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भारतीय गैर न्यायिक

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भारत INDIA

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Certified that the document is admitted to registration. The signature and seal attached to the document are part of this document.

Additional Dist. Sub Registrar
Sealdan

10-7-23

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made on this the 10th day of July, 2023 AD;

BETWEEN

(1) **SRI TAPAS GHOSH**, PAN : AVTPG9750H, Aadhaar No. 3434 6521 5654, son of Late Sukumar Ghosh, by religion Hindu, by occupation Business, residing at 34, Rakhal Ghosh Lane, P.O. - K.G. Bose Sarani, P.S. - Beliaghata, Kolkata - 700085, (2) **SMT. PADMA GHOSH**, PAN : ADPPG0966M, Aadhaar No. 4234 1733 3984, wife of Late Swapan Kumar Ghosh, by religion Hindu, by occupation Housewife, residing at 149/1A, Raja Rajendralal Mitra Road, P.O. & P.S. - Beliaghata, Kolkata - 700010 (3) **SMT. SUKLA SARKAR**, PAN : DCWPS6443A, Aadhaar No. 5390 5855 6878, wife of Late Sujit Sarkar, by religion Hindu, by occupation Housewife, residing at 10B, Rakhal Ghosh Lane, P.O. - K.G. Bose Sarani, P.S. - Beliaghata, Kolkata - 700085, (4) **SMT. SANDHYA SARKAR**, PAN : DHTPS9992G, Aadhaar No. 2403 5619 5513, wife of late Amit Sarkar, by religion Hindu, by occupation Housewife, residing at 49, Rakhal Ghosh Lane, P.O. - K.G. Bose Sarani, P.S. - Beliaghata, Kolkata - 700085, (5) **SMT. SHYAMALI MITRA**, PAN : BMQPM9559K, Aadhaar No. 5324 4556 3161, wife of Late Amal Mitra, by religion Hindu, by occupation Housewife, residing at 34, Rakhal Ghosh Lane, P.O. - K.G. Bose Sarani, P.S. - Beliaghata, Kolkata - 700085, (6) **SMT. KRISHNA SARKAR**, PAN : MLIPS6730A, Aadhaar No. 3964 0757 5080, wife of Late Mahan Sarkar, by religion Hindu, by occupation Housewife, residing at 10B, Rakhal Ghosh Lane, P.O. - K.G. Bose Sarani, P.S. -

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Beliaghata, Kolkata - 700085, (7) **SMT. MANISHA DUTTA**, PAN HHMPD9785H, Aadhaar No. 3401 7076 5326, wife of Late Amit Dutta, by religion Hindu, by occupation Housewife, residing at 26A, Rakhal Ghosh Lane, P.O. - K.G. Bose Sarani, P.S. - Beliaghata, Kolkata - 700085, (8) **SMT. ANUBHA GHOSH**, PAN : AZLPG7893H, Aadhaar No. 6982 4249 0589, daughter of Late Phanindra Nath Ghosh, by religion Hindu, by occupation retired, residing at 34, Rakhal Ghosh Lane, P.O. - K.G. Bose Sarani, P.S. - Beliaghata, Kolkata - 700085, (9) **SMT. SABITA GHOSH**, PAN : BJMPG0217P, Aadhaar No. 3257 3128 3067, wife of Late Tarun Kumar Ghosh, by religion Hindu, by occupation Housewife, residing at 34, Rakhal Ghosh Lane, P.O. - K.G. Bose Sarani, P.S. - Beliaghata, Kolkata - 700085, (10) **SMT. PAPIYA ROY**, PAN : BHTPR1319C, Aadhaar No. 28778754 5378, wife of Kartick Chandra Roy, by religion Hindu, by occupation Housewife, residing at 8/4, Dumdum Cantonment Gorabazar, P.O. - Rabindra Nagar, P.S. - Dumdum, District - North 24-Parganas, Pin - 700165, (11) **SMT. SOMA BISWAS**, PAN : AZKPB6700H, Aadhaar No. 5846 4587 7892, wife of Subrata Biswas, by religion Hindu, by occupation Housewife, residing at LIG 1/14, PH-2, Golf Green, P.O.- Golf Green, P.S. - Jadavpur, Kolkata - 700095, AND (12) **SMT. SAGARI DEB**, PAN : CNZPD2774G, Aadhaar No. 6209 3729 9263, wife of Late Debasish Deb, by religion Hindu, by occupation Housewife, residing at

Kalna, P.O. - Kalna, P.S. - Kalna, District - Burdwan, Pin - 713409, hereinafter called and referred to as the "**OWNERS**" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and their heirs, executors, successors, legal representatives and assigns) of the **ONE PART**.

AND

DOMICILE AERIAL HEIGHTS PRIVATE LIMITED, having PAN : AAHCD3993P, a Private Limited Company incorporated under the Indian Companies Act, 1913 having its registered office at P-222, C.I.T. Road, Scheme IVM, P.O. & P.S. - Beliaghata, Kolkata - 700010 and represented by its Managing Director Sri Debojyoti Mukhopadhyay alias Debojyoti Mukherjee, PAN : ADNPM5622N, Aadhaar No. 9159 0105 0425, son of Late Sailesh Chandra Mukherjee, by religion Hindu, by occupation business, residing at P-222, C.I.T. Road, Scheme IVM, P.O. & P.S. - Beliaghata, Kolkata - 700010, hereinafter called and referred to as the **DEVELOPER** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors-in-office, executors, administrators, representatives, shareholders and assigns) of the **OTHER PART**.

WHEREAS by an Indenture of Sale dated 11th September, 1910 registered at the office of the Sub-Registrar at Sealdah and recorded in

Book No.I, Volume No.32, Pages 143 to 147 as Being No.2622 for the year 1910 one Smt. Dayabati Dasi, wife of Late Mahendranath Ghosh the predecessor in interest of the vendors herein purchased for valuable consideration as mentioned therein ALL THAT piece and parcel of land measuring 4 (four) cottahs 8 (eight) square feet be the same a little more or less being premises No.14, Charakdanga Lane, P.S. Beliaghata Kolkata from it's the then owner Smt. Hemangini Dasi and after the aforesaid purchase said Dayabati Dasi duly mutated her names and was using and enjoying the same by constructing brick built structures thereon free from all encumbrances and charges.

AND WHEREAS said Dayabati Dasi during her life time executed and registered a WILL dated 27.09.1921 whereby she bequeathed the said property in favour of her four sons namely (1) Sachindra Nath Ghosh, (2) Gunindra Nath Ghosh, (3) Phanindra Nath Ghosh, (4) Sukumar Ghosh.

AND WHEREAS after the death of said Dayabati Dasi her said last Will and Testatement was duly probated in Case No.76 of 1939 in the 3rd Court of the Subordinate Judge at Alipore and Letter of Administration was granted by the Learned District Delegate at Alipore on 24th day of April, 1940.

AND WHEREAS by virtue of the aforesaid probated "WILL" and the drawing attached thereto elder son Sachindra Nath Ghosh and second son Gunindra Nath Ghosh alias Nilmoni Ghosh jointly became the owners of 752 sq.ft. of land alongwith common court yard, common bath and privy and common entrance and passages alongwith other common rights as attached therewith out of the total land of 4 cottahs and 8 sq.ft. at and being premises No.34, Rakhal Ghosh Lane, P.S. Beliaghata, Kolkata - 700085.

AND WHEREAS while thus seized and possessed of said Sachindra Nath Ghosh and Gunindra Nath Ghosh duly constructed one brick built tile shed structure measuring about 225 sq.ft. on the said 752 sq.ct. of land and was using and enjoying the same as owners thereof each having undivided $\frac{1}{2}$ share therein.

AND WHEREAS by virtue of the aforesaid probated WILL and the drawing attached thereto Phanindra Nath Ghosh was allotted with 750 sq.ft. of land and structure as of his younger brother Sri Sukumar Ghosh with common toilet etc. together with common court yard, common entrance passages and all other common areas and facilities as are attached therewith.

AND WHEREAS Sukumar Ghosh youngest son of Late Dayabati Dasi (Ghosh) as per the probated Will and the drawing attached thereto

became the owner of 750 sq.ft. of land together with a pucca structure standing thereon and 150 sq.ft. of vacant land for construction of a kitchen together with common bath and privy jointly with his brother Phanindra Nath Ghosh and common court yard, entrance, common passages and all other common areas and facilities as are attached therewith.

AND WHEREAS with the specific allotments as aforesaid (1) Sachindra Nath Ghosh, (2) Gunindra Nath Ghosh alias Nilmoni Ghosh, (3) Phanindra Nath Ghosh, (4) Sukumar Ghosh became the joint owner of ALL THAT piece and parcel of land measuring about 4 (four) cottahs, 8 (eight) Square Feet more or less with structures standing thereon situated at and being Premises No.34, Rakhal Ghosh Lane, previously known and numbered as 14, Charakdanga Lane, P.S. Beliaghata, Kolkata Municipal Corporation in Ward No.35 in Dihi Panchannagram, Mouza - Paschim Surah Division No.3, Sub-Division No.13, Holding No.142, District South 24 Parganas within the jurisdiction of the Additional District Sub-Registration Office at Sealdah, District - South 24 Parganas together with all common areas and facilities and all easement and perspective rights as are attached therewith as joint owners thereof morefully described in First Schedule hereunder written.

AND WHEREAS while thus seized and possessed of as aforesaid Sachindranath Ghosh died intestate his wife having predeceased him, he left behind him his 3 (three) daughter namely (1) Smt. Bela Basu, (2) Smt. Ila Dutta and (3) Smt. Tapati Bose who have jointly inherited the half share of 752 sq.ft. of land together with 225 sq.ft. of brick built tile shed structure standing thereon each having undivided $1/6^{\text{th}}$ share therein.

