of the SECOND PART.

WHEREAS by a deed of partition, registered in Book No.I, Volume No.155, Pages 215 to 222, Being No.4028 for the year 1971 of the office of the Registrar of Assurances, Calcutta, a portion of Premises No.37A, Paikpara Raja Manindra Road, Calcutta separately demarcated was absolutely allotted to the share of one Jugmohan Prosad Goenka.

AND WHEREAS after allotment of partition the area in the share of Jugmohan Prosad Goenka was divided into some separate plots providing therein 30 feet wide roads with 20 feet wide passage inside the premises approaching from main road for providing

passage facility to each plot of which Jugmohan Prosad Goenka was the absolute owner of different plots of land in Premises No.37A, Paikpara Raja Manindra Road, Calcutta. ✓

AND WHEREAS by an indenture dated 14/03/1974, registered in Book No.I, Volume No.64, Pages 143 to 153, Being No.144 for the year 1974 of the office of the Registrar of Assurances, Calcutta, one Suresh Chandra Chatterjee purchased a plot of land for the consideration therein mentioned being the Plot No.36 in Premises No.37A, Paikpara Raja Manindra Road, Calcutta from the said Jugmohan Prosad Goenka of an area measuring 2 (two) Cottahs 6 (six) Chittaks 14 (fourteen) sq. ft. more or less out of the said Premises No.37A, Paikpara Raja Manindra Road, Calcutta and after purchase of the said plot the said Suresh Chandra Chatterjee as absolute owner of the said plot / property got his name mutated in the assessment records of the Calcutta Corporation and was seized and possessed of the same as absolute owner thereof and this portion was independently numbered and assessed as Premises No.37S, Paikpara Raja Manindra Road, Calcutta. ✓

AND WHEREAS while in occupation of the said premises said Suresh Chandra Chatterjee died intestate on 10/11/1984 as a Hindu leaving him surviving his wife Smt. Labanya Prova Chatterjee, two sons namely Sri Anil Chandra Chatterjee and Sri Sunil Chandra Chatterjee as his only successors and they jointly became entitled to amongst other the said plot of land measuring 2 (two) Cottahs 6 (six) Chittaks 14 (fourteen) sq. ft. more or less known as Premises No.37S, Paikpara Raja Manindra Road, Calcutta. ✓

AND WHEREAS thereafter said Smt. Labanya Prova Chatterjee, Sri Anil Chandra Chatterjee and Sri Sunil Chandra Chatterjee jointly sold and conveyed the said property being Premises No.37S, Paikpara Raja Manindra Road, Calcutta to Sri Tarun Chakrabartty and Sri Barun Chakrabartty by virtue of a deed of conveyance dated 12/07/1985, registered in the office of Registrar of Assurances, Calcutta in Book No.I, Volume No.218, Pages 348 to 366, Being No.10217 for the year 1985. After the said purchase said Sri Tarun Chakrabartty and Sri Barun Chakrabartty got the said property / premises mutated in their names in the records of Calcutta Municipal Corporation (now Kolkata Municipal Corporation) and thereafter constructed a two storied building thereon

and are jointly seized and possessed of or otherwise well and sufficiently entitled to the said property with absolute right, title and interest therein.

AND WHEREAS in order to make proper use and commercial gain from the said premises / property the Owners intended to develop the said premises by constructing a G+4 storied building thereon but due to lack of expertise and paucity of sufficient fund have decided to engage, appoint and entrust the said development work to a capable and reputed Developer who could skillfully raise and complete the said proposed G+4 storied building at its / his costs and responsibilities and having so decided offered the Developer to undertake the said project and the Developer has agreed to take up the project and upon such agreement the parties hereto entered into this Development Agreement under mutual terms and conditions hereinafter appearing.

