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पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

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N 179548

26 SEP 2022

DEVELOPMENT AGREEMENT

District Sub-Registrar-II
Alinore, South 24-parganas

THIS DEVELOPMENT AGREEMENT is made and executed on this 26th Day of September 2022 (Two Thousand and Twenty-Two);

BETWEEN

1) **G K REALTORS**, a partnership firm duly incorporated under the provision of Indian Partnership Act 1932 having its Income Tax Permanent Account No. **[AANFG 4235G]** and having its registered office at 19T, Baishnabghata Bye Lane, Post Office-Naktala, Police Station-Netaji Nagar (erstwhile Patuli), Kolkata-700047, District-South 24 Parganas, West Bengal. 2) **G K ABASAN** a partnership firm duly incorporated under the provision of Indian Partnership Act 1932 having its Income Tax Permanent Account No. **[AANFG 4234H]** and having its registered office at 19T, Baishnabghata Bye Lane, Post Office-Naktala, Police Station-Netaji Nagar (erstwhile Patuli), Kolkata-700047, District-South 24 Parganas, West Bengal. Both the Partnership Firms are duly represented by its common

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R. Ghosh Adv.

Gopesh

NAME
ADD.
22 SEP 2022
SURANJAN NUKHERJEE
Licensed Stamp Vendor
C. P. Court
2 & 3, K. S. Road, Kol-1

22 SEP 2022

[Faint handwritten notes in Bengali]



Identified by me
 Rabi Ghosh
 S/o Jahan Ghosh
 Vill- Ghanta, Bokantapally
 P.O. South Ghanta, P.S.-
 Bamvipon, PIN- 743613
 South 24 Pgs

DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS. ALIPORE
26 SEP 2022

partners namely **A) SHRI GOPAL KUNDU** son of Late Dasarath Kundu, having his Income Tax Permanent Account No. **(AFXPK 7428J)** and Aadhaar No. **(4611 9977 9796)**, by faith-Hindu, by Nationality-Indian, by occupation Business, **AND B) SMT. RUNA KUNDU** wife of Gopal Kundu, having her Income Tax Permanent Account No. **(AKYPK 5461F)** and Aadhaar No. **(3360 9007 8923)**, by faith-Hindu, by Nationality-Indian, by occupation Business, both are residing at 8/1A, Post Office-Naktala, Police Station-Netaji Nagar (erstwhile Patuli), Kolkata-700047, District-South 24 Parganas, West Bengal. **3) SHRI GOPAL KUNDU** son of Late Dasarath Kundu, having his Income Tax Permanent Account No. **(AFXPK 7428J)** and Aadhaar No. **(4611 9977 9796)**, by faith-Hindu, by Nationality-Indian, by occupation Business, **AND 4) SMT. RUNA KUNDU** wife of Gopal Kundu, having her Income Tax Permanent Account No. **(AKYPK 5461F)** and Aadhaar No. **(3360 9007 8923)**, by faith-Hindu, by Nationality-Indian, by occupation Business, both are residing at 8/1A, Post Office-Naktala, Police Station-Netaji Nagar (erstwhile Patuli), Kolkata-700047, District-South 24 Parganas, West Bengal hereinafter conjointly referred to as **LAND OWNERS** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their successor(s), heir(s), successors-in-interest, executor (s), representative(s), administrator(s) and/or assigns). of the **FIRST PART.**

A N D

TANIAN MANSIONS, a partnership firm duly incorporated under the provision of Indian Partnership Act 1932 having its Income Tax Permanent Account No. **(AARFT 8651R)** and having its registered office at 583, Kalikapur, Kolkata-700099, Post Office- Mukundapur, Police Station-Purba Jadavpur, District-South 24 Parganas, West Bengal, represented by its partners **(1) SHRI SUSANTA MALLICK** son of Late Kuber Chandra Mallick, having his Income Tax Permanent Account No. **(AFFPM 8592R)**, and Aadhaar No **(8310 4324 3599)**, by faith-Hindu By occupation

Business 2) **SMT TANIMA MALLICK** wife of Susanta Mallick, having her Income Tax Permanent Account No. **(AEXP M3728C)** and Aadhaar No. **(4436 4855 1405)** by faith Hindu, by Nationality-Indian, by occupation Business, both are residing at KB-5, Kallol Cooperative Housing Society, Sector-III, Salt Lake City, Post Office-1B Block, Salt Lake, Police Station-Bidhan Nagar South, Kolkata - 700 098, District - North 24- Parganas West Bengal, **AND (3) SHRI RANJIT ROY**, son of Late Ajit Kumar Roy, having his Income Tax Permanent Account No. **(AFBPR 5530G)**, Aadhaar No **(3835 6737 8748)**, by faith Hindu, by occupation Business, residing at UD-080807, UDITA Complex, 1050/1, Survey Park, Kolkata -700075, Post Office- Survey Park, Police Station- Jadavpur, District-South 24 Parganas, West Bengal, hereinafter referred to as the **DEVELOPER** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their successor(s), heir(s), successors-in-interest, executor(s), representative(s), administrator(s) and/or assigns) of the **SECOND PART**.

The **LAND OWNERS** and **DEVELOPER** are conjointly for the sake of brevity hereinafter referred to as the "**PARTIES**" and they are individually hereinafter referred to as the "**PARTY**".

DEVOLUTION AND/OR BACKGROUND OF TITLE: the Title of ownership is flows as follows from time to time:

WHEREAS The **Land Owners** herein are the joint and absolute owners of **ALL THAT** piece and parcel of Vacant Bastu Land measuring about 65 Cottahs 5 Chittaks 19 Sq. Ft. (108 Decimals) more or less laying and situated at Mouza-Elachi, Pargana-Magura, Touzi No. 3, 4 & 5 J.L No. 70, under L.R. Dag Nos. 19, 20, 23, 24, 35 and 36 appertaining to L.R. Khatian Nos.1317, 3094, 3095, 3096 3476, 3491, 3514, 3544, 745, 3401, 3407, 3418, 3419 and 3478, under Ward No. 26 of Rajpur Sonarpur Municipality, Post Office- Narendrapur, Kolkata-700103, Police Station- Sonarpur, under the jurisdiction of Additional District Sub Registrar at

Sonarpur, District-South 24 Parganas, in the State of West Bengal. The ownership of the property is divided in plots they are as follows:

1. FIRST PLOT:

1A. One Gour Chandra Purkait since deceased was the sole and absolute owner of All That piece and parcel of land measuring about 75 Decimal laying and situated at R.S. Khatian No.145 of R.S. Dag No.7 of Elachi Mouza, J.L. No. 70, Police Station-Sonarpur, District-South 24 Parganas, in the State of West Bengal.

1B. While said Gour Chandra Purkait was enjoying his all that aforesaid property free from all sorts of encumbrances for his personal need sold, transferred and conveyed the All That piece and parcel of land measuring about 75 Decimal laying and situated at R.S. Khatian No.145 of R.S. Dag No.7 of Elachi Mouza, J.L. No. 70, Police Station-Sonarpur, District-South 24 Parganas, in the State of West Bengal in the year 1963 to one Satyapriya Roy and Anila Debi by virtue of registered deed of conveyance which was duly registered at the office of Sub Register at Baruipur and recorded in Book No.1, Volume No.91, pages-286 to 291, being No.7867 for the year 1963.

1C. While said Satyapriya Roy was enjoying his share over the aforesaid property died intestate leaving behind his legal heirs and thereafter said legal heirs of Satyapriya Roy said Anila Debi executed a deed of partition in respect of All That piece and parcel of land measuring about 75 Decimal laying and situated at R.S. Khatian No.145 of R.S. Dag No.7 of Elachi Mouza, J.L. No. 70, Police Station-Sonarpur, District-South 24 Parganas, in the State of West Bengal for betterment of use of said Land which was duly registered at the office of Additional District Sub Registrar at Baruipur and recorded in Book No.1, Volume No.382, Pages- 163 to 178, being No. 12393 for the year 1981.

1D. By virtue of aforesaid deed of partition being no. 12393 for year 1981 the said Smt. Anila Debi being the Second Part of the aforesaid partition deed was allotted Plot No. B in respect of ALL THAT demarcated land measuring about 9 Cottahs 8 Chittaks more or less lying and situated at R.S. Khatian No.145 of R.S. Dag No.7 of Elachi Mouza, J.L. No. 70, Police Station-Sonarapur, District-South 24 Parganas, in the State of West Bengal.

1E. While said Anila Debi enjoyed her All that aforesaid property free from all sorts of encumbrances sold, conveyed and transferred All That piece and parcel of land measuring about 4 Cottahs 12 Chittaks (including common passage of 8 Chittaks) out of total 9 Cottahs 8 Chittaks land lying and situated at R.S. Khatian No.145 of R.S. Dag No.7 of Elachi Mouza, J.L. No. 70, Police Station-Sonarapur, District-South 24 Parganas, in the State of West Bengal on 13.07.1981 into and in favour of Jharna Bhattacharjee, by virtue of a deed of conveyance which was duly registered at the office of District Sub Registrar at Alipore and recorded in Book No.1, Volume No.261, Pages- 123 to 127, being No.8175 for the year 1981. Said Anila Debi also sold her remaining All That piece and parcel of land measuring about 4 Cottahs 12 Chittaks (including common passage of 8 Chittaks) out of total 9 Cottahs 8 Chittaks land laying and situated at R.S. Khatian No.145 of R.S. Dag No.7 of Elachi Mouza, J.L. No. 70, Police Station-Sonarapur, District-South 24 Parganas, in the State of West Bengal on 13.07.1981 to and in favour of Rathindra Nath Singha, which was duly registered at the office of District Sub Registrar at Alipore and recorded in Book No.1, Volume No.274, Pages- 203 to 207, being No.8176 for the year 1981. Thus after becoming the owner of the afore said property said Rathindra Nath Singh has recorded and mutated his name with the records BL & LRO and Rajpur Sonarapur Municipality and accordingly L.R. Khatian

No. 745 and Holding No. 276 has issued in his favour in respect of the aforesaid property.

1F. After becoming the owner of the All That piece and parcel of land measuring about 4 Cottahs 12 Chittaks (including common passage of 8 Chittaks) land lying and situated at R.S. Khatian No.145 of R.S. Dag No.7 of Elachi Mouza, J.L. No. 70, Police Station-Sonarpur, District-South 24 Parganas, in the State of West Bengal said Jharna Bhattacharjee while enjoyed her afore said property free from all sorts of encumbrances sold, conveyed and transferred all that aforesaid land on 14.03.1985 unto and in favour of Sabita Singha which was duly registered at the office of District Sub Registrar at Alipore and recorded in Book No.1, Volume No 60, Pages-410 to 416, being No.3523 for the year 1985. Thus after becoming the owner of the afore said property said Sabita Singh has recorded and mutated her name with the records of BL & LRO and Rajpur Sonarpur Municipality and accordingly L.R. Khatian No. 1141 and Holding No. 491 have issued in her favour in respect of the aforesaid property.

1G. While said Rathindra Nath Singha was enjoying his share over the aforesaid property was died intestate on 06.09.2019 leaving behind his wife, Sabita Singha alias Sinha and two daughters, namely Urmi Banerjee and Smt. Ushri Talapatra as his legal heirs and successors to inherit his afore said property.

1H. while said Sabita Sinha enjoying her All that aforesaid property free from all sorts and encumbrances sold, conveyed and transferred All That piece and parcel of land measuring about 4 Cottahs 12 Chittaks (including common passage of 8 Chittaks) laying and situated at R.S. Khatian No. 145 as well as L.R. Khatian No.1141 of R.S. Dag No.7 as well as L.R. Dag No. 19 at Mouza-Elachi, Pargana-Magura, Touzi No. 3,

4 & 5 J.L No. 70, Holding No.491, under Ward No. 26 of Rajpur Sonarpur Municipality, Post Office- Narendrapur, Kolkata-700103, Police Station- Sonarpur, District-South 24 Parganas, in the State of West Bengal on 27.11.2019 to **G K REALTORS, G K ABASAN & SMT. RUNA KUNDU** which was duly registered at the office of District Sub Registrar-III at Alipore and recorded in Book No.1, Volume No. 1603-2019, Pages-128474 to 128497, being No.03974 for the year 2019. And after becoming the owner of the aforesaid property **G K REALTORS, G K ABASAN & SMT. RUNA KUNDU** have recorded their names with the BL & LRO and accordingly L.R. Khatian No. 3401, 3407,3418 and 3419 have issued in their favour in respect of the aforesaid property.

1J. while said Smt. Sabita Singha alias Sinha, Smt. Ushri Talapatra and Smt. Urmi Banerjee jointly enjoying their All that aforesaid property free from all sorts and encumbrances sold, conveyed and transferred All That piece and parcel of land measuring about 4 Cottahs 12 Chittaks (including common passage of 8 Chittaks) laying and situated at R.S. Khatian No. 145 as well as L.R. Khatian No.745 of R.S. Dag No.7 as well as L.R. Dag No. 19 at Mouza-Elachi, Pargana-Magura, Touzi No. 3, 4 & 5 J.L No. 70, Holding No.276, under Ward No. 26 of Rajpur Sonarpur Municipality, Post Office- Narendrapur, Kolkata-700103, Police Station- Sonarpur, District-South 24 Parganas, in the State of West Bengal on 27.11.2019 to **G K REALTORS, G K ABASAN & SMT. RUNA KUNDU** which was duly registered at the office of District Sub Registrar-III at Alipore and recorded in Book No.1, Volume No. 1603-2019, Pages-128498 to 128527, being No.03975 for the year 2019. In the aforesaid deed of conveyance by inadvertence the Khatian no. was wrongly mentioned 1141 instead of 745 and on the third page deed no. wrongly written as 8176 for the year 1963 instead of 7687 of 1963 and the same was rectified by way of a registered deed of declaration dated 26.09.2022.