AND WHEREAS having inherited the said $1/2$ share of Sachindra Nath Ghosh since deceased said Ila Dutta died intestate on 26.09.1999 leaving behind her surviving her two sons namely Sri Indrajit Dutta and Sri Kashinath Dutta and two daughters namely Smt. Kalpana Ghosh and Smt. Kabita Aditya who have jointly inherited the $1/6^{\text{th}}$ share of their deceased mother Ila Dutta.,

AND WHEREAS Tapati Bose died intestate on 26.04.2001 and her husband Pabitra Bose having died intestate their only daughter Smt. Pampa Bose inherited the $1/6^{\text{th}}$ undivided share of her mother under the Hindu Law of Succession.

AND WHEREAS Gunindra Nath Ghosh died intestate and his wife having predeceased him he left behind him his 3 (three) daughters namely (1) Smt. Dolly Das, (2) Smt. Mina Bhanja Chowdhury, (3) Smt.

Putul Das and son (4) Sri Sourendra Nath Ghosh who have jointly inherited the half share of Gunindra Nath Ghosh.

AND WHEREAS Sourendra Nath Ghosh died intestate Bachelor on 28.11.1999 and his undivided share had devolved upon his three sisters namely Smt. Dolly Das, Smt. Mina Bhanja Chowdhury and Smt. Putul Das who have jointly become the owner of undivided half share of 752 sq.ft. of land and 225 sq.ft. of structure standing thereon each having undivided $1/6^{\text{th}}$ share therein.

AND WHEREAS Phanindra Nath Ghosh died intestate leaving behind him surviving his wife Smt. Kamala Ghosh, 7 (seven) daughters namely Smt. Rekha Deb, Smt. Reba Ghosh, Smt. Shyamali Mitra, Smt. Kirsna Sarkar, Miss Anuva Ghosh, Smt. Sandhya Sarkar, Smt. Manisha Dutta and son Sri Tarun Ghosh who have jointly inherited the share of Phanindra Nath Ghosh each having undivided $1/9^{\text{th}}$ share therein.

AND WHEREAS while thus seized and possessed of as aforesaid Reba Ghosh died intestate spinster on 12.02.2005 and on her death undivided $1/9^{\text{th}}$ share devolved upon her mother, brother and sister each having undivided $1/8^{\text{th}}$ share therein.

AND WHEREAS Kamala Ghosh widow of deceased Phanindra Nath Ghosh died intestate on 18.03.2011 and on her death her undivided

1/8th share devolved upon her son and daughters under the Hindu Law of Succession each having undivided 1/7th share therein or 1/21th share in the property described in the First Schedule hereunder written.

AND WHEREAS Rekha Deb died intestate on 19.10.2020 leaving behind her daughters Smt. Papia Roy and Smt. Soma Biswas and daughter in law Smt. Sagari Deb, wife of her predeceased son Debasish Deb who died intestate on 01.01.2013 each having undivided 1/21th share of land and structure of deceased Phanindra Nath Ghosh.

AND WHEREAS Tarun Ghosh, son of deceased Phanindra Nath Ghosh died intestate on 30.11.2020 leaving behind him surviving his widow Smt. Sabita Ghosh who have inherited the undivided 1/7th share of deceased Phanindra Nath Ghosh.

AND WHEREAS while thus seized and possessed of as aforesaid Sukumar Ghosh died intestate leaving behind him surviving his wife Smt. Radha Rani Ghosh two sons namely (1) Sri Swapan Ghosh, (2) Sri Tapas Ghosh and two daughter namely (1) Smt. Prativa Mitra, (2) Smt. Sukla Sarkar who have jointly inherited the said portion of property of Sukumar Ghosh each having undivided 1/5th share thereon.

AND WHEREAS having inherited the property as aforesaid Radha Rani Ghosh died intestate on 05.01.2005 leaving behind her surviving her two sons namely (1) Swapan Kumar Ghosh, (2) Tas Ghosh and two daughters namely Smt. Prativa Mitra and Smt. Sukla Sarkar each having undivided $1/4^{\text{th}}$ share therein.

AND WHEREAS by a Deed of Gift dated 14th December, 2005 and registered at the office of ADSR Sealdah and recorded in Book No. I, volume No. 77, Pages 95 to 104 as Being No. 1617 for the year 2005 said Prativa Mitra made an absolute Gift of her undivided share in favour of her two brothers namely Swapan Kr. Ghosh and Tapas Ghosh.

AND WHEREAS by a Deed of Conveyance dated 27th day of June, 2003 registered at the office of D.S.R. - III at Alipore and recorded in Book No. I, Volume No. 9, Pages 9031 to 9052 as Being No. 4277 for the year 2003 Smt. Bela Basu, therein described as the Vendor sold conveyed and transferred her undivided $1/6^{\text{th}}$ share of the property of her father Late Sachindra Nath Ghosh in favour of her cousin Sri Swapan Kr. Ghosh at and for the consideration as mentioned therein.

AND WHEREAS by a Deed of Conveyance dated 9th August, 2006 registered at the office of the Addl. District Sub-Registrar at Sealdah and recorded in Book No. I, Volume No. 61, Pages 283 to 294 as Being

No. 1111 for the year 2006. Smt. Dolly Das, Mina Bhanja Chowdhury and Putul Das the legal heirs of deceased Gunindra Nath Ghosh therein described as the Vendor sold conveyed and transferred their half share of the property of Gunindra Nath Ghosh or 1/6th share of the property described in the First Schedule hereunder written in favour of Sri Swapan Kumar Ghosh for the consideration as mentioned therein.

AND WHEREAS Swapan Kumar Ghosh died intestate on 19.12.2013 leaving behind his wife Padma Ghosh who has inherited the share of her deceased husband under the Hindu law of succession.

AND WHEREAS by Deed of Conveyance dated 3rd day of March, 2022 registered at the office of the ADSR Sealdah and recorded in Book No. 1, Volume No. 1606-2022, pages from 43308 to 43349, Being No. 160601074 for the year 2022 (1) Smt. Pampa Bose, (2) Smt. Kalpana Ghosh, (3) Sri Indranath Dutta, (4) Sri Kashinath Dutta and (5) Smt. Kabita Aditya all successors of Late Sachindra Nath Ghosh therein described as the Vendors sold, conveyed and transferred their undivided share in favour of Smt. Padma Ghosh therein described as Purchaser at and for the consideration as mentioned therein.

AND WHEREAS by the aforesaid inheritance and purchase and gift the aforesaid owners became ceased and possessed of the property described in the first schedule hereunder written as absolute joint owners thereof.

AND WHEREAS the present owners being desirous of commercially exploit the said land by constructing multistoried building over the said property described in the First Schedule hereinafter appearing and after negotiation with the Developer herein appointed the Developer to construct multistoried building thereon and the parties have entered into this Registered Developer Agreement on the terms and conditions hereunder contained.

NOW IT IS HEREBY AGREED BY AND BETWEEN THE OWNERS AND THE DEVELOPER AS FOLLOWS :-

ARTICLE-I : DEFINATIONS

In this agreement unless it is repugnant to or inconsistent with the subject or context :-

OWNERS shall mean : (1) **SRI TAPAS GHOSH**, son of Late Sukumar Ghosh, by religion Hindu, by occupation Business, residing at 34, Rakhal Ghosh Lane, P.O. - K.G. Bose Sarani, P.S. - Beliaghata, Kolkata - 700085, (2) **SMT. PADMA GHOSH**, wife of Late Swapan Kumar Ghosh, by religion Hindu, by occupation Housewife, residing at 149/1A, Raja Rajendralal Mitra Road, P.O. & P.S. - Beliaghata, Kolkata - 700010 (3) **SMT. SUKLA SARKAR**, wife of Late Sujit Sarkar, by religion Hindu, by occupation Housewife, residing at 10B, Rakhal

Ghosh Lane, P.O. - K.G. Bose Sarani, P.S. - Beliaghata, Kolkata - 700085, (4) **SMT. SANDHYA SARKER**, wife of late Amit Sankar, by religion Hindu, by occupation Housewife, residing at 49, Rakhal Ghosh Lane, P.O. - K.G. Bose Sarani, P.S. - Beliaghata, Kolkata - 700085, (5) **SMT. SHYAMALI MITRA**, wife of Late Amal Mitra, by religion Hindu, by occupation Housewife, residing at 34, Rakhal Ghosh Lane, P.O. - K.G. Bose Sarani, P.S. - Beliaghata, Kolkata - 700085, (6) **SMT. KRISHNA SARKAR**, wife of Late Mahan Sarkar, by religion Hindu, by occupation Housewife, residing at 10B, Rakhal Ghosh Lane, P.O. - K.G. Bose Sarani, P.S. - Beliaghata, Kolkata - 700085, (7) **SMT. MANISHA DUTTA**, wife of Late Amit Dutta, by religion Hindu, by occupation Housewife, residing at 26A, Rakhal Ghosh Lane, P.O. - K.G. Bose Sarani, P.S. - Beliaghata, Kolkata - 700085, (8) **SMT. ANUBHA GHOSH**, daughter of Late Phanindra Nath Ghosh, by religion Hindu, by occupation retired, residing at 34, Rakhal Ghosh Lane, P.O. - K.G. Bose Sarani, P.S. - Beliaghata, Kolkata - 700085, (9) **SMT. SABITA GHOSH**, wife of Late Tarun Kumar Ghosh, by religion Hindu, by occupation Housewife, residing at 34, Rakhal Ghosh Lane, P.O. - K.G. Bose Sarani, P.S. - Beliaghata, Kolkata - 700085, (10) **SMT. PAPIYA ROY**, wife of Kartick Chandra Roy, by religion Hindu, by occupation Housewife, residing at 8/4, Dum Dum Cantonment Gorabazar, P.O. - Rabindra Nagar, P.S. -

Dumdum, District - North 24-Parganas, Pin - 700165, **(11) SMT. SOMA BISWAS**, wife of Subrata Biswas, by religion Hindu, by occupation Housewife, residing at LIG 1/14, PH-2, Golf Green, P.O.- Golf Green, P.S. - Jadavpur, Kolkata - 700095, **AND (12) SMT. SAGARI DEB**, wife of Late Debasish Deb, by religion Hindu, by occupation Housewife, residing at Kalna, P.O. - Kalna, P.S. - Kalna, District - Burdwan, Pin - 713409.

