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Certified that the document is admitted for Registration. The signature sheets and the endroement sheets attached with the document are the part of this document.

*[Signature]*  
District Sub-Register-II  
Alipore, South 24-Parganas

25 MAR 2022

**DEVELOPMENT AGREEMENT**

**THIS DEED OF DEVELOPMENT AGREEMENT** is made this the  
25<sup>th</sup> day of March, 2022 (Two Thousand Twenty-Two) BETWEEN;

43462

22 MAR 2022

No. .... Rs. **100/-** Date .....

Name: Aminuddha Banerjee (and another)

Address: 22A Park Side Road No. 26

Vendor: .....

Alipur Collectorate, 24 Pgs. (S)

**SUBHANKAR DAS**

**STAMP VENDOR**

Alipur Police Court, Kol-27

*(Handwritten signature)*

25 MAR 22



District Sub-Registrar-II  
Alipore, South 24 Parganas  
25 MAR 2022

Partha Jana  
S/o Late R.M. Jana  
Alipur Police Ct  
K-27.

(1) **SRI ANIRUDDHA BANERJEE**, having PAN : ACVPB9977C, Aadhaar No.3426 0748 7928 and (2) **SRI ABHIJIT BANERJEE**, having PAN : ACGPB9878D, Aadhaar No.7023 1670 9380, both are the sons of Late Debashis Banerjee, both are by creed : Hindu, Indian by National, by occupation : Service, both are residing at 22A, Park Side Road, Post Office : Kalighat, Police Station : Tollygunge, Kolkata : 700026, hereinafter jointly called and referred to as "the **OWNERS**" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include each of their respective heirs, successors, executors, administrators, legal representatives and assigns) of the **ONE PART**.

**AND**

**SUN ENTERPRISE**, a sole Proprietorship Firm, having its Registered Office at 21/7, Aswini Dutta Road, 4<sup>th</sup> Floor, Post Office : Sarat Bose Road, Police Station : Rabindra Sarobar, Kolkata : 700029, represented by its sole Proprietor viz. **SRI TUSHAR S. KAMDAR**, having PAN : AKWPK2271M, Aadhaar No.7238 5672 5991, son of Late Sharad. H. Kamdar, by creed : Hindu, Indian by National, by occupation : Business, residing at 38A/26, Jyotish Roy Road, Post Office : New Alipore, Police

Station : Behala, Kolkata : 700053, 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 successors-in-office and assigns) of the **OTHER PART**.

**WHEREAS** originally one Raj Narayan Banerjee was the sole and absolute Owner in respect of **ALL THAT** piece and parcel of land measuring about 7 (Seven) Cottahs 14 (Fourteen) Square Feet more or less, situate and lying at Division : 6, Sub-Division : Q, Dihi : Panchannagram Khas Mahal of the Kolkata Improvement Trust being Scheme Plot No.15B, being known and numbered as the then Holding Nos.105/101, 50 & 119/275 vide Premises Nos.22A & 22B, Park Side Road, Police Station : Tollygunge, Kolkata : 700026 by way of purchase.

**AND WHEREAS** during the life time, said Raj Narayan Banerjee constructed 2 (Two) numbers of Buildings, out of which one was 3 (Three) storied and another one 2 (Two) storied Building known and numbered as Premises Nos.22A & 22B, Park Side Road and absolutely seized and possessed of the same by residing therein with the members of his family.

**AND WHEREAS** while absolutely seized and possessed the aforesaid property and also other properties as Owner thereof, said Raj Narayan Banerjee settled his aforesaid property amongst this four sons viz. Debi Prosad Banerjee, Bhabani Prosad Banerjee, Shanti Prosad Banerjee and Jamuna Prosad Banerjee by way of a registered Deed of Settlement (Nirupan Patra), which was duly registered in the Office of the District Sub-Registrar at Alipore and recorded in Book No.I, Volume No.57, Pages 128 to 135, Being No.2552 for the year 1944.

**AND WHEREAS** thereafter said Raj Narayan Banerjee breathed his last on 25<sup>th</sup> December, 1960 and after his demise, as per terms of his Deed of Settlement, said Debi Prosad Banerjee and Bhabani Prosad Banerjee jointly got the Premises Nos.22A & 22B, Park Side Road comprising of land measuring about 7 (Seven) Cottahs 14 (Fourteen) Square Feet more or less together with 3 (Three) storied and 2 (Two) storied Building standing thereon.

