

00247/2022

D. 00238/2022

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.5000

Rs.5000

पाँच हजार रुपये

FIVE THOUSAND RUPEES

INDIA

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

G 287666

certified that the documents admitted in registration. The signature sheet and the endorsement sheets attached with the instrument are the part of this document.

18.1.22
100. District Sur Registrar
Barrackpore 74 23 100

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made on this 18th day of January 2022 [Two thousand Twenty Two].

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22/165204/22

1619 নং জেলা উত্তর ২৪ পরগনা
নেহাটি এ. ডি.এস. ডায়. সার রেজিষ্ট্রী অফিস
তারিখ 13.01.2022

নাম JEEUPATI CONSTRUCTION
DEVELOPERS
পত্রে ১০০০ 3rd floor, 23/A-1
কেন্দ্র নং: ১০০০ Bank Road
কেন্দ্রের নাম: ১০০০
কোম্পানি নাম: ১০০০ P.O- Titaganbr.
প. ডি. নং: ১০০০ P.S- Titaganbr.
সীমামূল্য বহিঃস্থের তারিখ: 28 DEC 2021
এই ডি. ডি. নম্বরের মোট কত টাকার
খরিদ হয়েছিল: ১০০০ Dist- 24 pangamas (N)
KOL- 700119

১৩ ০১ ২০২২



Addl Dist Sub-Registrar
Ranachore North 24 Pgs

18 JAN 2022

BETWEEN

(1) SRI YARRA VISWESWAR RAO (PAN – ACPY1150N), (Aadhaar No. 7742 2016 0559), son of Kalidas Yarra, residing at House of Bans Bahadur Shaw, Agarhari, 24 S.P. Mukherjee Road, P.O. & P.S. – Titagarh, District – North 24 Parganas, Kolkata – 700119 and **(2) SRI GOLLA VENU GOPAL (PAN – AOPG0537N)**, (Aadhaar No. 8699 6127 4213), son of Golla Umapati, residing at 11/7, A.T. Roy, Kelvin Primary School, P.O. Talpukur, P.S. Titagarh, District – North 24 Parganas, Kolkata – 700123, hereinafter jointly called and referred to as the **“OWNERS/FIRST PARTY”** (which expression shall unless otherwise excluded by or repugnant to the subject of context be deemed to mean and include their respective heirs, executors, administrators, legal representatives successors and assigns) of the **ONE PART.**

AND

TIRUPATI CONSTRUCTION & DEVELOPERS (PAN – AARFT1384M), a Partnership Firm having its office at 3rd Floor, 23/A-1, Park Road, P.O. & P.S. – Titagarh, District – North 24 Parganas, Kolkata – 700119, West Bengal, represented by its partners namely **(1) SRI YARRA VISWESWAR RAO (PAN – ACPY1150N)**, (Aadhaar No. 7742 2016 0559), son of Kalidas Yarra, residing at House of Bans Bahadur Shaw, Agarhari, 24 S.P. Mukherjee Road, P.O. & P.S. – Titagarh, District – North 24 Parganas, Kolkata – 700119 and **(2) SRI GOLLA VENU GOPAL (PAN – AOPG0537N)**, (Aadhaar No. 8699 6127 4213), son of Golla Umapati, residing at 11/7, A.T. Roy, Kelvin Primary School, P.O. Talpukur, P.S. Titagarh, District – North 24 Parganas, Kolkata – 700123, West Bengal,

hereinafter jointly called and referred to as the **"DEVELOPER/ SECOND PARTY"** (which expression shall unless otherwise excluded by or repugnant to the subject or context be deemed to mean and include its heirs, executors, administrators, representatives successors and assigns) of the **OTHER PART**.

A N D

WHEREAS the predecessor of the present VENDORS herein Mahendranath Ray was the absolute owner and occupier of some landed property including the schedule mentioned property comprised in R.S. Dag No. 2408/2584 under R.S. Khatian No. 213 in **Mouza – Chanak**, J.L. No. 04, Re.Sa. No. 39, Touzi No. 2998 and situated at 18 (Old) 25(20) (New), A.T. Roy Road, P.O. – Talpukur, P.S. – Titagarh, District –North 24 Parganas, Kolkata – 700123 under the local jurisdiction of A.D.S.R.O. Barrackpore within the local limits of Ward No. 20 of Barrackpore Municipality.

AND WHEREAS during the life time of the said Mahendranath Ray he sold and/or transferred some portion of his property and thereafter he died intestate leaving behind him his two sons namely **Haridas Ray** and **Sachidananda Ray** as his only legal heirs and successors of his all movable and immovable properties including the schedule mentioned property. As such after sad demise of their father, the Haridas Ray and Sachidananda Ray became the absolute joint owners and occupiers of the all movable and immovable properties including the schedule mentioned property left by the said Mahendranath Ray.

AND WHEREAS during enjoying, possessing the properties of the said Mahendranath Ray jointly, the said **Haridas Ray** died intestate leaving behind him his only son Kalidas Ray as his only legal heirs and successor of his all movable and immovable properties including the schedule mentioned

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-:: 4 ::-

property and after sad demise of his father, the said Kalidas Ray became the absolute joint owners and occupiers of the all movable and immovable properties, including the schedule mentioned property left by the said Haridas Ray with his uncle Sachidananda Ray.

AND WHEREAS during enjoying, possessing the properties jointly, the said Sachidananda Ray died intestate leaving behind him his only wife namely Maha Gouri Devi, his three sons namely Dinendra Kumar Ray, Dilip Kumar Ray and Bharatdas Ray and his only daughter namely Kamala Sen as his only legal heirs, heiresses and successors of his all movable and immovable properties including the schedule mentioned property and after sad demise of Sachidananda Ray, the said Maha Gouri Devi, Dinendra Kumar Ray, Dilip Kumar Ray, Bharatdas Ray and Kamala Sen became the absolute joint owners and occupiers of the all movable and immovable properties including the schedule mentioned property left by the said Sachidananda Ray with Kalidas Ray.

AND WHEREAS during enjoying, possessing the properties jointly, the said legal heirs of the said Haridas Ray and Sachidananda Ray decided to partition all the movable and immovable properties including the schedule mentioned property by metes and bounds for better using, enjoying and possessing the properties including the schedule mentioned property. Thereafter they partitioned the properties including the schedule mentioned property by way of a registered Deed of Partition dated 30.07.1945, which is duly registered before the Office of the Sub-Registrar at Barrackpore vide being no. 865 for the year 1945 and on the basis of the said Deed of Partition, the legal heirs of the said Sachindananda Ray acquired absolute right, title and interest over the schedule mentioned property.