2. **DOMICILE AERIAL HEIGHTS PRIVATE LIMITED**, a Private Limited Company incorporated under the Indian Companies Act, 1913 having its registered office at P-222, C.I.T. Road, Scheme IVM, P.O. & P.S. - Beliaghata, Kolkata - 700010 and represented by its Managing Director Sri Debojyoti Mukhopadhyay alias Debojyoti Mukherjee, son of Late Sailesh Chandra Mukherjee, by religion Hindu, by occupation business, residing at P-222, C.I.T. Road, Scheme IVM, P.O. & P.S. - Beliaghata, Kolkata - 700010.

3. **LAND** shall mean ALL THAT piece and parcel of land measuring about 4 (four) cottahs, 8 (eight) square feet more or less with structures standing thereon situated at and being Premises No.34, Rakhal Ghosh Lane, previously known and numbered as 14, Charakdanga Lane, P.S. Beliaghata, Kolkata Municipal Corporation in Ward No.35 in Dihi Panchannagram, Mouza - Paschim Surah Division

No.3, Sub-Division No.13, Holding No.142, District South 24 Parganas within the jurisdiction of the Additional District Sub-Registration Office at Sealdah, District - South 24 Parganas together with all common areas and facilities and all easement and perspective rights as are attached therewith.

4. **ARCHITECT** shall mean the Architect to be appointed by the Developer for the time being and/or such other Architect during the material time of construction of the proposed building or during the process or progress of the work, whatsoever, may have been appointed by the-Developer.

5. **BUILDING** shall mean G+IV storied building so to be constructed upon the said land in accordance with the building plan sanctioned by the Kolkata Municipal Corporation (more fully and particularly described in the SECOND SCHEDULE hereunder written), which will be known and/or named as

6. **COMMON EXPENSES** shall mean and include the cost of operating, up-keeping and maintaining as and when required the common service and facilities of the building and shall include all taxes, charges, salaries, premiums and other expenses payable in respect thereof or incidental thereto as fully described in the FOURTH SCHEDULE hereunder written.

7. **UNITS** shall mean any Flat, Garage and other spaces within the building on or at the said premises, each of them being part thereof.
8. **UNDIVIDED SHARE** shall mean the undivided variable and impartible proportionate share in the land attributable and allocable to the said unit to be determined in relation to the area of the respective unit.
9. **PLAN** shall mean the plan prepared by the developer and sanctioned by the Kolkata Municipal Corporation, and other statutory variation including such modification or variations therein as may be required to be made or directed by the said Kolkata Municipal Corporation.
10. **TRANSFER** shall mean to any purchaser whom any Flat / Car Parking Space and other space in the said building will be transferred to.
11. **MEMORANDUM OF AGREEMENT** shall mean this Registered Development Agreement dated day of, 2023 A.D between the Owners and the Developer in respect of FIRST SCHEDULE property and construction of building thereon with terms and conditions embodied hereto.
11. **SPECIFICATION** shall mean the materials and specifications mentioned in the SIXTH SCHEDULE hereunder written.

ARTICLE : II**1. OWNERS' SHARE / ALLOCATION :-**

In lieu of the land, owner shall get Rs.32,59,500/- (Rupees Thirty Two Lakhs Fifty Nine Thousand Five Hundred) only non-refundable money and 43% of the constructed area of the proposed multistoried building to be constructed upon sanction thereof comprising different flats, car parking space and other spaces of the proposed building together with right to use the common portion thereof, and /or facilities within the said building more fully and particularly described in SECOND SCHEDULE below.

2. **DEVELOPER'S SHARE/ALLOCATION** shall mean and include the remaining constructed area i.e. 57% of the proposed multistoried building to be constructed upon sanction thereof comprising different flats, car parking space and other spaces of the proposed building together with right to use the common portion thereof, and/or facilities within the said building excluding the owners share and allocation therein as mentioned above, (hereafter referred to as the "Developer's Allocation") more fully and particularly detailed in Second Schedule below.

ARTICLE III BUILDING

1. The Developer at its own cost and expenses shall construct, the said building on the said premises according to the specification mentioned in the SIXTH SCHEDULE hereunder written in accordance with the plan so to be prepared by the developer and

sanctioned by the Kolkata Municipal Corporation, and in compliance with all Municipal Rules, Regulations and provisions. The building to be constructed shall be with high quality building materials and workmanship. No sub-standard materials shall be used, and all such specifications, materials, fixtures and fittings shall be approved of and/or certified by an qualified Architect, appointed by the developer. The Developer shall be solely responsible for all cost, damages, fine, compensations etc. for non compliance of statutory rules, if any.

2. Due approval of quality of the building materials, to be applied for construction purpose, by qualified Architect and Site Engineer, as shall be engaged by the developer, shall be final and binding between the parties hereto, materials in no case being inferior/low quality, so that the proposed building suffers any damage. In case of any damage is claimed by any person including government authority the Developer shall be responsible and shall take immediate necessary steps in connection with such claims and/or for rectifying such damage.

ARTICLE IV -DEVELOPER'S OBLIGATION

1. The Developer hereby agree and covenant with the owner not to do any act, deed or thing, whereby the owners may be prevented

from enjoying, selling, assigning and/or disposing of any of the portions within the Owners, allocation in the building.

2. The Developer hereby declare that the construction of the proposed building shall be completed within thirty six (36) months from the date of obtaining sanction building plan from the KMC.
3. That the owner shall not be responsible for any Income tax and any other taxes in respect of the Developer's allocation in the proposed building.
4. That the Developer shall obtain Completion Certificate on completion of construction at the premises from the Kolkata Municipal Corporation bearing all costs and expenses thereon out of its fund before executing registered deed of conveyance or conveyances to intending purchaser or purchasers within the allocation of the Developer.

ARTICLE V- OWNERS OBLIGATIONS

1. That the owner shall hand over vacant peaceful possession of the premises to the Developer, free from all encumbrances and charges simultaneously with the execution of this Development Agreement.

2. Subject to the preceding clauses, the owners hereby grant exclusive license and permission to the Developer to construct, erect, and complete the proposed building on the said land, including the owners' allocation of the said proposed building in accordance with the sanctioned building plan as per specification contained in the SIXTH SCHEDULE hereunder written.
3. The Developer shall be exclusively entitled to the Developer's allocation in the building with rights to transfer or otherwise deal with or dispose of the same subject to compliance of the terms and conditions of this agreement.
4. The owners hereby agree and covenant with the Developer not to cause any interference or hindrance in the construction work of the said building on the said plot of land subject to condition that the Developer shall comply with building rules and terms of this agreement.
5. The Owners hereby agree and covenant with the developer that upon receiving his allocation to his satisfaction he will not do any act deed or thing whereby the Developer may be prevented from selling, assigning and/or disposing of any of the Developers' allocation and/or selecting the person in whose

favor the developer shall sell/transfer the developer's allocation.

6. The Owner hereby agree and covenant with the developer not to let out, grant, lease, mortgage, encumber and/or charge the said plot of land or any portion thereof in violation of the terms of this agreement, provided the developer comply with the terms of this agreement.
7. That it is agreed upon that on the demise of either of the parties to this agreement, this agreement shall not stand cancelled but the legal heirs of the deceased party shall be substituted in this agreement and the legal heirs of the deceased party shall be bound to comply with the terms of this agreement. This agreement will remain in force until the said housing project is completed and the portion of the developer as has been agreed to be allotted to the developer is disposed of completely to intending buyers.

ARTICLE VI- OWNERS' RIGHT

The owner shall be entitled to transfer and otherwise deal with the Owners' allocation of the building to any person/persons and intending purchaser or purchasers in any manner with the assistance of the Developer, if required. Provided the Security Deposit having been refunded by the owner to the Developer.

ARTICLE VII- CONSIDERATION

Developer's Allocation of constructed area excepting the Owner's Allocation of the proposed newly constructed multistoried building, shall be treated as construction cost / price of the entire new construction together with common areas and facilities attached thereto. Similarly the owner's allocation hereby allotted is in consideration of the owner agreeing to share its land with the prospective buyers of the Developer's Allocation.

ARTICLE VIII- DEVELOPER'S RIGHT

1. The Developer will hold and/or possess the said land and/or the plot of land for construction being exclusive lawful attorney and/or agent of the owner.
2. The Developer shall be entitled to enter into agreement with the intending purchaser or purchasers for selling its allotted portion mentioned above excluding the owners' share and shall settle terms with the prospective buyers of the flats/units etc, and the owner will not be responsible for the same.
3. The Developer also shall be entitled to accept money by way of consideration price of the said flats/units, from prospective buyers in respect of Developer's allocated portion and can issue receipt in its' name acknowledging such receipts interns of this

agreement without making the owner liable or accountable for the same at any point of time.

4. That the Developer shall demolish the existing structure and all materials such as doors, windows and other building materials salvaged from the debris shall be forfeited by the Developer and the owners shall have no claim over that.

ARTICLE IX - MISCELLANEOUS

1. It is understood that from time to time, to facilitate the construction of the building by the Developer various deeds, matters and things not herein specified may be require to be done by the developer and for which the developer may need the authority of the owners and various applications and other document may be required to be signed or made by the owners relating to which specific provisions may not have been herein. The owner hereby undertakes to execute and registered a General Power of Attorney in favour of the Developer to do all such acts, deeds, matters and things and to sell the Developer's Allocation to the prospective buyers of the Developer's choice.
2. That the original registered Memorandum Agreement shall remain in the custody of the Developer herein and the Xerox/Certified copy thereof for owners herein.

