

3326/2020

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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

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Certified that this document is admitted to Registration. The signature sheet and the Endorsement sheet attached to the document are part of this document.

Additional Dist. Sub Registrar
Sealdah

27 NOV 2020

REGISTERED DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made on this the 27th day of November 2020 (Two thousand twenty) in BETWEEN (1) DEBATRI RAY, (PAN: AGDPR2293M, AADHAAR No.8991 6260 6084, Mob. No. 8555902627), D/o. Late Gobinda Lal Ray, by faith - Hindu, by occupation - Service, by Nationality - Indian, residing at K/9, C.N. Roy Road, Government Estate, P.O. Tiljala, P.S. Tiljala, Kolkata-700039

पश्चिम बंगाल
27/11/20
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নং- ডাং- মূল্য-
ক্রেতার নাম ও মাং.....

স্ট্যাম্প ভেডার স্বাক্ষর.....

বিধান নগর (সল্টলেক দিটি) এ.ডি.এস.আর.ও

মোট স্ট্যাম্প ক্রয় তাং.....

মোট কত টাকা খরিদ.....

ঢোলান নং.....

ফ্রেজারী-বারাকপুর, ভেডার-মিতা দত্ত

SR. Koushan Choudhury
68/c N.M. Patel Verdy

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20 SEP 2019

698000



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Tandana Ghosh.
2/3, Late Lakshman Chandra Ghosh.
Advocate.

Sealdah court complex,
1st floor, Room No:-101
Kolkata-700014

A.D.S.R., SEALDAH
27 NOV 2020
Dist.-South 24 Parganas



Govt. of West Bengal
Directorate of Registration & Stamp Revenue
e-Challan

GRN: 19-202021-014934187-1

Payment Mode Online Payment

GRN Date: 27/11/2020 14:03:29

Bank : State Bank of India

BRN : IK0AVCWET6

BRN Date: 27/11/2020 14:04:42

DEPOSITOR'S DETAILS

Id No. : 3001562963/4/2020

[Query No./Query Year]

Name : Srijib Sundar Adhya

Contact No. :

Mobile No. : +91 9804182673

E-mail :

Address : 1012 S C ROAD HOW 2

Applicant Name : Mr Prabir Kumar Kar

Office Name :

Office Address :

Status of Depositor : Others

Purpose of payment / Remarks :

Sale, Development Agreement or Construction agreement
Payment No 4

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	3001562963/4/2020	Property Registration- Stamp duty	0030-02-103-003-02	40010
2	3001562963/4/2020	Property Registration- Registration Fees	0030-03-104-001-16	21

Total

40031

In Words : Rupees Forty Thousand Thirty One only

2



(2A) SMT. GITA SETH, (PAN: ATXPS6587N, AADHAAR No. 9534 4251 4621, Mob. No. 6295815892), widow of Late Tarapada Seth, by faith - Hindu, by occupation - housewife, by Nationality - Indian and

(2B) SRI SAUMAVA SETH, (PAN: ATXPS6586P, AADHAAR No. 9313 0023 9212, Mob. No. 9831164625.), son of Late Tarapada Seth, by faith - Hindu, by occupation - service, by Nationality - Indian, both are residing at 1/B-6, Aswini Nagar, 'Shitalayan Apartment', Flat No. 8, 3rd Floor, Baguiati, P.O. - Baguiati, P.S. Baguiati, Kolkata-700059 and also of 40, Manicktala Main Road, P.O. Manicktala, P.S. Manicktala, Kolkata-700054 and

(3) SRI ARUP KUMAR CHATTOPADHYAY, (PAN: ACEPC0376K, AADHAAR No: 8787 5345 6487 Mob. No.: 9836563075), son of Late Heramba Chattopadhyay, by faith - Hindu, by occupation - service, by Nationality - Indian, residing at 9/4, Mansatala Road, Garfa, P.O. Santoshpur, P.S. Kasba (now Garfa), Kolkata-700075 and presently residing at 'Banerji Villa', Dr. P.N. Guha Road, P.O. Nandannagar, P.S. Belghoria, Kolkata-700083, hereinafter jointly and collectively called and referred to as the OWNERS (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, legal representatives, administrators and assigns) of the FIRST PART.

A N D

M/S. SKKARMA CONSTRUCTION PVT. LTD., Director (1) SRI KOUSICK GUPTA, (PAN: ALQPG3443A, AADHAAR No. 7471 2566 0857, Mob. No. 9836993859), s/o Sri Arjun Gupta, by faith - Hindu, by occupation - Business, by Nationality - Indian,

(2) SMT SUSAMA GUPTA, (PAN: ADQPG6518C, AADHAAR No. 2178 3867 8005, Mob. No. 8777079816), w/o Sri Arjun Gupta, by faith - Hindu, by occupation - Business, by Nationality - Indian, having its registered office at 68C, Narkeldanga Main Road, P.O. Kankurgachi, P.S. Phoolbagan, Kolkata - 700 054, hereinafter called the BUILDER/DEVELOPERS (which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and include its heirs, executors, successors, administrators, legal representatives, successor-in-office and assigns) of the SECOND PART / OTHER PART.

WHEREAS by a Sale Deed dated 13.04.1993, registered in the Office of the District Sub-Registrar at Alipore, recorded in Book No. 1, Volume No. 95, Pages 266 to 273, Being No. 4949, for the year 1993 and made between Smt. Ranu Halder & Smt. Bhanu Mondal (Bodhak) (both were represented by their Constituted Attorney, Sri Suresh



A.D.S.R., SEALDAH
27 NOV 2020
Dist.-South 24 Parganas

Mondal), therein jointly described as the Vendors of the One Part and the then Owner (No.1 herein), one Gobinda Lal Roy, since deceased, therein described as the purchaser of the Other Part and for the consideration mentioned in the said Sale Deed dated 13.04.1993, the said vendors, Smt. Ranu Halder and Smt. Bhanu Mondal (Bodhak) through their Constituted Attorney, Sri Suresh Mondal absolutely and freely sold, transferred and conveyed unto the said purchaser, Gobinda Lal Roy, ALL THAT the Plot of land, being Plot No. 1, having an area of 2 cottahs 14 chittaks 23 sq. ft. more or less, together with all rights, benefits and easement rights over the common roads,

passages etc. situated at and lying in R.S. Dag No. 187, under R.S. Khatian No. 206 of Mouza - Madurdaha, J.L. No. 12, R.S. No. 212, District Collectorate Touzi No. 2998 under previous Police Station - Tollygunge then Tiljala and at present - Anandapur, A.D.S.R.O. at Sealdah (previously - Alipore), Pargana - Kalikata within the limits and jurisdiction of the Kolkata Municipal Corporation, in the District - 24 Parganas (South) and the possession of the said land was delivered by the said vendors unto the said purchaser, Gobinda Lal Roy, since deceased being predecessor of the Owner No.1 herein.

AND WHEREAS since such date of purchase, said Gobinda Lal Ray who died on 22/01/2019 on had been possessing and enjoying the said land together with all rights thereto free from all encumbrances and he had been regularly paying the rates and taxes in respect of the said property as an owner thereof and he had absolute right, title, interest over the said property. After demise of said Gobinda Lal Ray, his only daughter Debatri Ray being the ^{only} legal heir, now she has been owning the said plot of land. She has mutated her name in K.M.C and paying tax also.