1K. Thus by virtue of the deed of conveyances dated 27.11.2019 **G K REALTORS, G K ABASAN & SMT. RUNA KUNDU** herein become the joint and absolute owners of All That piece and parcel of land measuring about 9 Cottahs 8 Chittaks lying and situated at R.S. Khatian No.145 as well as L.R. Khatian No.745 and 1141 of R.S. Dag No.7 as well as L.R. Dag No. 19 at Mouza-Elachi, Pargana-Magura, Touzi No. 3, 4 & 5 J.L. No. 70, Holding No.276 and 491, SN Ghosh Avenue under Ward No. 26 of Rajpur Sonarpur Municipality, Post Office- Narendrapur, Kolkata-700103, Police Station- Sonarpur, District-South 24 Parganas, in the State of West Bengal.

2. SECOND PLOT

2A. One Debi Charan Ghosh and Gopal Chandra Ghosh were seized and possessed of or otherwise well and sufficiently entitled to ALL THAT property and others land of Elachi Mouza, J.L.No. 70, of R.S. Khatian Nos. 836 & 837 including the area of R.S. Dag No.8. as per Revisional settlement records of rights thereof and enjoying every rights, title and interest over the aforesaid property without interruption, claim and demand whatsoever.

2B. Thereafter the said Shri Debi Charan Ghosh and Shri Gopal Chandra Ghosh while enjoying the aforesaid property for betterment of their use had executed a deed of Partition in respect of the area of R.S. Dag No.8 of R.S. Khatian Nos. 836 & 837 & others property of Elachi Mouza, J.L.No.70 Police Station- Sonarpur, District-South 24 Parganas, in the State of West Bengal on 02.08.1959 registered at the office of Additional District Sub Registrar at Baruipur and recorded in Book No.1, Volume No.71, Pages262 to 274, being No.7307 for the year 1959.

2C. Thus by virtue of aforesaid Deed of Partition being No.7307 for the year 1959 said Shri Debi Charan Ghosh, being the second party of the

said partition, was allotted amongst other all that said land measuring 76 decimals in Mouza-Elachi, J.L.No.70 comprising in R.S. Dag No. 8, appertaining to R.S. Khatian No. 836 & 837 absolutely and forever which had been morefully described in Schedule "GA" of the said Partition Deed and the said Gopal Chandra Ghosh being the First party of the said Partition deed was allotted other properties as described in the Schedule "Kha" of the said partition deed.

2D. While said Debi Charan Ghosh was enjoyed his afore said peroperty free from all sorts and encumbrances sold, conveyed and transferred ALL THAT land measuring more or less 11 Cottahs 15 Chittaks 22 sq ft. more or less out of 76 decimals of land situated at R.S. Dag No.8, R.S. Khatian Nos. 836 & 837 of Elachi Mouza, J.L.No.70 on 12.05.1982 to and in favour of M/s. Much Engineering Pvt. Ltd. by virtue of registered deed of conveyance duly registered at the office of District Sub Registrar at Alipore and recorded in Book No.1, Volume No.172, pages-246 to 256, being No.6103 for the year 1982. And the said Debi Charan Ghosh also sold, transferred and conveyed ALL THAT land measuring more or less 11 Cottahs 4 Chittaks 10 sq. ft. out of 76 decimals of land in R.S. Dag No.8, R.S. Khatian Nos. 836 & 837 of Elachi Mouza, J.L. No.70 on 08.06.1982 to and in favour of M/s. Much Engineering Pvt. Ltd. By virtue of a registered deed of conveyance duly registered at the office of Additional District Sub Registrar at Sonarpur and recorded in Book No.1, Volume No.65, pages-260 to 273, being No.3241 for the year 1982.

2E. Thereafter While said Debi Charan Ghosh was enjoyed his afore said property free from all sorts and encumbrances sold, conveyed and transferred ALL THAT land measuring more or less 9 Cottahs 14 Chittaks 24 sq. ft. out of 76 decimals in R.S. Dag No.8, R.S. Khatian Nos. 836 & 837 of Elachi Mouza, JL No. 70 Police Station- Sonarpur, District-South 24 Parganas, in the State of West Bengal on 24.09.1982

to and in favour of Smt. Arunima Mukherjee duly registered at the office of District Sub Registrar at Alipore and recorded in Book No.1, Volume No.337, pages-64 to 76, being No. 13125 for the year 1982.

2F. While the said Arunima Mukherjee enjoyed her aforesaid property free from all sorts of encumbrances sold, transferred and conveyed the land measuring more or less 9 Cottahs 14 Chittaks 24 sq. ft. situated at R.S. Dag No.8, R.S. Khatian Nos. 836 & 837 of Elachi Mouza, J.L. No. 70 to and in favour of M/s. Parkings, a sole proprietorship Firm, being sole proprietress, Smt. Parbati Chatterjee, wife of Sri Ajit Kumar Chatterjee, on 14.08.1989 which was duly registered at the office of Registrar of Assurance Kolkata and recorded in Book No.1, Volume No.238, pages-355 to 367, being No.9636 for the year 1989.

2G. Thereafter the said M/s. Much Engineering Pvt. Ltd. sold, transferred and conveyed their land measuring more or less 5 Cottahs 2 Chittaks 4 sq. ft. out of 11 Cottahs 4 Chittaks 10 sq. ft. situated at R.S. Dag No.8, R.S. Khatian Nos. 836 & 837 of Elachi Mouza, J.L.No.70 to and in favour of M/s. Parkings, a sole proprietorship Firm, being sole proprietress, Smt. Parbati Chatterjee, which was duly registered at office of District Sub Registrar at Alipore and recorded in Book No.1, Volume No.27, pages-10 to 21, being No.1268 for the year 1990.

2H. Thus by virtue of two separate deeds conveyances, the said Smt. Parbati Chatterjee, being the sole proprietor of M/s. Parkings became the absolute owner of the All That piece and parcel of land measuring about 15 Cottahs 18 sq. ft. more or less including road/passage being plot No. B situated and lying at Mouza-Elachi, J.L. No. 70 comprising in RS. Dag No.8, appertaining to R.S. Khatian Nos.836 & 847 Police Station-Sonarpur, District-South 24 Parganas, in the State of West Bengal.

2J. While said Smt. Parbati Chatterjee, being the sole proprietor of M/s. Parkings enjoying her aforesaid property sold, conveyed and transferred ALL THAT land measuring more or less 15 Cottahs 18 sq. ft. including road/passage being plot No B situated and lying at Mouza-Elachi, J.L.No.70 comprising in RS. Dag No.8, appertaining to R.S. Khatian Nos 836 & 847, to and in favour of Shri Somnath Kundu and Lina Kundu, executed on 24.09.1997 duly registered at the office of District Sub Registrar IV at Alipore and recorded in Book No. 1, Volume No. 10, Pages-335 to 348, being No. 104 for the year 1998.

2K. Thereafter while said Sri Somnath Kundu and Lina Kundu jointly enjoying their aforesaid property free from all sorts and encumbrances sold, conveyed and transferred the undivided 1/2th share, i.e. more or less 7 Cottahs 8 Chittaks 9 Sq. ft. of land out of more or less 15 Cottahs 18 sq. ft. including road/passage being plot No. B along with ½ share, i.e. 250 sq ft. cement flooring asbestor shed structure out of 500 sq.ft. standing thereon situated and lying at Mouza-Elachi, J.L. No.70 comprising in R.S. Dag No.8, appertaining to R.S. Khatian Nos. 836 & 847. Municipal Holding No.314 S.N. Ghosh Avenue, Ward No.26 under Rajpur Sonarpur Municipality Police Station- Sonarpur, District-South 24 Parganas, in the State of West Bengal on 21.08.2008 to SHRI MANORANAN KUNDU and SRI GOPAL KUNDU by virtue of a registered deed of conveyance duly registered at the office of District Sub Registrar-IV. Alipore and recorded in Book No.1, being No.4168 for the year 2008. Thereafter the said Shri Somnath Kundu and Lina Kundu jointly sold the remaining undivided 1/2 share, i.e. more or less 7 Cottahs 8 Chittaks 9 Sq. ft of land out of more or less 15 Cottahs 18 Sq. Ft. including road/passage being plot No B along with 1/2 share, i.e. 250 sq.ft. cement flooring asbestor shed structure out of 500 sq. ft. standing thereon situated and lying at Mouza-Elachi, J.L. No. 70 comprising in R.S. Dag No.8, appertaining to R.S. Khatian Nos.836 & 847. Holding

No.314 S.N. Ghosh Avenue, Ward No.26 under Rajpur Sonarpur Municipality, Police Station- Sonarpur, District-South 24 Parganas, in the State of West Bengal on 21.08.2008 to and in favour of SRI MANORANAN KUNDU and SRI GOPAL KUNDU duly registered at the office of District Sub Registrar- IV. Alipore and recorded in Book No. 1., being No.4171 for the year 2008.

2L While said Sri Manoranjan Kundu enjoyed his undivided 1/12th share on the aforesaid property, sold conveyed and transferred said his undivided 1/2 share, i.e. ALL THAT piece and parcel of land 7 Cottahs 8 Chittaks 9 Sq. ft. more or less out of all that land measuring about 15 Cottahs 18 sq. ft. including road/passage being plot No. B along with 1/2 share, i.e. 250 sq.ft. cement flooring asbestor shed structure out of 500 sq.ft. standing thereon situated and lying at Mouza-Elachi, J.L.No.70 comprising in R.S. Dag No.8, appertaining to R.S. Khatian Nos 836 & 847. Holding No.314 S.N. Ghosh Avenue, Ward No. 26 under Rajpur Sonarpur Municipality Police Station- Sonarpur, District-South 24 Parganas, in the State of West Bengal to and in favour of **(1) SRI GOPAL KUNDU (2) SMT. RUNA KUNDU (3) G K REALTORS, & (4) G KABASAN** on 12.03.2021 duly registered at the office of Additional District Sub Registrar at Sonarpur and recorded in Book No.1 Volume No 1608-2021. Pages-65377 to 65412, being No 2120 for the year 2021.

2M Thereafter Much Engineering Pvt. Ltd while in absolute ownership of their property sold, conveyed and transferred ALL THAT piece and parcel of land measuring 11 Cottahs 15 Chittaks 22 Sq.ft. more or less laying and situated at R.S. Dag No. 8, LR. Dag No.20 Police Station- Sonarpur, District-South 24 Parganas on 11.05.1989 to and in favour of Shri Purna Chandra Banerjee and Sri Narayan Banerjee, which was duly registered at the office of Additional District Sub Registrar at Sonarpur and recorded in Book No.1 and recorded in Book No.1, being No.657 for

the year 1989. Thereafter the said Much Engineering Pvt. Ltd also sold, conveyed and transferred ALL THAT land measuring more or less 6 Cottahs 2 Chittaks 16 Sq. ft. out 11 Cottahs 4 Chittaks 10 Sq.ft. in R.S. Dag No.8, on 11.12.1989 to and in favour of Smt. Mukta Banerjee and Smt. Bakul Banerjee, which was duly registered at Additional District Sub Registrar at Sonarpur and recorded in Book No.1, being No.6920 for the year 1989.

2N Said Purna Chandra Banerjee and Narayan Banerjee while jointly enjoyed the aforesaid property free from all sorts an encumbrances, sold, conveyed transferred the land measuring about more or less 11 Cottahs 15 Chittaks 22 Sq. Ft. in R.S. Dag No.8, to and in favour of Ramendra Kumar Chakraborty on 26.09.1992 which was duly registered at Additional District Sub Registrar at Sonarpur recorded in Book No.1, Volume No. 132, Pages- 1 to 8, being No.7532 for the year 1992.

2O. Said Smt. Mukta Banerjee and Smt. Bakul Banerjee while jointly enjoyed the aforesaid property free from all sorts an encumbrances jointly sold, conveyed and transferred the ALL THAT land measuring about more or less 6 Cottahs 2 Chittaks 16 Sq. Ft. in R.S. Dag No.8, executed on 26.11.1991 to and in favour of Ramendra Kumar Chakraborty, to and in favour of and recorded in Book No. 1, Volume No. 132, Pages- 9 to 17, being No.7533 for year 1992, thus said Ramendra Kumar Chakraborty became the absolute owner of the land measuring about more or less 18 Cottahs Chittaks 38 sq. ft. situated and lying at Mouza-Elachi, J.L.No.70, R.S. Dag No.8, LR Dag No.20, R.S. Khatian Nos. 836 & 837, Holding No.309. Police Station- Sonarpur, District-South 24 Parganas, in the State of West Bengal .

2P Said Ramendra Kumar Chakraborty while jointly enjoying the aforesaid property free from all sorts an encumbrances executed a will on 27.11.1991 duly registered at the office of District Sub Registrar- at Alipore and recorded in Book No.-III, Volume No.7, Pages- 19 to 24, being No.210 for the year 1991. Said Ramendra Kumar Chakraborty died on 21.11.2005 and after that Smt. Maya Bagchi applied before the Ld. District Delegate at Alipore and registered case No Act 39 case No.234 of 2008 (P) applied for probate of the said WILL dated 27.11.1991 and the said application for probate had been granted on 3rd day of MAY 2010 by the Learned Delegate 3rd Court Civil Judge (Senior Division) at Alipore in favour of Maya Bagchi and by virtue of said probate granted by the Ld. District Delegate, Smt. Maya Bagchi has become the absolute owner of the ALL THAT land measuring 18 Cottahs 1 Chittaks 38 Sq.ft. more or less laying and situated at Mouza-Elachi, J.L.No.70 comprising in R.S. Dag No. 8, L.R. Dag No.20, R.S. Khatian Nos 836 & 837, Holding No.309 Ward No 26 under Rajpur-Sonarpur Municipality, Police Station-Sonarpur, District-South 24 Parganas, in the State of West Bengal.