**AND WHEREAS** while absolutely seized and possessed of the aforesaid two properties besides other properties in terms of the aforesaid Settlement Deed, said Debi Prosad Banerjee and

Bhabani Prosad Banerjee on 21<sup>st</sup> September, 1953 by way of a registered Deed of Lease, leased out **ALL THAT** 2 (Two) storied Building together with appertaining land thereto measuring about 2 (Two) Cottahs more or less being known and numbered as Premises No.22A, Park Side Road for a period of 99 (Ninety-Nine) years to (1) Smt. Namita Debi, wife of Sri Santi Prosad Banerjee and (2) Smt. Binapani Debi, wife of Jamuna Prosad Banerjee and thus the aforesaid persons only retain Premises No.22A, Park Side Road having an area of 5 (Five) Cottahs 1 (One) Chittack 23 (Twenty-Three) Square Feet more or less together with 3 (Three) storied Building standing thereon. The aforesaid Deed of Lease was registered in the Office of the Sub-Registrar at Alipore Sadar and registered in Book No.I, Volume No.106, Pages 21 to 25, Being No.6063 for the year 1963.

**AND WHEREAS** thereafter on 21<sup>st</sup> December, 1965 the aforesaid Debi Prosad Banerjee, Bhabani Prosad Banerjee, Smt. Namita Devi and Smt. Binapani Debi, all jointly sold the Premises No.22B, Park Side Road to Jamuna Prosad Banerjee by way of a registered Deed of Sale, registered in the Office of the Sub-Registrar at Alipore and entered in Book No.I, Volume No.182, Pages 45 to 48, Being No.9555 for the year 1965.

**AND WHEREAS** in the manner aforesaid, said Debi Prosad Banerjee and Bhabani Prosad Banerjee became the joint Owners of the property at Premises No.22A, Park Side Road comprising of land measuring about 5 (Five) Cottahs 1 (One) Chittack 23 (Twenty-Three) Square Feet more or less together with 3 (Three) storied Building standing thereon, each having undivided  $\frac{1}{2}$  share of the same.

**AND WHEREAS** while absolutely seized and possessed of the aforesaid property as joint Owners thereof, said Debi Prosad Banerjee died intestate on 5<sup>th</sup> November, 1983 leaving behind him surviving his two sons viz. Tapan Banerjee, Swapan Banerjee and one daughter Smt. Tripti Banerjee as his only legal heirs and successors, who jointly inherited the undivided  $\frac{1}{2}$  share of the aforesaid property as per Hindu Succession Act, 1956.

**AND WHEREAS** subsequently thereafter said Swapan Banerjee also died intestate on 3<sup>rd</sup> April, 1984 leaving behind him surviving his wife Smt. Mamata Banerjee, two sons viz. Dibyendu Banerjee, Kaushik Banerjee and one daughter Smt. Madhumita Roy Chowdhury as his only legal heirs and

successors, who jointly inherited the undivided 1/6<sup>th</sup> share of the aforesaid property as per Hindu Succession Act, 1956.

**AND WHEREAS** after such inheritance, while absolutely seized and possessed of the aforesaid property as joint Owners thereof, said Smt. Tripti Banerjee gifted her undivided 1/6<sup>th</sup> share of the aforesaid property i.e. undivided 1/3<sup>rd</sup> share of the entire property of her father unto and in favour of said Tapan Banerjee, Smt. Mamata Banerjee, Dibyendu Banerjee, Kaushik Banerjee and Smt. Madhumita Roy Chowdhury by way of a registered Deed of Gift, which was duly registered in the Office of the Sub-Registrar at Alipore and recorded in Book No.I, Volume No.149, Pages 41 to 44, Being No.8317 for the year 1985.

**AND WHEREAS** in the manner stated above, said Bhabani Prosad Banerjee, Tapan Banerjee, Smt. Mamata Banerjee, Dibyendu Banerjee, Kaushik Banerjee and Smt. Madhumita Roy Chowdhury became the joint Owners of the aforesaid property i.e. **ALL THAT** piece and parcel of land measuring about 5 (Five) Cottahs 1 (One) Chittack 23 (Twenty-Three) Square Feet more or less together with old dilapidated 3 (Three) storied Building having an area of 2500 (Two Thousand Five Hundred) Square



Feet more or less in each floor, totaling 7500 (Seven Thousand Five Hundred) Square Feet more or less standing thereon, being known and numbered as Municipal Premises No.22A, Park Side Road, Police Station : Tollygunge, Kolkata : 700026, within the limits of the Kolkata Municipal Corporation, under Ward No.84, bearing Assessee No.11-084-15-0027-1, hereinafter called and referred to as "the **SAID ENTIRE PROPERTY**", morefully described in the **SCHEDULE** – "A" hereunder written.