AND WHEREAS by another Sale Deed bearing same date 13.04.1993, registered in the Office of the District Sub-Registrar at Alipore, recorded in Book No. 1, Volume No. 95, Pages 282 to 289, Being No. 4951 for the year 1993 and made between said Smt. Ranu Halder and Smt. Bhanu Mondal (Bodhak) (both were represented by their Constituted Attorney, Sri Suresh Mondal), therein jointly described as the Vendors of the 1st part and one Tarapada Seth, since deceased (being the predecessor of the owner nos. 2A and 2B), therein described as the purchaser of the other part and for the consideration mentioned in the said sale deed dated 13.04.1993, the said Vendors, Smt. Ranu Halder and Smt. Bhanu Mondal (Bodhak) through their Constituted Attorney, Sri Suresh Mondal absolutely and freely sold, transferred and conveyed unto the said purchaser, Tarapada Seth (since deceased) ALL THAT the plot of land, being Plot No. 3, having an area



by

A.D.S.R., SEALDAH

27 NOV 2020

Dist. South 24 Parganas

of 2 cottahs more or less, together with all rights, benefits and easement rights over the common roads, passages etc. situated at and lying in R.S. Dag No. 187, under R.S. Khatian No. 206 of Mouza - Madurdaha, J.L. No. 12, R.S. No. 212, District Collectorate Touzi No. 2998, under Police Station - Tiljala (old Tollygunge) now Anandapur, A.D.S.R.O. at Sealdah (previously - Alipore), Pargana - Kalikata within the limits and jurisdiction of the Kolkata Municipal Corporation, in the District of 24-Parganas (South) and the possession of the said land was delivered by the said vendors unto the said purchaser, Tarapada Seth, since deceased.

AND WHEREAS since such date of purchase, the said Tarapada Seth had been possessing and enjoying the said land together with all rights thereto, free from all encumbrances and he duly mutated his name in the records of the Kolkata Municipal Corporation as owner of the said property and had been regularly paying the K.M.C. rates and taxes thereof as an owner thereof and he had absolute right, title and interest over the said property.

AND WHEREAS the said Tarapada Seth while owning and possessing the said Plot of land (Plot No.3) as an owner thereof, died intestate on 25.01.2013, leaving behind his widow and one son, namely, Smt. Gita Seth and Sri Saumava Seth respectively, as his only legal heirs and successors and by virtue of intestate succession as per Hindu Law, have jointly inherited the right, title and interest over the said property left by their predecessor, Tarapada Seth and they have been jointly possessing and enjoying the said property as joint owners thereof and they have absolute right, title and interest over the said property.

AND WHEREAS by another sale deed bearing same date 13.04.1993, registered in the Office of the District Sub-Registrar at Alipore, recorded in Book No. 1, Volume No. 95, Pages 299 to 306. Being No. 4953 for the year 1993 and made between the said Smt. Ranu Halder and Smt. Bhanu Mondal (Bodhak) (both were represented by their Constituted Attorney, Sri Suresh Mondal), therein jointly described as the Vendors of the One Part, Sri Arup Kumar Chattopadhyay, therein described as the purchaser of the Other Part and for the consideration mentioned in the said Sale Deed dated 13.04.1993, the said vendors, Smt. Ranu Halder and Smt. Bhanu Mondal (Bodhak) through their Constituted Attorney, Sri Suresh Mondal absolutely and freely sold, transferred and conveyed unto the said purchaser, Sri Arup Kumar Chattopadhyay, ALL THAT the Plot of land, being Plot No. 2, having an area of 2 cottahs more or less, together with all rights, benefits and easement rights over the common roads, passages etc. situated at and lying in R.S. Dag No. 187, under R.S. Khatian No. 206 of



by
A.D.S.R., SEALDAH
27 NOV 2020 |
Dist.-South 24 Parganas

Mouza - Madurdaha, J.L. No. 12, R.S. No. 212, District Collectorate Touzi No. 2998 under previous Police Station - Tollygunge now Tiljala at present - Anandapur, A.D.S.R.O. at Sealdah (previously - Alipore), Pargana - Kalikata within the limits and jurisdiction of the Kolkata Municipal Corporation, in the District - 24 Parganas (South) and the possession of the said land was delivered by the said vendors unto the said purchaser, Sri Arup Kumar Chattopadhyay.

AND WHEREAS since such date of purchase, the owner no. 3 herein, Sri Arup Kumar Chattopadhyay has been possessing and enjoying the said land together with all rights thereto free from all encumbrances and he duly mutated his name in the record of the K.M.C. as owner of the said property and has been regularly paying the rates and taxes in respect of the said property as an owner thereof and he has absolute right, title, interest over the said property.

AND WHEREAS by virtue of the aforesaid three sale deeds all bearing same date 13.04.1993, the said Gobinda Lal Ray and on his demise, his daughter Debatri Ray, whereas after Tarapada Seth's demise, his wife Smt. Gita Seth and his only son Sri Soumava Seth and also Arup Kumar Chattopadhyay have become the joint owners of ALL THAT the total piece and parcel of land being Plot Nos. 1, 2 and 3 having land area 6 (six) cottahs 14 (fourteen) chittaks 23 (twenty three) sq. ft. more or less together with all rights, benefits and easement rights thereto including the right over the common roads, passages situated at and lying in R.S. Dag No. 187 under R.S. Khatian No. 206 of Mouza - Madurdaha, J.L. No. 12, R.S. No. 212, District Collectorate Touzi No. 2998 under previous Police Station - Tollygunge then Tiljala and at present - Anandapur, A.D.S.R.O. at Sealdah (previously - Alipore), Pargana - Kalikata within the limits and jurisdiction of the Kolkata Municipal Corporation, in the District - 24 Parganas (South) and they are possessing and enjoying their respective Plots of land without any claim or demand from any person or persons whatsoever and they have right, title and interest over the said total piece and parcel of land which is morefully and particularly described in the FIRST SCHEDULE hereunder written.

AND WHEREAS in view of the aforesaid facts and circumstances, Debatri Ray became the owner in the aforesaid property to the extent of 2 cottahs 14 chittaks 23 sq. ft. and she got her name mutated in the records of the Kolkata Municipal Corporation and is in possession thereof. Similarly Arup Kumar Chattopadhyay also became the sole and exclusive owner in the aforesaid property to the extent of 2 cottahs of land and he also got his name recorded in the records of the Kolkata



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A.D.S.R., SEALDAH

27 NOV 2020

Dist.-South 24 Parganas

Municipal Corporation and thereupon he applied for conversion of the said Sali land into bastu land from the Office of the BL&LRO and the land of Arup Kumar Chattopadhyay has been converted into a bastu land vide conversion Memo No.17/5031 and Conversion Certificate of BL&LRO/ATM/Kasba/18 on 18.09.2018. Accordingly, the said plot of land of Arup Kumar Chattopadhyay was converted into a bastu land.

Similarly, other two plots were converted by the same BL&LRO from Sali land to bastu land on the same date on 18.09.2018. Earlier Arup Kumar Chattopadhyay had received the Mutation Certificate from the same office of the BL&LRO vide Memo No 18/Mut/7766/BLLRO/ATM/Kasba/17 Dt. 22.12.2017. Similarly, Mutation Certificate in favour of the other two plot owners issued by the same office on 22.12.2017.

AND WHEREAS said Debatri Ray and Arup Kumar Chattopadhyay with the view of some healthy profit from their landed property they decided to convert the two separate plots of land into a single plot of land. Accordingly said Debatri Ray and Arup Kumar Chattopadhyay executed and registered a Deed of Exchange in between them Permanent Quarry

No.16030001866083 dated 06.12.2019 and in the said Deed of Exchange, said Debatri Ray and Arup Kumar Chattopadhyay became the joint owners of their aforesaid landed property to the extent of 4 cottahs 14 chittaks 23 sq. ft.

It is pertinent to mention here that said Debatri Ray and Arup Kumar Chattopadhyay constructed on their respective plot of land two tile sheded structures each measuring 100 sq.ft.

AND WHEREAS the aforesaid two plots of land of Debatri Ray and Arup Kumar Chattopadhyay upon such amalgamation they became the joint owners of the aforesaid land measuring 4 cottahs 14 chittaks 23 sq.ft. and two 100 sq.ft. tile sheded structures in pursuance of the aforesaid mutual understanding and in consideration of the transferred effected by Arup Kumar Chattopadhyay, said Arup Kumar Chattopadhyay being the beneficial owner in his share measuring about 2 cottahs granted, transferred, conveyed, assigned and assured in favour of Debatri Ray ALL THAT the land measuring 1 cottah and 50 sq. ft. tile sheded structure out of his total 2 cottahs of land and 100 sq.ft. tile sheded structure. The said Deed of Exchange as was executed by and between Debatri Ray and Arup Kumar Chattopadhyay has been registered in the Office of the District Sub-Registrar-III, 24 Parganas



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A.D.S.R., SEALDAH

27 NOV 2020

Dist.-South 24 Parganas

(South) and has been recorded in Book No.1, Volume No.1603-2020 at Pages 699 to 722, Being No.160304302 for the year 2019.