2Q Said Maya Bagchi while enjoyed the aforesaid property free from all sorts an encumbrances sold the undivided 4 Cottahs & Chittaks out of all that 18 Cottahs 1 Chittaks 38 sq ft. on 24.09.2014 to and in favour of GK Realtors by virtue of a registered deed of conveyance duly registered at duly registered at the office of District Sub Registrar- IV, Alipore and recorded in Book No.I, being No.7334 for the year 2014. Thereafter the said Maya Bagchi also sold the undivided 4 Cottahs land out 18 Cottahs 1 Chittaks 38 Sq. ft. on 24.09.2014 to Runa Kundu duly registered at the office of District Sub Registrar- IV, Alipore and recorded in Book No.1, C.D. Volume No.42, Pages 2713 to 2727, being No.7335 for the year 2014.

2R Thereafter the said Maya Bagchi sold the undivided 3 Cottahs 8 Chittaks out 18 Cottahs 1 Chittak 38 sq.ft. on 30.01.2015 to and in favour of G K Abasan duly registered at the office of District Sub Registrar- IV. Alipore and recorded in Book No.I, C.D. Volume No.3 Pages 5907 to 5922, being No.0650 for the year 2015. Thereafter the said Maya Bagchi sold the undivided 6 Cottahs 1 Chattak 38 Sq ft out 18 Cottahs 1 Chittak 38 sq.ft. on 24.11.2015 to Runa Kundu duly registered at the office of District Sub Registrar- IV. Alipore and recorded in Book No.1, Volume No1604 2015, Pages-102320 to 102339,being No.07992 for the year 2015.

2S Said Maya Bagchi while enjoyed the remaining part of the aforesaid property free from all sorts an encumbrances sold, conveyed and transferred ALL THAT undivided 6 Cottahs 1 Chattak 38 Sq.ft. land out 18 Cottahs 1 Chittak 38 sq. ft. on 24.11.2015 to G K. Realtors duly registered at the office of District Sub Registrar- IV. Alipore and recorded in Book No.1, Volume No 1604-2015, Pages-10234010102360,being No.07993 for the year 2015. Thereafter the said Maya Bagchi also sold conveyed and transferred the undivided 2 Cottahs 8 Chittak 27.66 Sq. ft. out of ALL THAT 18 Cottahs 1 Chittak 38 sq.ft. land on 24.11.2015 to and in favour of GK Abasan duly registered at the office of District Sub Registrar- IV. Alipore and recorded in Book No. I, Volume No 1604-2015, Pages- 102361 to 102381, being No.07994 or the year 2015.

2T Successors of Late Debi Charan Ghosh, i.e. Gobinda Lal Ghosh, Madhab Ghosh and Sri Joydeb Ghosh while jointly enjoyed the aforesaid property free from all sorts an encumbrances jointly sold conveyed and transferred the land measuring more or less 3 Cottahs 8 Chittaks out of 22 decimals land laying an situated at of R.S. Dag No.8, L.R. Dag No.20, R.S. Khatian Nos 836 & 837, L.R. Khatian Nos. 366 of Elachi Mouza on 10.12.2018 to G K Realtors, GK Abasan & Runa Kundu duly registered

at the office of District Sub Registrar- IV, Alipore and recorded in Book No.1, Volume No 1604-2018, Pages-214611to 214652,being No.7276 or the year 2018. And after becoming the owner of the aforesaid properties **G K REALTORS, G K ABASAN, SHRI GOPAL KUNDU AND SMT. RUNA KUNDU** have recorded their names with the BL & LRO and accordingly L.R. Khatian No. 1317,3094, 3095, 3096, 3476, 3491 and 3514 have issued in their favour in respect of the aforesaid property.

2U Thus by virtue of the aforesaid deed of conveyances **G K REALTORS, G K ABASAN, SHRI GOPAL KUNDU AND SMT. RUNA KUNDU** herein become the joint and absolute owners of All That piece and parcel of land measuring about 36 Cottahs 10 Chittaks 11 Sq ft in R.S. Dag No.8, as well as LR Dag No.20. R.S. Khatian Nos. 836 & 837, as well as L.R. Khatian No. 1317,3094, 3095, 3096, 3476, 3491 and 3514 at Mouza-Elachi, Pargana-Magura, Touzi No. 3, 4 & 5 J.L No. 70, Holding No.309 & 314 SN Ghosh Avenue under Ward No. 26 of Rajpur Sonarpur Municipality, Post Office- Narendrapur, Kolkata-700103, Police Station-Sonarpur, District-South 24 Parganas, in the State of West Bengal.

3. THIRD PLOT

3A. One Debi Charan Ghosh and Gopal Chandra Ghosh were seized and possessed of or otherwise well and sufficiently entitled to All That piece and parcel of land of Elachi Mouza including the area of R.S. Dag Nos. 11 & 12 of R.S. Khatian No.42 as per Revisional settlement records of rights and enjoying every right, title and interest over the aforesaid property without interruption, claim and demand whatsoever.

3B. Said Shri Debi Charan Ghosh and Shri Gopal Chandra Ghosh while enjoying the aforesaid properties was executed a deed of Partition regarding the area of R.S. Dag No. 11 & 12 of R.S. Khatian No.42 & others property of Elachi Mouza, J.L.No.70 on 02.08.1959 which was

duly registered at which was duly registered at Additional District Sub Registrar at Baruipur and recorded in Book No.1, Volume No.71, Pages-262 to 274, being No.7307 for the year 1959.

3C. Thus by virtue of aforesaid Partition deed No.7307 for the year 1959 the said Shri Debi Charan Ghosh, being the second party of the said partition, was allotted amongst other all that said land measuring 13 decimals (the split up of the land being: 5 decimals land of R.S. Dag No.11 and 8 decimals land of R.S. Dag No. 12) in Mouza-Elachi, J.L. No. 70 appertaining to R.S. Khatian No.42 absolutely and forever which had been morefully described in Schedule "GA" of the said Partition Deed and the said Gopal Chandra Ghosh being the First party of the said partition deed was allotted other properties as described in the Schedule "Kha" of the said partition deed.

3D While said Debi Charan Ghosh enjoyed the aforesaid property free from all sorts an encumbrances sold, conveyed and transferred ALL THAT land measuring about 13 decimals the split up of the land being:- 5 decimals land of R.S. Dag No.11 as well as L.R Dag No. 23 and 8 decimals land of R.S. Dag No. 12 as well as L.R. Dag No. 24, in Mouza-Elachi, J.L.No.70 appertaining to R.S. Khatian No.42, L.R Khatian No.356 on 16.07.2008 to and in favour of Shri Madhab Ghosh and Shri Jaydeb Ghosh, by virtue of a deed of gift which was which was duly registered at Additional District Sub Registrar at Sonarpur and recorded in Book No.1,CD. Volume No.20, Pages-4780 to 4791, being No.7511 for the year 2008.

3E Thereafter the said Madhab Ghosh and Jaydeb Ghosh while jointly enjoyed the aforesaid property free from all sorts an encumbrances sold, conveyed and transferred ALL THAT land measuring 13 decimals the split up of the land being 5 decimals of RS. Dag No. 11.as well as LR

Dag No.23 And 8 decimals land of R.S. Dag No 12, as well as LR DagNo.24 in Mouza-Elachi, J.L. No. 70 appertaining to R.S. Khatian No.42, LR Khatian No.366 on 30.07.2018 to **SMT. RUNA KUNDU, G K REALTORS AND GK ABASAN** which was duly registered at Additional District Sub Registrar at Sonarpur and recorded in Book No. I, Volume No. 1608-2018, Pages-92722 to 92750, being No.04100 for the year 2018. And after becoming the owner of the aforesaid property **G K REALTORS, G K ABASAN & SMT. RUNA KUNDU** have recorded their names with the BL & LRO and accordingly L.R. Khatian No. 3094, 3095, and 3096 have issued in their favour in respect of the aforesaid property.

3F Thus by virtue of the deed of conveyance dated 30.07.2018 **G K REALTORS, G K ABASAN & SMT. RUNA KUNDU** herein become the joint and absolute owners of All That piece and parcel of land measuring about 13 decimal i.e. 7 Cottahs 13 Chittaks laying and situated at R.S. Khatian No.42 as well as L.R. Khatian No.3094, 3095 and 3096 under R.S. Dag No.11 7 12 as well as L.R. Dag No. 23 and 24 at Mouza-Elachi, Pargana-Magura, Touzi No. 3, 4 & 5 J.L. No. 70, under Ward No. 26 of Rajpur Sonarpur Municipality, Post Office- Narendrapur, Kolkata-700103, Police Station- Sonarpur, District-South 24 Parganas, in the State of West Bengal.

4. FORTH PLOT

4A. One Nanilal Ghosh, Bipin Behari Ghosh, Panchu Gopal Ghosh were seized and possessed of or other wise well and sufficiently entitled to all that piece and parcel of land measuring 14 decimal laying and situated at R.S. Dag No. 14 appertaining to R.S. Khatian No.42 of Mouza- Elachi, J.L.No.70, Police Station-Sonarpur as per Revisional Settlement Records of Rights and enjoying every right, title and interest over the aforesaid property.

4B Said Bipin Behari Ghosh died intestate leaving behind his wife, Smt. Panchibala Ghosh and one son, Shri Amarendra Nath Ghosh as his sole legal heirs and successors to inherit his share over the aforesaid property. Thereafter the said Nanilal Ghosh, son of Late Kenaram Ghosh died intestate leaving behind him seven sons, namely, Kaloshoshi Ghosh, Kunja Behari Ghosh, Santosh Kumar Ghosh, Nandalal Ghosh, Krishna Mohan Ghosh, Manmatha Mohan Ghosh and Ananta Mohan Ghosh as his sole legal heirs and successors to inherit his share over the aforesaid property.

4C Thereafter the said successors of Late Bipin Behari Ghosh and the said successors of Late Nanilal Ghosh and Panchu Gopal Ghosh executed a deed partition regarding the property of Elachi Mouza and others including the area of R.S. Dag No. 14 on 02.12.1961 which was duly registered at the office of Additional District Sub Registrar at Baruipur and recorded in Book No. I, being No.9571 for the year 1961. Thus by virtue of deed of partition dated 02.12.1961, the said Kaloshoshi Ghosh, Kunja Behari Ghosh, Santosh Kumar Ghosh, Nandalal Ghosh, Krishna Mohan Ghosh, Manmatha Mohan Ghosh and Ananta Mohan Ghosh, the successors of Late NaniLal Ghosh being the second part of the aforesaid partition was allotted the property in "Ga" schedule property including the area of RS Dag No.14 of Elachi Mouza of the aforesaid partition deed.

4D Said Kaloshoshi Ghosh, Kunja Behari Ghosh, Santosh Kumar Ghosh, Nandalal Ghosh, Krishna Mohan Ghosh, Manmatha Mohan Ghosh and Ananta Mohan Ghosh, the successors of Late NaniLal Ghosh for betterment of their use executed a deed of partition regarding the land and property of R.S. Dag No.14 & others of Elachi Mouza, J.L. No. 70 on 03.12.1963 which was duly registered at the office of Additional District Sub Registrar at Baruipur and recorded in Book No.1, being No, 1963. Thereafter by virtue of partition, the said Sri Kaloshoshi Ghosh, being the

first part of the aforesaid partition was allotted in schedule "**Kha**" including the area of 14 decimals of R.S. Dag No. 14 of the aforesaid partition.

4E Said Kaloshoshi Ghosh, while enjoying the aforesaid property died intestate leaving behind his wife, Smt. Angurbalal Ghosh, three sons, namely, Shri Kamal Kanta Ghosh, Shri Haran Chandra Ghosh and Shri Sukumar Ghosh and two daughters, Smt. Kalpana Ghosh and Smt. Asima Ghosh as his sole legal heirs and successors. Thereafter the said successors of Late Kaloshoshi Ghosh, i.e. Smt. Angurbalal Ghosh, Shri Kamal Kanta Ghosh, Shri Haran Chandra Ghosh, Shri Sukumar Ghosh Smt. Kalpana Ghosh and Smt. Asima Ghosh executed a deed of partition regarding the aforesaid property and others on 06.06.1987, which was duly registered at the office of District Sub Registrar at Alipore and recorded in Book No.1, Volume No.216, Pages- 276 to 295, being No. 10824 for the year 1987. Thus by virtue of aforesaid partition, the said Smt. Kalpana Ghosh being the Fourth Party of the aforesaid partition deed was allotted in schedule "**ENG**" land measuring about 14.5 decimals (the split up of the land being: 9 decimals out of 14 decimals in western side of R.S. Dag No. 14 and 5.5 decimals of R.S. Dag No. 163 of Elachi Mouza. Police Station-Sonarapur,

4F Said Smt. Asima Ghosh being the Fifth Party of the aforesaid partition deed was allotted in schedule **CHA** land measuring 5 decimals out of 14 decimals in Eastern side of R.S. Dag No. 14 of Elachi Mouza. Thereafter the said Smt. Kalpana Ghosh and Smt. Asima Ghosh jointly sold, transferred and conveyed the land measuring 14 decimals equivalent to more or less 8 cottahs 7 Chittaks 23.7 sq. ft. in R.S. Dag No. 14, as well as L.R. Dag No.36, appertaining to R.S. Khatian No.42 as well as L.R. Khatian No. 185 executed on 14.12.2020 to **SHRI GOPAL KUNDU, SMT. RUNA KUNDU, G K REALTORS & G KABASAN** which was duly registered at the office of Additional District Sub Registrar at Sonarpur and recorded in

Book No. I, Volume No.1608-2020, Pages-138098 to 138140, being No.04874 for the year 2020. And after becoming the owner of the aforesaid property **G K REALTORS, G K ABASAN, SHRI GOPAL KUNDU AND SMT. RUNA KUNDU** have recorded their names with the BL & LRO and accordingly L.R. Khatian No.3407, 3418, 3419 and 3478 have issued in their favour in respect of the aforesaid property.