**AND WHEREAS** while absolutely seized and possessed the said entire property as joint Owners thereof, the said Bhabani Prosad Banerjee, Tapan Banerjee, Smt. Mamata Banerjee, Dibyendu Banerjee, Kaushik Banerjee and Smt. Madhumita Roy Chowdhury duly partitioned their said entire property by metes and bounds amongst themselves by way of a registered Deed of Partition, written in Bengali Language, which was duly registered on 27<sup>th</sup> September, 1985 in the Office of the District Sub-Registrar at Alipore and recorded in Book No.I, Volume No....., Pages ..... to ....., Being No.13555 for the year 1985.

**AND WHEREAS** in terms of the said Deed of Partition, said Bhabani Prosad Banerjee was absolutely got and allotted

undivided land measuring about 2 (Two) Cottahs 11 (Eleven) Chittacks 14 (Fourteen) Square Feet more or less together with undivided  $\frac{1}{2}$  share of the said 3 (Three) storied Building. The property thereby allotted to said Bhabani Prosad Banerjee has been marked as **LOT : "A"** delineated with "**RED**" border line in the **MAP** or **PLAN** annexed thereto.

**AND WHEREAS** similarly said Tapan Kumar Banerjee was absolutely got and allotted undivided land measuring about 1 (One) Cottah 3 (Three) Chittacks 5 (Five) Square Feet more or less together with undivided  $\frac{1}{2}$  share of the entire First Floor and the undivided  $\frac{1}{2}$  share of the Ground Floor, which also consists of  $162\frac{1}{2}$  Square Feet of the structure appertaining to Park Side Road of the said 3 (Three) storied Building. The property thereby allotted to said Tapan Kumar Banerjee has been marked as **LOT : "B"** delineated with "**GREEN**" border line in the **MAP** or **PLAN** annexed thereto.

**AND WHEREAS** similarly said Smt. Mamata Banerjee, Dibyendu Banerjee, Kaushik Banerjee and Smt. Madhumita Roy Chowdhury jointly were got and allotted undivided land measuring about 1 (One) Cottah 3 (Three) Chittacks 5 (Five)

Square Feet more or less together with undivided  $\frac{1}{2}$  share of the entire Ground Floor, which includes  $162\frac{1}{2}$  Square Feet of vacant land appertaining to Park Side Road and undivided  $\frac{1}{2}$  share of the Second Floor of the said 3 (Three) storied Building. The property thereby allotted to said Smt. Mamata Banerjee, Dibyendu Banerjee, Kaushik Banerjee and Smt. Madhumita Roy Chowdhury has been marked as **LOT : "C"** delineated with "**RED**" border line in the **MAP** or **PLAN** annexed thereto.

**AND WHEREAS** after such partition, while absolutely seized and possessed of the aforesaid property as Owner thereof, said Bhabani Prasad Banerjee died on 24<sup>th</sup> September, 1989 and after his death as per terms and conditions of the aforesaid Deed of Partition, his only son Debashis Banerjee became the Owner of the property owned and possessed by said Bhabani Prasad Banerjee, since deceased.

**AND WHEREAS** said Debashis Banerjee became the sole and absolute Owner of the property left by said Bhabani Prasad Banerjee, since deceased and duly mutated his name in respect of the aforesaid property with the Office of the Kolkata Municipal Corporation.

**AND WHEREAS** while absolutely seized and possessed the aforesaid property as absolute Owners thereof, the said Debashis Banerjee by way of registered Deed of Gift, gifted some portion out of his entire property in the name of his son Sri Aniruddha Banerjee and handed him over the possession of the same as per Deed of Gift, which was registered in the Office of the District Sub-Registrar - I at Alipore and registered in Book No.I, Volume No.195, Pages from 14 to 32, Being No.02951 for the year 2008.

**AND WHEREAS** by another registered Deed of Gift, said Debashis Banerjee gifted his remaining share of his property to his son viz. Abhijit Banerjee and handed over possession of the same as per the aforesaid Deed of Gift, which was registered in the Office of the District Sub-Registrar - I at Alipore and entered in Book No.I, Volume No....., Pages 33 to 51, Being No.0292 for the year 2008.