AND WHEREAS in the said Deed of Exchange, said Debatri Ray had also transferred, conveyed and assigned 1 cottah 7 chittaks 11.5 sq. ft. along with 50 sq. ft. of tile shed out of her total owned land measuring 2

cottahs 14 chittaks 23 sq.ft. and 100 sq.ft. tile shed structure in favour of Arup Kumar Chattopadhyay. It has already been submitted that Arup Kumar Chattopadhyay also through the said Deed of Exchange transferred in favour of Debatri Ray land measuring about 1 cottah and 50 sq. ft. tile shed out of ~~her~~ his 2 cottahs of land and in the aforesaid property along with tile sheded structure measuring 100 sq. ft. lying and situated at Mouza Madurdaha, J.L. No.12, R.S. No.212, Khatian No.206, R.S. Dag No.187, being miunicipal premises no. 1586 & 1584 Madurdaha within the local limits of Kolkata Municipal Corporation, Ward No.108, P.S. Anandapur, Kolkata-700107, District - 24 Parganas (South). Upon such execution and registration of the aforesaid Deed of Exchange, the total land of Debatri Ray and Arup Kumar Chattopadhyay became 4 cottahs 14 chittaks 23 sq. ft. and two 100 sq. ft. tile shed structures.

AND WHEREAS it is further mentioned here that said Debatri Ray, Arup Kumar Chattopadhyay and Gita Seth & Soumava Seth while were in possession of their respective occupied portions at the aforesaid Dag, said Debatri Ray and Arup Kumar Chattopadhyay as 1st part and Gita Seth & Soumava Seth as 2nd part further executed and registered one Deed of Exchange on the self-same date i.e. on 06.12.2019. and in the said Deed of Exchange, said party of the 1st part in the said Deed of Exchange had transferred in favour of the parties of the 2nd part in the said Deed of Exchange ALL THAT piece and parcel of undivided bastu land measuring about 2 cottahs 7 chittaks 11.5 sq. ft. along with undivided 100 sq. ft. of tile sheded structure out of their 4 cottahs 14 chittaks 23 sq. ft. and two 100 sq.ft. tile sheded strtures at the aforesaid R.S. Dag No.187 and the parties of the 2nd part in the said Deed of Exchange dated 06.12.2019, transferred in favour of the parties of the 1st part of the said Deed of Exchange, land measuring about 1 cottah along with undivided 50 sq. ft. (out of their own 100 sq.ft. tile shed structure) tile sheded structure and accordingly thereby the party parties of the 1st part of this development agreement became the joint owners of the aforesaid 6 cottahs 14 chittaks 23 sq. ft. along with 300 sq. ft. of tile sheded structure at Madurdaha, J.L. No.12, R.S. No.212, District Collectorate Touzi No.2998, comprised f Khatian No.206 under R.S.



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A.D.S.R., SEALDAH
27 NOV 2020
Dist.-South 24 Parganas

Dag No.187 within the local limits of Kolkata Municipal Corporation being K.M.C. premises no. 1586, Madurdaha under Ward No.108, P.S. Anandapur, Kolkata-700107, District - 24 Parganas (South).

In view of the allotment of lands of the aforesaid respective parties in the said Deed of Exchange presently the parties of the 1st part hereto are

the joint owners of the total land measuring 6 cottahs 14 chittaks 23 sq. ft. with tile sheded structure as aforesaid at the aforesaid R.S. Dag No.187 now Miunicipal premises no. 1586 Madurdaha within Mouza Madurdaha, P.S. Anandapur, Kolkata-700107, District - 24 Parganas (South) under KMC. Ward No. 108, Assessee No. 31-108-05-1962-3.

AND WHEREAS the owners herein have become desirous of developing the said land by constructing an ownership residential building thereon in accordance with the Building Plan to be sanctioned from the Kolkata Municipal Corporation after amalgamation of the aforesaid three plots of land into a single plot but owing to lack of knowledge and experience of the owners in raising such masonry building on the said land and also owing to paucity of requisite fund, they cannot personally raise such intended construction and for that reason, the owners are in search for a competent developer to undertake the said construction job.

AND WHEREAS the developer herein having come to know about the desire of the owners has approached them for undertaking the development job of the said property after being fully satisfied about the title of the owners in respect of the said property as described in the FIRST SCHEDULE hereunder written.

AND WHEREAS the owners and the developer herein upon taking discussions with regard to the prospect of the said project have decided to enter into a Development Agreement for the said proposed construction on the land of the said premises at his own cost and expenses of the developer.

AND WHEREAS the owners herein have thereupon engaged and / or appointed the 2nd party herein as "Developer" by conferring right on the developer to undertake the said development job of the said premises in conformity with the sanctioned building plan, as will be obtained by the developer in the name of the owners herein after amalgamation of the said three plots into a single plot. The developer



by

A.D.S.R., SEALDAH
27 NOV 2020
Dist. South 24 Parganas

shall raise construction on the land of the said premises upon obtaining vacant possession of the said land from the owners herein.

AND WHEREAS the parties hereto thereby have entered into this agreement on the following terms and conditions:-

NOW THIS AGREEMENT WITNESSETH AS FOLLOWS :-

That in pursuance of the agreement contained hereinbefore, the parties hereto doth hereby agree to bind themselves on the following terms and conditions:-

1. The owners / 1st parties have engaged the 2nd party as the developer and the developer accepts the engagement and thereby has agreed to complete amalgamation of the said three plots of land into a single plot at his own cost and to construct a proposed multi storied RCC Building with erection of structure on the land of the said premises in the manner and on the terms, conditions and stipulations hereinafter appearing in accordance with the sanctioned building plan to be obtained by the developer at his own cost and in the name of the owners / 1st parties herein from the Kolkata Municipal Corporation (K.M.C.)
2. That the developer shall obtain sanction of building plan from the K.M.C. for raising the said proposed Multi storied building at the said premises and the developer will complete the construction of the said proposed building upon the land of the said premises within a period of 18 (Eighteen) months from the date of obtaining building sanctioned plan from the K.M.C. It is also mutually agreed between the parties that if the said ~~if~~ building is not constructed within the said period of 18 months for any unavoidable reason, in that event, extra period of maximum 6 (six) months shall be provided to the developer for completion of the said project.
- 2.(a). The party of the second part is a Pvt. Ltd. Company and at present the said Pvt. Ltd. Company is being represented by Two Directors. If any additional Director(s) is intended to be inducted in the said Pvt. Ltd. Company the said additional partner shall also be regarded as additional Director of the party of the SECOND PART.
3. That the developer shall allot for the owners the number of flats, garage/garages and also common areas/facilities as has been mentioned in Second Schedule and Fourth Schedule respectively here under written.



A.D.S.R., SEALDAH
27 NOV 2020
Dist. South 24 Parganas

4. That the developer in consideration of this agreement for development of the said property by construction of the said proposed building shall be allotted the rest of the area of the flats including common areas/facilities as would be left in the multi storied building excepting the owners allotted flats, Garage/Garages and common areas/facilities as mentioned in the SECOND SCHEDULE and FOURTH SCHEDULE Respectively,

to be obtained by the developer from the K.M.C. and such allocation of the developer including common areas/facilities has been detailed in the THIRD SCHEDULE and FOURTH SCHEDULE respectively hereunder written.

5. That simultaneously with the execution of this agreement, the owners undertake to handover to the developer, the original Title Deeds, Tax Receipts, site plan etc. in respect of the said property and other documents relating to the Title of the said property to the developer positively against receipt and the developer will retain the said documents with them till completion of the said Housing Project and upon completion of the same, the original of such documents will be handed over to the owners and if required, the developer will be bound to ~~ef~~-share such original documents to the Association of Apartment Owners, which may be formed later on.

