

2828/2021

(1)

2758



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL.

G 673

Shash
 2021426839/2021
 13/08/2021
 MV- 2,52,80,577/

Register of Assurances
 Kolkata



Registrar of Assurances
 Kolkata

Shash
 Registrar of Assurances
 Kolkata

13 AUG 2021

AGREEMENT FOR DEVELOPMENT

THIS AGREEMENT is made this 13th day of August two thousand twenty one (2021 A.D)..

BETWEEN

Contd.....P/2.



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

GRN Details

GRN: 192021220049386391
GRN Date: 11/08/2021 16:17:11
BRN: IK0BFMZJ0
Payment Status: Successful
Payment Mode: Online Payment
Bank/Gateway: State Bank of India
BRN Date: 11/08/2021 16:08:55
Payment Ref. No: 2001426839/1/2021
[Query No*/Query Year]

Depositor Details

Depositor's Name: S.B.PAL
Address: 8 OLD POST OFFICE STREET KOLKATA-1
Mobile: 9883193910
Depositor Status: Advocate
Query No: 2001426839
Applicant's Name: Mr DULAL CHANDRA PAL
Identification No: 2001426839/1/2021
Remarks: Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001426839/1/2021	Property Registration- Stamp duty	0030-02-103-003-02	35001
2	2001426839/1/2021	Property Registration- Registration Fees	0030-03-104-001-16	25007
Total				60008

IN WORDS: SIXTY THOUSAND EIGHT ONLY.

(1) SRI ALOKJIT DEY (PAN:ACWPD1017G) son of Sri Birendra Nath Dey, by faith Hindu, by Nationality Indian, by occupation Business, residing at 14/1D, Nandalal Bose Lane, Kolkata-700003, P.S. Shyampukur, P.O. Baghabazar AND (2) SRI ABHIJIT DEY (PAN:ACWPD1018K) son of Sri Birendra Nath Dey, by faith Hindu, by Nationality Indian, by occupation business, residing at 14/1D, Nandalal Bose Lane, Kolkata-700003, P.S. Shyampukur, P.O. Baghabazar hereinafter Called to as the "VENDORS/ LANDOWNERS" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, legal representatives, executors administrators and permitted assigns) of the FIRST PART.

. AND

M/S. TARAA REALTY & CONSTRUCTION a Sole Proprietorship firm having its registered office at 12A, Hemendra Sen Street, (2nd floor), Kolkata-700006, P.S. Burtolla, P.O. Beadon Street, represented through its owner SRI INDRAJIT MAZUMDER (PAN: AJZPM9468J) son of Late Mrinal Kanti Mazumder, by faith Hindu, by Nationality Indian, by occupation business, residing at 12A, Hemendra Sen Street, (2nd floor), Kolkata-700006, P.S. Burtolla, P.O. Beadon Street, hereinafter called and 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 its successor or successors in office and assigns) of the SECOND PART.

Contd.....P/3.

WHEREAS by an Indenture of Trust dated the 17th day of February 1960 and registered in Book. No-I, Volume No.16, between Pages 221 to 226 and numbered as Being No.746 for the year 1960 in the Office of the Registrar of Assurance, Calcutta and made between Ananta Lal Bose, son of late Bon Behary Bose of 14/1, Nandalal Bose Lane, Calcutta of One Part and Annapurna Bose, the Vendor hereinabove of the Other Part, the said Ananta Lal Bose settled on trust all that property being the partly two and partly three storied brick built dwelling house and structures together with the lands thereunto belonging and on part whereof the same are erected and containing by estimation 14 (fourteen) Cottahs and 7(Seven) Chittaeks of land a little more or less being premises No.14/1, Nanda Lal Bose Lane in Sutanutty in the Worth Division of the town of Calcutta and butted and bounded on the North by a common passage, on the South by premises No.65/4, Baghbazar Street, on the East by 65/4, Baghbazar Street and on the West partly by premises No.16, Nandalal Bose Lane and Partly by a passage formed out of 16, Nandalal Bose Lane and leading from Nandalal Bose Lane for the benefit of the person or persons named in the aforesaid Deed of Trust as Beneficiaries:

AND WHEREAS the said Annapura Bose was appointed the sole and original Trustee by the said Deed of Trust and she is continuing as such in that capacity;

AND WHEREAS the said Annapurna Bose as Trustee under the said Deed of Trust is fully entitled to sell the whole or any portion of the Trust Property fully described above, by virtue of clause 8 of the said Deed of Trust which is as under :-

"8. If the trustee decides or agrees to' sell the trust property or any portion thereof the Trustee shall be entitled to and she is hereby authorized to sell the Trust property or any portion thereof and to realize and receive the sale

proceeds of the same and to give receipts and effectual discharge for the same and also to execute and register a deed of sale for the purpose and the Purchaser shall not be bound to see to the application of the sale proceeds and the receipt granted by the Trustee for the sale proceeds shall be a sufficient discharge for the money paid to the Trustee".

AND WHEREAS it is necessary to sell some portion of the Trust property aforesaid in order to pay government dues regarding income and wealth taxes pertaining to the said Trust Property assessed in the hands of the Settlor Anantalal Bose and there having no other resources for the same.

AND WHEREAS excepting some portion of the said Trust property which is under the occupation of the Annapurna Bose as dwelling house for herself and the members of her family including the Settlor, her husband, the major portion of the same is fully tenanted and as such, there is no ready and willing buyer for any portion of the tenanted portion of the said Trust property.

AND WHEREAS one Birendra Nath Dey son of Sudhir Chandra Dey, who is the husband of Late Jayanti Dey, was a tenant under the Annapurna Bose in respect of two temporary structures being annexes to the main building of the Trust Property at a monthly rental of Rs.150/- per month payable according to English Calendar more particularly described in the schedule hereunder;

AND WHEREAS the said Jayanti Dey having heard that a portion of the Trust property is to be sold has offered to purchase the portion of the Trust property now under the occupation of Anantalal Bose in the manner as described above at a consideration price mentioned therein.

Contd.....P/5.