**AND WHEREAS** in the manner stated above, said Aniruddha Banerjee and Abhijit Banerjee, the Party hereto of the One Part herein, became the joint Owners of the aforesaid property i.e.

**ALL THAT** piece and parcel of undivided land measuring about

2 (Two) Cottahs 11 (Eleven) Chittacks 14 (Fourteen) Square Feet more or less together with undivided  $\frac{1}{2}$  share of the said 3 (Three) storied Building having an area of 2500 (Two Thousand Five Hundred) Square Feet more or less in each floor, totaling 7500 (Seven Thousand Five Hundred) Square Feet more or less i.e. undivided structure area of **1250** (One Thousand Two Hundred Fifty) Square Feet in each floor, totaling undivided structure area of **3750** (Three Thousand Seven Hundred Fifty) Square Feet more or less standing thereon, being known and numbered as Municipal Premises No.22A, Park Side Road, Police Station : Tollygunge, Kolkata : 700026, within the limits of the Kolkata Municipal Corporation, under Ward No.84, hereinafter called and referred to as "the **SAID PROPERTY**", morefully described in the **SCHEDULE** - "B" hereunder written and since then have been possessing the same as joint Owners thereof without any interruption from any corner.

**AND WHEREAS** now the Owners herein decided to develop their said property through the Developer herein and accordingly several discussions were held amongst the Parties herein and ultimately the Developer herein has agreed to develop the said property with certain terms and conditions, which are set-forth hereunder below :-

**NOW THIS AGREEMENT WITNESSETH** are as follows :-

1. **OWNERS** :-

Shall mean (1) **SRI ANIRUDDHA BANERJEE** and **SRI ABHIJIT BANERJEE**, both are the sons of Late Debashis Banerjee, all are of 22A, Park Side Road, Post Office : Kalighat, Police Station : Tollygunge, Kolkata : 700026 and each of their respective heirs, successors, executors, administrators, legal representatives and assigns.

2. **DEVELOPER** :-

Shall mean **SUN ENTERPRISE**, a sole Proprietorship Firm, having its Registered Office at 21/7, Aswini Dutta Road, 4<sup>th</sup> Floor, Post Office : Sarat Bose Road, Police Station : Rabindra Sarobar, Kolkata : 700029, represented by its sole Proprietor viz. **SRI TUSHAR S. KAMDAR**, son of Late Sharad. H. Kamdar of 38A/26, Jyotish Roy Road, Post Office : New Alipore, Police Station : Behala, Kolkata : 700053 and include its successor-in-office and assigns.

3. **THE ENTIRE PROPERTY** :-

Shall mean **ALL THAT** piece and parcel of land measuring about 5 (Five) Cottahs 1 (One) Chittack 23 (Twenty-Three)

Square Feet more or less together with old dilapidated 3 (Three) storied Building having an area of 2500 (Two Thousand Five Hundred) Square Feet more or less in each floor, totaling 7500 (Seven Thousand Five Hundred) Square Feet more or less standing thereon, being known and numbered as Municipal Premises No.22A, Park Side Road, Police Station : Tollygunge, Kolkata : 700026, within the limits of the Kolkata Municipal Corporation, under Ward No.84, morefully described in the **SCHEDULE** - "A" hereunder written.

4. **THE SAID PROPERTY** :-

Shall mean **ALL THAT** piece and parcel of undivided land measuring about 2 (Two) Cottahs 11 (Eleven) Chittacks 14 (Fourteen) Square Feet more or less together with undivided  $\frac{1}{2}$  share of the said 3 (Three) storied Building having an area of 2500 (Two Thousand Five Hundred) Square Feet more or less in each floor, totaling 7500 (Seven Thousand Five Hundred) Square Feet more or less i.e. undivided structure area of **1250** (One Thousand Two Hundred Fifty) Square Feet in each floor, totaling undivided structure area of **3750** (Three Thousand Seven

Hundred Fifty) Square Feet more or less standing thereon, being known and numbered as Municipal Premises No.22A, Park Side Road, Police Station : Tollygunge, Kolkata : 700026, within the limits of the Kolkata Municipal Corporation, under Ward No.84, morefully described in the **SCHEDULE** - "B" hereinabove written.

5. **BUILDING** :-

Shall mean and include the Building to be constructed at the property mentioned in earlier paragraph.

6. **COMMON FACILITIES** :-

Shall mean and include corridors, stairs, ways, passages, way, if any drive ways, common electric meter, common lavatories, if provided by the Developer, water pump and water and facilities, which will be provided by the Developer in the new Building. The Occupiers of the proposed multistoried Building and the Purchasers of the Flats of the proposed multistoried Building shall have the right to enjoy the roof of the proposed Building for all ceremonial occasions and for maintaining T.V. antenna and water reservoir.