6. That the owners undertake and assure that they are the absolute owners of the said property detailed in First Schedule below and the said property has good marketable title and the said property is free from all encumbrances, attachments, liens etc. If any dispute with regard to the said property is found out subsequent to the date of this agreement, such disputes are to be resolved by the owner/owners at his/their own initiation and costs. In such case, the owner/owners shall pay and discharge all arrear and outstanding liabilities and arrears of Municipal rates and taxes in respect of the said property till the said property is handed over to the developer and after taking possession of the said property, the developer shall be liable for payment of taxes and all other expenses in respect of the said property.

7. That the developer is hereby authorized and empowered in relation to said construction so far as may be necessary to apply and obtain quotas, entitlements and other allocation of or for cement, steel, bricks and other materials allocable by the owners for construction of the said proposed building and similarly to apply for and obtain temporary and / or permanent connection of water, electricity, power, gas, etc. and other input



A.D.S.R., SEALDAH

27 NOV 2020

Dist.-South 24 Parganas

and facilities required for the construction of and enjoyment of the building for which the owners shall execute a General Power of Attorney in favour of the developer and / or its nominee or nominees and all such Registered Development Power of Attorney and other authorities shall be executed as shall be required by the developer for the purpose of construction and allied jobs and the owners shall also sign all such applications and other documents as shall be required for the purpose or otherwise for the connection with the construction of the proposed building from time to time.

8. That the owners shall not interfere with or obstruct in any manner in the execution and completion of work of development and construction job on the land of the said premises. The owners shall be bound to render their signatures on the building plan or fresh building plan, if required to be submitted before the K.M.C. for sanction of the same and also upon other application and documents, if required to be submitted for obtaining sanction of such building plan, drainage plan, water connection, power connection etc. and for taking other permission / sanction from the K.M.C. and from other organization, if required.

9. That the developer shall have the full right to dispose of the developer's allotted portion of the building in favour of the intending buyers after requesting the owners to take possession of their allotted portions in the building and the owners shall have no objection for disposal of the developer's allocation and the entire consideration money against the disposal of the developer's allocation of the said building shall be appropriated by the developer. The consideration money whichever shall be realized by the developer for the disposal of his allotted portion of the said building shall be regarded as the income of the developer and the owners shall not be accountable for such money to be received by the developer before any Authority namely. Income Tax and other Authorities.

10. That the developer shall abide by all laws, bye-laws, Rules and regulation of Government, local bodies and / or other authorities and shall be responsible for any violation and / or breach of any of the said Laws, Bye-laws and regulations and the owners shall not be responsible for any such violation and be kept indemnified from any such issue.

11. That the owners shall not do any Act, deed or thing whereby enjoyment of any common facilities between the several flats in the building may be obstructed.



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A.D.S.R., SEALDAH
27 NOV 2020
Dist. South 24 Parganas

11.(a). The developer has agreed to allot extra floor space to Arup Kumar Chattopadhyay in his Two Flats and further agreed to all of extra floor space to Gita Seth and Soumava Seth in their allotted Two Flats as mentioned in Second Schedule "B" hereunder written. For allotting such extra floor space to them, said Arup Kumar Chattopadhyay, Gita Seth and Soumava Seth have agreed to pay Rs. 5,00,000.00 (Rupees Five Lakhs) each to the developer. The Said Arup Kumar Chattopadhyay, Gita Seth and Soumava Seth shall pay the aforesaid sum of Rs. 5,00,000.00 (Rupees Five Lakhs) each to the developer on the very of taking delivery of possession of their respective flats as mentioned in SECOND SCHEDULE.

12. That the allocation of the owners and the developer have been specifically mentioned in Second Schedule and Third Schedule respectively, keeping Fourth Schedule common for both owners and developer. The developer shall raise the construction of the proposed a multi storied building in accordance with the specifications of the construction as has been specifically mentioned in separate sheet as Annexure which shall be considered as part of this agreement.

13. It is specifically mentioned herein that the developer after completion of the owners' allocation in the said building shall handover such allocation to the owners and thereafter shall execute and register deed of sale in respect of any portion of the developer's allocation in the said proposed building in favour of the intending buyers. But the developer shall have right to enter into agreement for sale in respect of its allocation and to receive the earnest money and full amount of consideration from the intending buyers and thereby shall deliver possession to them.

14. That the owners will execute and register a Power of Attorney in favour of the Developer to enable the developer to take all necessary action for and on behalf of the owners for commencing the work of construction and completion of the said proposed housing project and entering into Agreement for Sale of the Flats or Apartments and floor spaces of the Developer's allocation in the said building or otherwise dispose of the same for arrangement for raising of the proposed building.

15. That the owners undertake to execute a Registered Development Power of Attorney in favour of the Developer, giving him authority to dispose of the developer's allotted portion in the said building by executing and registering the Deed of Sale in favour of the intending



A.D.S.R., SEALDAH
27 NOV 2020 |
Dist.-South 24 Parganas

buyers. All such Power of Attorney shall be executed and registered by the owners at the cost and expenses of the Developer.

16. That the developer and his men and agents, engineers, architects, masons, labours and contractors will have the right to access at the said premises and will take all necessary steps / actions, which are necessary for implementation of the project by the development of the land of the said premises, posting of banners and advertisement in the papers inviting buyers of the allotted portion of the developer.

17. That the developer shall secure necessary buyers with regard to the developer's allocation in respect of the said proposed building and take such necessary action for selling of the developer's allocation and will enter into agreement for sale in favour of the intending buyers for such disposal of the allotted portion of the developer and also the proportionate land interest of the building and shall further execute Deed of Conveyance in respect of these portions after receiving full payment. The developer will execute and register the deed of conveyance as Attorney of the owners by virtue of the General Power of Attorney to be executed and registered by the owners in favour of the developer.

18. That sale proceeds of the Developer's proportionate land interest with regard to the developer's allocation will be considered as consideration money and will go against the cost of construction of the housing project and also remuneration for preparation of plans, costs and fees for obtaining sanction of the building plan, other miscellaneous expenses including completion certificate incurred by the developer.

19. That both the parties have entered into agreement purely on principal to principal basis and nothing stated herein shall be deemed or construed as partnership or a joint venture between the owners and the developer. Each party shall keep other indemnified from and against the same.

20. In case of death of any of the either of the parties, the legal heirs and / or successor-in-interest will be substituted as the party and he, she or they will be bound to regard and fulfil the terms and conditions set forth in this Deed of Agreement.

21. It is hereby specifically and mutually agreed by and between the parties hereto that if the developer fails to handover the owners' allocation (with possession letter) to the owners within the stipulated period as



65

A.D.S.R., SEALDAH
27 NOV 2020
Dist. South 24 Parganas

mentioned in clause 2 of this document in that event the developer shall be liable for compensation @ Rs.10,000/- (Rupees ten thousand) only per month to each plot owner till the date of handover the owners' allocation to the owners.

However, time is the essence of this contract and the developer shall carryout the project at right earnest to complete it within the stipulated period.

22. That the owners shall not be charged for any reason whatsoever by the developer towards the completion of the owners' allotted portion in the building, save and except the charge for installation of new "Electric Meter" as would be installed for supply of electric energy in the portion of the owners in the said premises in the name of the owners or their men and representatives.

23. All disputes and differences by and between the parties hereto and their representatives as to this agreement or its clauses or as to the meaning, scope and effect thereof or as to the rights benefits and privileges of the parties hereto as to any matter touching these presents shall be referred to the competent Court of Law having jurisdiction to entertain the same.

24. All common maintenance charges of the building shall be shared by the flat owners/developer (until sold his possession) in pro rata basis.