4. If there are disputes by and between the owners and the developer, in that case both the owner and the developer shall have the rights to refer the matter of dispute to the Arbitrator to be jointly selected by the parties herein and the rights and liabilities of the parties shall be governed by the law of contract and as well as by the Arbitration and Conciliation Act, 1996.
5. That all original Title Deed and other documents relating to the said property shall be kept at the custody of the Owner and the developer shall have the right to inspect the said original documents and procure Xerox copy of the same.

ARTICLE X - OWNERS' INDEMNITY

1. The owner hereby undertakes that the Developer shall be entitled to the said constructions and shall enjoy its allocation without any interference or disturbance provided the Developer perform observe and fulfill all the terms and conditions herein contained and/or on their part to be observed performed and/or fulfilled.

ARTICLE XI - DEVELOPER'S INDEMNITY

1. The Developer hereby undertake to keep the Owner indemnified from and against all third party's claim and actions arising out of any part of the act or commission or omission of the Developer relating to the construction of the said building.

2. The Developer hereby undertakes to indemnify and keep the owner indemnified from and against all actions suits costs proceeding and claims and demands that may arise out of the developer's allocation or with regard to the construction of the building.

ARTICLE XII - FORCE MAJEURE

The parties hereto shall not be considered to be liable for any obligation hereunder to the extent that performance of the relative obligation is prevented by the existence of the 'Force Majeure' and shall be absolved of the obligation during the duration of the 'Force Majeure'. Force Majeure shall mean flood, earthquake, riot, war, storm, tempest, civil commotion strike or any prohibitory order from any court, K.M.C. or any other Authority/Authorities and/or any other act or commission beyond the control of the parties hereto.

ARTICLE XIII - PENAL CLAUSE

It is made clear that in the event the developer is prevented from proceedings with the construction work during the continuance of such construction or prevented from starting the construction by any action on the part of the owner or its' agent or agents or any person claiming any right under the owner, then and in that case the developer shall have the right to rescind and/or cancel this agreement and also to claim refund of all sums paid by the developer to the

owner including all the expenses incurred by the developer including the preparation and registration of the Agreement and Power of Attorney together with interest @ 18% per annum and shall also be entitled to claim damages and losses which the developer may or might have suffered. But the developer's right to sue specific performance of contract shall remain unaffected.

ARTICLE XIV- TITLE DEED

The original deeds relating to the Title of the land, sanctioned building plan and other papers and documents relating to the construction of the said building, more fully and particularly described in the FIRST SCHEDULE hereunder written, shall always be in possession of the Developer, and all prospective buyers of the Developer's Allocation and Owner's Allocation shall be entitled to have inspection and make extract there from at their cost and expenses.

FIRST SCHEDULE ABOVE REFERRED TO :

ALL THAT piece and parcel of land measuring about 4 (four) cottahs, 8 (eight) Square Feet more or less together with three structures measuring about 900 square feet standing thereon situated at and being Premises No.34, Rakhal Ghosh Lane, previously known and numbered as 14, Charakdanga Lane, P.S. Beliaghata, Kolkata -

700010, Kolkata Municipal Corporation in Ward No.35, having Assessee No. 110352000670 in Dihi Panchannagram, Mouza - Paschim Surah Division No.3, Sub-Division No.13, Holding No.142, District South 24 Parganas within the jurisdiction of the Additional District Sub-Registration Office at Sealdah, District - South 24 Parganas together with all common areas and facilities and all easement and perspective rights as are attached therewith, butted and bounded as follows that is to say -

On the North : By Premises No. 32/1, Rakhal Ghosh Lane, Kolkata - 700085.

On the East : By Common passage then the Premises No. 35, Rakhal Ghosh Lane, Kolkata - 700085.

On the South : By 35 feet wide Rakhal Ghosh Lane.

On the West : By Premises No. 31B, Rakhal Ghosh Lane, Kolkata - 700085.

SECOND SCHEDULE ABOVE REFERRED TO

ALL THAT proposed G+IV storied building known as to be constructed on the **FIRST SCHEDULE** property together with all common areas benefits attached thereon.

(PART-I)1. **OWNERS' SHARE/ALLOCATION :-**

In lieu of the land, owner shall get Rs.32,59,500/- (Rupees Thirty Two Lakhs Fifty Nine Thousand Five Hundred) only non-refundable money as per memo of consideration hereinafter appearing and 43% of the total constructed area including car parking space in the proposed multistoried building to be constructed upon sanction thereof comprising different flats, car parking space and other spaces of the proposed building together with right to use the common portion thereof, and /or facilities within the said building.

PART-II

- 2) **DEVELOPER'S SHARE/ALLOCATION** shall mean and include the remaining constructed area i.e. 57% of the proposed multistoried building to be constructed upon sanction thereof comprising different flats, car parking space and other spaces of the proposed building together with right to use the common portion thereof, and/or facilities within the said building excluding the owners share and allocation therein as mentioned above, (hereafter referred to as the "Developer's Allocation").

THIRD SCHEDULE ABOVE REFERRED TO

THE OWNERS AND THE PURCHASER OR PURCHASERS ARE ENTITLED TO COMMON USER OF THE COMMON AREAS AND THE COMMON PARTS MENTIONED IN THIS INDENTURE SHALL INCLUDE:-

1. Stair case on all the floors, roof.
2. Stair case landing on all the floors.
3. Main gate of the said premises and common passage and lobby on the Ground floor to Top floor excepting the other garage spaces on the GF.
4. Water pump, Pump room, on the GF, Darwan room, Water Tank, Water pipes, over head tank in the roof, Elevator and other common plumbing installations.
5. Installation of common services viz electricity, water pipes, sewerage, rain water pipes.
6. Lighting in the common space, stair case, passage including electric meter fittings.
7. Common Electric meter and box.
8. Electric wiring meter for lighting stair case, car parking, lobby and other common areas (excluding those as are installed for any particular floor) and space required thereto.
9. Window, Doors, Grills, and other fittings of the common area of the premises including side space, open space of the premises.
10. Such other common parts areas equipments, installation,

fixtures, fittings, covered and open space in or about the said premises of the building as are necessary for use and occupancy of the units.

11. Electric wiring, meters (excluding those are installed for any particular unit).
12. GENERAL COMMON ELEMENTS of all appurtenances and facilities and other items which are not part of the said UNIT.
 - a) All land and premises described in the SECOND SCHEDULE here above written.
 - b) All private ways, curves, side-walls areas of the said premises excepting the other Garage spaces on the GF.
 - c) Exterior conduits, utility lines.
 - d) Public connection, meters, gas, electricity, telephone and water owned by public utility or other agencies providing such services and located outside the building.
 - e) Exterior and other facilities necessary to the upkeep and safety of the said building.
 - f) All elevations including shafts, shaft walls, machine rooms and apartments, facilities.

- g) All other facilities elements or any improvement outside the unit but upon the said building which is necessary for or convenient, to the existence, management, operation, maintenance and safety of the building or normally in common use.
- h) The foundation, Corridor, Lobbies, Stairways, Entrance and Exits, path way, Footings, Columns, Girders, Beams, Supports and exterior walls of the compel beyond the said UNIT side or interior load bearing walls within the building or concrete floor slab except the roof slab and all concrete ceilings and all staircases in the said building.
- i) Conduits, utility lines, telephone and electric system Dish/Tata Sky, AC connections contained within the said building.
- j) The roof or terrace including structure in the said building will jointly be undivided property among the owners and the other Owner-the purchaser herein, or other purchasers of different units, subject to limitation, if any, to her such rights of the said building, the purchaser or purchasers being entitled to use and enjoy the said roof and/or terrace with Vendors, other purchaser or

purchasers without causing inconvenience to one another. The roof shall always be open to sky.

FOURTH SCHEDULE ABOVE REFERRED TO
THE OWNER, PURCHASER OR PURCHASERS SHALL HAVE TO
BEAR:-

1. Expenses of administration, maintenance, repair, replacement of the common parts and equipments and accessories common area and facilities including white washing, painting and decorating the exterior portion of the said building, the boundary walls, entrance the stair case, the landing, the gutters, roof, rainwater pipes, motors mps, water and gas pope, electric wirings and installations, sewers, drains and all other common parts, fixtures fittings and equipments in, under or upon the building enjoyed or used in common by the Purchaser Co-purchaser or other occupiers of the building.
2. The costs of cleaning main lining and lighting the main entrances, passages, landings, stair cases, and other parts of the building as enjoyed or used in common by the occupier of the said building.
3. Cost and charges of establishment reasonably required for the maintenance of the building and for watch and ward duty and

- other incidental costs.
4. The cost of decorating the exterior of the building.
 5. The cost of repairing and maintenance of water pump, Elevator, electric installations and over lights and service charges supplies of common utilities.
 6. Insurance premium, if any, for insuring the building against any damage due to earthquake, fire, lighting, Civil commotion etc.
 7. Municipal taxes, multi-storied building tax, tax for registration of owners part, if any and other similar taxes save those separately assessed on the respective flat.
 8. Litigation expenses as may be necessary for protecting the right, title and possession to the land and the building.
 9. Such other expenses as are necessary or incidental expenses for the maintenance, Govt. duty and up-keepment of the building as may be determined by the flat Owners Association.