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It is necessary to mention here that at the time of partition Bharatdas Ray, son of Late Sachidananda Ray died as unmarried leaving behind Maha Gouri Devi as his mother, Dinendra Duma Ray and Dilip Kumar Ray as his brothers and Kamala Sen as his only sister as well as his legal heirs, heiresses and successors.

AND WHEREAS after making amicable partition, the respective parties therein enjoying, possessing and using their respective shares peacefully and happily and the schedule mentioned property comes under the share of the legal heirs of the said Sachidananda Ray.

AND WHEREAS during enjoying, possessing and using the schedule mentioned property peacefully and happily, the said Maha Gouri Devi died intestate on 23.08.1988 leaving behind Dinendra Kumar Ray and Dilip Kumar Ray as her sons and Kamala Sen as her only daughter as well as only legal heirs, heiress and successors of the schedule mentioned property and after sad demise of Maha Gouri Devi, the said Dinendra Kumar Ray, Dilip Kumar Ray and Kamala Sen became the absolute joint owners and occupiers of the schedule mentioned property having $1/3^{\text{rd}}$ share each.

AND WHEREAS during enjoying, possessing and using the schedule mentioned property peacefully and happily, the said Dilip Kumar Rayh died intestate on 27/02/2000 leaving behind Sushmita Ray as his only wife, Sabyasachi Ray and Bobby Roy as his sons and Soma Kalsi, wife of Sri Jaspal Singh Kalsi as her only daughter as well as only legal heirs, heiresses and successors of his $1/3^{\text{rd}}$ share of the schedule mentioned property and after and demise of Dilip Kumar Ray, the said Sushmita Ray, Sabyasachi Ray,

Bobby Roy and Soma Kalsi, the Owner/Vendor Nos. 1 to 4 herein became the absolute joint owners and occupiers of the schedule mentioned property having 1/12th share each.

AND WHEREAS during enjoying, possessing and using the schedule mentioned property peacefully and happily, the said Kamala Sen, Wife of Late Sachinandan Sen died intestate on 22/12/2002 leaving behind Ashis Sen as her son as well as only legal heir and successor of her 1/3rd share of the schedule mentioned property and after sad demise of Kamala Sen, the said Ashis Sen, the Owner/Vendor No.5 herein became the absolute joint owners and occupiers of the schedule mentioned property having 1/3rd share.

It is necessary to mention herein that Sachinandan Sen, son of Late Abhoypada Sen i.e. the husband of the Kamala Sen as well as the father of the Owner/Vendor No.5 herein died intestate on 13/07/1994 before the death of the said Kamala Sen.

AND WHEREAS during enjoying, possessing and using the schedule mentioned property peacefully and happily, the said Dinendra Kumar Ray died intestate on 29/01/2013 leaving behind Putul Ray as his only wife as well as only legal heiress and successor of his 1/3rd share of the schedule mentioned property and after sad demise of Dinendra Kumar Ray, the said Putul Ray became the absolute joint owners and occupiers of the schedule mentioned property having 1/3rd share.

It is necessary to mention herein that Putul Ray also died intestate on 21/03/2017 leaving behind the present Vendors as her only legal heirs, heiresses and successors of the 1/3rd share of the aforesaid Dinendra Kumar Ray.

-:: 7 ::-

It is also necessary to mention herein that the aforesaid Dinendra Kumar Ray and Putul Ray were issueless. As such after their sad demise their share in the aforesaid property was divine amongst the present Vendors according to Hindu Succession Act.

AND WHEREAS in such way in inheritance the present Owner/Vendor Nos. 1 to 4 became joint owners and occupiers of $\frac{1}{2}$ share of the Schedule mentioned property having $\frac{1}{8}$ th share each and the Owner/Vendor Nos. 5 became joint owners and occupiers of $\frac{1}{2}$ share of the schedule mentioned property.

AND WHEREAS after inheriting the schedule mentioned property the Vendors herein entitled to mutate their names before the concerned authorities and since then the Vendors herein have absolutely possessed the schedule mentioned property free from all encumbrances, Charges, loans, liens, lispences, attachments, trusts, acquisitions and requisitions whatsoever and howsoever. As such the Vendors herein have the absolute right to sell, gift, lease and all other transfer of the schedule mentioned property to any third party.

AND WHEREAS during possessing and enjoying the aforesaid property, the Vendors herein for their urgent Smt. Susmita Ray (wife of Late Dilip Kumar Ray), Sri Sabytasachi Ray @ Sabyasachi Dilipkumar Ray (son of Late Dilip Kumar Ray), Sri Bobby Roy (son of Late Dilip Kumar Ray), Smt. Soma Kalsi (wife of Sri Jaspal Singh Kalsi, daughter of Late Dilip Kumar Ray), Sri Ashis Sen (son of Late Kamala Sen and Late Sachinanda Sen) the vendors therein due to their urgent ned of money jointly agreed to

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-:: 8 ::-

sell and transfer the land measuring more or less 04 cottah 04 chittacks 36 sq.ft. equivalent to 3096 sq.ft. equivalent to 7.095 decimal Bastu classified land along with more or less 463 sq.ft. 20 year old dilapidated Pucca one storied building standing thereon which is more fully and particularly described in the First Schedule hereunder to the open market and **Sri Yarra Visweswar Rao**, son of Kalidas Yarra and **Sri Golla Venu Gopal**, son of Golla Umapati, the vendors herein purchased the aforesaid and First Scheduled property by virtue of a Deed of Conveyance dated 12/12/2021 duly registered at A.D.S.R.O. Barrackpore, North 24 Parganas and recorded in Book No. I, Volume No. 1505-2021, Page from 239399 to 239433 , Being No. 150506778 for the year 2021 from Smt. Susmita Ray (wife of Late Dilip Kumar Ray), Sri Sabytasachi Ray @ Sabyasachi Dilipkumar Ray (son of Late Dilip Kumar Ray), Sri Bobby Roy (son of Late Dilip Kumar Ray), Smt. Soma Kalsi (wife of Sri Jaspal Singh Kalsi, daughter of Late Dilip Kumar Ray), Sri Ashis Sen (son of Late Kamala Sen and Late Sachinanda Sen).

AND WHEREAS after purchasing the aforesaid property they remained in peaceful possession and enjoyment of the same in paying taxes regularly to the concern authority and they have the absolute right, title and interest to transfer the same to any person or persons.