NOW THIS AGREEMENT WITNESSETH AS UNDER:

1. This agreement shall be deemed to have commenced with effect from the date of execution of this presents. ✓
2. The Owners are jointly seized and possessed of or otherwise well and sufficiently entitled to all that piece and parcel of land measuring 2 (two) Cottahs 6 (six) Chittaks 14 (fourteen) sq. ft. more or less together with two storied dwelling house standing thereon morefully and particularly mentioned and declared in the First Schedule hereunder written and hereinafter for the sake of brevity referred to as the "SAID PROPERTY" and that the Said Property is free from all encumbrances, charges, liens, attachments, trust, lispens, mortgages and other defects in title and the Said Property is not subject to any order of compulsory acquisitions or requisition whatsoever from any corner and / or under any law for the time being in force. The Developer has entered into this Agreement relying on the aforesaid representation and / or assurances of the Owners and is acting on good faith thereof. ✓

3.
 - i. The Owners declare that they are entitled to enter into this agreement with the Developer and they have full right and absolute authority to sign and execute the same.
 - ii. That the Owners have not agreed, committed or contracted or entered into any agreement for sale or Lease or Development of the Said Property or any part thereof with any person or persons prior to this agreement and they have not created any mortgage, charge or any other encumbrances on the Said Property as mentioned herein.
 - iii. That the Owners has not done any act, deed, matter or thing whereby or by reasons whereof, the Development of the Said Property may be prevented or affected in any manner whatsoever.
 - iv. The Owners will clear all municipal arrears taxes in respect of the said property upto the date of delivery of the vacant possession of the property. The Developer will bear the municipal tax from the date of getting the vacant possession of the property till completion of construction of owners' allocation.
 - v. That if the Owners fail to prove their title and / or if the title is found defective then this agreement will be treated as cancelled.
4. The Owners and the Developer have entered into this agreement purely as a contract and under no circumstances this shall be treated as partnership as between the parties and / or be treated as association of persons.
5. That in pursuance of the aforesaid intention the Owners shall within a short period deliver or cause to be delivered the vacant possession of the said premises along with the old building as it stands for the said development and thereby grant, subject to what has been hereunder provided, exclusive right to the Developer to enter into the Said Property and to promote, develop and construct

G+4 storied building thereon consisting of several flats, units and spaces in accordance with the proposed building plans to be sanctioned by the Kolkata Municipal Corporation with or without such amendment with / or modification that may be advised by the Architect / Engineer and thereafter sell the flats, units and spaces etc. of the Developer's allocation to the prospective Purchasers and appropriate the sale proceeds.

6. Upon taking possession of the Said Property or part thereof the Developer shall measure and survey the Said Property and prepare or cause to be prepared feasible building plans, specifications, sections, elevations of the Said Property and get the same approved and sanctioned from the Kolkata Municipal Corporation.
7. All application, plans, revised plan and other papers and documents as may be required by the Developer for the purpose of obtaining necessary sanction from the appropriate authorities shall be prepared and submitted by the Developer on behalf of the Owners and at the Developer's costs and expenses and the Developer shall pay and bear all fees including fees of the Architects / Engineers / L.B.S. and charges and expenses required to be paid or deposited for the purpose of sanction / development of the Said Property. The Developer shall be at liberty to make necessary application for the purpose to the authorities concerned at its / his costs and expenses in the name of the Owners and the Owners shall, if necessary, join in such application but the responsibility of obtaining such permission / sanction shall be on the Developer.
8. The Developer shall demolish the existing old structure at its / his costs and responsibilities and the materials / salvages obtained upon demolition of the existing building shall be obtained by the Developer. The Developer will bear expenses and rents for alternative accommodation for shifting of the owners till owners' allocation is completed.