FIFTH SCHEDULE ABOVE REFERRED TO

THE GUIDANCE RESPECTING POSSESSION AND/OR USER OF THE SAID UNIT INTER-ALIA SHALL INCLUDED THE IMPOSITIONS AND RESTRICTION AS UNDER:-

1. Not to carry on or permit to be carried on upon the said 'UNIT' any offensive or unlawful activities illegal or forbidden under any law for the time being in force.
2. Not to demolish or cause to demolish or damaged the said UNIT or part thereof.
3. Not to do or permit to be done any act deed or thing which may render void or voidable any insurance of any flat, and/or unit and/or Car parking space or any part thereof or cause any increase in premium payable in respect thereof.
4. Not to claim division or partition if the said land and/or the building thereon, and common areas within the same.
5. Not to decorate the exterior of the same unit, which may affect the other FLAT and other SPACE within the said building, or the structure thereof, in any manner whatsoever.
6. Not to throw or accumulate any dirt, rubbish, water or other refuse or permit the same to be thrown or accumulated in her said 'Unit' or any portion of the building housing the same.
7. Not to paint outer wall or portion of her/his/their units, common walls or portion of the building, exclusive of the getup thereof, they being entitled to paint inside the walls and

portions of her unit only in any colour of her choice.

8. The Purchasers of the unit together with other purchasers or owners of other units shall must have abide by obligations for guidance of members, or maintenance, safety and security of the building or otherwise as shall be necessary in the interest thereof.
9. Not to encroach any common portion of the building as aforesaid, nor to obstruct, jeopardizes the use thereof, nor to encumber any of such portion in any manner whatsoever.

SIXTH SCHEDULE ABOVE REFERRED TO:

SPECIFICATIONS

STRUCTURE	:	R.C.C. Framed structure with cement brick walls.
EXTERNAL WALLS:		Plastered with cement mortar and finished with decorative weather proof paints (Asian Paints).
INTERNAL WALLS :		Brick walls cement plastered finished, finished with Plaster of Paris and dry distemper.

- DOORS : Timber/wooden front door. Other doors-
flush type and PVC doors at toilets only.
- WINDOWS : Alluminium Window frame & fittings with
glass panes.
- DOOR FITTINGS : Godrej night lath and peep hole at the
entrance.
- FLOORING : All through marble/vitrified tiles flooring
with marble skirting.
- KITCHEN : Marble finish flooring with glazed tiles on the
wall upto 3 feet height and granite worktop
and one SS sink.
- SANITARY : Two toilets, European Type Water Closet
(Parry ware), and
- PLUMBING (Hind ware), Wash hand basin (Hind ware),
shower with hot & cold water arrangement.
Plumbing work to be done in concealed
pipeline.
- ELECTRICALS : Concealed wiring with copper wire (Havells)
and PVC conduit. All electrical points to be
done as per our scheme, conceal cable
connection and one no. A.C. connection.
- LIFT : Any reputed Company.

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

WITNESSES :

1.

Amrutan Bosh
Aripom
india

1) Sabita Ghosh

2) Krishna Senker

3) Sankar Senker

4) Soome Biswas

5) Papiya Roy

6) Sagari Deb

7) ~~Shriyati Ghosh~~

8) ~~Shriyati Ghosh~~

9) Anubha Ghosh

10) Shyamali Mitra

11) Tapas Ghosh

12) Padma Ghosh

2. Kartick Singha
98/4 Basleghata
Main Road Kol-10

SIGNATURE OF THE
OWNERS

DOMICILE AERIAL HEIGHTS PVT. LTD.

Debojyoti Mukherjee

Director

SIGNATURE OF THE
DEVELOPER

Drafted and prepared
in my office :

Advocate

E.no. F/3854/3792/2022

ALTAMAS KABIR.

Advocate,
B.A. LLB, LLM
CALCUTTA HIGH COURT
Kolkata - 700001

MEMO OF NON-REFUNDABLE ADVANCE

RECEIVED from the within named Developer the within mentioned sum of Rs.32,59,500/- (Rupees Thirty Two Lakhs Fifty Nine Thousand Five Hundred) only as and by way of non-refundable advance in the following manner :

MEMO

Sl. No.	Paid to	Date	Bank/Branch	Amount (Rs.)
1.	Shyamali Mitra	10-07-2023	HDFC ^{Raja Rogendra Lal Mitra Road}	2,00,000/-
	Shyamali Mitra		By Cash	4,51,900/-
2.	Papiya Roy <i>Sandhya Sarkar</i>		By Cheque	6,51,900/-
3.	Soma Biswas <i>Menisha Datta</i>		By Cheque	6,51,900/-
4.	Krishna Sarkar		By Cheque	6,51,900/-
5.	Papiya Roy		By Cheque	2,17,300/-
6.	Soma Biswas		By Cheque	2,17,300/-
7.	Sagari Devi		By Cheque	2,17,300/-
			Total	32,59,500/-

(Rupees Thirty Two Lakhs Fifty Nine Thousand Five Hundred) only

WITNESSES :

1. *Anupa Ben*
Anupa
Me 27
2. *Kartik Singha*
98/4 Belegkata
Main Road
Kol- 700010

- 1) *Sabita Ghosh*
- 2) *Krishna Sarkar*
- 3) *Sulali Sarkar*
- 4) *Padma Ghosh*
- 5) *Soma Biswas*
- 6) *Papiya Roy*
- 7) *Sagari Devi*
- 8) *মঞ্জি মঞ্জি*
- 9) *শ্রীমতী 43*
- 10) *শ্রীমতী 43*
- 11) *Anubha Ghosh*
- 12) *Sayamali Mitra*
- 12) *Tapas Ghosh*

Signature of the Owners

Tapas Ghosh

SPECIMEN FORM FOR TEN FINGER PRINTS



	Thumb	1 st finger	middle finger	ring finger	Little finger
Left hand					
Right hand					

Name TAPAS GHOSH

Signature Tapas Ghosh



	Thumb	1 st finger	middle finger	ring finger	Little finger
Left hand					
Right hand					

Name PADMA GHOSH.

Signature Padma Ghosh



	Thumb	1 st finger	middle finger	ring finger	Little finger
Left hand					
Right hand					

Name SUKLA SARKAR

Signature Sukla Sarkar



	Thumb	1 st finger	middle finger	ring finger	Little finger
Left hand					
Right hand					

Name SANDHYA

Signature Sandhya

SPECIMEN FORM FOR TEN FINGER PRINTS

PHOTO	Left hand				
	Thumb	1 st finger	middle finger	ring finger	Little finger
Right hand					
Thumb	1 st finger	middle finger	ring finger	Little finger	

Name

Signature



Left hand				
Thumb	1 st finger	middle finger	ring finger	Little finger
Right hand				
Thumb	1 st finger	middle finger	ring finger	Little finger

Name SHYAMALI MITRA

Signature Shyamali Mitra



Left hand				
Thumb	1 st finger	middle finger	ring finger	Little finger
Right hand				
Thumb	1 st finger	middle finger	ring finger	Little finger

Name KRISHNA SARKAR

Signature Krishna Sarkar



Left hand				
Thumb	1 st finger	middle finger	ring finger	Little finger
Right hand				
Thumb	1 st finger	middle finger	ring finger	Little finger

Name MANISHA DUTTA

Signature MANISHA DUTTA

SPECIMEN FORM FOR TEN FINGER PRINTS

PHOTO		Thumb	1 st finger	middle finger	ring finger	Little finger
Left hand						
		Thumb	1 st finger	middle finger	ring finger	Little finger
Right hand						

Name

Signature



		Thumb	1 st finger	middle finger	ring finger	Little finger
Left hand						
		Thumb	1 st finger	middle finger	ring finger	Little finger
Right hand						

Name Anubha Ghosh

Signature Anubha Ghosh



		Thumb	1 st finger	middle finger	ring finger	Little finger
Left hand						
		Thumb	1 st finger	middle finger	ring finger	Little finger
Right hand						

Name SABITA GHOSH

Signature Sabita Ghosh



		Thumb	1 st finger	middle finger	ring finger	Little finger
Left hand						
		Thumb	1 st finger	middle finger	ring finger	Little finger
Right hand						

Name Pabiya Roy

Signature Pabiya Roy

SPECIMEN FORM FOR TEN FINGER PRINTS

	Thumb	1 st finger	middle finger	ring finger	Little finger
PHOTO	Left hand				
	Right hand				

Name

Signature



	Thumb	1 st finger	middle finger	ring finger	Little finger
Left hand					
Right hand					

Name Soma Biswas

Signature Soma Biswas



	Thumb	1 st finger	middle finger	ring finger	Little finger
Left hand					
Right hand					

Name Sagori Deb

Signature Sagori Deb



	Thumb	1 st finger	middle finger	ring finger	Little finger
Left hand					
Right hand					

Name DEBOJYOTI MUKHERJEE

Signature Debojyoti Mukherjee



Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



120520232005093831

GRIPS Payment Detail

GRIPS Payment ID:	120520232005093831	Payment Init. Date:	12/05/2023 15:10:23
Total Amount:	39941	No of GRN:	1
Bank/Gateway:	HDFC Bank	Payment Mode:	Counter Payment
BRN:	15052023035	BRN Date:	15/05/2023 00:00:00
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

Depositor's Name: Mr Debojyoti Mukherjee
Mobile: 9051354353

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192023240050938322	Directorate of Registration & Stamp Revenue	39941
Total			39941

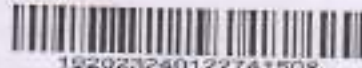
IN WORDS: **THIRTY NINE THOUSAND NINE HUNDRED FORTY ONE ONLY.**

DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.