AND WHEREAS now the present owners are willing to construct a multi storied building on their above referred and schedule mentioned land but is not in a position to construct individual building on such Bastu land measuring more or less 04 cottahs 04 chittacks 36 sq.ft. equivalent to 3096 sq.ft. equivalent to 7.095 decimal along with more or less 463 sq.ft. 20 year

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old dilapidated pucca one storied building standing thereon comprised in **Mouza – Chanak**, J.L. No. 04, Re.Sa. No. 39, Touzi No. 2998, R.S. Dag No. 2408/2584 under R.S. Khatian No. 213 and situated at Holding No. 18 (Old) 25(20) (New)j, A.T. Roy Road, P.O. Talpukur, P.S. Titagarh, District North 24 Parganas, Kolkata – 700123 under Ward No. 20 of Barrackpore Municipality within the local jurisdiction of the Office of the A.D.S.R. at Barrackpore , North 24 Parganas and the said owners have been thinking of constructing building thereon in the said premises for their better beneficial use of residential accommodation and other purposes, but due to insufficient technical knowhow and want of required time the said owner could not materialize the same in respect of the said premises.

AND WHEREAS the owners intend to enter into an agreement for the purpose of construction of a multi storied building on the piece and parcel of Bastu land measuring more or less 04 cottahs 04 chittacks 36 sq.ft. equivalent to 3096 sq.ft. equivalent to 7.095 decimal along with more or less 463 sq.ft. 20 year old dilapidated pucca one storied building standing thereon comprised in **Mouza – Chanak**, J.L. No. 04, Re.Sa. No. 39, Touzi No. 2998, R.S. Dag No. 2408/2584 under R.S. Khatian No. 213 and situated at Holding No. 18 (Old) 25(20) (New), A.T. Roy Road, P.O. Talpukur, P.S. Titagarh, District North 24 Parganas, Kolkata – 700123 under Ward No. 20 of Barrackpore Municipality within the local jurisdiction of the Office of the A.D.S.R. at Barrackpore , North 24 Parganas knowing the reliable sources about the aforesaid intention of the said owners, **TIRUPATI CONSTRUCTION & DEVELOPERS**, a Partnership Firm having its office at 3rd Floor, 23/A-1, Park Road, P.O. & P.S. – Titagarh, District – North 24 Parganas,

Kolkata – 700119, West Bengal, the developer herein approached the said owners for constructing a building consisting of several flats in each floor and other spaces on the ground floor on the said premises which is more fully and particularly described in the first schedule written hereunder and after satisfying the terms and conditions the said owner of the one part have agreed to execute an agreement with the aforesaid developer under the terms and conditions hereunder appearing and the said developer accepted the same.

AND WHEREAS at or before execution of this Agreement the said owners have represented and assured the said Developer as follows :

- (i) That the said owners have a full and absolute authority and there is no legal bar or otherwise to enter upon this agreement.
- (ii) Except of the above named owners no one else has any right title, interest, claim or demand in any nature whatsoever and/or howsoever over the said premises or any part thereof.
- (iii) There is no notice of acquisition and/or requisition or any case or proceeding either Civil or Criminal nature is/are pending in the respective learned Court in the District North 24 Parganas or elsewhere upon the said premises or any part thereof.
- (iv) The said owners have not entered into any Agreement for sale, transfer, lease, Development Agreement or otherwise for any purpose regarding the said premises or any part thereof.
- (v) The said premises is free from all encumbrances, charges, liens lispendens, attachments, whatsoever and/or howsoever.

-:: 11 ::-

AND WHEREAS relying upon the aforesaid representations made by the said Owners, the said Developer has agreed to enter into this Agreement with the said Owners in respect of the said premises under the terms and conditions hereunder appearing.

NOW THIS AGREEMENT WITNESSES AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:-

ARTICLE-I
COMMENCEMENT

This agreement shall remain in effect on and from signing of this development agreement till Completion and Handing Over of the newly proposed building, subject to fulfilment of all terms and conditions hereunder contained on the part of the owners and the developer, the owners and the developer shall use their good offices for fulfilment and achievement of the said construction, but if it is found either by the owner or the developer that after taking their best efforts fulfilment does not come in force **within 24 months** from the date of sanction of building plan from the Barrackpore Municipality, but time may be extended during the duration of the **FORCE MAJEURE**. Time in these respects shall be the essence of the contract.

ARTICLE-II
DEFINATIONS

1. **OWNERS** : shall mean (1) **SRI YARRA VISWESWAR RAO (PAN – ACPY1150N), (Aadhaar No. 7742 2016 0559)**, son of Kalidas

contd.....P/12

Yarra, residing at House of Bans Bahadur Shaw, Agarhati, 24 S.P. Mukherjee Road, P.O. & P.S. – TITAGARH, District – North 24 Parganas, Kolkata – 700119 and (2) **SRI GOLLA VENU GOPAL (PAN – AOOPG0537N)**, (Aadhaar No. 8699 6127 4213), son of Golla Umapati, residing at 11/7, A.T. Roy, Kelvin Primary School, P.O. Talpukur, P.S. Titagarh, District – North 24 Parganas, Kolkata – 700123 and their heirs, administrators, successors, executors, representatives, nominees and assigns as came may be.

2. **DEVELOPER** : shall mean **TIRUPATI CONSTRUCTION & DEVELOPERS (PAN - AARFT1384M)**, a Partnership Firm having its office at 3rd Floor, 23/A-1, Park Road, P.O. & P.S. – Titagarh, District – North 24 Parganas, Kolkata – 700119, West Bengal, represented by its partners namely (1) **SRI YARRA VISWESWAR RAO (PAN – ACPY1150N)**, (Aadhaar No. 7742 2016 0559), son of Kalidas Yarra, residing at House of Bans Bahadur Shaw, Agarhati, 24 S.P. Mukherjee Road, P.O. & P.S. – TITAGARH, District – North 24 Parganas, Kolkata – 700119 and (2) **SRI GOLLA VENU GOPAL (PAN – AOOPG0537N)**, (Aadhaar No. 8699 6127 4213), son of Golla Umapati, residing at 11/7, A.T. Roy, Kelvin Primary School, P.O. Talpukur, P.S. Titagarh, District – North 24 Parganas, Kolkata – 700123, West Bengal and its heirs, successors-in-office, administrators, executors, legal representatives, nominees and assignees as the case may be.