4G Thus by virtue of the deed of conveyances dated 17.12.2020 **SHRI GOPAL KUNDU, SMT. RUNA KUNDU, G K REALTORS & G K ABASAN** become the joint owner of the ALL THAT piece and parcel of Land measuring about 8 Cottahs 7 Chittaks 23 sq. ft. (14 Decimal) more or less in R.S. Dag No.14, as well as L.R. Dag No.36, R.S. Khatian No. 185, as well as L.R. Khatian No.3407, 3418, 3419 and 3478 of Mouza-Elachi, Pargana-Magura, Touzi No. 3, 4 & 5 J.L No. 70, under Ward No. 26 of Rajpur Sonarpur Municipality, Post Office- Narendrapur, Kolkata-700103, Police Station- Sonarpur, District-South 24 Parganas, in the State of West Bengal.

5. FIFTH PLOT

5A One Debicharan Ghosh and Gopal Chandra Ghosh were seized and possessed of or otherwise well and sufficiently entitled to ALL THAT piece and parcel of land laying and situated at R S. Dag No.40 appertaining to R.S. Khatian No. 110, as per Revisional settlement Records of Rights and while enjoying every right, title and interest over the aforesaid property without interruption, claim and demand whatsoever. Thereafter the said Debi Charan Ghosh and Gopal Chandra Ghosh for betterment of their use executed a deed of partition regarding the area of R.S. Dag No.40 appertaining to R.S. Khatian No.110 & others property of Elachi Mouza, J.L.No.70 on 02.08.1959 registered at the office of the Additional District Sub Registrar at Baruipur and recorded in Book No.1, Volume No.71, Pages-262 to 274, being No. 7307 for the year 1959.

5B. Thus by virtue of aforesaid deed of partition being No 7307 of 1959, the said Sri Debi Charan Ghosh, being the Second Party therein of the said partition, was allotted amongst other all that said land measuring 64 decimals of R. S. Dag No.40 appertaining to R.S. Khatian No. 110 of Elachi Mouza, J.L. No. 70, Police Station-Sonarpur, District-South 24 Parganas, in the State of West Bengal absolutely and forever which had been morefully described in Schedule "GA" of the said Partition Deed and the said Gopal Chandra Ghosh being the First party therein of the said Partition Deed was allotted other properties as described in the Schedule "Kha" of the said partition deed.

5C. While said Debi Charan Ghosh was enjoying his aforesaid property free from all shorts encumbrances said Debi Charan Ghosh transferred the ALL THAT piece and parcel of land measuring 22 Decimal laying and situated at R.S Dag No 40 appertaining to R.S Khatian No. 110 of Mouza-Elachi, J.L. No.70, 70, Police Station-Sonarpur, District-South 24 Parganas, in the State of West Bengal to and in favour of Shri Gobinda Lal Ghosh, Shri Madhab Ghosh and Shri Jaydeb Ghosh, by way of registered deed of gift dated 26.09.2006 duly registered at the office of Additional District Sub Registrar at Sonarpur and recorded in Book No.I, Volume No. 153 Pages-359 to 364, being No.7655 for the year 2006. And after becoming the owner of the aforesaid property they have recorded their names with the BL & LRO and accordingly L.R. Khatian No. 3207,3208 and 3209 have issued in their favour under L.R. Dag No. 40 in respect of the aforesaid property.

5D. While enjoying the aforesaid property said Gobind Lal Ghosh, Madhab Ghosh and Jaydeb Ghosh jointly sold, conveyed and transferred the ALL THAT piece and parcel of Land measuring about 2 Cottahs 12 Chittaks 23 sq.ft. more or less out of 22 decimals in R.S. Dag No.40, as well as L.R.

Dag No.35, R.S. Khatian No. 110, as well as L.R. Khatian No. 3207,3208 and 3209 of Mouza- Elachi J.L.No.70, Police Station-Sonarapur, District-South 24 Parganas, West Bengal to and in favour of **SHRI GOPAL KUNDU, SMT. RUNA KUNDU, G K REALTORS & G K ABASAN** on 09.10.2020 by virtue of a registered deed of conveyance at which was duly registered at the office of Additional District Sub Register at Sonarapur and recorded in Book No.1 Volume No. 1608-2020, Pages-101525 to 101561, being No.03380 for the year 2020. And after becoming the owner of the aforesaid property **G K REALTORS, G K ABASAN, SHRI GOPAL KUNDU AND SMT. RUNA KUNDU** have recorded their names with the BL & LRO and accordingly L.R. Khatian No.3094, 3095, 3096 and 3544 have issued in their favour in respect of the aforesaid property.

5E Thus by virtue of the deed of conveyances dated 09.10.2020 **SHRI GOPAL KUNDU, SMT. RUNA KUNDU, G K REALTORS & G K ABASAN** become the joint owner of the ALL THAT piece and parcel of Land measuring about 2 Cottahs 12 Chittaks 23 sq. ft. more or less in R.S. Dag No.40, as well as L.R. Dag No.35, R.S. Khatian No. 110, as well as L.R. Khatian No.3094, 3095, 3096 and 3544 of Mouza-Elachi, Pargana-Magura, Touzi No. 3, 4 & 5 J.L No. 70, under Ward No. 26 of Rajpur Sonarapur Municipality, Post Office- Narendrapur, Kolkata-700103, Police Station-Sonarapur, District-South 24 Parganas, in the State of West Bengal.

AND WHEREAS while said **G K REALTORS, G K ABASAN & SMT. RUNA KUNDU** the **Land Owners** were absolutely sized and possessed or otherwise well and sufficiently entitled to **ALL THAT** piece and parcel of Vacant Bastu Land measuring about 65 Cottahs 5 Chittaks 19 Sq. Ft. (108 Decimals) more or less laying and situated at Mouza-Elachi, Pargana-Magura, Touzi No. 3, 4 & 5 J.L No. 70, under L.R. Dag Nos. 19, 20, 23, 24, 35 and 36 appertaining to L.R. Khatian Nos.1317, 3094, 3095, 3096 3476, 3491, 3514, 3544, 745, 3401, 3407, 3418, 3419 and 3478, attached to

Southern Bypass and S.N. Ghosh Avenue, under Ward No. 26 of Rajpur Sonarpur Municipality, Post Office- Narendrapur, Kolkata-700103, Police Station- Sonarpur, within the jurisdiction of Additional District Sub registry Office at Sonarpur, District-South 24 Parganas, in the State of West Bengal (morefully mentioned in the First Schedule herein bellow) free from all sorts and encumbrances whatsoever and how so ever in nature, having good marketable title in respect of the said premises which is more fully described in the First Schedule hereunder written being desired to construct a Housing Project (i.e., Multi-Storied, Multi Phases Building/Buildings thereon) having several self-sufficient Phases/units/flats car parking space/other office space/Commercial Shops according to permissible law of the Rajpur Sonarpur Municipality, together with modern taste, design and architecture in accordance with the sanctioned building plan to be sanctioned by the Rajpur-Sonarpur Municipality.

AND WHEREAS lastly the Land Owners in agreement with one another decided that proposed Development involve investment of huge fund, expertise and other managerial efforts which would not be possible on their part to coupe with it as such all the owners jointly interacted with the Developer herein and offer the Developer to develop their said land as described in the First Schedule hereunder written, hereinafter referred to as "THE SAID PREMISES.

AND WHEREAS The Owners to effectuate the Development works, shall execute and register a General Power of Attorney in favour of one of the Partners of the Developer Company to do works of construction, sanction of Building Plan, sale of Developer's allotment in the proposed building by virtue of the said Power of Attorney.

AND WHEREAS At or before execution of this Agreement the Owners and each one of them jointly and severally have represented and assured the Developer as follows :-

- i) **THAT** the Land Owners are the absolute exclusive Owners of the said Premises.
- ii) **THAT** the said Premises is free from all encumbrances, charges, liens, lispendens, wakf, attachments trusts whatsoever or howsoever.
- iii) **THAT** the Owners have a marketable title in respect of the said Premises.
- iv) **THAT** excepting the Owners nobody else has / have any right title, interest, claim or demand in respect of the said Premises or any part or portion thereof.
- v) **THAT** the Owners are presently in khas possession of the entirety of the said Premises.
- vi) **THAT** the servicing/ Business activities being carried on by the Owners on and from the said Premises has been permanently closed.
- vii) **THAT** there is no pending litigation or suit pending in any Court of Law in respect of the said Premises.
- viii) **THAT** the said Premises is not affected by the provisions of the Urban Land (Ceiling and Regulation) Act, 1976.
- ix) **THAT** the said Premises is not subject to any notice of acquisition or requisition.
- x) **THAT** the Owners have not entered into any agreement for sale transfer lease and / or development nor have created any interest of a third party into or upon the said Premises or any part or portion thereof.
- xi) **THAT** there is no legal bar or impediment for the Owners entering into this Agreement.

xii) **THAT** all municipal rates and taxes and other outgoings payable in respect of the said Premises has been paid and/or shall be paid by the Owners upto the date of execution of this Agreement.

AND WHEREAS Relying on the aforesaid representations and believing the same to be true and acting on the good faith thereof the Developer has prima facie accepted the title of the Owners and has agreed to undertake development of the said Premises and to make payment of the amount of deposit/advance as hereinafter appearing and also to incur all costs charges and expenses for undertaking development of the said Premises subject to the terms and conditions hereinafter appearing.

The Land Owners have agreed to permit the Developer to develop the said property on the terms and conditions recorded hereinafter. The **LAND OWNERS** and the **DEVELOPER** herein entered into this Development Agreement on the following terms and conditions and stipulations set forth herein below.

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

1. The Owners hereby permit and grant exclusive right to the Developer to develop the said Premises by constructing building/s Tower-1 (hereinafter referred to as **the new building**) thereat in accordance with the building plan to be sanctioned by the Rajpur-Sonarapur Municipality with or without any amendment and/or modification thereto made or caused to be made by the Developer and the Developer hereby accepts and agrees the same.
2. Further, the Developer shall have all necessary authorities of undertaking for carrying out works for and incidental to the construction

and completion of the new building/s Tower-1 and providing all inputs, utilities and facilities therein.

3. In consideration of the Owners granting and/or authorising the Developer to construct, erect and built the proposed new building/s at its cost and to sell the Developers Allocation, Developer will allocate to the Owner constructed area and monetary consideration, mentioned the **Second Schedule** written below and deliver the same.

4. Simultaneously with the execution of this Agreement, the Developer has paid to each Owner a sum of Rs. 37,50,000/- (Rupees Thirty Seven Lakhs and Fifty Thousands) only totaling Rs.1,50,00,000/- (One Crore Fifty Lakh) Only as part of the owner's allocation the Owners hereby admits and acknowledges the same as per Memo of Consideration written below.

5. Simultaneously with the execution of this Agreement the Owners has delivered the vacant possession of the said Premises to the Developer and the Developer shall retain the possession of the said Premises till completion of the new proposed building and transfer all the Developer's Allocation to its nominees. At or before execution of this Agreement the Owners have kept the original title deeds and Other relevant documents in respect of the said Premises with Mr. Ranjit Roy, one of the Partner of Developer's Company at 1050/1, Survey Park, Kolkata - 700075, who shall hold the same in escrow and both parties shall be entitled to take inspection of such original title deeds and make excerpts therefrom and upon completion of the said building / buildings with the intent and object that the Developer and / or various intending purchasers shall be entitled to take inspection and / or make excerpts thereof.

6. Upon obtaining the sanctioned plan, the Developer shall commence the construction work at its own costs and expenses and complete the proposed new building/s in accordance with the proposed building plan/s with or without any amendment, modification, addition or alteration thereof.

7. The Owner shall within 7 (seven) days from the date of this Agreement execute and register a Development General Power of Attorney in favour of the Developer for the purpose of:

- a) construction of the proposed new building/s Tower-1 at the said Premises,
- b) to apply for and obtain all necessary permission and sanction from the Rajpur-Sonarapur Municipality and other appropriate authorities in connection with the construction of the proposed new building and also for pursuing and following up the matter with the Rajpur-Sonarapur Municipality and other authorities in this regard,
- c) to apply for and obtain in the name of the Owner all temporary and permanent connection of water, electricity, power, telephone, drainage, sewerage etc.,
- d) to commence, prosecute, enforce, defend, answer and/or oppose all legal proceedings in connection with the power and authorities for effectuating and implementing these present,
- e) for implementation of the scheme for development including the authority and power to sign execute and register all documents for transfer as may be required for allocating and handing over the Developer's allocation to the Developer and/or its nominees, as the case may be,

f) to receive all money in regard thereto and/or relating to the same and the said general power of attorney shall remain irrevocable until the construction and completion of the proposed new building/s and the disposal/transfer of Developer's Allocation.