AND WHEREAS the intended sale is in due course of the administration of and for the benefit of the said Trust Estate, by virtue of a registered Deed of Conveyance bearing dated 29th day of April, 1977 which was registered in the office of the Registrar of Assurances, Calcutta and recorded in Book No.I, Volume No.87, Pages from 179 to 189, being No.1871, for the year 1977, the said Annapurna Bose sold conveyed and transferred her right title and interest in respect of the property All That a piece or parcel of land measuring by estimation 2(two) Cottahs 3(three) chittacks and 14(fourteen) square feet be it a little more or less erected whereupon two temporary kutcha structures being portion of the Premises No.14/1, Nandalal Bose Lane, Calcutta in sutanutty in the North Division of the town of Calcutta and which is butted and bounded : On the North partly by attachment with the Southern wall of Premises No.14/1, Nandalal Bose Lane, Calcutta and partly by 10 feet wide common passage from Nandalal Bose Lane, On the South: By Premises No.65/5F, Baghbazar Street, Calcutta, On the West: By premises No.69, Baghbazar Street, Calcutta, on the East: Premises No.54/4, Baghbazar Street, Calcutta, which morefully described in the Schedule therein, in favour of Smt. Jayanti Dey wife of Birendra Nath Dey absolutely and forever.

AND WHEREAS the said Anantalal Bose, is seized and possessed of the house and premises No.14/1, Nandalal Bose Lane, absolutely and forever save in respect of a charge for payment of a monthly sum of Rs.225/- to sm. Binapani Bose widow of Sidhlal Bose during her lifetime.

AND WHEREAS the said Anantalal Bose is subject to payment as aforesaid enjoying the said Premises No.14/1, Nandalal Bose Lane in the town of Calcutta fully described in Part I of the Schedule therein written freely and absolutely as the sole and exclusive owner thereof.

Contd.....P/6.

AND WHEREAS one Birendra Nath Dey the husband of the said Jayanti Dey was in possession of a portion of the said premises No.14/1, Nandalal Bose Lane, Calcutta morefully described in part-II of the Schedule therein written as a monthly paying rent to the said Anantalal Bose.

AND WHEREAS thereafter by virtue of a registered Deed of Conveyance bearing dated 5th day of March, 1982, which was registered in the office of the Registrar of Assurances, Calcutta and recorded in Book No.I, Volume No.91, Pages from 146 to 156, being No.1706 for the year 1982, the said Anantalal Bose, sold conveyed and transferred the property All That brick built one storied messuage tenement and hereditaments partly with sheds and pucca structures on land measuring about 1(one) cottah 15(fifteen) chittacks and 2(two) square feet be the same a little more or less being portion of Premises No.14/1, Nanda lal Bose Lane, Calcutta, which is butted and bounded on the East and South: by portion of Premises No.14/1, Nandalal Bose Lane used as common passage, On the West by No.16/1, Nandalal Bose Lane, on the North: by 56, Baghbazar Street, Calcutta, morefully described in the Part-II of the Schedule therein, in favour of Smt. Jayanti Dey wife of Sri Birendra Nath Dey absolutely and forever.

AND WHEREAS the said Sm. Binapani Bose died on the 24th day of November, 1985 and with her death the said charge in her favour stands released.

AND WHEREAS thereafter by virtue of another registered Deed of Conveyance bearing dated 18th day of July, 1986, which was registered in the office of the registrar of Assurances, Calcutta and recorded in Book No.I, Volume No.235, Pages from 258 to 271, being No.9974, for the year 1986, the said Anantalal Bose sold conveyed and transferred two portions of the property

Contd.,.....P/7.

All That two storied brick built messuage house and tenements togetherwith piece or parcel of land containing an area of 2(two) cottaha 1(one) chittacks and 12(twelve) square feet be the same a little more or less being demarcated portion of Premises No.14/1, Nandalal Bose lane (Lot "C-1") P.S. Shyampukur in the town of Calcutta and which is butted and bounded on the East by Premises No.65/4, Baghbazar Street, Calcutta, on the West by portion of Premises No.14/1, Nandalal Bose Lane, Calcutta owned by Smt. Jayanti Dey being Lot"E" of the said premises, on the South by portion of Premises No.14/1, Nandalal Bose Lane, Calcutta owned by Jayanti Dey being Lot "D" of the said premises and on the North by partly Lot "C-2" of the said premises No.14/1, Nandalal Bose Lane, Calcutta and partly by passage , described in the Part-I of the First Schedule therein AND All That piece and parcel of land intended to be used as common passage being a portion of the premises No.14/1, Nandalal Bose Lane, in the town of Calcutta and butted and bounded on the North by common passage and thereafter Lot"B" of Premises No.14/1, Nandalal Bose Lane, Calcutta on the East by Lot-"C-2" of Premises No.14/1, Nandalal Bose Lane, on the South by Lot-"C-1" of the said premises and on the West by Lot "E" of the said Premises which is morefully and particularly described in the Second Schedule therein, in favour of Smt. Jayanti Dey wife of Sri Birendra Nath Dey absolutely and forever.

AND WHEREAS by virtue of above mentioned several registered Deed of Conveyance, the said SMT. JAYANTI DEY wife of Sri Birendra Nath Dey, became sole and absolute owner of the property All That two storied brick built messuage house and tenements togetherwith the piece or parcel of land containing an area of 06(six) cottahs, 03(three) Chittacks and 28 (twenty eight) square feet be the same a little more or less togetherwith the 13 feet wide common passage situated and lying at and being the demarcated portion of

Contd.....P/8.

premises No.14/1, Nandalal Bose Lane, Kolkata-700003, P.S. Shyampukur, within the limits of Kolkata Municipal Corporation under Ward No.007, District Kolkata.

AND WHEREAS thereafter the said Smt. Jayanti Dey mutated and separated her said purchased demarcated portion of premises No.14/1, Nandalal Bose Lane, Kolkata-700003 and after separation her portion, the KMC Authority separated and registered new Premises No.14/1D, Nanda Lal Bose Lane, Kolkata-700003, being Assessee No.11-007-2300-47-6, under Ward No.07.