3. **LAND & PREMISES** : shall mean piece and parcel of Bastu land measuring more or less 04 cottahs 04 chittacks 36 sq.ft. equivalent to 3096 sq.ft. equivalent to 7.095 decimal along with more or less 463 sq.ft. 20 year old dilapidated pucca one storied building standing thereon comprised in

Mouza – Chanak, J.L. No. 04, Re.Sa. No. 39, Touzi No. 2998, R.S. & L.R. Dag No. 2408/2584 under R.S. Khatian No. 213 and situated at Holding No. 18 (Old) 25(20) (New), A.T. Roy Road, P.O. Talpukur, P.S. Titagarh, District North 24 Parganas, Kolkata – 700123 under Ward No. 20 of Barrackpore Municipality within the local jurisdiction of the Office of the A.D.S.R. at Barrackpore , North 24 Parganas, which is morefully and particularly mentioned and described in the **FIRST SCHEDULE** hereunder written and for the sake of brevity hereinafter referred to as '**the said Premises**'.

4. **BUILDING:** shall mean a building which shall be constructed in accordance with building plan or plans and shall include other spaces intended for the use and enjoyment in common amongst the apartment Owners at the said newly proposed building as shall be constructed as per sanctioned Building Plan to be obtained from the Barrackpore Municipality.

5. **FLOOR AREA RATIO :** shall mean constructed area available for the purpose of getting sanctioned plan of the newly proposed building from the Barrackpore Municipality for construction purpose at the said premises as per the amended Building Regulation under The Municipal Act.

6 **COMMON FACILITIES AND AREA:** shall include passage, ways, landing, lobbies stair-case, lift, roof, water pump and other spaces and facilities whatsoever necessary for the establishment provisions maintenance and/or management of the newly proposed building and/or common facilities or any of them thereon as the case may be.

7 **SALEABLE SPACE** : shall mean the space of the Developer's allocation in the newly proposed building which is available for independent use and occupation after making due provisions for Owners' Allocation and common facilities and the space required therefore.

8 **PROPORTIONATE OR PROPORTIONATELY**: shall mean the proportion which the super built up area of any Unit be to the super built up area of all the Units in the said Building PROVIDED THAT where it refers to share of any rates and/or taxes amongst the common expenses, then such share of the whole shall be determined on the basis on which such rates and/or taxes are being respectively levied, i.e. case the basis of any levy be area, rental income or user, then the same shall be shared on the basis of area rental include or user of the respective Units by the Co-owners respectively.

9. **OWNERS' ALLOCATION** : shall mean the owners shall get two Flats measuring more or less **800 sq.ft.** on the **Top Floor** in the proposed multi storied building as per sanction Building Plan to be sanctioned by the Barrackpore Municipality.

10. **DEVELOPER'S ALLOCATION** : shall mean Developer shall get remaining constructional area after the owner's allocation of the construction area as per sanction plan which is to be sanctioned from the Barrackpore Municipality in the proposed multi storied building to be constructed on the said Bastu land measuring more or less 04 cottahs 04 chittacks 36 sq.ft. equivalent to 3096 sq.ft. equivalent to 7.095 decimal along with more or less 463 sq.ft. 20 year old dilapidated pucca one storied building standing thereon comprised in **Mouza – Chanak**, J.L. No. 04, Re.Sa. No. 39, Touzi No. 2998,

R.S. Dag No. 2408/2584 under R.S. Khatian No. 213 and situated at Holding No. 18 (Old) 25(20) (New), A.T. Roy Road, P.O. Talpukur, P.S. Titagarh, District North 24 Parganas, Kolkata – 700123 under Ward No. 20 of Barrackpore Municipality within the local jurisdiction of the Office of the A.D.S.R. at Barrackpore , North 24 Parganas, the particular of such premises more fully described herein Affirm both the party.

11. **ARCHITECT/LICENSED BUILDING SURVEYOR:** shall mean any qualified person or persons and/or firm or firms appointed or nominated by the Developer for design and planning of the newly proposed building to be constructed at the said premises.

12. **BUILDING PLAN:** shall mean the plan or plans to be prepared by the registered Architect for construction of the newly proposed building to be sanctioned by the Barrackpore Municipality the developer shall prepare the building plans taking into consideration the total area of the land.

13. **TRANSFER:** with its grammatical variation shall include transfer by possession and by any other means adopted for effecting what is understood as a transferred of space in the newly constructed building to the intending Purchaser(s) thereof.

14. **TRANSFEE:** shall mean a person, persons, firm, association to whom any space in the said newly proposed building at the said premises to be transferred by virtue of these presents in the natural and legal process for the lawful progress.

15. **WORD:** imparting singular shall include plural and vice versa.
16. **MASCULINE:** shall include the feminine and neuter gender and vice versa.
17. **ROOF:** shall mean and include the roof of the entire building excluding the space required for installation of overhead water tank. The owners with the developer shall have common right to use the roof, but the ownership of the top roof will remain with the developer, staircase, covered spaces at the top of the building and required balance vacate space will be in use for common purpose.

ARTICLE-III
OWNERS' RIGHT & REPRESENTATION

- 3.1 The **Owners** are absolutely seized and possessed of or otherwise well and sufficiently entitled to the said premises as free in possession.
- 3.2 The **Owners shall execute proper conveyances** in favour of the purchaser/s to be nominated by the Developer in which the Owner shall make such other person or persons, if any, join, if necessary as convincing, confirming or assuring party or parties as the case may be to pass and convey an absolute title unto the purchaser without any financial and/or other liabilities whatsoever between the developer and intending purchasers or to redeem any charges or encumbrances regard to title to the premises.
- 3.3 Save and except as herein before mentioned, the said premises is free

from all encumbrances and the Owner has a marketable title in respect of the premises.

- 3.4 On / before commencement of the continuation works of foundation of the proposed new multi storied building, the owner shall handover to the Developer all original Deed, Chain Deeds B.L. & L.R.O. Record of Right, Mutation Certificate and such original documents and the Developer shall handover the same to the Secretary of the Flat Owner's Committee to be formed after completion of the building.
- 3.5 The owner hereby agreed that the Developer may sanction the building plans and revise building plans from the Barrackpore Municipality as per sole discretion of the Developer after deliver the possession of the owners.