8. The Developer shall at its own risks and costs, be at liberty to negotiate with the prospective buyers for the Developer's Allocation and enter into Agreement for Sale or otherwise transfer of flats, shops, institutional, Mercantile, retail, office spaces and car parking spaces and other areas forming part of the Developer's Allocation and belonging to the Developer together with the properties appurtenant thereto at or for such consideration and on such terms and conditions as the Developer may deem fit and proper and realise and appropriate the sale proceeds and other amounts receivable thereof and the Owner shall not raise any dispute or objection to the acts, deeds and things done by the Developer to its benefit and interest with regard thereto and shall have no concern therewith. It is clarified that all amounts receivable by the Developer under such Agreements for Sale or otherwise transfer of undivided share of land comprised in the Premises attributable to the Developer's Allocation as also the flats and car parking spaces and other areas forming part of the Developer's Allocation shall be to the account of the Developer exclusively and the Owner shall have no claim or demand therefore. The Developer will however undertake to follow ethical and sound commercial principles while discharging its functions under this Agreement. The Owner under no circumstances will be required to entertain any dispute/claim of any party in this regard.

9. On completion of the construction of the proposed new building i.e., Tower-1 and the Owner's Allocation the Developer shall at give written notice to the Owner requiring the Owner to take possession of the Owner's Allocation and there being no dispute regarding completion of the Owner's

Allocation and the building for all practical purposes in terms of this Agreement and as well as according to the specifications and sanctioned plan thereof.

10. Along with the aforesaid notice of possession the Developer will also send a GST bill for the Owners Allocation as per prevailing Govt. rate of GST raised on the date of Completion Certificate of the Building i.e, Tower-1. If The Owners sold their respective allocation fully or partially before the date of completion then The Owners will be responsible to collect and handover to The Developer appropriate GST amount, if any and /or any other pending amount for extra work, electricity deposits, Transformer Deposits, DG set deposits, Club Membership Deposits, Advance Maintenance Deposits and Corpus Deposits for owners' allocation. Developer will not hand over physical possession of Owners allocation unless all pending dues are cleared.

11. After taking delivery of possession of the Owner's Allocation the Owners shall pay proportionate Municipal Taxes, Govt. Revenues and also shall bear and pay the proportionate maintenance charges for the Owner's Allocation to the Developer and/or the Owners Association when it will be formed.

12. During the continuance of this Agreement the Owners shall:

a. Not cause any obstruction or impediment to the construction of development of the said Premises or done or cause to be done any act which will be deemed to be obstruction to the Developer's work.

b. Assist the Developer in mutating the names of the Developer or its nominee/s or the name of the transferees of the Developer's Allocation.

- c. Permit the Developer, its Architect and/or its representatives to use the said Premises for the purpose of survey, soil testing and preparation of building plan or other purposes relating to the construction of the proposed new building i.e., Tower-1 for which this agreement is being entered into between the Owners and the Developer.
- d. To allow the Developer and/or its representatives to exploit the resources of the said Premises and the structures in such manner at the discretion of the Developer.
- e. Not to let out, grant lease, mortgage, and charge or otherwise encumber or part with possession of the said Premises or any part thereof or do any act, deed or thing whereby the Developer shall be prevented from constructing and completing the proposed new building within stipulated period till such time this Agreement remains subsisting.
13. The Owner and the Developer or any person or persons claiming under them shall not cause any obstruction to the common user and enjoyment of the common portions, common spaces etc. described in Third Schedule hereto nor will they alter or change the main structure of the building without any sanction of the Rajpur-Sonarpur Municipality.
14. The Developer will construct the proposed new building i.e., Tower-1 in accordance with the proposed sanctioned building plan and will not make any deviation thereto, unless otherwise the same shall be necessary to be done by the Developer with the approval of the Kolkata Municipal Corporation.

15. The Owner shall as and when required by the Developer, execute and register as Vendor and/or as Confirming Party one or more Agreement for Sale and/or Sale Deeds for transfer of the Developer's Allocation together with the proportionate undivided share in the land comprised in the said Premises attributable to the Developer's Allocation unto and in favour of the Developer and/or its nominees at the costs and expenses of the Developer and/or its nominees, as the case may be.
16. The Owner undertakes to indemnify the Developer against all claims costs acts that may arise in any way connected with and/or arising out of or relating to this Agreement for any acts, deeds or things which the Owner should have done but fails to do or has done which the Owner ought to have not done.
17. Similarly the Developer undertakes to keep the Owner indemnified against all third party's claim, action, suit, costs etc. arising out of any act or omission or commission of the Developer with regard to the construction of the proposed new building.
18. Any notice required to be given by one party hereto on the other shall without prejudice to any other mode of service available be deemed to have been served on the other party if delivered by hand or sent by prepaid registered post with acknowledgement due to the above address of the party to whom it is addressed or such other address as may be notified in writing from time to time.
19. It has also been agreed by and between the parties that as in future there are possibilities of development of identical projects adjacent to The present one as such for convenient through fare through this project may be essential for safety and security of all the project so also for proper layout of individual project display, as such easement right of common

passages shall be kept reserve for enjoyment of Owners and Developer forever without transferring to prospective PURCHASERS of Tower-1. Such easement right shall be exploited in development of future projects and Tower No PURCHASERS of Owners or Developer's share shall has /have any immunity over such easement right in any manner whatsoever. Purchases shall have only use right not ownership rights over the passage, they will be owner of proportionate share of right of the land except the main entrance and passages.

20. Force Majeure shall mean flood, earthquake, riot, war, storm, tempest, pandemic, Govt Lock down, civil commotion, strike/band and/or any other act or commission and/or non-availability for supply of building material which by affect the construction work being beyond the reasonable control of the Developer.

21. In case of any dispute or difference arising by and between the parties hereto relating to the said Premises and/or in any manner touching or concerning this Agreement, the same shall be adjudicated by reference to the arbitration of two independent arbitrators one to be appointed by each party, who will appoint an arbitrator shall be final conclusive and binding on the parties, besides the power and provision provided in the Arbitration and Conciliation Act, 1996 and the modification and/or enactment there under for time to time being in force, the said arbitrator shall also have summary powers and shall be carried to proceed summarily and by this a financial safe guard for both Owner as well as Developer to be adjudged by the arbitrator.

22. The Developer may raise money from any financial institution for the said project by creating charge on the said plot of land and the The Owners will issue the permission to mortgage for the same.

23. words shall mean and include imparting singular shall include plural and vice-versa and the words imparting masculine gender shall include feminine gender and vice-versa. Words importing singular number shall include the plural number and vice versa. Words importing masculine gender shall include the feminine gender and neuter gender; similarly, words importing feminine gender shall include masculine gender and neuter gender likewise neuter gender shall include masculine gender and feminine gender.

24. Time is the main essence of this contract. Subject to Force Majeure and circumstances beyond control the Developer, The Developer shall complete the construction of the new building/s i.e., Tower-1 in the said premises in habitable conditions within a period of 48 (Forty-Eight) months (with a grace period of 12 months) from the date commencement of the construction work of each phase over the land mentioned in First Schedule.

25. It is agreed that the Developer shall make total down payment of Rs.2,50,00,000/- (Rupees Two Crore Fifty Lakhs only) in the following manner:

a. The Developer will pay a sum of Rs 1.50,00,000/- (Rupees One Crore Fifty Lakhs) only on or before signing this Development agreement, which will be nonrefundable in nature and the Owners and The Developer has negotiated respective Allocation Division while keeping this in mind.

b. Rest sum of Rs 1,00,00,000/- (Rupees One Crore) only will be paid to the Owners when the said property documents are good for plan sanction (i.e after completion of conversion and mutation of plots with BL & LRO and amalgamation of the entire property as single holding Number of Rajpur- Sonarpur Municipality).

c. This pecuniary deposit will be kept in escrow with the Owners. It will be treated as a nonrefundable deposit in the event The Developer is borrowing money for this project and the Owners will issue "Permission to Mortgage" in favour of the financing bank for creating charge over said premises of project which they jointly own. Then this amount will be treated as premium paid to the owners in lieu of the Permission to mortgage.

d. In the event where the Developer didn't opt for the Loan by creating charge over the said premises then the said amount of Rs. 1,00,00,000/- will be bartered with Flat No. 6E,10E and 14E and the owners will enter a supplement agreement for inclusion of those flats into Developers allocation.

FIRST SCHEDULE

THE FIRST SCHEDULE ABOVE REFERRED TO DESCRIPTION OF THE LAND

ALL THAT piece and parcel of Vacant Bastu Land measuring about 65 Cottahs 5 Chittaks 19 Sq. Ft. (108 Decimals) more or less laying and situated at Mouza-Elachi, Pargana-Magura, Touzi No. 3, 4 & 5 J.L No. 70, under L.R. Dag Nos. 19, 20, 23, 24, 35 and 36 appertaining to L.R. Khatian Nos.1317, 3094, 3095, 3096 3476, 3491, 3514, 3544, 745, 3401, 3407, 3418, 3419 and 3478, attached to Southern Bypass and S.N. Ghosh Avenue, under Ward No. 26 of Rajpur Sonarpur Municipality, Post Office- Narendrapur, Kolkata-700103, Police Station- Sonarpur, within the jurisdiction of Additional District Sub registry Office at Sonarpur, District-South 24 Parganas, in the State of West Bengal, details of the land are as follows:

Sl No.	Mouza	L.R Dag	L.R Khatian	Area in Decimal
1.	Elachi	19	745	8
2.	Elachi	19	3401	2
3.	Elachi	19	3407	2
4.	Elachi	19	3418	3
5.	Elachi	19	3419	1
6.	Elachi	20	1317	12
7.	Elachi	20	3094	12
8.	Elachi	20	3095	12
9.	Elachi	20	3096	15
10.	Elachi	20	3476	3
11.	Elachi	20	3491	3
12.	Elachi	20	3514	3
13.	Elachi	23	3095	1
14.	Elachi	23	3095	2
15.	Elachi	23	3094	2
16.	Elachi	24	3095	3
17.	Elachi	24	3096	2
18.	Elachi	24	3094	3

19.	Elachi	35	3095	1
20.	Elachi	35	3094	1
21.	Elachi	35	3096	2
22.	Elachi	35	3544	1
23.	Elachi	36	3407	3
24.	Elachi	36	3418	3
25.	Elachi	36	3419	4
26.	Elachi	36	3478	4
Total:		65 Cottahs 5 Chittaks 19 Sq. Ft. (108 Decimals)		

which is butted and bounded as follows.

ON THE NORTH: R.S. Dag No. 7 (P), 15 Ft wide common passage, R.S Dag No. 18, 13, 14/527, 15, 23.

ON THE SOUTH : R.S Dag No. 8 (P), R.S. dag No. 10, 46/528 (P)

ON THE EAST : R.S. dag No. 40 (P), 53 Ft. wide EM By Pass (extension), R.S. Dag Nos. 10 & 18.

ON THE WEST: R.S. Dag No. 7 (P) & 15, 30 ft wide S.N. Ghosh Avenue.

SECOND SCHEDULE

PART-I

OWNER'S ALLOCATION

For effectuating the development process and to ascertain the respective allocations The Owners and The Developer, both the party appointed a mutually Known architect and prepared one scheme plan by following the

by laws and building rules of Rajpur-Sonarapur Municipality which is almost as perfect as a replica of sanction plan to be sanctioned by Rajpur-Sonarapur Municipality.

According to the said scheme plan of Basement plus Ground plus Eighteen floor building i.e., Tower-1 which will be sanctioned by Rajpur- Sonarapur Municipality the flats that belong to The Owners are as follows:

1 st Floor	: Flat Type F and H
3 rd Floor	: Entire Floor consisting Flat type: ABCDEFGH
4 th Floor	: Flat Type A
6 th Floor	: Entire Floor consisting Flat type: ABCDEFGH
7 th Floor	: Flat Type BH
10 th Floor	: Entire Floor consisting Flat type: ABCDEFGH
11 th Floor	: Flat type C
14 th Floor	: Entire Floor consisting Flat type: ABCDEFGH
15 th Floor	: Flat Type D
17 th Floor	: Flat Type EFGH
18 th Floor	: Flat Type ABCD

Car parking: total 47 parking spaces proportionately distributed along with Developers Allocation among Basement, ground floor and open area normal and Multi layered Parking Spaces.

The Developer and the Owners will enter into a supplementary agreement to identify their respective parking spaces after sanction of the building plan by Rajpur- Sonarapur Municipality. Undivided proportionate share of land and common areas and facilities attributable to the said Areas.

PART-II
(DEVELOPER'S ALLOCATION)

According to the said scheme plan of Basement plus Ground plus Eighteen floor building i.e, Tower-1 which will be sanctioned by Rajpur- Sonarpur Municipality the flats that belong to The Developers are as follows:

1 st Floor	: Flat Type E and G
2 nd Floor	: Entire Floor consisting Flat type: ABCDEFGH
4 th Floor	: Flat Type BCDEFGH
5 th Floor	: Entire Floor consisting Flat type: ABCDEFGH
7 th Floor	: Flat Type ACDEFG
8 th Floor	: Entire Floor consisting Flat type: ABCDEFGH
9 th Floor	: Entire Floor consisting Flat type: ABCDEFGH
11 th Floor	: Flat type: ABDEFGH
12 th Floor	: Entire Floor consisting Flat type: ABCDEFGH
13 th Floor	: Entire Floor consisting Flat type: ABCDEFGH
15 th Floor	: Flat type: ABCEFGH
16 th Floor	: Entire Floor consisting Flat type: ABCDEFGH
17 th Floor	: Flat type: ABCD
18 th Floor	: Flat type: EFGH

Car parking: total 93 parking spaces proportionately distributed along with Land owners Allocation among Basement, ground floor and open area normal and Multi layered Parking Spaces.

The Developer and the Owners will enter into a supplementary agreement for marking respective parking spaces after sanction of the building plan by Rajpur- Sonarpur Municipality.

Undivided proportionate share of land and common areas and facilities attributable to the said Areas.

In case the above-mentioned Scheme Plan altered during the process of Building Plan sanction from Rajpur Sonarpur Municipality, then both the parties will enter into a supplemental Agreement for distribution of Owners and Developers Allocations in the same formula as above.