AND WHEREAS subsequently said Jayanti Dey died intestate on 3rd day of December, 2016, leaving behind her husband Sri Birendra Nath Dey, two sons Sri Alokjit Dey and Sri Abhijit Dey and one daughter Amita Adhya nee Dey as her only heirs and successors and according to the Hindu Succession Act, 1956, after the demise of said Jayanti Dey, her above named only legal heirs and successors Sri Birendra Nath Dey, Sri Alokjit Dey, Sri Abhijit Dey and Smt. Amita Adhya nee Dey inherited and became the joint owners of the property ALL THAT two storied brick built messuage house and tenements togetherwith the piece or parcel of land containing an area of 06(six) cottahs, 03(three) Chittacks and 28 (twenty eight) square feet be the same a little more or less togetherwith the 13 feet wide common passage situated and lying at and being the premises No.14/1D, Nandalal Bose Lane, Kolkata-700003, P.S. Shyampukur, within the limits of Kolkata Municipal Corporation under Ward No.007, District Kolkata, morefully and particularly described in the First Schedule hereunder and hereinafter referred to as the said "PROPERTY".

Contd.....P/9.

AND WHEREAS since then the said Sri Birendra Nath Dey, Sri Alokjit Dey, Sri Abhijit Dey and Amita Adhya, the party of the first part herein, became the absolute joint owners of undivided 1/4th share each in respect of the property ALL THAT the two storied brick built messuage house and tenements togetherwith the piece or parcel of land containing an area of 06(six) cottahs, 03(three) Chittacks and 28 (twenty eight) square feet be the same a little more or less togetherwith the 13 feet wide common passage situated and lying at and being the Premises No.14/1D, Nandalal Bose Lane, Kolkata-700003, P.S. Shyampukur, within the limits of Kolkata Municipal Corporation under Ward No.007, District Kolkata, morefully and particularly described in the First Schedule hereunder and hereinafter referred to as the said "PROPERTY".

AND WHEREAS thereafter said Sri Birendra Nath Dey, Sri Alokjit Dey, Sri Abhijit Dey, mutated their names in the record of the Kolkata Municipal Corporation, under Ward No.007, after relinquishing the share of Smt. Amita Adhya daughter of Sri Birendra Nath Dey and wife of Late Srimanta Adhya, in respect of the property, more fully and particularly described in the First Schedule hereunder and hereinafter referred to as the said entire old tenanted Building.

AND WHEREAS by virtue of a registered Deed of Gift bearing dated 4th August, 2021 which was registered in the office of the A.R.A-II Kolkata and recorded in Book No.1, being No. 190202636 for the year 2021, the above named Sri Birendra Nath Dey gifted and transferred his undivided 1/4th share of the property All That the two storied brick built messuage house and tenements togetherwith the piece or parcel of land containing an area of 06(six) cottahs, 03(three) Chittacks and 28 (twenty eight) square feet be the same a little more or less togetherwith the 10 feet wide common passage situated and lying

Contd.....P/10.

at and being the Premises No.14/1D, Nandalal Bose Lane, Kolkata-700003, P.S. Shyampukur, within the limits of Kolkata Municipal Corporation under Ward No.007, District Kolkata, in favour of his own sons SRI ALOKJIT DEY and SRI ABHIJIT DEY absolutely and forever.

AND WHEREAS on the same date by virtue of a registered Deed of Gift bearing dated 4th day of August, 2021, which was registered in the office of the A.R.A-II, Kolkata and recorded in Book No.I. being No.190202637 for the year 2021, the above named Smt. Amita Adhya gifted and transferred her undivided 1/4th share of the property All That the two storied brick built messuage house and tenements togetherwith the piece or parcel of land containing an area of 06(six) cottahs, 03(three) Chittacks and 28 (twenty eight) square feet be the same a little more or less togetherwith the 10 feet wide common passage situated and lying at and being the Premises No.14/1D, Nandalal Bose Lane, Kolkata-700003, P.S. Shyampukur, within the limits of Kolkata Municipal Corporation under Ward No.007, District Kolkata, in favour of her own brothers SRI ALOKJIT DEY and SRI ABHIJIT DEY absolutely and forever.

AND WHEREAS since then the said Sri Alokjit Dey and Sri Abhijit Dey became the joint owners of undivided ½(half) share each in respect of the said property being Premises No.14/1D, Nandalal Bose Lane, Kolkata-700003, P.S. Shyampukur, within the limits of Kolkata Municipal Corporation under Ward No.007, District Kolkata, morefully and particularly described in the First Schedule hereunder and hereinafter referred to as the said "PROPERTY".

AND WHEREAS the Vendors/Owners the party of the First Part herein are wanting to develop the said property being Municipal Premises No.14/1D, Nandalal Bose Lane, Kolkata-700003, P.S. Shyampukur, within the limits of Kolkata Municipal Corporation under Ward No.007, District Kolkata, morefully

Contd.....P/11.

and particularly described in the First Schedule hereunder and hereinafter referred to as the said property comprised AND WHEREAS owing to the scarcity of the fund, the Landowners, the First Party herein, are searching a suitable person/firm who shall take all responsibility and spend entire construction costs of the said new building in lieu of the proportionate share of land.

AND WHEREAS the Developer/Second party herein contacted with the First party/Vendors herein to Develop their property, morefully described in the First Schedule hereunder, demolishing old structure and construction a new building in respect of the said property being Municipal Premises No.14/1D, Nandalal Bose Lane, Kolkata-700003, P.S. Shyampukur, within the limits of Kolkata Municipal Corporation under Ward No.007, District Kolkata, morefully described in the First Schedule hereunder, and the First party/Owners herein have agreed with the Second party to make development of the said property, on the following terms and conditions:

NOW THIS AGREEMENT WITNESSETH and it is hereby mutually agreed by and between the parties hereto as follows: -

I: DEFINITION:

1.1 OWNER/LANDLORDS shall mean the said (1) SRI ALOKJIT DEY (PAN:ACWPD1017G) son of Sri Birendra Nath Dey, residing at 14/1D, Nandalal Bose Lane, Kolkata-700003, P.S. Shyampukur, P.O. Baghabazar, (2) SRI ABHIJIT DEY (PAN:ACWPD1018K) son of Sri Birendra Nath Dey, by faith Hindu, by Nationality Indian, by occupation business, residing at 14/1D, Nandalal Bose Lane, Kolkata-700003, P.S. Shyampukur, P.O. Baghabazar and their respective heirs, legal representatives executors, administrators, assigns and none else.

Contd.....P/12.