25. For future additions of various electrical loads such as A/C, Geysers, various electrical kitchen appliances, etc.

26. The developer shall provide the completion certificate at the earliest after handing over of flats to the owners.

THE FIRST SCHEDULE ABOVE REFERRED TO :
(Description of the whole property)

ALL THAT the three plots of land being Plot Nos. 1, 2 and 3 having total landed area measuring 6 (six) cottahs 14 (fourteen) chittaks 23 (twenty three) sq. ft. more or less together with all rights, benefits and easement rights thereto including the right over the common roads, passages etc. situated at and lying in R.S. Dag No. 187, under R.S. Khatian No. 206 of Mouza - Madurdaha, J.L. No. 12, R.S. No. 212, District Collectorate Touzi No. 2998, being municipal premises no. - 1586, under Police Station - Anandapur, Post Office - East Kolkata Township, Pin-700107, Additional District Sub-Registration Office at



৬

A.D.S.R., SEALDAH
27 NOV 2020
Dist.-South 24 Parganas

Sealdah within the limits of the Kolkata Municipal Corporation under Ward No.108, Assessee No. 31-108-5-1962-3 in the District of 24 Parganas (South) Premises No. 1586 of K.M.C.

THE SECOND SCHEDULE ABOVE REFERRED TO :
(Allotted portion of the owners)

- a) Debatri Ray – Shall get Two self-contained flats. and two garage spaces on the ground floor in the newly constructed building of the aforesaid premises including common areas/facilities mentioned in Fourth Schedule.
- b) Sri Arup Kumar Chattopadhyay : Shall Get Two self-contained flats and one garage spaces on the ground floor in the newly constructed building of the aforesaid premises including common areas/facilities mentioned in Fourth Schedule and shall pay Rs.5,00,000/- (Rupees five lac) to the developer for getting extra area in two flats.
- c) Gita Seth & Soumava Seth – Shall get Two self-contained flats. and one garage spaces on the ground floor in the newly constructed building of the aforesaid premises including common areas/facilities mentioned in Fourth Schedule and shall pay Rs.5,00,000/- (Rupees five lac) to the developer for getting extra area in two flats.

THE THIRD SCHEDULE ABOVE REFERRED TO :
(Allotted portions of the developer)

Excepting the abovementioned allotted portion of the owners the whole constructed flats and floor spaces and garage spaces in the proposed building as mentioned in the Second Schedule hereinabove written shall be allotted portion of the developer. However, common areas/facilities such as electric meter room, security room and common passage for entry/exit of stair case and lift well etc. in the ground floor shall be considered as allotted portion of both the owners and developer.

Fourth Schedule shall be considered as common areas/facilities between the owners and the developer.

It is hereby mentioned that the ultimate roof of the building shall be the common property for both the owners and the developer along with the other flat owners who will jointly use and enjoy the same.



৬

A.D.S.R., SEALDAH
27 NOV 2020
Dist.-South 24 Parganas

THE FOURTH SCHEDULE ABOVE REFERRED TO :
(Common portions of the proposed building)

- 1 The foundations, columns, beams, supports, girders, entrance and exists, sky street, corridors, stair, staircase of the building, boundary walls and main gate, lift, stair case and stair case landing, common electric meter room for flat owners, common security room etc.
- 2 Common passage, common areas and common land areas outside the building.
- 3 Water pump, overhead water tank and underground water reservoirs, water pumps and other common plumbing installation pump room, ventilation duct.
- 4 Electrical wiring, motors, fittings and fixtures for lighting the stair cases lobby and other common areas (excluding those as are installed for any particulars flat) installation fixtures, fittings etc. and roof.
- 5 Drains and sewerage line of the building.
- 6 Such other common parts, areas equipment, installation fixtures, fittings, covered and open space in or about the said building as are necessary for passage to or about the occupy of the flats and as are assessments of necessary of the building.
- 7 The roof of the said building will be used by the owners and the purchasers and the roof shall remain in common.



4

A.D.S.R., SEALDAH
27 NOV 2020
Dist.-South 24 Parganas

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

Signed, sealed & delivered in presence of :-

1) Prabin Kumar Kar
89/3, S.V. Rd.
Birati, Kol-51

2) Bandana Ghosh.

Advocate.

Sealdah court complex.

1st floor, Room NO:- 101.

Kolkata-700014.

1. Debatri Ray

2A. Gula Seth

2B. Saumen Seth

3. Anup Kumar Chattopadhyay.

Signature of the OWNERS

SKKARMA CONSTRUCTION PVT. LTD.

Kousick Gupta
Director

SKKARMA CONSTRUCTION PVT. LTD.

Susama Gupta
Director

Signature of the DEVELOPERS.

Drafted by me and prepared in my Office.

Sudesh Ch. Saha

(Advocate) F-112/41-76

Sealdah court complex

1st Floor, Room No. 101

Kolkata - 700014



A.D.S.R., SEALDAH

27 NOV 2020

Dist.-South 24 Parganas

ANNEXURE - A
SPECIFICATION OF WORKS OF PROPOSED BUILDING
SPECIFICATION OF WORKS

FOUNDATION	: RCC Foundation and framed structure as per Corporation Sanction.
BRICK WORK FLOORING	: Brick work of 8"5" & 3" with specified plaster. : All floors of bedroom, dining, passage and verandah to be finished with marble and toilet to be finished with pink marble with 4 5" dado.
DOORS AND FRAMES	: a) All frames (except toilet) shall be made of sal wood of section 4"x2 1/2" (kitchen frames 3"x3"). b) Pallya of main door of each flat unit shall be made of teak wood and the rest of all doors pallya of each unit shall be of flash door (green ply) c)
WINDOW & BALCONY	: All windows will be made of anodised aluminium section with colour float glass (3mm). MS square Bar Grill should be provided.
OUTSIDE WALLS	: Berger weather coat paint.
INSIDE WALLS	: Birla Putty Finish, Distemper
CEMENT	: Ultratech / ACC / Birla Gold / Ambuja / Birla Samrat.
STEEL	: Concost Maxx / Shyam or similar materials.



es

A.D.S.R., SEALDAH
27 NOV 2020
Dist.-South 24 Parganas

ANNEXURE - B

TOILET

: Marble-with 5" dado floors & Frames P.V.C. Tiles upto 6ft. height. Plumbing- Fittings, G.I. Pipe - Tata. (Concealed) Sanitary-Hindware, Cystern (Slimline), Parryware White) one Basin should be provided.

KITCHEN

: Floor Marble, Cooking Slab shall be provided with Black stone as well as shall be finished by Johnson tiles upto 3'ft. height over the cooking slab & one stainless steel sink. Sink cock and one line of water under the sink.

Electrical

: Wire - Havells. (Concealed), Switch - Havells Semi Modular Switch. Electrical Bed room - 1 Tube Point, 1 Fan point, 1 Double bracket point, 1 Five AMP plug point, 1 washing machine point, 1 Geager point, 1 Tube point, Kitchen 1 Exhaust Fan point, 1 no. 15 AMP plug point, 1 Tube point, 1 Aquagurd point, 1 room AC point.

Dining

: 1 Tube Point, 1 Fan point, 1 Double bracket point, 1 TV point, 1 Telephone point, 2 no. 15AMP plug point.

Veranda

: 1 Lamp point

MAIN ENTRANCE

: 1 Lamp point, 1 Bell point.

STAIR CASE & LIFT

: Slandered size & Quality.

Debatri Ray

Gita Seth

Soumava Seth

Anup Kumar Chatteropadhyay

Signature of the 1st
Part/Owners

SKKARMA CONSTRUCTION PVT. LTD.

Kousik Gupta
Director












SKKARMA CONSTRUCTION PVT. LTD.

Sudama Gupta
DirectorSignature of the 2nd
Part/Developers














6








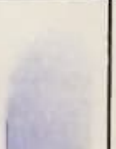



A.D.S.R., SEALDAH
27 NOV 2020
Dist.-South 24 Parganas

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name DEBATRI RAY
 Signature Debatri Ray

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name ARUP KUMAR CHATTOPADHYAY
 Signature Arup Kumar Chattopadhyay









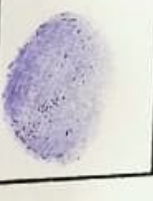


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	left hand					
	right hand					

Name SAUMAVA SETHI
 Signature Saumava Sethi










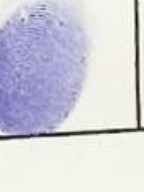
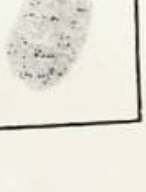


Handwritten signature or mark.