ARTICLE-IV
DEVELOPER'S RIGHT

- 4.1 The owners hereby grant subject to what have been herein under provided exclusive right to the Developer to develop and construct building at the said premises in accordance with present rule of local authority and the developer is permitted by the owner to fully commercially exploit the said premises /land.
- 4.2 All applications plans and other papers and documents as may be required by the Developer for obtaining necessary sanction of plan/revised plans from the appropriate authority, shall be prepared and submitted by the Developer on behalf of the Owner at the cost and

expenses of the Developer and the Owner shall sign and execute all such plans and applications, other papers and documents as and when necessary and the Developer shall pay and bear all costs charges and expenses required to be paid or deposited for obtaining sanction of the building plan and development of the said premises and the Owner shall have no responsibilities to bear any cost whatsoever.

- 4.3 That save and except the Owners' allotted portion the Developer have full right to execute any agreement for sale, transfer and convey from the Developer's allocation for residential and commercial purposes according to his own choice and also to transfer by way of rent, lease and sale any areas within developer's allocation, except owner's allocation portions and exclusive right of receiving all the money from sale, lease and rent for all time in future.
- 4.4 That the developer shall have the full right to obtain loan from any bank, financial institution etc. against the said development as stated above at such terms and conditions the developer shall think proper and pledge security the developer's allocated areas. The owner shall not be any way liable for such loan of the developer.

ARTICLE-V

DEVELOPER'S OBLIGATIONS

- 5.1 The Developer shall bear all costs and expenses of the proposed building and shall pay all taxes, fees from the date of possession of the premises in vacant condition of the said property by the developer and

the developer shall pay all arrear taxes, fees pending in Municipality, B.L. & L.R. Office, Electric Office and bear all costs and expenses for municipal and B.L. & L.R.O. mutation of their names, Parcha and Khajana dues in B.L. & L.R. Office, including stamp fees, registration charges, Advocate's fees and other incidental charges etc.

- 5.2 The Developer shall sanction revised building Plans and commence erection and construction of the building and shall complete the said building in fully habitable condition in all respects including obtaining completion / occupancy certificate thereof from the Barrackpore Municipality as per law latest within 24 months from the date sanction of revised building plans from the Barrackpore Municipality or from the date of getting the vacant possession of the premises whichever date is later unless prevented by natural calamity, riot , civil commotion statutory preventive orders or on any other ground or grounds mutually accepted in writing or beyond immediate control of the developer.
- 5.3 The building that shall be created, constructed and completed by the Developer shall consist of the specification provided in SECOND SCHEDULE hereunder written and all flats/units as well as common areas and facilities shall consist of and be provided with materials, fixtures, fittings, and facilities, accordingly. Under no circumstances, the Developer shall be entitled to claim or demand any payment of whatsoever nature from the owner in respect of erection, construction and completion of the said Owners' allocated portion, complete in all respect.

- 5.4 All costs, charges, fees, called for erection, construction and completion of the said building, its materials, fittings and fixtures in all respect, including temporary and residential connections of water, sewerage for the building shall be paid and borne by the Developer and the owner has no responsibility and/or liability towards payment of any dues, liabilities, costs, charges and expenses of whatsoever nature relating to and/or arising there from in any manner whatsoever.
- 5.5 The Developer shall be responsible and liable for payment of and/or meeting all costs, charges, fees, levies and expenses of the building materials, all permissions, licences, quota as and other requirements for erections, construction and completion of the building in totality. Under no circumstances the owner shall be responsible or liable for payment of any amount of whatsoever nature or on any account either to the Developer or to any other persons or otherwise for erection, construction and completion of the said newly proposed building or any part thereof on any other account or for any other acts, deeds, obligations and things by whatever name called that may be done executed or performed by the Developer shall at his own costs and expenses, cause to be required for timely supply of standard building materials so as to ensure the progress of erection, construction and ultimate completion of the Building within the time specified herein, All Building materials, fittings and fixtures as per Second Schedule hereunder written shall be paid and borne by the Developer.

- 5.6 While dealing with and/or entering into any Agreements and/or dealing with commitments relating to the Developer's allocated portion (as defined hereinafter) or any part thereof, the Developer shall fully comply with, observe, fulfil and perform the requirements under the law and while incorporating and ensure fulfil and compliance of all restrictive conditions and covenants contained herein, save and provided hereinafter.
- 5.7 The Developer shall be duty bound to complete the Owners' allocated portion in all respect including permanent domestic water and sewerage connection, electricity connection with points etc as well as common areas and facilities and make the same fully habitable for user as per law within 24 months from the date of Sanction building plan save and except for the reasons mentioned hereinabove.

ARTICLE-VI

OWNERS' OBLIGATIONS

- 6.1 The owner shall sign and execute all plans, drawings, specifications, elevations, forms, applications and all other papers and verify and affirm affidavits and declarations as may be required from time to time for all or any permissions, consent, sanction or license required under the law in connection with or relating to or arising out of construction erection and completion of the said building or as may be required from time to time in accordance with law.

- 6.2 During the subsistence of this Agreement, the owner shall not in any manner whatsoever encumber the said demarcated and specified portion of the said premises or any part thereof nor shall enter into any other Agreement or obligation of whatsoever nature with any other party or parties in respect of Developer's allocation.
- 6.3 On and from the date of service of notice of completion of the said building by the Developer and in particular the Owner's allocated portions and until separate mutation and assessment the owners shall be responsible and liable to pay proportionate rates and taxes, levies, impositions and outgoing whatsoever payable in respect of the said Owners' allocation and every part thereof. and expenses relating to common areas and facilities towards its maintenance and up-keep of the said premises.
- 6.4 That the Owners shall execute conveyances of the flats, their mutation in the Barrackpore Municipality and do other obligations of the buyers of flats and car parking spaces of the Developer's portion /allotted areas.

ARTICLE - VII
CONSIDERATION

7.1 The land upon which the said building shall be erected and constructed and appurtenant there to as also the common areas facilities to be provided for and/or at the said building shall always remain common impartible, indefeasible and undivided and the Owners shall be at liberty to deal with his allocated portions together with the undivided proportionate share or interest

-:: 23 ::-

in the land as well as the common areas and facilities. The Developer shall similarly be entitled to deal with their allocated portion together with the undivided proportionate part or share of the land as well as common areas and facilities in accordance with law.

7.2 Subject to the above restrictions and conditions contained herein the Developer/Nominee shall be entitled to enter into any agreement relating to their allocated portions or any part thereof on such terms and conditions and stipulations as it may deem fit and proper in accordance with law and the owners shall execute required Indenture in respect of undivided proportionate share of land attributable to the developers allocation unto and in favour of the said nominee or nominees of the Developer and cause the same registered in accordance with law and admit such execution registration provided however, all costs, charges and expenses of the required value of stamp duty, registration costs or incidental thereto shall be paid and borne by the Developer and/or its nominee or nominees, as the case may be.