It has also been agreed by and between the parties that as in future there are possibilities of development of identical projects adjacent to The present one as such for convenient through fare through this project may be essential for safety and security of all the project so also for proper layout of individual project display, as such easement right of common passages shall be kept reserve for enjoyment of Owners and Developer forever without transferring to prospective PURCHASERS of Tower-1. Such easement right shall be exploited in development of future projects and Tower No Purchasers of Owners or Developer's share shall has /have any immunity over such easement right in any manner whatsoever.

THIRD SCHEDULE

DESCRIPTION OF COMMON PARTS, PORTIONS, AREAS, FACILITIES, AMENITIES & INSTALLATIONS

PART-I

The following are the Common Parts, Portions, Areas, Facilities and Amenities as are available in the Said Premises mentioned in these presents shall include:

- a. Landscaped garden with paly area.
- b. Streetlights, Campus Light and fixtures, electrical installation.
- c. Overhead water reservoir and pump room at basement.
- d. Pump and pump accessories at Ground level.
- e. Electrical Sub-station including transformer, switch gears, control

panels etc.

- f. Sewage and STP.
- g. Water distribution network.
- h. Fire fighting system including pump room at basement.
- i. Generator for Power Back Up
- j. Signage for the overall project and facilities of the present project.
- k. Round the clock security during tenure of maintenance.
- l. Water Storage tanks for firefighting arrangement at underground.

OTHER SOCIAL FACILITIES AND AMENITIES

- a. Club Room.
- b. Indore Games.
- c. Community Hall, if any.
- d. Swimming Pool.

PART-II

(Common areas & Parts of Each Tower)

- a. Entrance lobbies, parking area and common circulated space.
- b. Walk up staircases or landing of all floors.
- c. Lift & Lift Space.
- d. The ultimate roof of the particular tower also describes as terrace.
- e. Space required for common utilities like electrical room meter room etc.

- f. Electrical riser, fitting, fixtures, light, switches etc. for the common areas of the Tower.
- g. Electrical doors, common terrace frames and shutters, stair & common area railings etc.
- h. Plumbing pipes and valves, fittings etc. for water distribution system.
- i. Rising main of electricity cables from electrical meter boards.
- j. Sewage, sullage and storm water drainage pipe works.
- k. Overhead Water tank.
- l. Telephone & T.V. cables riser and distribution network inside the building common area.
- m. Meter room at each tower at ground floor.
- n. Each tower is providing with a party room at ground floor.

THE FOURTH SCHEDULE ABOVE REFERRED TO:

(Specifications)

Pilling	: DMC pilling as per sanction Plan
Structure:	R.C.C. Frame with brick-built structure.
Steel:	Elegant TMT/ Sakambhari / Shayam SEL
Cement:	Ultratech/Lafarge/ JSW
Brick:	1 st class picket/brick.
Internal Wall:	Smooth impervious Plaster-of-Paris.
Main Door:	Sal wood frame with both side Teak pasted door shutters.
Internal Door:	Sal wood frame with flush door shutters.

- Windows:** Colour anodized aluminium windows, Modi Guard Glass Shutter.
- Hardware:** Good quality Standard Steel fittings & locks of reputed make.
- Flooring:** Vitrified tiles in bedrooms, living/dining and common areas.
- Kitchen:** Antiskid tile flooring, Ceramic tiles up to 2-4 ft. above kitchen counter top, Marble/Granite counter top with stainless steel sink.
- Toilet:** Antiskid ceramic tiles on floor, ceramic tiles on wall up to door height as per choice.
- Sanitary ware:** Hindware/Kohler or reputed make sanitary fittings.
- Bathroom Fittings:** Mark/ Kohler or reputed make.
- Electrical:** Concealed wiring, A. C. point in all bedrooms and Hall
- Wire:** Finolex, Havels or reputed make.
- Switches:** Havels Cabtree modular.
- Phone/T.V.:** T.V. point in drawing/dining.
- Exterior:** Latest weatherproof non-fading acrylic exterior finish paint of good quality, Asian Paints Apex Ultima.
- Lift:** Kone or Similar make.

MEMO OF CONSIDERATION

RECEIVED on and from the within named Developer the sum of Rs. 1,50,00,000/- (Rupees One Crore Fifty Lakhs) only being the part consideration under this Agreement as per Memo written below:

1.	By Cheque No. 000257 dated 26.09.2022 drawn on ICICI Bank, Santoshpur Branch in favour of the Owner No. 1	Rs. 37,50,000/-
2.	By Cheque No. 000258 dated 26.09.2022 drawn on ICICI Bank, Santoshpur Branch in favour of the Owner No. 2	Rs. 37,50,000/-
3.	By Cheque No. 000259 dated 26.09.2022 drawn on ICICI Bank, Santoshpur Branch in favour of the Owner No. 3	Rs. 37,50,000/-
4.	By Cheque No. 000260 Dated 26.09.2022 drawn on ICICI Bank, Santoshpur Branch in favour of the Owner No. 1	Rs. 37,50,000/-
5.	TOTAL RUPEES ONE CRORE FIFTY LAKHS ONLY	Rs. 1,50,00,000/-

G. K. ABASAN
Gopal Kumbh
Partner

G. K. REALTORS
Gopal Kumbh
Partner

G. K. ABASAN
Witnesses: Gopal Kumbh

1. Jagannath Kumar
Khadim, Kotabhat,
721130
Rama Kumbh
Partner

G. K. REALTORS G. K. REALTORS

Gopal Kumbh
Partner
Rama Kumbh
Partner

Gopal Kumbh
Rama Kumbh

SIGNATURE OF THE LAND OWNERS

2. Astopada Maji
V/19 T. B. Ghata bye lane,
Kot-97.

IN WITNESS WHEREOF the PARTIES herein put their respective signatures on the day, month, and year first above written.

SIGNATURE OF LAND OWNERS

G. K. ABASAN
Gopal Kundu
Partner

G. K. ABASAN
Gopal Kundu
Partner
Reena Kundu
Partner

SIGNED, SEALED & DELIVERED
by within named **ORIGINAL LAND**
OWNER AND DEVELOPER in
presence of **WITNESSES** at Kolkata.

G. K. REALTORS
Gopal Kundu
Partner

G. K. REALTORS
Reena Kundu
Partner

1. Jagannath Kishor
Khadinam, Kolaghat - 721130

Gopal Kundu Reena Kundu

2. Asto pada Muzi
197. 13. Ghatā bye lane.
Kat 97.

SIGNATURE OF DEVELOPER

✓ For TANIAN MANSIONS
Tanima Mallick
Partner

✓ For TANIAN MANSIONS
Ananta Mallik
Partner

For TANIAN MANSIONS
[Signature]
Partner

Drafted by me
[Signature]
RAJIB GHOSH

Advocate

6, Old Post Office Street, 5th Floor
Kolkata-700001. **F/2190/2005/2019**

[Signature]

SPECIMEN FROM FOR TEN FINGERPRINTS



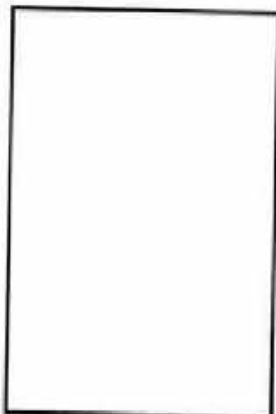
Gopal Kundu	LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER

Signature Gopal Kundu



Renu Kundu	LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER

Signature Renu Kundu



	LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER

Signature _____

SPECIMEN FROM FOR TEN FINGERPRINTS



SUSANTA MALICK	LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER

Signature Susanta Mallick



TANIMA MALICK	LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER

Signature Tanima Mallick



	LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER

Signature [Signature]

Major Information of the Deed

Deed No :	I-1603-15269/2022	Date of Registration	26/09/2022
Query No / Year	1603-2002879651/2022	Office where deed is registered	
Query Date	24/09/2022 7:29:20 PM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Rajib Ghosh 6, Old Post Office Street, 5th Floor, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9073475197, Status : Advocate		
Transaction		Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement		[4311] Other than Immovable Property, Receipt [Rs : 1,50,00,000/-]	
Set Forth value		Market Value	
Rs. 27/-		Rs. 7,88,20,375/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 75,001/- (Article:48(g))		Rs. 1,50,039/- (Article:E, B)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		



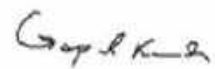


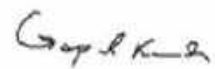


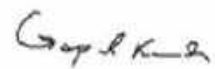


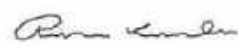


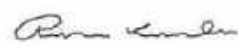


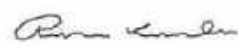
Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: E. M. Bye Pass (Sonarpur),
Mouza: Elachi, JI No: 70, Pin Code : 700103

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-19 (RS :-)	LR-745	Bastu	Bastu	8 Dec	1/-	58,38,546/-	Property is on Road Adjacent to Metal Road,
L2	LR-19 (RS :-)	LR-3401	Bastu	Bastu	2 Dec	1/-	14,59,637/-	Property is on Road Adjacent to Metal Road,
L3	LR-19 (RS :-)	LR-3407	Bastu	Bastu	2 Dec	1/-	14,59,637/-	Property is on Road Adjacent to Metal Road,
L4	LR-19 (RS :-)	LR-3418	Bastu	Bastu	3 Dec	1/-	21,89,455/-	Property is on Road Adjacent to Metal Road,
L5	LR-19 (RS :-)	LR-3419	Bastu	Bastu	1 Dec	1/-	7,29,818/-	Property is on Road Adjacent to Metal Road,
L6	LR-20 (RS :-)	LR-1317	Bastu	Bastu	12 Dec	1/-	87,57,819/-	Property is on Road Adjacent to Metal Road,
L7	LR-20 (RS :-)	LR-3094	Bastu	Bastu	12 Dec	1/-	87,57,819/-	Property is on Road Adjacent to Metal Road,
L8	LR-20 (RS :-)	LR-3095	Bastu	Bastu	12 Dec	1/-	87,57,819/-	Property is on Road Adjacent to Metal Road,
L9	LR-20 (RS :-)	LR-3096	Bastu	Bastu	15 Dec	1/-	1,09,47,274/-	Property is on Road Adjacent to Metal Road,

L10	LR-20 (RS :-)	LR-3476	Bastu	Bastu	3 Dec	1/-	21,89,455/-	Property is on Road Adjacent to Metal Road,
L11	LR-20 (RS :-)	LR-3491	Bastu	Bastu	3 Dec	1/-	21,89,455/-	Property is on Road Adjacent to Metal Road,
L12	LR-20 (RS :-)	LR-3514	Bastu	Bastu	3 Dec	1/-	21,89,455/-	Property is on Road Adjacent to Metal Road,
L13	LR-23 (RS :-)	LR-3095	Bastu	Bastu	1 Dec	1/-	7,29,818/-	Property is on Road Adjacent to Metal Road,
L14	LR-23 (RS :-)	LR-3096	Bastu	Bastu	2 Dec	1/-	14,59,637/-	Property is on Road Adjacent to Metal Road,
L15	LR-23 (RS :-)	LR-3094	Bastu	Bastu	2 Dec	1/-	14,59,637/-	Property is on Road Adjacent to Metal Road,
L16	LR-24 (RS :-)	LR-3095	Bastu	Bastu	3 Dec	1/-	21,89,455/-	Property is on Road Adjacent to Metal Road,
L17	LR-24 (RS :-)	LR-3096	Bastu	Bastu	2 Dec	1/-	14,59,637/-	Property is on Road Adjacent to Metal Road,
L18	LR-24 (RS :-)	LR-3094	Bastu	Bastu	3 Dec	1/-	21,89,455/-	Property is on Road Adjacent to Metal Road,
L19	LR-35 (RS :-)	LR-3095	Bastu	Bastu	1 Dec	1/-	7,29,818/-	Property is on Road Adjacent to Metal Road,
L20	LR-35 (RS :-)	LR-3094	Bastu	Bastu	1 Dec	1/-	7,29,818/-	Property is on Road Adjacent to Metal Road,
L21	LR-35 (RS :-)	LR-3096	Bastu	Bastu	2 Dec	2/-	14,59,637/-	Property is on Road Adjacent to Metal Road,
L22	LR-35 (RS :-)	LR-3544	Bastu	Bastu	1 Dec	1/-	7,29,818/-	Property is on Road Adjacent to Metal Road,
L23	LR-36 (RS :-)	LR-3407	Bastu	Bastu	3 Dec	1/-	21,89,455/-	Property is on Road Adjacent to Metal Road,
L24	LR-36 (RS :-)	LR-3418	Bastu	Bastu	3 Dec	1/-	21,89,455/-	Property is on Road Adjacent to Metal Road,
L25	LR-36 (RS :-)	LR-3419	Bastu	Bastu	4 Dec	1/-	29,19,273/-	Property is on Road Adjacent to Metal Road,
L26	LR-36 (RS :-)	LR-3478	Bastu	Bastu	4 Dec	1/-	29,19,273/-	Property is on Road Adjacent to Metal Road,
		TOTAL :			108Dec	27 /-	788,20,375 /-	
		Grand Total :			108Dec	27 /-	788,20,375 /-	



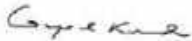






Land Lord Details :