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



192023240122741508

GRN Details

GRN: 192023240122741508 Payment Mode: SBI Epay
GRN Date: 08/07/2023 15:01:43 Bank/Gateway: SBICPay Payment Gateway-
BRN : 6326195938537 BRN Date: 08/07/2023 15:02:38
Gateway Ref ID: IGAPVRVEA4 Method: State Bank of India NB
GRIPS Payment ID: 080720232012274149 Payment Init. Date: 08/07/2023 15:01:43
Payment Status: Successful Payment Ref. No: 2001101957/12/2023

[Query No*/Query Year]

Depositor Details

Depositor's Name: Mr PUSPENDU BHATTACHARJEE
Address: 79,DR.G.S.BOSE ROAD,KOLKATA-700039
Mobile: 9831813563
EMail: puspendu.bhattacharjee@gmail.com
Period From (dd/mm/yyyy): 08/07/2023
Period To (dd/mm/yyyy): 08/07/2023
Payment Ref ID: 2001101957/12/2023
Dept Ref ID/DRN: 2001101957/12/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001101957/12/2023	Property Registration- Stamp duty	0030-02-103-003-02	1
2	2001101957/12/2023	Property Registration- Registration Fees	0030-03-104-001-16	32595
			Total	32596

IN WORDS: THIRTY TWO THOUSAND FIVE HUNDRED NINETY SIX ONLY.

PAYED

Major Information of the Deed

No :	I-1606-02566/2023	Date of Registration	10/07/2023
Deed No / Year	1606-2001101957/2023	Office where deed is registered	
Registration Date	02/05/2023 1:46:50 PM	A.D.S.R. SEALDAH, District: South 24-Parganas	
Applicant Name, Address Other Details	Arun Kumar Chowdhury Alipore Judges Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 8240040171, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property. Receipt [Rs : 32,59,500/-]		
Set Forth value	Market Value		
	Rs. 1,94,23,310/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 40,021/- (Article:48(g))	Rs. 32,616/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



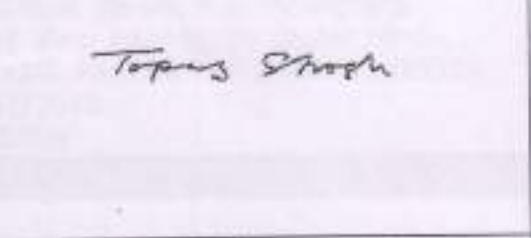


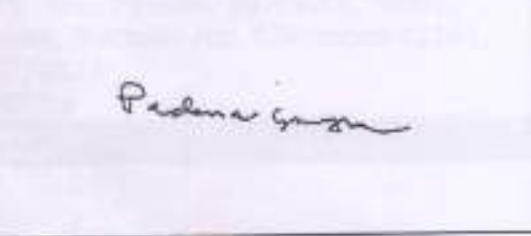


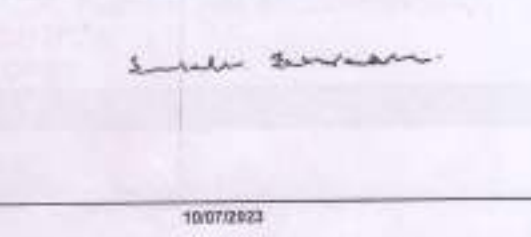
District: South 24-Parganas, P.S:- Beliaghata, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Rakhal Ghosh Lane, , Premises No: 34, , Ward No: 035 Pin Code : 700010



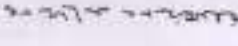





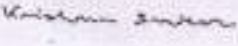


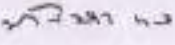
Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	4 Katha 8 Sq Ft		1,89,52,499/-	Width of Approach Road: 35 Ft.,
Grand Total :				6.6183Dec	0 /-	189,52,499 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	300 Sq Ft.	0/-	1,56,937/-	Structure Type: Structure
Gr. Floor, Area of floor :300 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 40 Years, Roof Type: Pucca, Extent of Completion: Complete					
S2	On Land L1	300 Sq Ft.	0/-	1,56,937/-	Structure Type: Structure
Gr. Floor, Area of floor :300 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 40 Years, Roof Type: Pucca, Extent of Completion: Complete					
S3	On Land L1	300 Sq Ft.	0/-	1,56,937/-	Structure Type: Structure
Gr. Floor, Area of floor : 300 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 40 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		900 sq ft	0 /-	4,70,811 /-	

Lord Details :

Name,Address,Photo,Finger print and Signature			
Name	Photo	Finger Print	Signature
Shri Tapas Ghosh Son of Late Sukumar Ghosh Executed by: Self, Date of Execution: 10/07/2023 , Admitted by: Self, Date of Admission: 10/07/2023 ,Place : Office			
10/07/2023	LTI 10/07/2023	10/07/2023	
34, Rakhal Ghosh Lane, Rakhal Ghosh Lane, City:- , P.O:- K G Bose Sarani, P.S:-Beliaghata, District:-South 24-Parganas, West Bengal, India, PIN:- 700085 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AVxxxxxx0H, Aadhaar No: 34xxxxxxxx5654, Status :Individual, Executed by: Self, Date of Execution: 10/07/2023 , Admitted by: Self, Date of Admission: 10/07/2023 ,Place : Office			
Smt Padma Ghosh Wife of Late Swapan Kumar Ghosh Executed by: Self, Date of Execution: 10/07/2023 , Admitted by: Self, Date of Admission: 10/07/2023 ,Place : Office			
10/07/2023	LTI 10/07/2023	10/07/2023	
149/1A, Raja Rajendralal Mitra Road, Raja Rajendralal Mitra Road, City:- , P.O:- Bellaghata, P.S:- Bellaghata, District:-South 24-Parganas, West Bengal, India, PIN:- 700010 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: ADxxxxxx6M, Aadhaar No: 42xxxxxxxx3984, Status :Individual, Executed by: Self, Date of Execution: 10/07/2023 , Admitted by: Self, Date of Admission: 10/07/2023 ,Place : Office			
Smt Sukla Sarkar Wife of Late Sujit Sarkar Executed by: Self, Date of Execution: 10/07/2023 , Admitted by: Self, Date of Admission: 10/07/2023 ,Place : Office			
10/07/2023	LTI 10/07/2023	10/07/2023	
10B, Rakhal Ghosh Lane,, Rakhal Ghosh Lane, City:- , P.O:- K G Bose Sarani, P.S:-Bellaghata, District:-South 24-Parganas, West Bengal, India, PIN:- 700085 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: DCxxxxxx3A, Aadhaar No: 53xxxxxxxx6878, Status :Individual, Executed by: Self, Date of Execution: 10/07/2023 , Admitted by: Self, Date of Admission: 10/07/2023 ,Place : Office			

Name	Photo	Finger Print	Signature	
Smt Sandhya Sarker Wife of Late Amit Sarker Executed by: Self, Date of Execution: 10/07/2023 , Admitted by: Self, Date of Admission: 10/07/2023 ,Place : Office				
10/07/2023	10/07/2023	LTI	10/07/2023	
49, Rakhal Ghosh Lane, Rakhal Ghosh Lane, City:- , P.O:- K G Bose Sarani, P.S:-Beliaghata, District:-South 24-Parganas, West Bengal, India, PIN:- 700085 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: DHxxxxxx2G, Aadhaar No: 24xxxxxxxx5513, Status :Individual, Executed by: Self, Date of Execution: 10/07/2023 , Admitted by: Self, Date of Admission: 10/07/2023 ,Place : Office				
5	Name	Photo	Finger Print	Signature
Smt Shyamali Mitra Wife of Late Amal Mitra Executed by: Self, Date of Execution: 10/07/2023 , Admitted by: Self, Date of Admission: 10/07/2023 ,Place : Office				
10/07/2023	10/07/2023	LTI	10/07/2023	
34, Rakhal Ghosh Lane, Rakhal Ghosh Lane, City:- , P.O:- K G Bose Sarani, P.S:-Beliaghata, District:-South 24-Parganas, West Bengal, India, PIN:- 700085 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BMxxxxxx9k, Aadhaar No: 53xxxxxxxx3151, Status :Individual, Executed by: Self, Date of Execution: 10/07/2023 , Admitted by: Self, Date of Admission: 10/07/2023 ,Place : Office				
6	Name	Photo	Finger Print	Signature
Smt Krishna Sarker Wife of Late Mahan Sarker Executed by: Self, Date of Execution: 10/07/2023 , Admitted by: Self, Date of Admission: 10/07/2023 ,Place : Office				
10/07/2023	10/07/2023	LTI	10/07/2023	
10B, Rakhal Ghosh Lane, Rakhal Ghosh Lane, City:- , P.O:- K G Bose Sarani, P.S:-Beliaghata, District:-South 24-Parganas, West Bengal, India, PIN:- 700085 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: MLxxxxxx0A, Aadhaar No: 39xxxxxxxx5080, Status :Individual, Executed by: Self, Date of Execution: 10/07/2023 , Admitted by: Self, Date of Admission: 10/07/2023 ,Place : Office				
7	Name	Photo	Finger Print	Signature
Smt Manisha Dutta Wife of Late Amit Dutta Executed by: Self, Date of Execution: 10/07/2023 , Admitted by: Self, Date of Admission: 10/07/2023 ,Place : Office				
10/07/2023	10/07/2023	LTI	10/07/2023	

A, Rakhal Ghosh Lane, Rakhal Ghosh Lane, City:- , P.O:- K G Bose Sarani, P.S:-Beliaghata, District:-South 24-Parganas, West Bengal, India, PIN:- 700085 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: HHxxxxxx5H, Aadhaar No: 34xxxxxxxx5326, Status :Individual, Executed by: Self, Date of Execution: 10/07/2023, Admitted by: Self, Date of Admission: 10/07/2023 ,Place : Office

Name	Photo	Finger Print	Signature
Smt Anubha Ghosh Daughter of Late Phanindra Nath Ghosh Executed by: Self, Date of Execution: 10/07/2023 , Admitted by: Self, Date of Admission: 10/07/2023 ,Place : Office		 LTI 10/07/2023	 10/07/2023