- 1.2 DEVELOPER shall mean M/S. TARAA REALTY & CONSTRUCTION A Sole Proprietorship firm having its registered office at 12A, Hemendra Sen Street, (2nd floor), Kolkata-700006, P.S. Burtolla, P.O. Beadon Street, represented through its owner SRI INDRAJIT MAZUMDER (PAN: AJZPM9468J) son of Late Mrinal Kanti Mazumder, by faith Hindu, by Nationality Indian, by occupation business, residing at 12A, Hemendra Sen Street, (2nd floor), Kolkata-700006, P.S. Burtolla, P.O. Beadon Street and its successor-in-office, legal representatives and successors and assigns.
- 1.3 THE SAID PROPERTY shall mean the SAID PROPERTY known and Premises No.14/1D, Nandalal Bose Lane, Kolkata-700003, P.S. Shyampukur, within the limits of Kolkata Municipal Corporation under Ward No.007, District Kolkata, morefully and particularly described in the FIRST SCHEDULE hereunder written.
- 1.4 OLD BUILDING shall mean the land with structure thereof at present existing at the said property, described in the first schedule hereunder.
- 1.5. NEW BUILDING shall mean the building or buildings to be constructed in accordance with the sanctioned plan of the KOLKATA MUNICIPAL CORPORATION at the said land property.
- 1.6 THE SAID PREMISES shall mean and include the entirety of the said land with structure measuring about 06(six) cottahs, 03(three) chittacks and 28 (twenty eight) square feet be the same a little more or less togetherwith the 13 feet wide common passage situated and lying at and being the Premises No. 14/1D, Nandalal Bose Lane, Kolkata-700003, P.S. Shyampukur, more fully and particularly described in the FIRST SCHEDULE hereunder written and

Also shown and delineated in the Map of Plan annexed hereto and bordered in RED thereon.

1.7 COMMON FACILITIES AND AMENITIES shall mean and include corridors hallways, stairways, passageways, lift drive ways, common lavatories generators provided by the Developer Pump room, Overhead Water Tank, Water Pump and motor and other facilities which may be mutually agreed upon between the parties and required for the establishment, location enjoyment provisions maintenance and/or management of the building excepting the roof and the terrace of the building complex which shall remain as joint property of the Owners and Developers herein.

1.8. ALLOCATE SPACE shall mean the space in the new building or buildings available for independent use and occupation after making due provisions for common facilities and space required thereof.

1.9 SHARING OF ALLOCATION IN CONSTRUCTED NEW BUILDING:

- i) Owners' allocation shall be 55% of the total constructed area or area of the building include all the portions of the proposed constructed new building. TOGETHER WITH undivided proportionate share of the "said land" alongwith all common service amenities and facilities thereof so to be constructed on the specification of the plan sanctioned by the Kolkata Municipal corporation and/or any other appropriate authority/authorities, monthly described in the Second Schedule hereunder.

II) The Developer's allocation shall be the 45% of the total constructed area or areas of the building include all the portions of the proposed constructed new building TOGETHER WITH undivided proportionate share of the "said land" alongwith all common services amenities and facilities thereof so to be constructed on the specification of the plan sanctioned by the Kolkata Municipal Corporation and/or any other appropriate authority/ authorities, described in the Third Schedule hereunder.

III) If the building is sanctioned and constructed Ground plus three storied, in that case,

- a) The owners are agreed to take allocation of entire third floor and 55% of first floor and 65% of ground floor, (out of which two car parking area and one room at the Southern side and rest area of 65% on ground floor) and 55% of roof right out of owners' 55% allocation.
- b) The Developer are agreed to take allocation of entire second floor and 45% of first floor and 35% of the ground floor and 45% roof right, out of developer's 45% allocation.

III) If the building is sanctioned and constructed Ground plus Four storied, in that case,

- c) The owners are agreed to take allocation of entire first floor and entire third floor and 75% of ground floor (out of which two car parking area and one room at the Southern side and rest area of 75% on ground floor) and 55% of roof right out of owners' 55% allocation.
- d) The Developer are agreed to take allocation of entire second floor and entire fourth floor and 25% of the ground floor and 45% roof right, out of developer's 45% allocation.

Contd.....P/15.

V) The Developer shall pay and the owners shall receive a refundable security deposit amount of Rs.50,00,000/= (Rupees fifty lacs only), as below:

a) At the time of signing and registration of Development Agreement shall pay Rs.25,00,000/= (Rupees twenty five lakhs only)

b) The remaining Rs.25,00,000/= (Rupees twenty five lakhs only) shall be paid of prior to shifting of the owners and handover the vacant possession of the entire property to the Developer within 7 days of shifting.

VI) The said amount of Rs.50,00,000/- (Rupees fifty lakhs) shall be refunded to the Developer at the time of handing over the owners' allocation.

VII) It is hereby agreed between the parties herein, if any additional floor will be constructed over obtaining the first sanctioned building plan, in that case the allocation of the said additional floor will be allotted to the owner 40% and developer will be allocation 60%.

1.11 ARCHITECT shall mean such person or persons who may be appointed by the Developer for designing and planning of the new building or buildings at the said property. The Developer shall obtain the written approval of the owners/First Party or their authorized agents before submission of the design and plan for sanction by the authorities.

Contd.....P/16.

the Owners shall receive a refundable

1.13 BUILDING SANCTIONED PLAN shall mean and include such plan or plans, Lay Out and specifications to be prepared by the Architect for the development of the said property including construction of the building there at as may be sanctioned by the KOLKATA MUNICIPAL CORPORATION or such other authority or authorities.

1.14 APARTMENTS shall mean and include the individual unit or units in the new building/s available for independent use and occupation by the prospective buyer or buyers including the Owner/Developers and their respective nominee or nominees together with the proportionate share in the common facilities and amenities including land.

1.15 Words importing Masculine Gender shall include Feminine and Neutral Genders likewise words importing Feminine Gender shall include Masculine and Neutral Genders.

II: COMMENCEMENT

This agreement shall be deemed to have commenced on and with effect from the date of signing of this agreement.

III: SCOPE OF THE AGREEMENT.

3.1 The Developer shall develop and construct the new building in accordance with the sanctioned plan upon the land of the said premises.