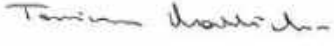



SI No	Name,Address,Photo,Finger print and Signature											
1	G K REALTORS Baishnabghata Bye Lane, 19T, City:- , P.O:- Naktala, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 , PAN No.:: AAxxxxxx5G,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative											
2	G K ABASAN Baishnabghata Bye Lane, 19T, City:- , P.O:- Naktala, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 , PAN No.:: AAxxxxxx4H,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative											
3	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Shri Gopal Kundu (Presentant) Son of Late Dasarath Kundu Executed by: Self, Date of Execution: 26/09/2022 , Admitted by: Self, Date of Admission: 26/09/2022 ,Place : Office </td> <td>  26/09/2022 </td> <td>  LTI 26/09/2022 </td> <td>  26/09/2022 </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Shri Gopal Kundu (Presentant) Son of Late Dasarath Kundu Executed by: Self, Date of Execution: 26/09/2022 , Admitted by: Self, Date of Admission: 26/09/2022 ,Place : Office	 26/09/2022	 LTI 26/09/2022	 26/09/2022	Baishnabghata Bye Lane, 8/1A, City:- , P.O:- Naktala, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AFxxxxxx8J, Aadhaar No: 46xxxxxxxx9796, Status :Individual, Executed by: Self, Date of Execution: 26/09/2022 , Admitted by: Self, Date of Admission: 26/09/2022 ,Place : Office		
Name	Photo	Finger Print	Signature									
Shri Gopal Kundu (Presentant) Son of Late Dasarath Kundu Executed by: Self, Date of Execution: 26/09/2022 , Admitted by: Self, Date of Admission: 26/09/2022 ,Place : Office	 26/09/2022	 LTI 26/09/2022	 26/09/2022									
4	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Smt Runa Kundu Wife of Shri Gopal Kundu Executed by: Self, Date of Execution: 26/09/2022 , Admitted by: Self, Date of Admission: 26/09/2022 ,Place : Office </td> <td>  26/09/2022 </td> <td>  LTI 26/09/2022 </td> <td>  26/09/2022 </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Smt Runa Kundu Wife of Shri Gopal Kundu Executed by: Self, Date of Execution: 26/09/2022 , Admitted by: Self, Date of Admission: 26/09/2022 ,Place : Office	 26/09/2022	 LTI 26/09/2022	 26/09/2022	Baishnabghata Bye Lane, 8/1A, City:- , P.O:- Naktala, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AKxxxxxx1F, Aadhaar No: 33xxxxxxxx8923, Status :Individual, Executed by: Self, Date of Execution: 26/09/2022 , Admitted by: Self, Date of Admission: 26/09/2022 ,Place : Office		
Name	Photo	Finger Print	Signature									
Smt Runa Kundu Wife of Shri Gopal Kundu Executed by: Self, Date of Execution: 26/09/2022 , Admitted by: Self, Date of Admission: 26/09/2022 ,Place : Office	 26/09/2022	 LTI 26/09/2022	 26/09/2022									

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<p>TANIAN MANSIONS Kalikapur, 583, City:- , P.O:- Mukundapur, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099 , PAN No.:: AAxxxxx1R,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative</p>

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	<p>Name</p> <p>Shri Gopal Kundu Son of Late Dasarath Kundu Date of Execution - 26/09/2022, , Admitted by: Self, Date of Admission: 26/09/2022, Place of Admission of Execution: Office</p>	 <p>Sep 26 2022 4:51PM</p>	 <p>LTI 26/09/2022</p>	<p>Signature</p>  <p>26/09/2022</p>
	<p>Baishnabghata Bye Lane, 8/1A, City:- , P.O:- Naktala, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700047, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFxxxxxx8J, Aadhaar No: 46xxxxxxxx9796 Status : Representative, Representative of : G K REALTORS (as Partner), G K ABASAN (as Partner)</p>			
2	<p>Name</p> <p>Smt Runa Kundu Wife of Shri Gopal Kundu Date of Execution - 26/09/2022, , Admitted by: Self, Date of Admission: 26/09/2022, Place of Admission of Execution: Office</p>	 <p>Sep 26 2022 4:54PM</p>	 <p>LTI 26/09/2022</p>	<p>Signature</p>  <p>26/09/2022</p>
	<p>Baishnabghata Bye Lane, 8/1A, City:- , P.O:- Naktala, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700047, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AKxxxxxx1F, Aadhaar No: 33xxxxxxxx8923 Status : Representative, Representative of : G K REALTORS (as Partner), G K ABASAN (as Partner)</p>			
3	<p>Name</p> <p>Shri Susanta Mallick Son of Late Kuber Chandra Mallick Date of Execution - 26/09/2022, , Admitted by: Self, Date of Admission: 26/09/2022, Place of Admission of Execution: Office</p>	 <p>Sep 26 2022 4:58PM</p>	 <p>LTI 26/09/2022</p>	<p>Signature</p>  <p>26/09/2022</p>
	<p>Kallol Cooperative Housing Society, Block/Sector: Sector III, Flat No: KB5, City:- Bidhannagar, P.O:- Saltlake, P.S:-Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700098, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFxxxxxx2R, Aadhaar No: 83xxxxxxxx3599 Status : Representative, Representative of : TANIAN MANSIONS (as Partner)</p>			

4	Name	Photo	Finger Print	Signature
	Smt Tanima Mallick Wife of Shri Sushanta Mallick Date of Execution - 26/09/2022, , Admitted by: Self, Date of Admission: 26/09/2022, Place of Admission of Execution: Office			
		Sep 26 2022 4:58PM	LTI 26/09/2022	26/09/2022
Kallol Cooperative Housing Society, Block/Sector: Sector III, Flat No: KB5, City:- Bidhannagar, P.O:- Saltlake, P.S:-Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700098, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AExxxxxx8C, Aadhaar No: 44xxxxxxx1405 Status : Representative, Representative of : TANIAN MANSIONS (as Partner)				
5	Name	Photo	Finger Print	Signature
	Shri Ranjit Roy Son of Late Ajit Kumar Roy Date of Execution - 26/09/2022, , Admitted by: Self, Date of Admission: 26/09/2022, Place of Admission of Execution: Office			
		Sep 26 2022 4:56PM	LTI 26/09/2022	26/09/2022
UDITA Complex, Flat No: 1050/1, UD080807, City:- , P.O:- Surveyepark, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AFxxxxxx0G, Aadhaar No: 38xxxxxxx8748 Status : Representative, Representative of : TANIAN MANSIONS (as Partner)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Rajib Ghosh Son of Mr Johar Ghosh Sukantapally, Kalikapur, City:- Baruipur, P.O:- South Garia, P.S:-Baruipur, District:- South 24-Parganas, West Bengal, India, PIN:- 743613			
	26/09/2022	26/09/2022	26/09/2022
Identifier Of Shri Gopal Kundu, Smt Runa Kundu, Shri Gopal Kundu, Smt Runa Kundu, Shri Susanta Mallick, Smt Tanima Mallick, Shri Ranjit Roy			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	G K REALTORS	TANIAN MANSIONS-2 Dec
2	G K ABASAN	TANIAN MANSIONS-2 Dec
3	Shri Gopal Kundu	TANIAN MANSIONS-2 Dec
4	Smt Runa Kundu	TANIAN MANSIONS-2 Dec

Transfer of property for L10

Sl.No	From	To. with area (Name-Area)
1	G K REALTORS	TANIAN MANSIONS-0.75 Dec
2	G K ABASAN	TANIAN MANSIONS-0.75 Dec
3	Shri Gopal Kundu	TANIAN MANSIONS-0.75 Dec
4	Smt Runa Kundu	TANIAN MANSIONS-0.75 Dec

Transfer of property for L11		
Sl.No	From	To. with area (Name-Area)
1	G K REALTORS	TANIAN MANSIONS-0.75 Dec
2	G K ABASAN	TANIAN MANSIONS-0.75 Dec
3	Shri Gopal Kundu	TANIAN MANSIONS-0.75 Dec
4	Smt Runa Kundu	TANIAN MANSIONS-0.75 Dec
Transfer of property for L12		
Sl.No	From	To. with area (Name-Area)
1	G K REALTORS	TANIAN MANSIONS-0.75 Dec
2	G K ABASAN	TANIAN MANSIONS-0.75 Dec
3	Shri Gopal Kundu	TANIAN MANSIONS-0.75 Dec
4	Smt Runa Kundu	TANIAN MANSIONS-0.75 Dec
Transfer of property for L13		
Sl.No	From	To. with area (Name-Area)
1	G K REALTORS	TANIAN MANSIONS-0.25 Dec
2	G K ABASAN	TANIAN MANSIONS-0.25 Dec
3	Shri Gopal Kundu	TANIAN MANSIONS-0.25 Dec
4	Smt Runa Kundu	TANIAN MANSIONS-0.25 Dec
Transfer of property for L14		
Sl.No	From	To. with area (Name-Area)
1	G K REALTORS	TANIAN MANSIONS-0.5 Dec
2	G K ABASAN	TANIAN MANSIONS-0.5 Dec
3	Shri Gopal Kundu	TANIAN MANSIONS-0.5 Dec
4	Smt Runa Kundu	TANIAN MANSIONS-0.5 Dec
Transfer of property for L15		
Sl.No	From	To. with area (Name-Area)
1	G K REALTORS	TANIAN MANSIONS-0.5 Dec
2	G K ABASAN	TANIAN MANSIONS-0.5 Dec
3	Shri Gopal Kundu	TANIAN MANSIONS-0.5 Dec
4	Smt Runa Kundu	TANIAN MANSIONS-0.5 Dec
Transfer of property for L16		
Sl.No	From	To. with area (Name-Area)
1	G K REALTORS	TANIAN MANSIONS-0.75 Dec
2	G K ABASAN	TANIAN MANSIONS-0.75 Dec
3	Shri Gopal Kundu	TANIAN MANSIONS-0.75 Dec
4	Smt Runa Kundu	TANIAN MANSIONS-0.75 Dec
Transfer of property for L17		
Sl.No	From	To. with area (Name-Area)
1	G K REALTORS	TANIAN MANSIONS-0.5 Dec
2	G K ABASAN	TANIAN MANSIONS-0.5 Dec
3	Shri Gopal Kundu	TANIAN MANSIONS-0.5 Dec
4	Smt Runa Kundu	TANIAN MANSIONS-0.5 Dec
Transfer of property for L18		
Sl.No	From	To. with area (Name-Area)
1	G K REALTORS	TANIAN MANSIONS-0.75 Dec

2	G K ABASAN	TANIAN MANSIONS-0.75 Dec
3	Shri Gopal Kundu	TANIAN MANSIONS-0.75 Dec
4	Smt Runa Kundu	TANIAN MANSIONS-0.75 Dec
Transfer of property for L19		
Sl.No	From	To. with area (Name-Area)
1	G K REALTORS	TANIAN MANSIONS-0.25 Dec
2	G K ABASAN	TANIAN MANSIONS-0.25 Dec
3	Shri Gopal Kundu	TANIAN MANSIONS-0.25 Dec
4	Smt Runa Kundu	TANIAN MANSIONS-0.25 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	G K REALTORS	TANIAN MANSIONS-0.5 Dec
2	G K ABASAN	TANIAN MANSIONS-0.5 Dec
3	Shri Gopal Kundu	TANIAN MANSIONS-0.5 Dec
4	Smt Runa Kundu	TANIAN MANSIONS-0.5 Dec
Transfer of property for L20		
Sl.No	From	To. with area (Name-Area)
1	G K REALTORS	TANIAN MANSIONS-0.25 Dec
2	G K ABASAN	TANIAN MANSIONS-0.25 Dec
3	Shri Gopal Kundu	TANIAN MANSIONS-0.25 Dec
4	Smt Runa Kundu	TANIAN MANSIONS-0.25 Dec
Transfer of property for L21		
Sl.No	From	To. with area (Name-Area)
1	G K REALTORS	TANIAN MANSIONS-0.5 Dec
2	G K ABASAN	TANIAN MANSIONS-0.5 Dec
3	Shri Gopal Kundu	TANIAN MANSIONS-0.5 Dec
4	Smt Runa Kundu	TANIAN MANSIONS-0.5 Dec
Transfer of property for L22		
Sl.No	From	To. with area (Name-Area)
1	G K REALTORS	TANIAN MANSIONS-0.25 Dec
2	G K ABASAN	TANIAN MANSIONS-0.25 Dec
3	Shri Gopal Kundu	TANIAN MANSIONS-0.25 Dec
4	Smt Runa Kundu	TANIAN MANSIONS-0.25 Dec
Transfer of property for L23		
Sl.No	From	To. with area (Name-Area)
1	G K REALTORS	TANIAN MANSIONS-0.75 Dec
2	G K ABASAN	TANIAN MANSIONS-0.75 Dec
3	Shri Gopal Kundu	TANIAN MANSIONS-0.75 Dec
4	Smt Runa Kundu	TANIAN MANSIONS-0.75 Dec
Transfer of property for L24		
Sl.No	From	To. with area (Name-Area)
1	G K REALTORS	TANIAN MANSIONS-0.75 Dec
2	G K ABASAN	TANIAN MANSIONS-0.75 Dec
3	Shri Gopal Kundu	TANIAN MANSIONS-0.75 Dec
4	Smt Runa Kundu	TANIAN MANSIONS-0.75 Dec