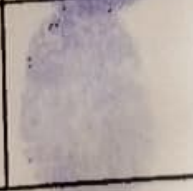




A.D.S.R., SEALDAH
27 NOV 2020
Dist.-South 24 Parganas

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name GULA SETH
 Signature Gula Seth

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name SUSAMA GUPTA
 Signature Susama Gupta

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name KOUSIK GUPTA
 Signature Kousik Gupta



Handwritten signature or mark.

A.D.S.R., SEALDAH
27 NOV 2020
Dist. South 24 Parganas

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT OF INDIA

DEBATRI RAY

GOBINDA LAL RAY

20/11/1972

Permanent Account Number
AGDPR253M



Debatri Ray
Signature

Debatri Ray



Vertical text on the right edge of the page, possibly a stamp or reference number.



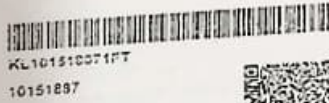


భారత ప్రభుత్వం
Unique Identification Authority of India
Government of India

నమోదు సంఖ్య / Enrollment No. : 1118/60704/01923

To
Debatrī Ray
దేబత్రీ రాయ్
W/O. Mond Mazharuddin Jamal
12-2-917
Zeba Bagh
Behind Milan Talkies
Asifnagar
Humayunnagar, Hyderabad
Andhra Pradesh - 500028
9549914940

13-04/2013



KL161510071F7
10151297



మీ ఆధార్ సంఖ్య / Your Aadhaar No. :

8991 6260 6084

ఆధార్ - సామాన్యని హక్కు



భారత ప్రభుత్వం
Government of India

దేబత్రీ రాయ్
Debatrī Ray



పుట్టిన సంవత్సరం / Year of Birth: 1972
పు / Female

A. N. 8991 6260 6084



ఆధార్ - సామాన్యని హక్కు

Debatrī Ray





भारत सरकार

भारत सरकार
Unique Identification Authority of India
Government of India

Enrollment No.: 1062/11276/26703

सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- पहचान का प्रमाण ऑनलाइन प्रमाणीकरण द्वारा प्राप्त करें।

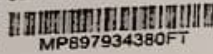
INFORMATION

- Aadhaar is proof of identity, not of citizenship .
- To establish identity, authenticate online .

To
Arup Kumar Chattopadhyay
BANERJI VILLA DR. P.N GUHA ROAD
Kamarhati (m)
Nandan Nagar
North 24 Paraganas North 24 Parganas
West Bengal 700083
9836563075

289793430

13/09/2015



MP897934380FT



आपका आधार क्रमांक / Your Aadhaar No. :

8787 5345 6487

आधार - आम आदमी का अधिकार

- आधार देश भर में मान्य है।
- आधार भविष्य में सरकारी और गैर-सरकारी सेवाओं का लाभ उठाने में उपयोगी होगा।
- Aadhaar is valid throughout the country .
- Aadhaar will be helpful in availing Government and Non-Government services in future .



भारत सरकार
Government of India



Arup Kumar Chattopadhyay
Father : Heramba Chattopadhyay
DOB : 25/08/1957
Male



8787 5345 6487

आधार - आम आदमी का अधिकार



भारतीय पहचान प्राधिकरण
Unique Identification Authority of India

Address:
BANERJI VILLA, DR. P.N GUHA ROAD, Kamarhati (m),
Nandan Nagar, North 24 Parganas, North 24 Paraganas,
West Bengal, 700083

8787 5345 6487

1800 303 1947

help@uidai.gov.in

www.uidai.gov.in

Arup Kumar Chattopadhyay



In case this card is lost / found, kindly inf. re. / return to
Income Tax PAN Services Unit, UHS
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614

यह कार्ड खो जाने या कृपया सूचित कर / लौटाना
आपका पैन सेवा यूनिट, UHS
प्लॉट नं. 3, सेक्टर 11, सी.बी.डी. बेलपुर,
नवी मुंबई - 400 614

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

100A BETH
100A BETH
100A BETH
100A BETH







ভারত সরকার

Government of India



নাম

GITA SETH

পিতা : সেনিমোহন দে

Father: Senimodhab Day

জন্মতারিখ/DOB: 27/01/1949

লিঙ্গ / Female



9534 4251 4621

আধার - সাধারণ মানুষের অধিকার

www.uidai.gov.in

UIDAI

1800 300 1947

9534 4251 4621

Address: B-6
SHILPANYAN
APARTMENT FLAT NO.3
ROJANAR-GOPALPUR (M)
ASWINI NAGAR, NORTH 26
Parganas West Bengal,
700159

কিছু
স্বাক্ষর/স্বাক্ষরিত
স্বাক্ষরিত (ম), স্বাক্ষর
করুন



ভারত সরকার
Unique Identification Authority of India

Gita Seth



आयकर विभाग
INCOME TAX DEPARTMENT



सरकार
GOVT. OF INDIA

SAUMAVA SETH

TARAPADA SETH

25/06/1974

Permanent Account Number

ATXPS6586P

Signature

Certificate of Registration under section 60 and 61



स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER

ACEPC0376K



नाम / NAME

ARUP KUMAR CHATTOPADHYAY

पिता का नाम / FATHER'S NAME

HERAMBA CHATTOPADHYAY

जन्म तिथि / DATE OF BIRTH

25-08-1957

हस्ताक्षर / SIGNATURE

आयकर अधीक्षक, प.सं.-XI

COMMISSIONER OF INCOME-TAX, W.B. - XI

Arup Kumar Chattopadhyay.

इस कार्ड के खो / गिर जाने पर कृपया जारी करने
वाले प्राधिकारी को सूचित / वापस कर दें
संयुक्त आयकर आयुक्त(पद्धति एवं तकनीकी),
पी-7,
चीरंगी स्क्वायर,
कलकत्ता - 700 069.

In case this card is lost/damaged, kindly inform the same to
the issuing authority :
Joint Commissioner of Income-tax(Systems & Technical),
P-7,
Chowringhee Square,
Calcutta-700 069.





ভারত সরকার

Government of India



সৌমভ শেঠ

Saumava Seth

পিতা : তারপদ শেঠ

Father: Tarapada Seth

জন্মতারিখ/DOB: 25/06/1974

পুরুষ / Male



9313 0023 9212

সাধারণ - সাধারণ মানুষের অধিকার

Saumava Seth

Unique Identification Authority of India

ঠিকানা:

এই/বি পিতওয়ান অ্যাপার্টমেন্ট
রাজারহাট গোপালপুর (এন), অশ্বিনী নগর
উত্তর ২৪ পরগনা, পশ্চিম বঙ্গ,

Address: IB-6 SHITALAYAN
APPERTMENT FLAT NO-3,
Rajarhat-gopalpur (n), North
24 Parganas, Aswini Nagar
West Bengal, 700155

9313 0023 9212



1947
1800 300 1947



help@uidai.gov.in



www.uidai.gov.in



आयकर विभाग

INCOME TAX DEPARTMENT

KOUSICK GUPTA

ARJUN GUPTA

10/11/1988

Permanent Account Number

A.L.QP.G3443A

Kousick



भारत सरकार

GOVT. OF INDIA



Kousick Gupta





ভারতীয় বিশিষ্ট পরিচয় প্রাধিকার
 ভারত সরকার
 Unique Identification Authority of India
 Government of India

ভালিকাঙ্কতির আই ডি/Enrollment No.: 1040/19511/690/2

To
 কৌশিক গুপ্তা
 Kousick Gupta
 58/C NARKELDANGA MAIN ROAD
 NARKELDANGA Kankurgachi S.O
 Kankurgachi Kolkata
 West Bengal 700054

1905924



MN191989240DF



আপনার আধার সংখ্যা/ Your Aadhaar No. :