ARTICLE – VIII COMMON OBLIGATIONS

On and from the date of completion of the Building in accordance with the Building plan, the owner as well as the Developer shall comply with and/or ensure compliance with the under mentioned requirements and restrictions, without any default.

8.1 To pay punctually and regularly for their respective allocations all rates, taxes levies, fees charges, impositions and outgoing to the concerned authorities or otherwise as may be mutually agreed upon by

and between the parties hereto and/or the respective owners and recorded in writing and the parties hereto shall keep each other duly indemnified against all claims actions demands costs charges and expenses and proceedings whatsoever directly or indirectly suffered by or be paid by either of them as the case may be consequent upon any default.

- 8.2 Until installation of separate meters for supply of electrical energy at the respective units/flats to pay charges for consumption of electrical energy consumed in the said respective units/flats and proportionate part of common areas and facilities within the time as may be stipulated and the owners shall pay the proportionate costs of Electric connection and individual meter.
- 8.3 To comply with and observe all regulations that may be framed for proper and systematic enjoyment and up keep of the premises.
- 8.4 Not to create any disturbance or annoyance either to the other co-occupiers of the Building or to the neighbours.
- 8.5 Not to do or permit to be done any acts, deeds or things which may prejudice the insurance cover of the building.
- 8.6 Not to claim any additional right save and except provided in writings.

ARTICLE- IX
MISCELLANEOUS

This Agreement shall always be treated as an agreement by and between 'Principal' to 'Principal'. The Owners and the Developer have entered into this Agreement purely as a contract and nothing contained herein shall be deemed to construe or constitute as Partnership between the owner and the Developer or an Association of persons. The owner has created right title or interest in respect of the land in favour of the Developer other than an exclusive permission and right in favour of the Developer to develop the same subject to the terms and conditions of these presents.

It is understood that from time to time to facilitate the construction of the building by the developer various acts, deeds matters and things which have not herein specified may be required to be done executed and performed and for which the Developer shall require adequate powers and authorities from the owners and for such matters, the owners shall provide all required power and authorities unto and in favour of the Developer as and when the same is or are required and called upon and to execute, sign all such additional applications and other papers and documents as may be required from time to time in accordance with law provided that those acts, deeds matters and things do not in any way infringe or prejudice the right of the owner and/or be contrary to the terms and stipulations contained in these presents or against the spirit thereof.

ARTICLE-X
FORCE MAJEURE

The parties hereto shall not be considered to be liable for any obligation herein under to the extent that the performance of the relative obligations prevented by the existence of the 'FORCE MAJEURE' and shall be suspended from the obligation during the duration of the FORCE MAJEURE or any other reason beyond the immediate control of the Developer.

ARTICLE-XI
JURISDICTION

The High Court at Calcutta and its subordinate Courts of Kolkata shall have the jurisdiction to entertain and determine all actions and proceedings arising out of these presents between the Parties hereto.

FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of Rayati Sthitiban '**Bastu**' land measuring **04 (four) cottahs 04 (four) chittacks 36 (thirty six) sq. ft.** equivalent to **3096 sq.ft.** equivalent to **7.095 decimal** along with more or less **463 sq.ft. 20 year** old dilapidated pucca one storied building standing thereon comprised in **Mouza – Chanak, J.L. No. 04, Re.Sa. No. 39, Touzi No. 2998, R.S. & L.R. Dag No. 2408/2584** under R.S. Khatian No. 213 and situated at **Holding No. 18 (Old) 25(20) (New), A.T. Roy Road, P.O. Talpukur, P.S. Titagarh, District North 24 Parganas, Kolkata – 700123** under Ward No. 20 of

-:: 27 ::-

Barrackpore Municipality within the local jurisdiction of the Office of the A.D.S.R. at Barrackpore , North 24 Parganas, which is butted and bounded as follows:

- ON THE NORTH** : House of Prabhu Nath.
ON THE SOUTH : House of Shyam Kumar Roy.
ON THE EAST : 16' – 0" ft. wide A.T. Roy Road.
ON THE WEST : House of Dilip Paland Kelvin Jute Mill.

SECOND SCHEDULE ABOVE REFERRED TO

(The building in general shall be constructed as per sanctioned Building plan.)

- FOUNDATION** : The building is designed of R.C.C. footing & frame.
FLOORS : All floors of flats will be finished with Marble /Tiles and with 4" skirting .
DOOR AND WINDOW : All door will have wooden 3" x 3" hard wood frame provided with 32 mm thick flush doors. All windows will Aluminum Sliding with glass fittings an M.S. grills will be provided as per developer's choice.
ELECTRIC : Concealed electric wiring with proper wire with 18 points for every 2 BHK Flat without fittings and fixtures.
WALLS : All external walls will be 8"/5" inner walls will be 5"/3" and partition walls will be 3"

Contd.....P/28

-:: 28 ::-

thick brick made and both sides of the wall will be finished with cement plaster and putty.

- ELECTRIC METER** : Installation of common individual electric meter will be on extra charge of **Rs.20,000/- (Rupees Twenty thousand) only** per flat.
- MAINTENANCE** : For over all maintenance of the building the developer advises the owners of all flats to be a member of an Association against subscription the amount to be decided by the developer. The activity of said association will effect after taking possession of the flats.
- KITCHEN** : Kitchen will be with glaze tiles up to 2'-0" height from cooking platform and the platform will be finished with black stone , fitted with one black stone sink and one water tap.
- TOILETS, SANITARY, : PLUMBING** : All toilets will be provided with one white commode with a P.V.C. white Cistern, and glazed tile upto 5' height along with two taps and one shower.
- EXTRA WORKS** : Any extra work required to be done other than as stated in our salient feature shall be charged extra and for which the payment will have to be made before the execution of such works.

Contd.....P/29

IN WITNESSES WHEREOF the parties hereto set and subscribe their respective hands and seals on the day, month and year first above written.