9. The Developer shall commence the construction of the proposed building in accordance with the sanctioned building plan and shall complete the construction in all respect within 18 (eighteen) months from the date of such sanction or from getting the vacant possession of the property, whichever happens later, subject to force majeure (i.e. flood, earth-quake, riot, war, storm, tempest, epidemy, lock-down, civil commotion, strike or any prohibitory order from any court, Kolkata Municipal Corporation or any other authority / authorities and / or other act or commission beyond the control of the Developer such as non availability of cement, steel and other building materials statutes and ordinances or orders of the Government).
10. The Developer shall at its / his costs construct, erect and complete the proposed building at the Said Premises with good and standard quality of materials and with such specification as are mentioned in the specification of the building and as may be recommended by the Architect / Engineer from time to time.
11. The Developer shall install erect in the said building at the Developer's costs standard pump etc. overhead tanks, common electric wiring and installations and other facilities as are required to be provided in a residential building having self contained apartments and other units and constructed for sale of such flats, units and spaces on Ownership basis save and except the Owners' allocation.
12. The Developer shall be authorized in the name of the Owners in so far as is necessary to apply for and obtain temporary and permanent connections of water, drains, sewerage and / or other facilities, if any, available to the new building and other facilities required for the construction or enjoyment of the building at the entire cost of the Developer.
13. The Developer shall at its / his costs and expenses and without creating any financial or other liabilities on the Owners, construct and complete the said proposed building and various units and / or flats, shops, spaces therein and all

costs, charges and expenses in relation thereto shall be discharged and paid by the Developer. ✓

14. Subject to as aforesaid the decision of the Developer regarding the quality of the materials shall be final and binding on the parties hereto provided that the same shall not be inferior to the standard as mentioned in the building laws / rules of the Kolkata Municipal Corporation. ✓

15. The Developer shall upon execution of this agreement be at liberty to advertise, fix hoarding or sign board of any kind relating to the publicity for and / or inviting the intending purchasers for the sale of flats, shops and spaces of the said building allocated to the Developer with exclusive right and authority to negotiate for the sale of the flats, shops and spaces together with proportionate share of land to any prospective buyers before, after or in course of construction of work of the said building at such consideration and on such terms and conditions as the Developer shall think fit and proper. It is clearly agreed and declared by the parties herein that the entire consideration money for such transfer or transfers as aforesaid including earnest money or part payments thereof shall be received by the Developer. The Owners herein will have no right and share and will not be entitled to any portions thereof. ✓

16. ALLOCATION : the Allocation will be shared or distributed between the parties in the following manner: ✓

- a. OWNERS' ALLOCATION : i) Entire Second floor and entire Fourth floor; ii) 50% of the Car Parking Space in the ground floor;
- b. DEVELOPER'S ALLOCATION : i) Entire First floor and entire Third floor; ii) 50% of the Car Parking Space in the ground floor;

The developer as lawful owner of the developer's allocation will be entitled to sell and transfer its / his allocated portion at his absolute discretion. ✓

17. The Owners shall not obstruct or withheld or in any way interfere in the process of construction of the said building by the Developer. The Owners hereby authorize the Developer to lawfully do, execute and perform all acts, deeds, matters and things for the purpose of or relating to the construction of the said building.
18. The Owners shall not do any act or thing whereby the Developer shall be prevented from constructing and completing and / or doing any other act relating to the said building and selling, assigning and / or disposing of the Developer's allocation in the said building to the intending buyers / transferees.
19. The Owners above-named shall always co-operate the Developer for commercial exploitation of the said plot of land and premises and at the request of the Developer shall at all times sign necessary applications, affidavits, documents, deeds and agreements and shall at the like request of the Developer appear in all such office or offices as may be required for the purpose of implementation of the scheme of the said development on the Said Premises.
20. The Owners herein undertake not to create any kind of charges or mortgages including that of equitable mortgage by depositing the title deeds of the Said Premises / land or any portion thereof at any time during the subsistence of this agreement nor shall let out, lease out, mortgage, charge or deliver possession of the Said Premises or any portion thereof to any third party without the consent in writing of the Developer on and from the date of execution of this agreement.
21. The Owners shall keep the Developer indemnified against all claims, actions, demands, costs, charges, expenses and proceedings whatsoever directly or indirectly instituted against or suffered by the Owners in respect of the Said Property or for the act and conduct of the Owners or otherwise.