7471 2566 0857

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
 GOVERNMENT OF INDIA



কৌশিক গুপ্তা
 Kousick Gupta
 পিতা : অর্জুন গুপ্তা
 Father : Arjun Gupta
 জন্ম তারিখ / Year of Birth : 1996
 পুরুষ / Male



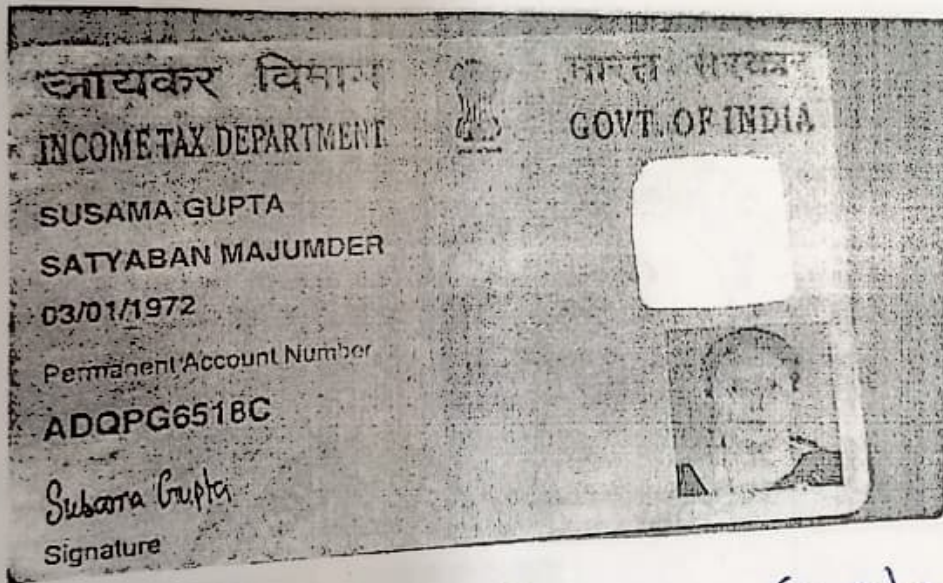
7471 2566 0857

আধার - সাধারণ মানুষের অধিকার

Kousick Gupta



[Faint handwritten signature or text]



Susama Gupta



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Major Information of the Deed



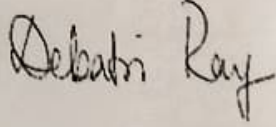
Deed No :		I-1606-03027/2020	
Query No / Year	1606-3001562963/2020	Date of Registration	27/11/2020
Query Date	27/11/2020 12:43:40 PM	Office where deed is registered	
Applicant Name, Address & Other Details	Prabir Kumar Kar Sealdah Court Complex, Thana : Entaly, District : South 24-Parganas, WEST BENGAL, PIN - 700014, Mobile No. : 9831441894, Status :Others		
Transaction	[0110] Sale, Development Agreement or Construction		
Set Forth value	Rs. 1/-		
Stampduty Paid(SD)	Rs. 40,020/- (Article:48(g))		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip. (Urban area)		
	Additional Transaction	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]	
	Market Value	Rs. 1,94,02,991/-	
	Registration Fee Paid	Rs. 21/- (Article:E, E)	



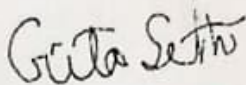
Land Details :

District: South 24-Parganas, P.S:- Tiljala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Madurdaha, Road Zone : (Not Adjacent E. M. Bye pass -- Hossianpur/Mukundapur) , , Premises No: 1586, , Ward No: 108 Pin Code : 700107

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	6 Katha 14 Chatak 23 Sq Ft	1/-	1,94,02,991/-	Property is on Road
Grand Total :				11.3965Dec	1/-	194,02,991 /-	

Land Lord Details :



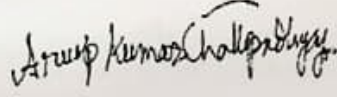
SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Debatri Ray (Presentant) Daughter of Late Gobinda Lal Ray Executed by: Self, Date of Execution: 27/11/2020 , Admitted by: Self, Date of Admission: 27/11/2020 ,Place : Office	 <small>27/11/2020</small>	 <small>LTI 27/11/2020</small>	 <small>27/11/2020</small>
K/9, C. N. Roy Road, P.O:- Tiljala, P.S:- Tiljala, District:-South 24-Parganas, West Bengal, India, PIN - 700039 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AGxxxxxx3M, Aadhaar No: 89xxxxxxxx6084, Status :Individual, Executed by: Self, Date of Execution: 27/11/2020 , Admitted by: Self, Date of Admission: 27/11/2020 ,Place : Office				

Name	Photo	Finger Print	Signature
Smt Gita Seth Daughter of Late Tarapada Seth Executed by: Self, Date of Execution: 27/11/2020 , Admitted by: Self, Date of Admission: 27/11/2020 ,Place : Office			
27/11/2020	LTI 27/11/2020	27/11/2020	

1/B-6, Aswini Nagar, P.O:- Baguiati, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700059 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ATxxxxxx7N, Aadhaar No: 95xxxxxxxx4621, Status :Individual, Executed by: Self, Date of Execution: 27/11/2020
 , Admitted by: Self, Date of Admission: 27/11/2020 ,Place : Office

Name	Photo	Finger Print	Signature
Shri Saumava Seth Son of Late Tarapada Seth Executed by: Self, Date of Execution: 27/11/2020 , Admitted by: Self, Date of Admission: 27/11/2020 ,Place : Office			
27/11/2020	LTI 27/11/2020	27/11/2020	

1/B-6, Aswini Nagar, P.O:- Baguiati, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700059 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: ATxxxxxx6P, Aadhaar No: 93xxxxxxxx9212, Status :Individual, Executed by: Self, Date of Execution: 27/11/2020
 , Admitted by: Self, Date of Admission: 27/11/2020 ,Place : Office



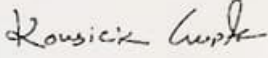


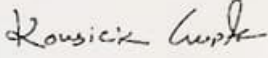


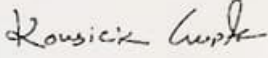


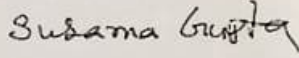


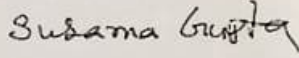


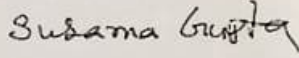
Name	Photo	Finger Print	Signature
Shri Arup Kumar Chattopadhyay Son of Late Heramba Chattopadhyay Executed by: Self, Date of Execution: 27/11/2020 , Admitted by: Self, Date of Admission: 27/11/2020 ,Place : Office			
27/11/2020	LTI 27/11/2020	27/11/2020	

9/4, Manasatala Road, Garfa, P.O:- Kasba, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700075 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: ACxxxxxx6K, Aadhaar No: 87xxxxxxxx6487, Status :Individual, Executed by: Self, Date of Execution: 27/11/2020
 , Admitted by: Self, Date of Admission: 27/11/2020 ,Place : Office