3.2 Nothing in these presents shall be construed as a demise or agreement or conveyance in law by the Owners/landlords of the said premises or any part thereof to the Developer or as creating any right title or interest in respect thereof excepting the Developer's right as contained in this agreement.

Contd.....P/17.

3.3 The owners and the Developer have entered into this Agreement purely as a contract and nothing contained herein shall be deemed to constitute this Deed as partnership between the Developer and the owner or as joint Venture between the parties hereto in any manner, nor shall the parties hereto constitute an Association of persons in the meaning under law of the land.

IV: CONSIDERATION

4.1 In consideration of the Developer's having agreed to develop erect construct and complete and complete the building and to commercially exploit the said property in accordance with the plan to be sanctioned by the KOLKATA MUNICIPAL CORPORATION and/or other competent authority or authorities at its own costs. In addition to the above, the Developer agreed: -

- a) To prepare and cause the said plan to be sanctioned in the name of the Landowners, represented by the Developer as Attorney and the Developer incur and bear all costs charges and expenses for preparation, design and sanctioning of the plan.
- b) To obtain all necessary permissions and/or approval and/or consents.
- c) To bear all costs charges and expenses for construction of the building at the said premises.
- d) To render the said property free from accumulation of all debris, construction material etc. at its own costs and expenses before handing over possession of the said apartments.
- e) The Developer should arrange two separate accommodations for the two owners in respect of three rooms, separate bath and privy for above named two owners and the developer shall bear all rent for the said two accommodation till the handover the owners' accommodation.

f) The developer should obtain completion certificate from KMC within stipulated time.

V: OWNERS' OBLIGATION.

5.1 The Owner/Landlords are absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the said property more fully and particularly described in FIRST SCHEDULE hereunder written.

5.2 None other than the Landlords/First Party have any right, title interest claim and/or demand over and in respect of the said property and/or any portion thereof.

5.3 The owners/Landlords undertake to hand over the khas peaceful and vacant possession of the said property, within 7(seven) days from the date of shifting the owners to the temporary accommodation.

5.4 The said property is free from all encumbrances, charges, liens, lispendense, attachments, trusts, acquisition requisitions whatsoever or howsoever.

5.5 If any legal heirs claim any right of the schedule mentioned property, then the owners shall be settled and owners shall take all responsibility to give allocation from their allocation.

5.6 There is no excess vacant land at the said property within the meaning of the Urban Land (Ceiling & Regulations) Act, 1976.

5.7 That the Developer shall be responsible to obtain the sanctioned building plan from the Kolkata Municipal Corporation and complete the construction of the new building within 24(twenty four) months from the date of obtaining the sanctioned building plan.

5.8 If any legal problem and/or litigation shall arise at the time of construction works, from the part of any landowners, in that event all legal expenses shall be borne by the landowners and also shall be liable to pay damage charges after negotiation.

5.9. If the Developer fails to complete of the said proposed building within 24(twenty four) months from the date of the sanction building plan, in that event the said time shall be extended for the period of 6(six) months only more after the grace period the stipulated time will be mutually decided by both the parties and after grace period if the construction shall not be completed, in that event the Developer shall be liable to pay the damage charges after negotiation.

VI: PROCEDURE.

6.1. The owners/Landlords shall grant to the Developer and/or its nominee or nominees a General Power of Attorney for the purpose of sanctioning plan, construction of the building. Initially a Limited Power of attorney will be given to the Developers for development and/or for construction of new building and to make agreement for sale of the constructed units belonging to its allocation share and except after having handover the owners' allocation to the First party/owners; the General power of attorney will be given by the owners for registration the sale deed and/or disposing the Flat/Flats of the new building.

6.2 Immediately, according to the KMC rules and regulation, upon the Developer's getting the possession of the said property the Developer shall be entitled to demolish the existing structures through its own constructors and at its own cost. The salvage materials there from shall belong to the Developer who shall be free to deal with the same in the manner it may decide.

VII: DEVELOPER'S RIGHT.

7.1 The Owners/Landlords hereby grant subject to what has been hereinafter provided, an exclusive right to the Developer to do such acts, deeds, and things as may be necessary for the development of the said property including construction of new building and also to commercially exploit the same by entering into agreement for transfer and/or construction in terms of these presents and to construct and provide the necessary common facilities and amenities in terms of the sanctioned / sanction able building plan, lay outs and specifications, with or without modifications as may be made or caused to be made and duly approved by the competent sanctioning authority.

7.2 All applications, Plans and other papers and documents as may be required for the purpose of obtaining necessary sanction from the appropriate authorities shall be prepared and submitted by the Developer at its own costs and expenses shall pay and bear all fees including Architect's fees, charges and expenses required to be paid or deposited for exploitation of the said premises, which shall be deducted from the gross income from this project.

7.3 That after obtaining the sanctioned building plan, the Developer shall started the constructions works as per sanctioned building plan and entire project for new building construction shall be completed within 24(twenty four) months from the date of obtaining the sanctioned building plan from Kolkata Municipal Corporation.

VIII: COMMENCEMENT OF WORK.

8.1 The Owners shall hand over possession of the said premises to the Developer simultaneously and forthwith on or upon obtaining sanction of the building plan by the Kolkata Municipal Corporation, the developer is liable to start the work of construction in the said premises in terms of this agreement.

Contd.....P/21.

IX: BUILDING.

9.1 The said new building or buildings at the said premises will be constructed in accordance with the specifications mentioned in the sanctioned plan and with the best quality of the materials with intent that the said building or buildings will be a decent residential complex.

9.2 The Developer shall also construct erect and complete at its own costs all amenities and common facilities in the said building or buildings.

9.3 The Developer shall install and erect in the new building or buildings at its own cost now, pump with pump house/room, water storage tank, overhead reservoir, drainage, sewerage, sanitary facilities, electrification, permanent electric connection from the competent authority as per specifications and drawings provided by the Architect and sanctioned by the appropriate authorities.

X: OWNERS DECLARATION.

10.1 The owner/Landlords hereby agree and covenant with the Developer not to cause any interference or hindrance in the construction of the said building at the said property by the Developer within the time so stipulated herein before.

10.2 The Owners or any of them had or have or has not entered into any agreement for sale, transfer, let out or lease out or Development Agreement or any other agreement whatsoever with any other person or persons in respect of the said property.