22. That the Owners by separate registered Development Power of Attorney, shall appoint, nominate and constitute the Developer as their Attorney to do all acts, deeds and things as required for the purpose of commercial exploitation of the Said Premises including the authority to enter into agreement for sale of flats, shops, garages and units either in complete or in incomplete condition of the Developer's allocated share and receive the advance money, part payment and the entire consideration thereto and to seek loan from financial institution for the construction and completion of the Developer's allocated portion without creating charge over the Owners' allocated portion or the land. The Owners shall furnish all relevant papers and documents and all necessary information in respect of the Said Property.
23. The Owners hereby authorize and empower the Developer to construct the said proposed building in the Said Premises at its / his costs and expenses or sum procured from the intending Purchasers and outside sources with power to sell and / or transfer in anywise the flats, units and spaces therein constructed save and except the Owners' allocation to any intending transferees at such amount as the Developer may deem fit and proper and to appropriate the entire sale / transfer proceeds by it.
24. The original papers and documents and title deeds in respect of the Said property / Premises and the sanctioned building plans during the period of construction shall be kept with the Developer, so that interested persons / intending buyers shall be entitled to have inspection and upon completion of the building the same shall be handed over to the Apartment Owners Association on its formation.
25. The Developer shall from time to time on completion of the Owners' allocated portion put the Owners or their nominated person/s in undisputed possession of the Owners' allocation Together with common rights, facilities and amenities

relating to the building and Premises. The Owners will be entitled to transfer or otherwise deal with the Owners' allocation as per their absolute discretion.

26. That after completion of the building and after selling out all or any of the flats and units the Co-Owners of the building shall form an Association and the said Association shall manage and maintain all the affairs of the said building / premises. The Land Owners shall join the said association and each member shall abide by the bye-laws and regulations of the Association.
27. That as from the date of taking possession of the Owners' allocation, the Owners shall be responsible to pay proportionate share of all common expenses.
28. That the Owners and the Developer shall be exclusively entitled to their respective share of allocation in the building with right to transfer or otherwise deal with or dispose of the same without any right or claim of others or interest therein whatsoever of the other.
29. That the death of any party shall not have the effect of termination of this agreement but in such case the nominees of the parties shall automatically step into the bindings and shares of the respective side to all intent and purpose.
30. That if any dispute crops up in respect of the title of the Property the same shall be rectified by the Owners at their own costs and expenses. If the Said Property is found to be anywise encumbered or to suffer from any defect in title or the development of the said property is found to be impossible for such causes or disturbances or for any inherent / legal defects or shortfall the Owners shall forthwith make good the losses and damages sustained by the Developer.
31. Any notices required to be given by the Developer shall without prejudice to any other mode of service available be deemed to have been served on the Owners if delivered by hand duly acknowledge or sent by prepaid registered post with

acknowledgement due to address given above and shall likewise be deemed to have been served on the Developer if delivered by hand or sent by prepaid registered post to the address of the Developer herein.

32. The Court having jurisdiction will have due authority to try and determine any dispute / differences between the parties hereof arising out of the terms of the present Agreement.

THE FIRST SCHEDULE

(Description of the entire Property)

ALL THAT piece and parcel of homestead land measuring 2 (two) Cottahs 6 (six) Chittaks 14 (fourteen) sq. ft. more or less together with forty years old and dilapidated two storied ^{residential} building thereon having 1,000 sq. ft. more or less in the ground floor and 1,000 sq. ft. more or less in the first floor with mosaic flooring, ^{and without lift facility} lying and situate at and being Premises No.37S, Paikpara Raja Manindra Road, P. O. Belgachia, Police Station Tala, Kolkata - 700 037, in Ward No.5, Borough No.I, within the local limits of Kolkata Municipal Corporation; which is butted and bounded by :-

ON THE NORTH : Premises No.37T, Paikpara Raja Manindra Road;
 ON THE SOUTH : Premises No.37R, Paikpara Raja Manindra Road;
 ON THE EAST : 30' wide Paikpara Raja Manindra Road;
 ON THE WEST : Land of others.
 ZONE (B.T. Road --- Paikpara (ward no. 4, 5))

SECOND SCHEDULE

(Specification)

WALLS : Brick masonry will be of 8" thick; partition walls will be of 5" thick with a minimum height as per sanctioned plan and is to be cement plastered inside surface will be made smooth with plaster of Paris / wall putty.