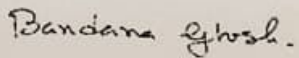
Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	MS. SKKARMA CONSTRUCTION PVT. LTD. 68C, Narikel Danga Main Road, P.O:- Kankurgachi, P.S:- Phool Bagan, District:-South 24-Parganas, West Bengal, India, PIN - 700054 , PAN No.:: ALxxxxxx3A, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name, Address, Photo, Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Shri Kousick Gupta Son of Shri Arjun Gupta Date of Execution - 27/11/2020, , Admitted by: Self, Date of Admission: 27/11/2020, Place of Admission of Execution: Office </td> <td>  Nov 27 2020 2:45PM </td> <td>  LTI 27/11/2020 </td> <td>  27/11/2020 </td> </tr> <tr> <td colspan="4"> 68C, Narikel Danga Main Road, P.O:- Kankurgachi, P.S:- Phool Bagan, District:-South 24-Parganas, West Bengal, India, PIN - 700054, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ALxxxxxx3A, Aadhaar No: 74xxxxxxxx0857 Status : Representative, Representative of : MS. SKKARMA CONSTRUCTION PVT. LTD. (as Director) </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Shri Kousick Gupta Son of Shri Arjun Gupta Date of Execution - 27/11/2020, , Admitted by: Self, Date of Admission: 27/11/2020, Place of Admission of Execution: Office	 Nov 27 2020 2:45PM	 LTI 27/11/2020	 27/11/2020	68C, Narikel Danga Main Road, P.O:- Kankurgachi, P.S:- Phool Bagan, District:-South 24-Parganas, West Bengal, India, PIN - 700054, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ALxxxxxx3A, Aadhaar No: 74xxxxxxxx0857 Status : Representative, Representative of : MS. SKKARMA CONSTRUCTION PVT. LTD. (as Director)			
Name	Photo	Finger Print	Signature										
Shri Kousick Gupta Son of Shri Arjun Gupta Date of Execution - 27/11/2020, , Admitted by: Self, Date of Admission: 27/11/2020, Place of Admission of Execution: Office	 Nov 27 2020 2:45PM	 LTI 27/11/2020	 27/11/2020										
68C, Narikel Danga Main Road, P.O:- Kankurgachi, P.S:- Phool Bagan, District:-South 24-Parganas, West Bengal, India, PIN - 700054, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ALxxxxxx3A, Aadhaar No: 74xxxxxxxx0857 Status : Representative, Representative of : MS. SKKARMA CONSTRUCTION PVT. LTD. (as Director)													
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Smt Susama Gupta Wife of Shri Arjun Gupta Date of Execution - 27/11/2020, , Admitted by: Self, Date of Admission: 27/11/2020, Place of Admission of Execution: Office </td> <td>  Nov 27 2020 2:46PM </td> <td>  LTI 27/11/2020 </td> <td>  27/11/2020 </td> </tr> <tr> <td colspan="4"> 68C, Narikel Danga Main Road, P.O:- Kankurgachi, P.S:- Phool Bagan, District:-South 24-Parganas, West Bengal, India, PIN - 700054, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADxxxxxx8C, Aadhaar No: 21xxxxxxxx8005 Status : Representative, Representative of : MS. SKKARMA CONSTRUCTION PVT. LTD. (as Director) </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Smt Susama Gupta Wife of Shri Arjun Gupta Date of Execution - 27/11/2020, , Admitted by: Self, Date of Admission: 27/11/2020, Place of Admission of Execution: Office	 Nov 27 2020 2:46PM	 LTI 27/11/2020	 27/11/2020	68C, Narikel Danga Main Road, P.O:- Kankurgachi, P.S:- Phool Bagan, District:-South 24-Parganas, West Bengal, India, PIN - 700054, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADxxxxxx8C, Aadhaar No: 21xxxxxxxx8005 Status : Representative, Representative of : MS. SKKARMA CONSTRUCTION PVT. LTD. (as Director)			
Name	Photo	Finger Print	Signature										
Smt Susama Gupta Wife of Shri Arjun Gupta Date of Execution - 27/11/2020, , Admitted by: Self, Date of Admission: 27/11/2020, Place of Admission of Execution: Office	 Nov 27 2020 2:46PM	 LTI 27/11/2020	 27/11/2020										
68C, Narikel Danga Main Road, P.O:- Kankurgachi, P.S:- Phool Bagan, District:-South 24-Parganas, West Bengal, India, PIN - 700054, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADxxxxxx8C, Aadhaar No: 21xxxxxxxx8005 Status : Representative, Representative of : MS. SKKARMA CONSTRUCTION PVT. LTD. (as Director)													

Identifier Details :

Name	Photo	Finger Print	Signature
Bandana Ghosh Daughter of Late Lakshman Chandra Ghosh S C Court, Cal, P.O:- Entaly, P.S:- Entaly, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700014	 27/11/2020	 27/11/2020	 27/11/2020
Identifier Of Debatri Ray, Smt Gita Seth, Shri Saumava Seth, Shri Arup Kumar Chattopadhyay, Shri Kousick Gupta, Smt Susama Gupta			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Debatri Ray	MS. SKKARMA CONSTRUCTION PVT. LTD.-2.84911 Dec
2	Smt Gita Seth	MS. SKKARMA CONSTRUCTION PVT. LTD.-2.84911 Dec
3	Shri Saumava Seth	MS. SKKARMA CONSTRUCTION PVT. LTD.-2.84911 Dec
4	Shri Arup Kumar Chattopadhyay	MS. SKKARMA CONSTRUCTION PVT. LTD.-2.84911 Dec

Endorsement For Deed Number : I - 160603027 / 2020

On 27-11-2020

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.

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

Presented for registration at 14:26 hrs on 27-11-2020, at the Office of the A.D.S.R. SEALDAH by Debatri Ray , one of the Executants.

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 1,94,02,991/-

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

Execution is admitted on 27/11/2020 by 1. Debatri Ray, Daughter of Late Gobinda Lal Ray, K/9, Road: C. N. Roy Road, , P.O: Tiljala, Thana: Tiljala, , South 24-Parganas, WEST BENGAL, India, PIN - 700039, by caste Hindu, by Profession Service, 2. Smt Gita Seth, Daughter of Late Tarapada Seth, 1/B-6, Aswini Nagar, P.O: Baguiati, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by Profession House wife, 3. Shri Saumava Seth, Son of Late Tarapada Seth, 1/B-6, Aswini Nagar, P.O: Baguiati, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by Profession Service, 4. Shri Arup Kumar Chattopadhyay, Son of Late Heramba Chattopadhyay, 9/4, Manasatala Road, Garfa, P.O: Kasba, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by Profession Service

Indetified by Bandana Ghosh, , , Daughter of Late Lakshman Chandra Ghosh, S C Court, Cal, P.O: Entaly, Thana: Entaly, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700014, by caste Hindu, by profession Advocate

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

Execution is admitted on 27-11-2020 by Shri Kousick Gupta, Director, MS. SKKARMA CONSTRUCTION PVT. LTD. (Others), 68C, Narikel Danga Main Road, P.O:- Kankurgachi, P.S:- Phool Bagan, District:-South 24-Parganas, West Bengal, India, PIN - 700054

Indetified by Bandana Ghosh, , , Daughter of Late Lakshman Chandra Ghosh, S C Court, Cal, P.O: Entaly, Thana: Entaly, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700014, by caste Hindu, by profession Advocate

Execution is admitted on 27-11-2020 by Smt Susama Gupta, Director, MS. SKKARMA CONSTRUCTION PVT. LTD. (Others), 68C, Narikel Danga Main Road, P.O:- Kankurgachi, P.S:- Phool Bagan, District:-South 24-Parganas, West Bengal, India, PIN - 700054

Indetified by Bandana Ghosh, , , Daughter of Late Lakshman Chandra Ghosh, S C Court, Cal, P.O: Entaly, Thana: Entaly, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700014, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21/- (E = Rs 21/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 27/11/2020 2:04PM with Govt. Ref. No: 192020210149341871 on 27-11-2020, Amount Rs: 21/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0AVCWET6 on 27-11-2020, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,020/- and Stamp Duty paid by Stamp Rs 10/-, by
online = Rs 40,010/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 2947, Amount: Rs.10/-, Date of Purchase: 22/11/2019, Vendor name: MITA
DUTTA

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 27/11/2020 2:04PM with Govt. Ref. No: 192020210149341871 on 27-11-2020, Amount Rs: 40,010/-, Bank:
State Bank of India (SBIN0000001), Ref. No. IK0AVCWET6 on 27-11-2020, Head of Account 0030-02-103-003-02



Kaushik Ray

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. SEALDAH

South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1606-2020, Page from 128777 to 128817
being No 160603027 for the year 2020.



Digitally signed by KAUSHIK ROY
Date: 2020.12.02 12:39:23 +05:30
Reason: Digital Signing of Deed.

(Kaushik Ray) 2020/12/02 12:39:23 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SEALDAH
West Bengal.

(This document is digitally signed.)