SIGNED, SEALED AND DELIVERED

IN THE PRESENCE OF FOLLOWING :-

WITNESSES :-

- 1 Sumanta Ranjan Dutta,
B.K.P Court
2. Bikasant Kumar Shau
P.S. Titagarh
Kd 700119

J. Vishwaswar Rao

Gr. Venugopal

(Signature Of The Owners)

Drafted By :

Sumanta Ranjan Dutta,
Sumanta Ranjan Dutta
Advocate
Barrackpore Court
Enrolment No-F/293/13

TIRUPATI CONSTRUCTION & DEVELOPERS

J. Vishwaswar Rao
Partner

TIRUPATI CONSTRUCTION & DEVELOPERS

Gr. Venugopal
Partner

(Signature Of The Developer)

DISTRICT NORTH 24 PARGANAS

OFFICE OF THE A.D.S.R.O. (B.K.P.) / NAIHATI / D.S.R. BARASAT / COSSIPORE, DUMDU / B.A. KOLKATA

1.

Name

Status : Presentant



LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

All the above finger prints are of the above named person and attested the said person.

F. Vishwas WCA Rao

Signature of the Presentant

2.

Name

Status : Presentant / Executant / Claimant Attorney /
Principal / Guardian / Testator



LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

All the above finger prints are of the above named person and attested the said person.

G. Venugopal

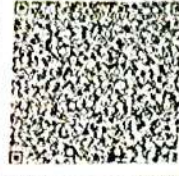
Signature of the Presentant

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AARFT1384M



नाम / Name
TIRUPATI CONSTRUCTION & DEVELOPERS

निगमन / गठन की तारीख
Date of Incorporation / Formation
18/01/2021

TIRUPATI CONSTRUCTION & DEVELOPERS

X. Viswanathan Rao

Partner

TIRUPATI CONSTRUCTION & DEVELOPERS

G. Venugopal

Partner

यस कार्ड के खोने/पाने पर कृपया सूचित करें/सीटारें:
आयकर सेन सेवा इकाई, एन एस डी एल
चौथी मंजिल, मन्त्री स्टर्लिंग,
प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कॉलोनी, दीप बंगला चौक के पास,
पुणे - 411 016.



*If this card is lost / someone's lost card is found,
please inform / return to :*

Income Tax PAN Services Unit, NSDL
4th Floor, Mantri Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: timinfo@nsdl.co.in



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

GRN Details

GRN: 192021220164659621
GRN Date: 18/01/2022 12:38:41
BRN: CKS5861354
Payment Status: Successful
Payment Mode: Online Payment
Bank/Gateway: State Bank of India
BRN Date: 18/01/2022 12:01:46
Payment Ref. No: 2000165204/1/2022
[Query No*/Query Year]

Depositor Details

Depositor's Name: MONOTOSH ENTERPRISE
Address: A C BANERJEE ROAD
Mobile: 9007846177
Depositor Status: Others
Query No: 2000165204
Applicant's Name: Mr S K Mukherjee
Identification No: 2000165204/1/2022
Remarks: Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000165204/1/2022	Property Registration- Stamp duty	0030-02-103-003-02	2020
2	2000165204/1/2022	Property Registration- Registration Fees	0030-03-104-001-16	21
			Total	2041

IN WORDS: TWO THOUSAND FORTY ONE ONLY.

Major Information of the Deed

Deed No :	I-1505-00238/2022	Date of Registration	18/01/2022
Query No / Year	1505-2000165204/2022	Office where deed is registered	
Query Date	17/01/2022 9:25:05 PM	1505-2000165204/2022	
Applicant Name, Address & Other Details	S K Mukherjee Barrackpore, Thana : Titagarh, District : North 24-Parganas, WEST BENGAL, Mobile No. : 8420543348, Status : Deed Writer		
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. 39,67,311/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 7,020/- (Article:48(g))	Rs. 21/- (Article:E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



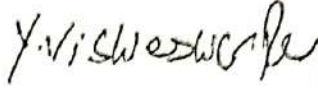



District: North 24-Parganas, P.S:- Titagarh, Municipality: BARRACKPORE, Road: A.T Roy Road, Mouza: Chanak, , Ward No: 20, Holding No:25/20 JI No: 0, Pin Code : 700123

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-2408/2584	RS-213	Bastu	Bastu	4 Katha 4 Chatak 34 Sq Ft		36,54,786/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
Grand Total :					7.0904Dec	0 /-	36,54,786 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In.Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	463 Sq Ft.	0/-	3,12,525/-	Structure Type: Structure
Gr. Floor, Area of floor : 463 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		463 sq ft	0 /-	3,12,525 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri YARRA VISWESWAR RAO Son of Kalidas Yarra Executed by: Self, Date of Execution: 18/01/2022 , Admitted by: Self, Date of Admission: 18/01/2022 ,Place : Office	 18/01/2022	 LTI 18/01/2022	 18/01/2022
, 24 S.P. Mukherjee Road, City:- , P.O:- Titagarh, P.S:-Titagarh, District:-North 24-Parganas, West Bengal, India, PIN:- 700119 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: ACxxxxxx0N, Aadhaar No: 77xxxxxxxx0559, Status :Individual, Executed by: Self, Date of Execution: 18/01/2022 , Admitted by: Self, Date of Admission: 18/01/2022 ,Place : Office				
2	Name	Photo	Finger Print	Signature
	Shri GOLLA VENU GOPAL (Presentant) Son of Golla Umapati Executed by: Self, Date of Execution: 18/01/2022 , Admitted by: Self, Date of Admission: 18/01/2022 ,Place : Office	 18/01/2022	 LTI 18/01/2022	 18/01/2022
,11/7, A.T. Roy, Kelvin Primary School, City:- , P.O:- Talpukur, P.S:-Titagarh, District:-North 24-Parganas, West Bengal, India, PIN:- 700123 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AOxxxxxx7N, Aadhaar No: 86xxxxxxxx4213, Status :Individual, Executed by: Self, Date of Execution: 18/01/2022 , Admitted by: Self, Date of Admission: 18/01/2022 ,Place : Office				

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	TIRUPATI CONSTRUCTION & DEVELOPERS , 3rd Floor, 23/A-1, Park Road, City:- , P.O:- Titagarh, P.S:-Titagarh, District:-North 24-Parganas, West Bengal, India, PIN:- 700119 , PAN No.: AAxxxxxx4M,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			

Representative Details :

Name, Address, Photo, Finger print and Signature



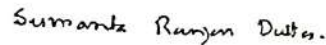
Name	Photo	Finger Print	Signature
Shri YARRA VISWESWAR RAO Son of Kalidas Yarra Date of Execution - 18/01/2022, , Admitted by: Self, Date of Admission: 18/01/2022, Place of Admission of Execution: Office	 Jan 18 2022 3:48PM	 LTI 18/01/2022	 18/01/2022