XI: DEVELOPER'S OBLIGATIONS.

Contd.....P/22.

11.1 The Developer hereby agrees and covenants with the Owners/Landlords to complete construction of the new building or buildings in terms of the sanctioned plan, lay-out and specifications obtain necessary completion certificate and hand over the possession of the apartments of the owner's allocation as provided in the said agreement with respective proportionate share of land and the common facilities to the respective Owners/co-owners within a period of 24 months from the date of obtaining the sanction plan.

11.2 The Developer hereby agrees and covenants with the Owners not to transfer and/or assign the benefits of this Agreement or any portion thereof without the consent in writing of the owner.

11.3. The Developer hereby agrees and covenants with the Owners/Landlords not to do any act deed or thing whereby the owners are prevented from enjoying selling assigning and/or disposing off any part of the new building or buildings at the said premises.

11.4 Upon giving possession of the said property by the owners/Landlords, the Developer shall be liable to pay and bear all costs of property taxes dues and outgoings in respect of the said property until the construction of new building in terms of this Agreement is completed and possession of the apartments are handed over to the prospective buyer or buyers. Such portions of the property taxes, dues and outgoings in respect of the said property as it relates to the period prior to the handing over possession of the property to the Developer as above, shall be the responsibility of the Owner. On and from the date of handing over possession of the apartments to the prospective purchaser or purchasers all taxes dues and outgoings corresponding individual apartments will be paid and borne by the respective purchaser or purchasers.

Contd.....P/23.

11.5 The Developer undertakes to comply with all laws, rules and regulations relating to the job that is to be done in this agreement and shall ensure that there is no deviation from or breach of any such law rules and regulations.

11.6 The Developer shall be liable to get the completion certificate from KMC after completion of the building.

11.7. The owner shall handover the original title deed and other document of the property to the developer, but the Developer shall have no power to mortgage the property, or place or deposit at the point of time, but kept with the Developer. A copy of lift using license shall be handover to the landowners.

XII: NOTICE.

12.1 Any notice required to be given by any party to the other party shall without prejudice to any other mode of service available be deemed to have been served on such other party when delivered by and duly acknowledged or sent by prepaid registered post with acknowledgement due at their respective addresses given in this Deed subject to any change which shall be notified in time.

XIII: INDEMNITY.

13.1 The Developer undertakes to indemnify the Owners/Landlords against all damages costs and other financial consequences in the event of any claim being made by any statutory authorities or by any third party on account of any breach of rules, law or regulations or on account of any damage caused to third party in the course of construction.

Contd.....P/24.

13.2 The owners/Landlords further undertakes to Co-operate to the Developer against all criminal and Civil Proceedings, if arises but all expenses shall be borne by the Developer towards the said account.

13.3 The Developer also agrees to indemnify the owners against all claims that may be made by its employees working at the said premises engaged for construction work and at no pain of time such employees of the Developer shall be treated or become employees of the Owners.

XV: MISCELLANEOUS.

15.1 After completion of the construction of the building the Developer shall hand over the allocation of the owners firstly and thereafter the sell proceed shall be executed by the owners and the developers jointly or the owners shall give general registered power of attorney to the Developer or his nominee or nominees regarding the transfer in respect of the developer's allocation.

15.2 After the completion of the construction of the building, the Owners/Landlords and the Developer shall jointly frame the Scheme for the maintenance and management of the said building and the said property. The Owner and the Developer and/or their respective nominees or assignees shall be bound to abide by the rules and regulations as may be framed for the maintenance of the building by the Association/Society to be formed.

XVI: FORCE MAJEURE.

16.1 The parties hereto shall not be considered to be liable for any obligation hereunder to the extent that the performance of the relative obligations is prevented by the existence of the force measure and shall be suspended from the obligation during the duration of the force measure.

Contd.....P/25.

16.2 Force Measure shall mean flood, earthquake, riot, war, storm, tempest, civil commotion, strike, lock-out, suits legal disputes, clearance from authority concerned and/or any other act or commission beyond the control of the parties hereto.

XVII: ARBITRATION.

17.1 In case of any dispute, differences and/or question arising out of and concerning this Agreement, the matter will be referred to the Arbitration. The owners jointly and the Developer shall be entitled to appoint their respective Arbitrators and the appointed Arbitrators shall appoint the third Arbitrator and the decision and award of the said Arbitral Tribunal shall be binding upon the parties and the provisions of Arbitration and Conciliation Act 1996 is applicable in all and every respect.

XVIII: JURISDICTION.

18.1 The Courts at Calcutta alone shall have the jurisdiction to try and entertain all disputes relating to this Agreement and in connection with the construction work and related matters.

Contd.....P/26.

THE FIRST SCHEDULE ABOVE REFERRED TO:
(DESCRIPTION OF EXISTING BUILDING)

ALL THAT the old two storied brick built messuage dwelling house and premises togetherwith the piece or parcel of land containing an area of 06(six) cottahs, 03(three) chittacks and 28(twenty eight) square feet be the same a little more or less i.e. 4483 Square feet togetherwith the common passage situated and lying at and being premises No.14/iD, Nandalal Bose Lane, Kolkata-700003, P.S. Shyampukur, within the limits of Kolkata Municipal Corporation under Ward No.007, Assessee No.11-007-2300-47-6, District Kolkata and constructed covered area on the ground floor cemented floor is 2000 square used as godown and on the first floor marble floor covered area is 2000 square feet used as residential and which is butted and bounded as follows

- ON THE NORTH : By Premises No.14/1C, Nandalal Bose Lane and 13 feet wide common passage;
- ON THE SOUTH : By 65/5, Baghbazar Street and partly by Premises No.69, Baghbazar Street;
- ON THE EAST : By 65/4, Baghbazar Street and common passage;
- ON THE WEST : By 16A, Nandalal Bose Lane and partly by Premise No.16H/2, Nanda Lal Bose Lane;

THE SECOND SCHEDULE ABOVE REFERRED TO
(OWNERS' ALLOCATION)

ALL THAT the Owners' allocation shall be 55% of the total constructed area or areas of the building include all the portions of the proposed constructed new building TOGETHERWITH undivided proportionate share of the "said land" alongwith all common services amenities and facilities thereof so to be constructed on the specification of the plan sanctioned by the Kolkata Municipal Corporation and/or any other appropriate authority/authorities

Contd.....P/27.