B. Chakraborty

Barra Chakraborty

- DOORS : Door frame will be made of Sal wood. Main door will be of teak wood and all other doors will be commercial flush door with fittings.
- WINDOW : Aluminium sliding window fitted with Grill & glass (inside face will be smoke and outside face will be frosted).
- FLOORING : flooring will be complete with Dungri / Abu marble.
- KITCHEN : Black stone cooking platform with granite moulded top will be provided in the kitchen and the wall behind will be fitted with 3'ft height ceramic glazed tiles. One sink and two tap connections in the kitchen and one ceramic wash basin connected with tap would be fitted in any suitable place in the flat.
- TOILET : Bath room will be provided with Indian type pan / commode with low down cistern. The wall of the bath room will be fitted with ceramic glazed tiles upto a height of 6' in all four side / walls. One shower and two tap connection will also be provided in bath room. All fittings will be Jaguar make. One geyser line with point in the toilet.
- ELECTRICAL : Concealed wiring (Havels / Finolex) with adequate number of electrical points will be provided in the flat. One A.C. point in the all rooms, one mixer grinder point, one freeze point, one acquaguard point and one chimney point.
- PLUMBINGS : All plumbing, sanitary fittings, water line must be of good and standard quality and made of PVC (Oriplast / Supreme).
- WATER : Complete Water supply through municipal source and for which necessary underground and overhead reservoir of adequate measure will be made.
- LIFT : One four passenger lift will be installed in the building.
- EXTRA WORKS : Any extra works required to be done other than as stated in our salient features shall be charged extra and for which the payment will have to be made in advance before the execution of such works.

IN WITNESS whereof the parties hereto put their respective sign, seal and signature hereunto on the day, month and year first above written.

WITNESSES:

1. Tarunima Chatterjee

2. Dalis Kunder

Tarun Chatterjee

Barun Chatterjee

Signature of the Land Owners

Drafted and prepared by:

Dipak Kumar Saha

Dipak Kumar Saha

Advocate

High Court, Calcutta

W.B. No.319/1991.

GOUTAM KUNDER

Goutam Kunder

Proprietor

Signature of the Developer

Major Information of the Deed

Deed No :	I-1901-07079/2022	Date of Registration	12/08/2022
Query No / Year	1901-2002398647/2022	Office where deed is registered	
Query Date	05/08/2022 6:42:51 PM	A.R.A. - I KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	Dipak Kumar Saha 2/1, Ramlal Agarwal Lane, Thana : Baranagar, District : North 24-Parganas, WEST BENGAL, PIN - 700050, Mobile No. : 9830219513, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 1,41,15,751/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 20,020/- (Article:48(g))	Rs. 101/- (Article:E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :







District: South 24-Parganas, P.S:- Tala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Raja Manindra Road, Road Zone : (B. T. Road -- Paik para(Wardno.4,5)) , Premises No: 37S, , Ward No: 005 Pin Code : 700037

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	2 Katha 6 Chatak 14 Sq Ft	1/-	1,29,30,001/-	Property is on Road Adjacent to Metal Road,
Grand Total :				3.9508Dec	1 /-	129,30,001 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	2000 Sq Ft.	1/-	11,85,750/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 1000 Sq Ft., Residential Use, Mosaic Floor, Age of Structure: 40 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 1000 Sq Ft., Residential Use, Mosaic Floor, Age of Structure: 40 Years, Roof Type: Pucca, Extent of Completion: Complete</p>					
Total :		2000 sq ft	1 /-	11,85,750 /-	