, 24 S.P. Mukherjee Road, City:- , P.O:- Titagarh, P.S:-Titagarh, District:-North 24-Parganas, West Bengal, India, PIN:- 700119, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxxx0N, Aadhaar No: 77xxxxxxx0559 Status : Representative, Representative of : TIRUPATI CONSTRUCTION & DEVELOPERS (as Partner)

Name	Photo	Finger Print	Signature
Shri GOLLA VENU GOPAL Son of Golla Umapati Date of Execution - 18/01/2022, , Admitted by: Self, Date of Admission: 18/01/2022, Place of Admission of Execution: Office	 Jan 18 2022 3:50PM	 LTI 18/01/2022	 18/01/2022

, 11/7, A.T. Roy, Kelvin Primary School, City:- , P.O:- Talpukur, P.S:-Titagarh, District:-North 24-Parganas, West Bengal, India, PIN:- 700123, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AOxxxxxx7N, Aadhaar No: 86xxxxxxx4213 Status : Representative, Representative of : TIRUPATI CONSTRUCTION & DEVELOPERS (as Partner)

Identifier Details :

Name	Photo	Finger Print	Signature
Sumanta Ranjan Dutta Son of Late Sudhangshu Ranjan Dutta , Barrackpore Court, City:- , P.O:- Barrackpore, P.S:-Barrackpore, District:- North 24-Parganas, West Bengal, India, PIN:- 700120	 18/01/2022	 18/01/2022	 18/01/2022

Identifier Of Shri YARRA VISWESWAR RAO, Shri GOLLA VENU GOPAL, Shri YARRA VISWESWAR RAO, Shri GOLLA VENU GOPAL

Transfer of property for L1		To. with area (Name-Area)
From	Shri YARRA VISWESWAR RAO	TIRUPATI CONSTRUCTION & DEVELOPERS-3.54521 Dec
	Shri GOLLA VENU GOPAL	TIRUPATI CONSTRUCTION & DEVELOPERS-3.54521 Dec
Transfer of property for S1		To. with area (Name-Area)
S.No	From	
1	Shri YARRA VISWESWAR RAO	TIRUPATI CONSTRUCTION & DEVELOPERS-231.50000000 Sq Ft
2	Shri GOLLA VENU GOPAL	TIRUPATI CONSTRUCTION & DEVELOPERS-231.50000000 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S:- Titagarh, Municipality: BARRACKPORE, Road: A.T Roy Road, Mouza: Chanak, ,
Ward No: 20, Holding No:25/20 JI No: 0, Pin Code : 700123

Sch No	Plot & Khatian Number	Details Of Land	Owner name In English as selected by Applicant
L1	RS Plot No:- 2408/2584, RS Khatian No:- 213		

Endorsement For Deed Number : I - 150500238 / 2022

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

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

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

Presented for registration at 13:11 hrs on 18-01-2022, at the Office of the A.D.S.R. BARRACKPORE by Shri GOLLA VENU GOPAL, 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 99,67,311/-

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

Execution is admitted on 18/01/2022 by 1. Shri YARRA VISWESWAR RAO, Son of Kalidas Yarra, , 24 S.P. Mukherjee Road, P.O: Titagarh, Thana: Titagarh, , North 24-Parganas, WEST BENGAL, India, PIN - 700119, by caste Hindu, by Profession Business, 2. Shri GOLLA VENU GOPAL, Son of Golla Umapati, , 11/7, A.T. Roy, Kelvin Primary School, P.O: Talpukur, Thana: Titagarh, , North 24-Parganas, WEST BENGAL, India, PIN - 700123, by caste Hindu, by Profession Business

Identified by Sumanta Ranjan Dutta, , Son of Late Sudhangshu Ranjan Dutta, , Barrackpore Court, P.O: Barrackpore, Thana: Barrackpore, , North 24-Parganas, WEST BENGAL, India, PIN - 700120, by caste Hindu, by profession Advocate

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

Execution is admitted on 18-01-2022 by Shri YARRA VISWESWAR RAO, Partner, TIRUPATI CONSTRUCTION & DEVELOPERS (Partnership Firm), , 3rd Floor, 23/A-1, Park Road, City:- , P.O:- Titagarh, P.S:-Titagarh, District:-North 24-Parganas, West Bengal, India, PIN:- 700119

Identified by Sumanta Ranjan Dutta, , Son of Late Sudhangshu Ranjan Dutta, , Barrackpore Court, P.O: Barrackpore, Thana: Barrackpore, , North 24-Parganas, WEST BENGAL, India, PIN - 700120, by caste Hindu, by profession Advocate

Execution is admitted on 18-01-2022 by Shri GOLLA VENU GOPAL, Partner, TIRUPATI CONSTRUCTION & DEVELOPERS (Partnership Firm), , 3rd Floor, 23/A-1, Park Road, City:- , P.O:- Titagarh, P.S:-Titagarh, District:-North 24-Parganas, West Bengal, India, PIN:- 700119

Identified by Sumanta Ranjan Dutta, , Son of Late Sudhangshu Ranjan Dutta, , Barrackpore Court, P.O: Barrackpore, Thana: Barrackpore, , North 24-Parganas, WEST BENGAL, India, PIN - 700120, 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 18/01/2022 12:39PM with Govt. Ref. No: 192021220164659621 on 18-01-2022, Amount Rs: 21/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKS5861354 on 18-01-2022, Head of Account 0030-03-104-001-16

Statement of Stamp Duty

Notified that required Stamp Duty payable for this document is Rs. 7,020/- and Stamp Duty paid by Stamp Rs 5,000/-,
online = Rs 2,020/-
Description of Stamp
Stamp: Type: Impressed, Serial no 1619, Amount: Rs.5,000/-, Date of Purchase: 13/01/2022, Vendor name: Samir
Samanta
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 18/01/2022 12:39PM with Govt. Ref. No: 192021220164659621 on 18-01-2022, Amount Rs: 2,020/-, Bank:
State Bank of India (SBIN0000001), Ref. No. CKS5861354 on 18-01-2022, Head of Account 0030-02-103-003-02



Asis Kumar Dutta
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BARRACKPORE
North 24-Parganas, West Bengal

01/01/2022

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1505-2022, Page from 10580 to 10623
being No 150500238 for the year 2022.



Digitally signed by ASIS KUMAR DUTTA
Date: 2022.01.18 16:42:03 +05:30
Reason: Digital Signing of Deed.

ASIS Kumar Dutta) 2022/01/18 04:42:03 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BARRACKPORE
West Bengal.

(This document is digitally signed.)