34, Rakhal Ghosh Lane, Rakhal Ghosh Lane, City:- , P.O:- K G Bose Sarani, P.S:-Beliaghata, District:-South 24-Parganas, West Bengal, India, PIN:- 700085 Sex: Female, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: AZxxxxxx3H, Aadhaar No: 69xxxxxxxx0589, Status :Individual, Executed by: Self, Date of Execution: 10/07/2023, Admitted by: Self, Date of Admission: 10/07/2023 ,Place : Office

Name	Photo	Finger Print	Signature
Smt Sabita Ghosh Wife of Late Tarun Kumar Ghosh Executed by: Self, Date of Execution: 10/07/2023 , Admitted by: Self, Date of Admission: 10/07/2023 ,Place : Office		 LTI 10/07/2023	 10/07/2023

34, Rakhal Ghosh Lane, Rakhal Ghosh Lane, City:- , P.O:- K G Bose Sarani, P.S:-Beliaghata, District:-South 24-Parganas, West Bengal, India, PIN:- 700085 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BJxxxxxx7P, Aadhaar No: 32xxxxxxxx3067, Status :Individual, Executed by: Self, Date of Execution: 10/07/2023, Admitted by: Self, Date of Admission: 10/07/2023 ,Place : Office

Name	Photo	Finger Print	Signature
Smt Papiya Roy Wife of Kartick Chandra Roy Executed by: Self, Date of Execution: 10/07/2023 , Admitted by: Self, Date of Admission: 10/07/2023 ,Place : Office		 LTI 10/07/2023	 10/07/2023







8/4, Dum Dum Cantonment, City:- , P.O:- Rabindra Nagar, P.S:-Dum Dum, District:-North24-Parganas, West Bengal, India, PIN:- 700165 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BHxxxxxx9C, Aadhaar No: 28xxxxxxxx5378, Status :Individual, Executed by: Self, Date of Execution: 10/07/2023, Admitted by: Self, Date of Admission: 10/07/2023 ,Place : Office

Name	Photo	Finger Print	Signature
Smt Soma Biswas Wife of Subrata Biswas Executed by: Self, Date of Execution: 10/07/2023 , Admitted by: Self, Date of Admission: 10/07/2023 ,Place : Office			<i>Soma Biswas</i>
10/07/2023	LTI 10/07/2023	10/07/2023	
LIG 1/14, PH-2, Golf Green, City:- , P.O:- Golf Green, P.S:-Jadavpur, District:-South24-Parganas, West Bengal, India, PIN:- 700095 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AZxxxxxx0H, Aadhaar No: 58xxxxxxxx7892, Status :Individual, Executed by: Self, Date of Execution: 10/07/2023 , Admitted by: Self, Date of Admission: 10/07/2023 ,Place : Office			
Name	Photo	Finger Print	Signature
Smt Sagari Deb Wife of Late Debasish Deb Executed by: Self, Date of Execution: 10/07/2023 , Admitted by: Self, Date of Admission: 10/07/2023 ,Place : Office			<i>Sagari Deb</i>
10/07/2023	LTI 10/07/2023	10/07/2023	
Kalna, City:- , P.O:- Kalna, P.S:-Kalna, District:-Purba Bardhaman, West Bengal, India, PIN:- 713409 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: CNxxxxxx4G, Aadhaar No: 62xxxxxxxx9263, Status :Individual, Executed by: Self, Date of Execution: 10/07/2023 , Admitted by: Self, Date of Admission: 10/07/2023 ,Place : Office			

Developer Details :



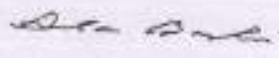
Sl No	Name,Address,Photo,Finger print and Signature
1	DOMICILE AERIAL HEIGHTS PRIVATE LIMITED P-222, C.I.T. Road, Scheme IV M, City:- , P.O:- Beliaghata, P.S:-Beliaghata, District:-South 24-Parganas, West Bengal, India, PIN:- 700010 , PAN No.:: AAxxxxxx3P,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Shri Debojyoti Mukhopadhyay, (Alias Name: Shri Debojyoti Mukherjee) (Presentant) Son of Late Sailesh Chandra Mukherjee Date of Execution - 10/07/2023, , Admitted by: Self, Date of Admission: 10/07/2023, Place of Admission of Execution: Office </td> <td></td> <td></td> <td><i>Debojyoti Mukherjee</i></td> </tr> <tr> <td>Jul 10 2023 1:24PM</td> <td>LTI 10/07/2023</td> <td>10/07/2023</td> <td></td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Shri Debojyoti Mukhopadhyay, (Alias Name: Shri Debojyoti Mukherjee) (Presentant) Son of Late Sailesh Chandra Mukherjee Date of Execution - 10/07/2023, , Admitted by: Self, Date of Admission: 10/07/2023, Place of Admission of Execution: Office			<i>Debojyoti Mukherjee</i>	Jul 10 2023 1:24PM	LTI 10/07/2023	10/07/2023	
Name	Photo	Finger Print	Signature										
Shri Debojyoti Mukhopadhyay, (Alias Name: Shri Debojyoti Mukherjee) (Presentant) Son of Late Sailesh Chandra Mukherjee Date of Execution - 10/07/2023, , Admitted by: Self, Date of Admission: 10/07/2023, Place of Admission of Execution: Office			<i>Debojyoti Mukherjee</i>										
Jul 10 2023 1:24PM	LTI 10/07/2023	10/07/2023											

22, C.I.T. Road, Scheme N.W. City- P.O. Beliaghata, P.S.-Beliaghata, District-SOUTH 24 PARGANAS, West Bengal, India, PIN- 700027, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: ADxxxxxx2N, Aadhaar No: 91xxxxxxxx0425 Status : Representative, Representative of : DOMICILE AERIAL HEIGHTS PRIVATE LIMITED (as Managing Director)

Identifier Details :

Name	Photo	Finger Print	Signature
Anupam Bagchi Son of R M Bagchi Alipore, City- P.O.- Alipore, P.S.-Alipore, District-South 24 Parganas, West Bengal, India, PIN- 700027			
	10/07/2023	10/07/2023	10/07/2023

Identifier Of Shri Tapas Ghosh, Smt Padma Ghosh, Smt Sukla Sarkar, Smt Sandhya Sarker, Smt Shyamali Mitra, Smt Krishna Sarkar, Smt Manisha Dutta, Smt Anubha Ghosh, Smt Sabita Ghosh, Smt Papiya Roy, Smt Soma Biswas, Smt Sagari Deb, Shri Debojyoti Mukhopadhyay

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri Tapas Ghosh	DOMICILE AERIAL HEIGHTS PRIVATE LIMITED-0.551528 Dec
2	Smt Padma Ghosh	DOMICILE AERIAL HEIGHTS PRIVATE LIMITED-0.551528 Dec
3	Smt Sukla Sarkar	DOMICILE AERIAL HEIGHTS PRIVATE LIMITED-0.551528 Dec
4	Smt Sandhya Sarker	DOMICILE AERIAL HEIGHTS PRIVATE LIMITED-0.551528 Dec
5	Smt Shyamali Mitra	DOMICILE AERIAL HEIGHTS PRIVATE LIMITED-0.551528 Dec
6	Smt Krishna Sarkar	DOMICILE AERIAL HEIGHTS PRIVATE LIMITED-0.551528 Dec
7	Smt Manisha Dutta	DOMICILE AERIAL HEIGHTS PRIVATE LIMITED-0.551528 Dec
8	Smt Anubha Ghosh	DOMICILE AERIAL HEIGHTS PRIVATE LIMITED-0.551528 Dec
9	Smt Sabita Ghosh	DOMICILE AERIAL HEIGHTS PRIVATE LIMITED-0.551528 Dec
10	Smt Papiya Roy	DOMICILE AERIAL HEIGHTS PRIVATE LIMITED-0.551528 Dec
11	Smt Soma Biswas	DOMICILE AERIAL HEIGHTS PRIVATE LIMITED-0.551528 Dec
12	Smt Sagari Deb	DOMICILE AERIAL HEIGHTS PRIVATE LIMITED-0.551528 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Shri Tapas Ghosh	DOMICILE AERIAL HEIGHTS PRIVATE LIMITED-25.00000000 Sq Ft
2	Smt Padma Ghosh	DOMICILE AERIAL HEIGHTS PRIVATE LIMITED-25.00000000 Sq Ft
3	Smt Sukla Sarkar	DOMICILE AERIAL HEIGHTS PRIVATE LIMITED-25.00000000 Sq Ft
4	Smt Sandhya Sarker	DOMICILE AERIAL HEIGHTS PRIVATE LIMITED-25.00000000 Sq Ft
5	Smt Shyamali Mitra	DOMICILE AERIAL HEIGHTS PRIVATE LIMITED-25.00000000 Sq Ft
6	Smt Krishna Sarkar	DOMICILE AERIAL HEIGHTS PRIVATE LIMITED-25.00000000 Sq Ft
7	Smt Manisha Dutta	DOMICILE AERIAL HEIGHTS PRIVATE LIMITED-25.00000000 Sq Ft
8	Smt Anubha Ghosh	DOMICILE AERIAL HEIGHTS PRIVATE LIMITED-25.00000000 Sq Ft
9	Smt Sabita Ghosh	DOMICILE AERIAL HEIGHTS PRIVATE LIMITED-25.00000000 Sq Ft
10	Smt Papiya Roy	DOMICILE AERIAL HEIGHTS PRIVATE LIMITED-25.00000000 Sq Ft
11	Smt Soma Biswas	DOMICILE AERIAL HEIGHTS PRIVATE LIMITED-25.00000000 Sq Ft