THE THIRD SCHEDULE ABOVE REFERRED TO
(DEVELOPER'S ALLOCATION)

ALL THAT the Owners' allocation shall be 45% of the total constructed area or areas of the building include all the portions of the proposed constructed new building TOGETHERWITH undivided proportionate share of the "said land" alongwith all common services amenities and facilities thereof so to be constructed on the specification of the plan sanctioned by the Kolkata Municipal Corporation and/or any other appropriate authority/authorities

THE FOURTH SCHEDULE ABOVE REFERRED TO
(Common Parts and Portions)

All common areas and facilities mentioned in this Indenture shall include:-

- a) The beams supports, main walls, corridors, lobbies, stairs landings, stairways, pump room, transformer room and electric meter room, and other areas and spaces of the building intended for the common;
- b) Installation of common services such as water, sewerage etc.
- c) Pump, motor pipes ducts and all apparatus and installations in the said building for common use;
- d) Underground water reservoir and the overhead water tank;
- e) Lift and Lift room.

SPECIFICATIONS:

1. Structure: R.C.C. Frame Construction on R.C.C. Raft, Foundation with R.C.C. column, beams and slabs and designs in accordance with the relevant I.S. Codes.
2. Outer Walls: All outer walls shall be 200mm (8") thick in cement and sand mortar;
3. Internal Walls: All internal portion walls shall be 5" thick in cement and sand mortar except where necessary 3" wall may be constructed.

Contd.....P/28.

4. Plaster: All walls and ceilings will be plastered internally and externally with cement and sand mortar;
5. Colouring: The external face of walls of the new building shall be painted with approved cement paints.
6. Joinery: All doors and windows in the Common Service areas shall have the frames made of good quality timber as to be specified by the developer and shall be made as per the Architect's drawings and specifications;
7. Service Area: All staircases, lobbies shall be furnished with marble/tiles of such quality as to be decided by the developer. However Generator room and Pump room flooring shall be finished in I.P.S. flooring.
8. Electrical: AH common service areas shall be provided with suitable number of light points but at least each flat will have one air conditioned point at least in one room, tube light fittings, TV points, geysers, chimney points.
9. Sanitary and Plumbing: All plumbing pipe lines and sanitary plumbing pipe lines including the rain water pipes would be leading brand and each pipes of pipe and fittings shall be tested at the sit prior to installation;
10. Power: L.T. connection shall be obtained from CESC Ltd.
11. Captive Power: Generator to be installed to provide captive power during the load shedding for common service area lights, lifts and pumps;
12. Water Proofing: The entire construction of the new building in general shall be free from leakages and seepage. The ultimate roof of the new building shall be suitably finished;
13. Lobbies & Common Areas: All lobbies and common areas visible from common areas outside shall be finished with the approval of the Architect;
14. Water supply: There shall be continuous water supply by KMC.

15. Kitchen: Will be provided with stone slab as 3" high tiles above the slab with plug points and steel sink.
16. Bathrooms: Will have marble floor and 6 ft. high tiles.
17. Windows: Will be made of above aluminum channel with glass;
18. Floors: Will be good quality marble tiles.
19. Sewerage: The sewerage network shall be connected with Calcutta Municipal Corporation System.
20. Doors: Inside door will be flat and main door will be wooden;

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

SIGNED SEALED AND DELIVERED BY
THE OWNERS AT CALCUTTA IN
THE PRESENCE OF:

1. Sabarna Mukherjee
s/o Tapan K. Majumdar.
113 Tarak Chatterjee Lane.
Kolkata - 700005.

Alokjit De
(ALOKJIT DEY)
Abhijit D.
(ABHIJIT DEY)

(SIGNATURE OF THE OWNER
LANDOWNERS/FIRST PART

SIGNED SEALED AND DELIVERED BY
THE DEVELOPER AT CALCUTTA
IN THE PRESENCE OF:

2. *[Signature]*
s/o S. Pravin Kumar Ghosal
13A, Umacharan Mitra Lane
Kolkata - 700003

TARAA REALTY & CONSTRUCTION

[Signature]
Proprietor

(SIGNATURE OF THE DEVELOPER)

Contd.....F

MEMO OF CONSIDERATION

RECEIVED of and from within named Developer a sum of Rs.25,00,000/= (Rupees twenty five lacs) only, as refundable security deposit money, out of total settled security deposit money of Rs.50,00,000/= only, as per memo below:
By R.T.G.S. through HDFC Bank

Cheque No.000192	Dated 28.07.2021	Rs. 2,26,000/=
By Cash :	Dated 28./07.2021	Rs. 4,000/=
Cheque No.000194	Dated 04.08.2021	Rs.20,00,000/=
Cheque No.000191	Dated 10.08.2021	Rs. 50,000/=
Cheque No.000196	Dated 13.08.2021	Rs. 2,20,000/=
Total:		<u>Rs.25,00,000/=</u>

(RUPEES TWENTY FIVE LAKHS ONLY)

WITNESSES:

1. *Suborna Mukherjee*

Alokjit Deo
(ALOKJIT DEY)

Abhijit Deo
(ABHIJIT DEY)

(SIGNATURE OF THE OWNERS/
LANDOWNERS/FIRST PARTY)

2. *Abhishek*











DRAFTED BY

Dulal Chandra Pal
(DULAL CHANDRA PAL)
ADVOCATE. HIGH COURT. KOLKATA
8, OLD POST OFFICE STREET (GR. FLOOR)
KOLKATA-700001.
REG.NO.WB/74/1985.