Transfer of property for L25		
Sl.No	From	To. with area (Name-Area)
1	G K REALTORS	TANIAN MANSIONS-1 Dec
2	G K ABASAN	TANIAN MANSIONS-1 Dec
3	Shri Gopal Kundu	TANIAN MANSIONS-1 Dec
4	Smt Runa Kundu	TANIAN MANSIONS-1 Dec
Transfer of property for L26		
Sl.No	From	To. with area (Name-Area)
1	G K REALTORS	TANIAN MANSIONS-1 Dec
2	G K ABASAN	TANIAN MANSIONS-1 Dec
3	Shri Gopal Kundu	TANIAN MANSIONS-1 Dec
4	Smt Runa Kundu	TANIAN MANSIONS-1 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	G K REALTORS	TANIAN MANSIONS-0.5 Dec
2	G K ABASAN	TANIAN MANSIONS-0.5 Dec
3	Shri Gopal Kundu	TANIAN MANSIONS-0.5 Dec
4	Smt Runa Kundu	TANIAN MANSIONS-0.5 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	G K REALTORS	TANIAN MANSIONS-0.75 Dec
2	G K ABASAN	TANIAN MANSIONS-0.75 Dec
3	Shri Gopal Kundu	TANIAN MANSIONS-0.75 Dec
4	Smt Runa Kundu	TANIAN MANSIONS-0.75 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	G K REALTORS	TANIAN MANSIONS-0.25 Dec
2	G K ABASAN	TANIAN MANSIONS-0.25 Dec
3	Shri Gopal Kundu	TANIAN MANSIONS-0.25 Dec
4	Smt Runa Kundu	TANIAN MANSIONS-0.25 Dec
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	G K REALTORS	TANIAN MANSIONS-3 Dec
2	G K ABASAN	TANIAN MANSIONS-3 Dec
3	Shri Gopal Kundu	TANIAN MANSIONS-3 Dec
4	Smt Runa Kundu	TANIAN MANSIONS-3 Dec
Transfer of property for L7		
Sl.No	From	To. with area (Name-Area)
1	G K REALTORS	TANIAN MANSIONS-3 Dec
2	G K ABASAN	TANIAN MANSIONS-3 Dec
3	Shri Gopal Kundu	TANIAN MANSIONS-3 Dec
4	Smt Runa Kundu	TANIAN MANSIONS-3 Dec
Transfer of property for L8		
Sl.No	From	To. with area (Name-Area)
1	G K REALTORS	TANIAN MANSIONS-3 Dec

2	G K ABASAN	TANIAN MANSIONS-3 Dec
3	Shri Gopal Kundu	TANIAN MANSIONS-3 Dec
4	Smt Runa Kundu	TANIAN MANSIONS-3 Dec
Transfer of property for L9		
Sl.No	From	To. with area (Name-Area)
1	G K REALTORS	TANIAN MANSIONS-3.75 Dec
2	G K ABASAN	TANIAN MANSIONS-3.75 Dec
3	Shri Gopal Kundu	TANIAN MANSIONS-3.75 Dec
4	Smt Runa Kundu	TANIAN MANSIONS-3.75 Dec

Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: E. M. Bye Pass (Sonarpur),
Mouza: Elachi, JI No: 70, Pin Code : 700103

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 19, LR Khatian No:- 745	Owner:রখীন্দ্রনাথ সিনহা, Gurdian:স্বত্বাধিকারী , Address:মুখার্জীপাড়া , Classification:শালি, Area:0.08000000 Acre,	Seller is not the recorded Owner as per Applicant.
L2	LR Plot No:- 19, LR Khatian No:- 3401	Owner:জি কে রিয়েলটার্স ., Gurdian:. , Address:নিজ , Classification:শালি, Area:0.02000000 Acre,	G K REALTORS
L3	LR Plot No:- 19, LR Khatian No:- 3407	Owner:জি কে আবাসন, Gurdian:., Address:নিজ , Classification:শালি, Area:0.02000000 Acre,	G K ABASAN
L4	LR Plot No:- 19, LR Khatian No:- 3418	Owner:জি.কে. রিয়েলটার্স , Gurdian:নিজ , Address:নিজ , Classification:শালি, Area:0.03000000 Acre,	G K REALTORS
L5	LR Plot No:- 19, LR Khatian No:- 3419	Owner:রুনা কুন্ডু, Gurdian:গোপাল কুন্ডু, Address:নিজ , Classification:শালি, Area:0.01000000 Acre,	Smt Runa Kundu
L6	LR Plot No:- 20, LR Khatian No:- 1317	Owner:গোপাল কুণ্ডু, Gurdian:দশরথ , Address:৩৬ বি বাই ১ সি বৈষ্ণবঘাটা রোড পোঃ যাদবপুর কোল ৪৭, Classification:ডাঙ্গা, Area:0.12000000 Acre,	Shri Gopal Kundu
L7	LR Plot No:- 20, LR Khatian No:- 3094	Owner:জি.কে. রিয়েলটার্স ., Gurdian:., Address:নিজ , Classification:ডাঙ্গা, Area:0.12000000 Acre,	G K REALTORS
L8	LR Plot No:- 20, LR Khatian No:- 3095	Owner:জি.কে. আবাসন, Gurdian:., Address:নিজ , Classification:ডাঙ্গা, Area:0.12000000 Acre,	G K ABASAN

L9	LR Plot No:- 20, LR Khatian No:- 3096	Owner:রুনা কুন্ডু, Gurdian:গোপাল কুন্ডু, Address:নিজ , Classification:ডাঙ্গা, Area:0.15000000 Acre,	Smt Runa Kundu
L10	LR Plot No:- 20, LR Khatian No:- 3476	Owner:জি কে আবাসন , Gurdian:পঙ্ক প্রগাইটার, Address:নিজ , Classification:ডাঙ্গা, Area:0.03000000 Acre,	G K ABASAN
L11	LR Plot No:- 20, LR Khatian No:- 3491	Owner:জি কে রিয়েল্টর্স ., Gurdian:., Address:., Classification:ডাঙ্গা, Area:0.03000000 Acre,	G K REALTORS
L12	LR Plot No:- 20, LR Khatian No:- 3514	Owner:গোপাল কুন্ডু, Gurdian:দশরথ , Address:নিজ , Classification:ডাঙ্গা, Area:0.03000000 Acre,	Shri Gopal Kundu
L13	LR Plot No:- 23, LR Khatian No:- 3095	Owner:জি.কে. আবাসন, Gurdian:., Address:নিজ , Classification:ডাঙ্গা, Area:0.01000000 Acre,	G K ABASAN
L14	LR Plot No:- 23, LR Khatian No:- 3096	Owner:রুনা কুন্ডু, Gurdian:গোপাল কুন্ডু, Address:নিজ , Classification:ডাঙ্গা, Area:0.02000000 Acre,	Smt Runa Kundu
L15	LR Plot No:- 23, LR Khatian No:- 3094	Owner:জি.কে. রিলেটর্স ., Gurdian:., Address:নিজ , Classification:ডাঙ্গা, Area:0.02000000 Acre,	G K REALTORS
L16	LR Plot No:- 24, LR Khatian No:- 3095	Owner:জি.কে. আবাসন, Gurdian:., Address:নিজ , Classification:বাগান, Area:0.03000000 Acre,	G K ABASAN
L17	LR Plot No:- 24, LR Khatian No:- 3096	Owner:রুনা কুন্ডু, Gurdian:গোপাল কুন্ডু, Address:নিজ , Classification:বাগান, Area:0.02000000 Acre,	Seller is not the recorded Owner as per Applicant.
L18	LR Plot No:- 24, LR Khatian No:- 3094	Owner:জি.কে. রিলেটর্স ., Gurdian:., Address:নিজ , Classification:বাগান, Area:0.03000000 Acre,	G K REALTORS
L19	LR Plot No:- 35, LR Khatian No:- 3095	Owner:জি.কে. আবাসন, Gurdian:., Address:নিজ , Classification:শালি, Area:0.01000000 Acre,	G K ABASAN
L20	LR Plot No:- 35, LR Khatian No:- 3094	Owner:জি.কে. রিলেটর্স ., Gurdian:., Address:নিজ , Classification:শালি, Area:0.01000000 Acre,	G K REALTORS
L21	LR Plot No:- 35, LR Khatian No:- 3096	Owner:রুনা কুন্ডু, Gurdian:গোপাল কুন্ডু, Address:নিজ , Classification:শালি, Area:0.02000000 Acre,	Smt Runa Kundu
L22	LR Plot No:- 35, LR Khatian No:- 3544	Owner:গোপাল কুন্ডু, Gurdian:দশরথ , Address:নিজ , Classification:শালি, Area:0.01000000 Acre,	Shri Gopal Kundu
L23	LR Plot No:- 36, LR Khatian No:- 3407	Owner:জি কে আবাসন, Gurdian:., Address:নিজ , Classification:বাগান, Area:0.03000000 Acre,	G K ABASAN

L24	LR Plot No:- 36, LR Khatian No:- 3418	Owner:জি.কে. রিয়েলটরস , Gurdian:নিজ , Address:নিজ , Classification:বাগান, Area:0.03000000 Acre,	G K REALTORS
L25	LR Plot No:- 36, LR Khatian No:- 3419	Owner:রুনা কুন্ডু, Gurdian:গোপাল কুন্ডু, Address:নিজ , Classification:বাগান, Area:0.04000000 Acre,	Smt Runa Kundu
L26	LR Plot No:- 36, LR Khatian No:- 3478	Owner:গোপাল কুন্ডু, Gurdian:দশরথ কুন্ডু, Address:নিজ , Classification:বাগান, Area:0.04000000 Acre,	Shri Gopal Kundu

On 26-09-2022

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

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

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

Presented for registration at 13:23 hrs on 26-09-2022, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Shri Gopal Kundu , 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 7,88,20,375/-

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

Execution is admitted on 26/09/2022 by 1. Shri Gopal Kundu, Son of Late Dasarath Kundu, Baishnabghata Bye Lane, 8/1A, P.O: Naktala, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession Business, 2. Smt Runa Kundu, Wife of Shri Gopal Kundu, Baishnabghata Bye Lane, 8/1A, P.O: Naktala, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession Business
Indetified by Mr Rajib Ghosh, , , Son of Mr Johar Ghosh, Sukantapally, Kalikapur, P.O: South Garia, Thana: Baruipur, , City/Town: BARUIPUR, South 24-Parganas, WEST BENGAL, India, PIN - 743613, by caste Hindu, by profession Advocate

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

Execution is admitted on 26-09-2022 by Smt Tanimma Mallick, Partner, TANIAN MANSIONS (Partnership Firm), Kalikapur, 583, City:- , P.O:- Mukundapur, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099

Indetified by Mr Rajib Ghosh, , , Son of Mr Johar Ghosh, Sukantapally, Kalikapur, P.O: South Garia, Thana: Baruipur, , City/Town: BARUIPUR, South 24-Parganas, WEST BENGAL, India, PIN - 743613, by caste Hindu, by profession Advocate

Execution is admitted on 26-09-2022 by Shri Ranjit Roy, Partner, TANIAN MANSIONS (Partnership Firm), Kalikapur, 583, City:- , P.O:- Mukundapur, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099

Indetified by Mr Rajib Ghosh, , , Son of Mr Johar Ghosh, Sukantapally, Kalikapur, P.O: South Garia, Thana: Baruipur, , City/Town: BARUIPUR, South 24-Parganas, WEST BENGAL, India, PIN - 743613, by caste Hindu, by profession Advocate

Execution is admitted on 26-09-2022 by Shri Gopal Kundu, Partner, G K REALTORS (Partnership Firm), Baishnabghata Bye Lane, 19T, City:- , P.O:- Naktala, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700047; Partner, G K ABASAN (Partnership Firm), Baishnabghata Bye Lane, 19T, City:- , P.O:- Naktala, P.S:- Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700047

Indetified by Mr Rajib Ghosh, , , Son of Mr Johar Ghosh, Sukantapally, Kalikapur, P.O: South Garia, Thana: Baruipur, , City/Town: BARUIPUR, South 24-Parganas, WEST BENGAL, India, PIN - 743613, by caste Hindu, by profession Advocate

Execution is admitted on 26-09-2022 by Smt Runa Kundu, Partner, G K REALTORS (Partnership Firm), Baishnabghata Bye Lane, 19T, City:- , P.O:- Naktala, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700047; Partner, G K ABASAN (Partnership Firm), Baishnabghata Bye Lane, 19T, City:- , P.O:- Naktala, P.S:- Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700047

Indetified by Mr Rajib Ghosh, , , Son of Mr Johar Ghosh, Sukantapally, Kalikapur, P.O: South Garia, Thana: Baruipur, , City/Town: BARUIPUR, South 24-Parganas, WEST BENGAL, India, PIN - 743613, by caste Hindu, by profession Advocate

Execution is admitted on 26-09-2022 by Shri Susanta Mallick, Partner, TANIAN MANSIONS (Partnership Firm), Kalikapur, 583, City:- , P.O:- Mukundapur, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099

Indetified by Mr Rajib Ghosh, , , Son of Mr Johar Ghosh, Sukantapally, Kalikapur, P.O: South Garia, Thana: Baruipur, , City/Town: BARUIPUR, South 24-Parganas, WEST BENGAL, India, PIN - 743613, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,50,039.00/- (B = Rs 1,50,000.00/- ,E = Rs 7.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 1,50,007/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 25/09/2022 11:47PM with Govt. Ref. No: 192022230128532788 on 25-09-2022, Amount Rs: 1,50,007/-,
Bank: SBI EPay (SBlePay), Ref. No. 9445002633222 on 25-09-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 75,001/- and Stamp Duty paid by Stamp Rs 500.00/-, by online = Rs 74,501/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 108130, Amount: Rs.500.00/-, Date of Purchase: 22/09/2022, Vendor name: S Mukherjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 25/09/2022 11:47PM with Govt. Ref. No: 192022230128532788 on 25-09-2022, Amount Rs: 74,501/-,
Bank: SBI EPay (SBlePay), Ref. No. 9445002633222 on 25-09-2022, Head of Account 0030-02-103-003-02



Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2022, Page from 544706 to 544767

being No 160315269 for the year 2022.



Dhar

Digitally signed by Debasish Dhar
Date: 2022.11.04 11:51:08 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 2022/11/04 11:51:08 AM

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS

West Bengal.

(This document is digitally signed.)