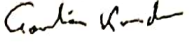
Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr TARUN CHAKRABORTY Son of Late Mihir Kumar Chakraborty Executed by: Self, Date of Execution: 12/08/2022 , Admitted by: Self, Date of Admission: 12/08/2022 ,Place : Office	Photo  12/08/2022	Finger Print  LTI 12/08/2022	Signature  12/08/2022
37S, Paikpara Raja Manindra Road, City:- , P.O:- Belgachia, P.S:-Tala, District:-South 24-Parganas, West Bengal, India, PIN:- 700037 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ACxxxxxx2D, Aadhaar No: 91xxxxxxxx6641, Status :Individual, Executed by: Self, Date of Execution: 12/08/2022 , Admitted by: Self, Date of Admission: 12/08/2022 ,Place : Office				
2	Name Mr BARUN CHAKRABORTY Son of Late Mihir Kumar Chakraborty Executed by: Self, Date of Execution: 12/08/2022 , Admitted by: Self, Date of Admission: 12/08/2022 ,Place : Office	Photo  12/08/2022	Finger Print  LTI 12/08/2022	Signature  12/08/2022
37S, Paikpara Raja Manindra Road, City:- , P.O:- Belgachia, P.S:-Tala, District:-South 24-Parganas, West Bengal, India, PIN:- 700037 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ACxxxxxx2G, Aadhaar No: 28xxxxxxxx4168, Status :Individual, Executed by: Self, Date of Execution: 12/08/2022 , Admitted by: Self, Date of Admission: 12/08/2022 ,Place : Office				



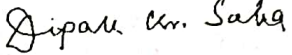
Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	GOUTAM UDYOG 8, Chowdhury Lane, City:- , P.O:- Shyambazar, P.S:-Shyampukur, District:-Kolkata, West Bengal, India, PIN:- 700004 , PAN No.:: ARxxxxxx0C,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr GOUTAM KUNDU (Presentant) Son of Mr Radha Ballav Kundu Date of Execution - 12/08/2022, , Admitted by: Self, Date of Admission: 12/08/2022, Place of Admission of Execution: Office	Photo 	Finger Print 	Signature 
	Aug 12 2022 12:02PM	LTI 12/08/2022	12/08/2022	
6, Chowdhury Lane, City:- , P.O:- Shyambazar, P.S:-Shyampukur, District:-Kolkata, West Bengal, India, PIN:- 700004, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ARxxxxxx0C, Aadhaar No: 82xxxxxxxx2800 Status : Representative, Representative of : GOUTAM UDYOG (as Proprietor)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Dipak Kumar Saha Son of Late A.K. Saha 2/1, Ramlal Agarwal Lane, City:- , P.O:- Sinthi, P.S:-Baranagar, District:-North 24- Parganas, West Bengal, India, PIN:- 700050			
	12/08/2022	12/08/2022	12/08/2022
Identifier Of Mr TARUN CHAKRABORTY, Mr BARUN CHAKRABORTY, Mr GOUTAM KUNDU			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr TARUN CHAKRABORTY	GOUTAM UDYOG-1.97542 Dec
2	Mr BARUN CHAKRABORTY	GOUTAM UDYOG-1.97542 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr TARUN CHAKRABORTY	GOUTAM UDYOG-1000.00000000 Sq Ft
2	Mr BARUN CHAKRABORTY	GOUTAM UDYOG-1000.00000000 Sq Ft

Endorsement For Deed Number : I - 190107079 / 2022

On 12-08-2022

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

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

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

Presented for registration at 11:52 hrs on 12-08-2022, at the Office of the A.R.A. - I KOLKATA by Mr GOUTAM KUNDU ..