Smt Sagari Deb Domicile Aerial Heights Private Limited-25.00000000 Sq Ft

Transfer of property for S2

From	To. with area (Name-Area)
Shri Tapas Ghosh	DOMICILE AERIAL HEIGHTS PRIVATE LIMITED-25.00000000 Sq Ft
Smt Padma Ghosh	DOMICILE AERIAL HEIGHTS PRIVATE LIMITED-25.00000000 Sq Ft
Smt Sukla Sarkar	DOMICILE AERIAL HEIGHTS PRIVATE LIMITED-25.00000000 Sq Ft
Smt Sandhya Sarker	DOMICILE AERIAL HEIGHTS PRIVATE LIMITED-25.00000000 Sq Ft
5 Smt Shyamali Mitra	DOMICILE AERIAL HEIGHTS PRIVATE LIMITED-25.00000000 Sq Ft
6 Smt Krishna Sarker	DOMICILE AERIAL HEIGHTS PRIVATE LIMITED-25.00000000 Sq Ft
7 Smt Manisha Datta	DOMICILE AERIAL HEIGHTS PRIVATE LIMITED-25.00000000 Sq Ft
8 Smt Anubha Ghosh	DOMICILE AERIAL HEIGHTS PRIVATE LIMITED-25.00000000 Sq Ft
9 Smt Sabita Ghosh	DOMICILE AERIAL HEIGHTS PRIVATE LIMITED-25.00000000 Sq Ft
10 Smt Papiya Roy	DOMICILE AERIAL HEIGHTS PRIVATE LIMITED-25.00000000 Sq Ft
11 Smt Soma Biswas	DOMICILE AERIAL HEIGHTS PRIVATE LIMITED-25.00000000 Sq Ft
12 Smt Sagari Deb	DOMICILE AERIAL HEIGHTS PRIVATE LIMITED-25.00000000 Sq Ft

Transfer of property for S3

Sl.No	From	To. with area (Name-Area)
1	Shri Tapas Ghosh	DOMICILE AERIAL HEIGHTS PRIVATE LIMITED-25.00000000 Sq Ft
2	Smt Padma Ghosh	DOMICILE AERIAL HEIGHTS PRIVATE LIMITED-25.00000000 Sq Ft
3	Smt Sukla Sarkar	DOMICILE AERIAL HEIGHTS PRIVATE LIMITED-25.00000000 Sq Ft
4	Smt Sandhya Sarker	DOMICILE AERIAL HEIGHTS PRIVATE LIMITED-25.00000000 Sq Ft
5	Smt Shyamali Mitra	DOMICILE AERIAL HEIGHTS PRIVATE LIMITED-25.00000000 Sq Ft
6	Smt Krishna Sarker	DOMICILE AERIAL HEIGHTS PRIVATE LIMITED-25.00000000 Sq Ft
7	Smt Manisha Datta	DOMICILE AERIAL HEIGHTS PRIVATE LIMITED-25.00000000 Sq Ft
8	Smt Anubha Ghosh	DOMICILE AERIAL HEIGHTS PRIVATE LIMITED-25.00000000 Sq Ft
9	Smt Sabita Ghosh	DOMICILE AERIAL HEIGHTS PRIVATE LIMITED-25.00000000 Sq Ft
10	Smt Papiya Roy	DOMICILE AERIAL HEIGHTS PRIVATE LIMITED-25.00000000 Sq Ft
11	Smt Soma Biswas	DOMICILE AERIAL HEIGHTS PRIVATE LIMITED-25.00000000 Sq Ft
12	Smt Sagari Deb	DOMICILE AERIAL HEIGHTS PRIVATE LIMITED-25.00000000 Sq Ft

2023

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

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

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

Presented for registration at 12:34 hrs on 10-07-2023, at the Office of the A.D.S.R. SEALDAH by Shri Debojyoti Mukhopadhyay Alias Shri Debojyoti Mukherjee.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,94,23,310/-

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

Execution is admitted on 10/07/2023 by 1. Shri Tapas Ghosh, Son of Late Sukumar Ghosh, 34, Rakhal Ghosh Lane, Road: Rakhal Ghosh Lane, , P.O: K G Bose Sarani, Thana: Beliaghata, , South 24-Parganas, WEST BENGAL, India, PIN - 700085, by caste Hindu, by Profession Business, 2. Smt Padma Ghosh, Wife of Late Swapan Kumar Ghosh, 149/1A, Raja Rajendralal Mitra Road, Road: Raja Rajendralal Mitra Road, , P.O: Beliaghata, Thana: Beliaghata, , South 24-Parganas, WEST BENGAL, India, PIN - 700010, by caste Hindu, by Profession House wife, 3. Smt Sukla Sarkar, Wife of Late Sujit Sarkar, 10B, Rakhal Ghosh Lane, Road: Rakhal Ghosh Lane, , P.O: K G Bose Sarani, Thana: Beliaghata, , South 24-Parganas, WEST BENGAL, India, PIN - 700085, by caste Hindu, by Profession House wife, 4. Smt Sandhya Sarker, Wife of Late Amit Sarkar, 49, Rakhal Ghosh Lane, Road: Rakhal Ghosh Lane, , P.O: K G Bose Sarani, Thana: Beliaghata, , South 24-Parganas, WEST BENGAL, India, PIN - 700085, by caste Hindu, by Profession House wife, 5. Smt Shyamali Mitra, Wife of Late Amal Mitra, 34, Rakhal Ghosh Lane, Road: Rakhal Ghosh Lane, , P.O: K G Bose Sarani, Thana: Beliaghata, , South 24-Parganas, WEST BENGAL, India, PIN - 700085, by caste Hindu, by Profession House wife, 6. Smt Krishna Sarkar, Wife of Late Mahan Sarkar, 10B, Rakhal Ghosh Lane, Road: Rakhal Ghosh Lane, , P.O: K G Bose Sarani, Thana: Beliaghata, , South 24-Parganas, WEST BENGAL, India, PIN - 700085, by caste Hindu, by Profession House wife, 7. Smt Manisha Dutta, Wife of Late Amit Dutta, 26A, Rakhal Ghosh Lane, Road: Rakhal Ghosh Lane, , P.O: K G Bose Sarani, Thana: Beliaghata, , South 24-Parganas, WEST BENGAL, India, PIN - 700085, by caste Hindu, by Profession House wife, 8. Smt Anubha Ghosh, Daughter of Late Phanindra Nath Ghosh, 34, Rakhal Ghosh Lane, Road: Rakhal Ghosh Lane, , P.O: K G Bose Sarani, Thana: Beliaghata, , South 24-Parganas, WEST BENGAL, India, PIN - 700085, by caste Hindu, by Profession Retired Person, 9. Smt Sabita Ghosh, Wife of Late Tarun Kumar Ghosh, 34, Rakhal Ghosh Lane, Road: Rakhal Ghosh Lane, , P.O: K G Bose Sarani, Thana: Beliaghata, , South 24-Parganas, WEST BENGAL, India, PIN - 700085, by caste Hindu, by Profession House wife, 10. Smt Papiya Roy, Wife of Kartick Chandra Roy, 8/4, Dum Dum Cantonment, P.O: Rabindra Nagar, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700165, by caste Hindu, by Profession House wife, 11. Smt Soma Biswas, Wife of Subrata Biswas, LIG 1/14, PH-2, Golf Green, P.O: Golf Green, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700095, by caste Hindu, by Profession House wife, 12. Smt Sagari Deb, Wife of Late Debasish Deb, Kalna, P.O: Kalna, Thana: Kalna, , Purba Bardhaman, WEST BENGAL, India, PIN - 713409, by caste Hindu, by Profession House wife

Identified by Anupam Bagchi, , Son of R M Bagchi, Alipore, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 10-07-2023 by Shri Debojyoti Mukhopadhyay, , Shri Debojyoti Mukherjee Managing Director, DOMICILE AERIAL HEIGHTS PRIVATE LIMITED (Private Limited Company), P-222, C.I.T. Road, Scheme IV M, City:- P.O:- Beliaghata, P.S:-Beliaghata, District:-South 24-Parganas, West Bengal, India, PIN:- 700010

Identified by Anupam Bagchi, , Son of R M Bagchi, Alipore, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 32,616.00/- (B = Rs 32,595.00/- ,E = Rs 21.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 32,616/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

Online on 15/05/2023 12:00AM with Govt. Ref. No: 192023240050938322 on 12-05-2023, Amount Rs: 21/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 15052023035 on 15-05-2023, Head of Account 0030-03-104-001-16

Online on 08/07/2023 3:02PM with Govt. Ref. No: 192023240122741508 on 08-07-2023, Amount Rs: 32,595/-, Bank: SBI EPay (SBIEPay), Ref. No. 6326195938537 on 08-07-2023, Head of Account 0030-03-104-001-16

ment of Stamp Duty

ified that requires Stamp Duty payable for this document is Rs. 40,021/- and Stamp Duty paid by Stamp Rs 0.00/-, by online - Rs. 39,920/-

Description of Stamp

Stamp: Type: ~~Impressed~~, Serial no 74279, Amount: Rs.100.00/-, Date of Purchase: 27/04/2023, Vendor name: S CHATTERJEE

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 15/05/2023 12:00AM with Govt. Ref. No: 192023240050938322 on 12-05-2023, Amount Rs: 39,920/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 15052023035 on 15-05-2023, Head of Account 0030-02-103-003-02
Online on 08/07/2023 3:02PM with Govt. Ref. No: 192023240122741508 on 08-07-2023, Amount Rs: 1/-, Bank: SBI
EPay (SBIPay), Ref. No. 6326195938537 on 08-07-2023, Head of Account 0030-02-103-003-02

Amitava Ghosal

Amitava Ghosal
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SEALDAH
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1606-2023, Page from 69968 to 70025

being No 160602566 for the year 2023.



Digitally signed by AMITAVA GHOSAL
Date: 2023.07.12 12:25:13 +05:30
Reason: Digital Signing of Deed.

Amitava Ghosal

(Amitava Ghosal) 2023/07/12 12:25:13 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SEALDAH
West Bengal.

(This document is digitally signed.)