SPECIMEN FORM FOR TEN FINGER PRINTS













Ajayit Day

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













Abhisit Day

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



Ajayit Day

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

1-1902-02/58/2021	1902-2001426839/2021	Office where deed is registered
1902-2001426839/2021	09/08/2021 1:10:26 PM	1902-2001426839/2021
Other Details	8, OLD POST OFFICE STREET, Hare Ganga, District: Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9883193910, Status: Advocate	
Transaction	Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement	[4311] Other than Immovable Property, Receipt [Rs : 25,00,000/-]	
Set Forth value	Market Value	
Stamp duty Paid (SD)	Rs. 2,52,80,577/-	
Rs. 40,001/- (Article:48(g))	Registration Fee Paid	
Remarks	Rs. 25,007/- (Article:E, B)	
	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)	

Land Details :

District: Kolkata, P.S:- Shyampukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Nandalal Bose Lane, Premises No: 14/1D, , Ward No: 007 Pin Code : 700003

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	2243 Sq Ft		79,86,569/-	Width of Approach Road: 13 Ft.,
L2	(RS :-)		Semi-Commercial use	2240 Sq Ft		1,35,59,008/-	Width of Approach Road: 13 Ft.,
		TOTAL :		10.2736Dec	0/-	215,45,577 I-	
		Grand Total :		10.2736Dec	0/-	215,45,577 I-	




Structure Details :

Sch No	Structure Details	Area of Structure	Set forth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	2000 Sq Ft.	0/-	17,10,000/-	Structure Type: Structure
Floor No: 1, Area of floor : 2000 Sq Ft., Residential Use, Marble Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
S2	On Land L2	2000 Sq Ft.	0/-	20,25,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 2000 Sq Ft., Semi Commercial Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
	Total :	4000 sq ft	0/-	37,35,000 I-	

No, Address, Photo, Finger print and Signature

Name	Photo	Finger Print	Signature
Shri ALOKJIT DEY Son of Shri Birendra Nath Dey Executed by: Self, Date of Execution: 13/08/2021 , Admitted by: Self, Date of Admission: 13/08/2021 ,Place : Office			
13/08/2021	13/08/2021	LTI	13/08/2021



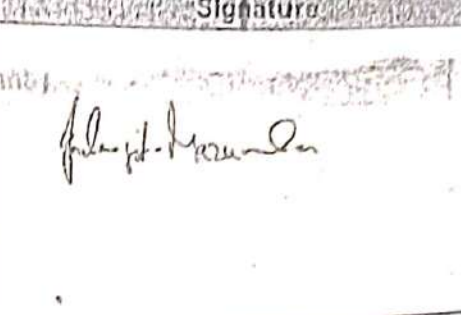
14/1D, Nandalal Bose Lane, City:- Kolkata, , P.O:- Baghbazar, P.S:-Shyampukur, District:-Kolkata, West Bengal, India, PIN:- 700003 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ACxxxxxx7G,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by Self, Date of Execution: 13/08/2021 , Admitted by: Self, Date of Admission: 13/08/2021 ,Place : Office

Name	Photo	Finger Print	Signature
Shri ABHIJIT DEY Son of Shri Birendra Nath Dey Executed by: Self, Date of Execution: 13/08/2021 , Admitted by: Self, Date of Admission: 13/08/2021 ,Place : Office			
13/08/2021	13/08/2021	LTI	13/08/2021

14/1D, Nandalal Bose Lane, City:- Kolkata, , P.O:- Baghbazar, P.S:-Shyampukur, District:-Kolkata, West Bengal, India, PIN:- 700003 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ACxxxxxx8K,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by Self, Date of Execution: 13/08/2021 , Admitted by: Self, Date of Admission: 13/08/2021 ,Place : Office



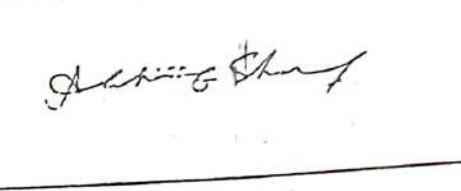
Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	MS TARAA REALTY & CONSTRUCTION 12A, Hemendra Sen Street, City:- Kolkata, , P.O:- Beadon Street, P.S:-Burtola, District:-Kolkata, West Bengal, India, PIN:- 700006 , PAN No.:: AJxxxxxx8J,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Name	Photo	Finger Print	Signature
Shri INDRAJIT MAZUMDER (Present) Son of Late Mrinal Kanti Mazumder Date of Execution - 13/08/2021, Admitted by: Self, Date of Admission: 13/08/2021, Place of Admission of Execution: Office			
	Aug 13 2021 1:36PM	LTI 13/08/2021	13/08/2021

12A, Hemendra Sen Street, City:- Kolkata, , P.O:- Beadon Street, P.S:-Burlola, District:-Kolkata, We Bengal, India, PIN:- 700006, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , F No.:: AJxxxxxx8J,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : M TARAA REALTY & CONSTRUCTION (as SOLE PROPRIETOR)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Abhijit Ghosal Son of Late Phanindranath Ghosal 13a,ugacharan Mitra Lane, City:- , P.O:- Bagbazar, P.S:-Shyampukur, District:- Kolkata, West Bengal, India, PIN:- 700003			
	13/08/2021	13/08/2021	13/08/2021

Identifier Of Shri ALOKJIT DEY, Shri ABHIJIT DEY, Shri INDRAJIT MAZUMDER

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri ALOKJIT DEY	MS TARAA REALTY & CONSTRUCTION-2.57011 Dec
2	Shri ABHIJIT DEY	MS TARAA REALTY & CONSTRUCTION-2.57011 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Shri ALOKJIT DEY	MS TARAA REALTY & CONSTRUCTION-2.56667 Dec
2	Shri ABHIJIT DEY	MS TARAA REALTY & CONSTRUCTION-2.56667 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Shri ALOKJIT DEY	MS TARAA REALTY & CONSTRUCTION-1000.00000000 Sq Ft
2	Shri ABHIJIT DEY	MS TARAA REALTY & CONSTRUCTION-1000.00000000 Sq Ft

Transfer of property for S2

Sl.No	From	To. with area (Name-Area)
1	Shri ALOKJIT DEY	MS TARAA REALTY & CONSTRUCTION-1000.00000000 Sq Ft
2	Shri ABHIJIT DEY	MS TARAA REALTY & CONSTRUCTION-1000.00000000 Sq Ft

Certificate of Registration under section 60 and Rule 69,

Registered in Book - I

Volume number 1902-2021, Page from 156578 to 156611

Serial No 190202767 for the year 2021.



Digitally signed by ASISH GOSWAMI
Date: 2021.08.19 13:27:42 +05:30
Reason: Digital Signing of Deed.

(Asish Goswami) 2021/08/19 01:27:42 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
West Bengal.

(This document is digitally signed.)