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 1,41,15,751/-

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

Execution is admitted on 12/08/2022 by 1. Mr TARUN CHAKRABORTY, Son of Late Mihir Kumar Chakraborty, 37S, Paikpara Raja Manindra Road, P.O: Belgachia, Thana: Tala, , South 24-Parganas, WEST BENGAL, India, PIN - 700037, by caste Hindu, by Profession Business, 2. Mr BARUN CHAKRABORTY, Son of Late Mihir Kumar Chakraborty, 37S, Paikpara Raja Manindra Road, P.O: Belgachia, Thana: Tala, , South 24-Parganas, WEST BENGAL, India, PIN - 700037, by caste Hindu, by Profession Business

Indetified by Mr Dipak Kumar Saha, , , Son of Late A.K. Saha , 2/1, Ramlal Agarwal Lane, P.O: Sinthi, Thana: Baranagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700050, by caste Hindu, by profession Advocate

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

Execution is admitted on 12-08-2022 by Mr GOUTAM KUNDU, Proprietor, GOUTAM UDYOG (Sole Proprietorship), 8, Chowdhury Lane, City:- , P.O:- Shyambazar, P.S:-Shyampukur, District:-Kolkata, West Bengal, India, PIN:- 700004

Indetified by Mr Dipak Kumar Saha, , , Son of Late A.K. Saha , 2/1, Ramlal Agarwal Lane, P.O: Sinthi, Thana: Baranagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700050, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 101/- (E = Rs 21/- ,I = Rs 55/- ,M(a) = Rs 21/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 80/-, by online = Rs 21/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 11/08/2022 6:24PM with Govt. Ref. No: 192022230096288671 on 11-08-2022, Amount Rs: 21/-, Bank:
State Bank of India (SBIN0000001), Ref. No. IK0BVLZQ1 on 11-08-2022, Head of Account 0030-03-104-001-16

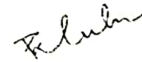
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 20,020/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 19,920/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 183469, Amount: Rs.100/-, Date of Purchase: 05/03/2022, Vendor name: S Mukherjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 11/08/2022 6:24PM with Govt. Ref. No: 192022230096288671 on 11-08-2022, Amount Rs: 19,920/-, Bank:
State Bank of India (SBIN0000001), Ref. No. IK0BVLZQ1 on 11-08-2022, Head of Account 0030-02-103-003-02



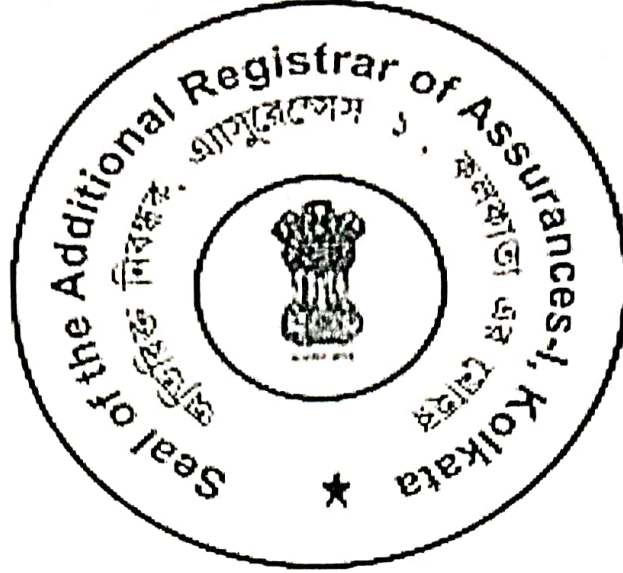
Pradipta Kishore Guha
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1901-2022, Page from 336654 to 336677

being No 190107079 for the year 2022.



Digitally signed by pradipta kishore guha
Date: 2022.08.20 15:49:27 +05:30
Reason: Digital Signing of Deed.

Pradipta

(Pradipta Kishore Guha) 2022/08/20 03:49:27 PM

ADDITIONAL REGISTRAR OF ASSURANCE

OFFICE OF THE A.R.A. - I KOLKATA

West Bengal.

(This document is digitally signed.)