7. **SALEABLE SPACE :-**

Shall mean the space in the new Building available for independent use and occupation by the Developer after making due provisions for common facilities and space required thereof and after providing the Owners' allocation in respect of the said property.

8. **OWNERS' ALLOCATION IN RESPECT OF THE SAID PROPERTY :-**

On completion of the proposed Building, the Owners herein shall be at the first instance entitled to get 50% of the total F.A.R. out of 100% of the total F.A.R. for the undivided share of their land in actual and the F.A.R. also to be calculated upon the basis of the share of their land in respect of the said entire property in finished and complete condition, morefully described in the **SCHEDULE - "C"** hereunder written, together with the fittings, fixtures and arrangements as will be provided by the Developer in the said allocation are fully described in the **SCHEDULE : "E"** hereunder written. The aforesaid Owners' allocation will be demarcated after getting Plan sanctioned by the Kolkata Municipal Corporation in respect of the entire property.

9. **DEVELOPER'S ALLOCATION** :-

Shall mean the rests and/or remaining share of the proposed Building/s in the said property as well as also the said entire property save and except the Owners' allocation, morefully described in the **SCHEDULE** - "D" hereunder written. The said rests and remaining areas means several Flat/s, Shop/s, Car Parking Space/s and other space/s and proportionate share including common spaces, places, staircases, lift and the Developer shall have the right to sell, mortgage and/or rent out the same in whole or in part together with proportionate share of land at the said property, with right to enter into Agreement for Sale of Flat/s, Shop/s, Car Parking Space/s and other space/s with right on common areas and places to the intending Buyer/s etc. and to take advances and entire consideration from him/her/them without any objection or interruption from the Owners.

10. **THE ARCHITECT** :-

Shall mean such person/s with requisite qualification who will be appointed by the Developer for designing and Planning of the new Building.

11. **BUILDING PLAN** :-

Will mean such Plan prepared by the architect for the construction of the new Building and to be sanctioned by the Kolkata Municipal Corporation and/or any other competent Authority as the case may be.

12. **TRANSFER** :-

With its grammatical variations shall include transfer by possession and by and other means adopted for effecting what is understood as a transfer of space in multistoried Building to purchase thereof although the same may not amount to a transfer in law without causing in any manner in convenience or disturbance to the Owners of the said property.

13. **TRANSFeree** :-

Shall mean a person, Firm, Limited Company, Association of persons to whom any space in the Building will be transferred.

14. **TIME** :-

Shall mean the construction shall be completed positively within 24 (Twenty-Four) months from the date of sanction

of the Building Plan from the Kolkata Municipal Corporation in respect of the said entire property or from the date of handing over peaceful vacant possession of the said property by the Owners to the Developer, whichever will be the later.

15. **WORDS** :-

Importing singular shall include plural and vice-versa and the words importing masculine gender shall include feminine and vice-versa and neutral gender shall include masculine and feminine genders.

16. **COMMENCEMENT** :-

This Agreement shall be deemed to have commenced with effect from the date of execution of this Agreement.

**OWNERS' RIGHT AND REPRESENTATION** :-

1. The Owners herein are absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the said property, which is the undivided part of the said entire property.

2. None other than the Owners have any claim, right, title and/or demand over and in respect of the said property and/or any portion thereof.
3. There is no excess vacant land at the said property within the meaning of the Urban Land (Ceiling and Regulation) Act, 1976.

-: **DEVELOPER'S RIGHT** :-

1. The Owners of the said property hereby grant, subject to what have been hereunder provided exclusive right to the Developer to build upon and to exploit commercially the said plot of land and shall be able to construct the new Building thereon in accordance with the Plan, which will be sanctioned by the Kolkata Municipal Corporation with or without any amendment and/or modification thereto made or cause to be made by the parties hereto.
2. All application, Plans and other papers and documents as may be required by the Developer for the purpose of obtaining necessary sanction from the appropriate authorities shall be prepared and submitted by the Developer on behalf of the Owners of the said property at

its own costs and expenses and the Developer shall pay charges and bear all fees including Architect's fees required to be paid or deposited for exploitation of the said entire property provided, however that the Developer shall be exclusively entitled to all refunds or any or all payments and/or deposit made by the Developer.

3. Nothing in these presents shall be construed as a demise or assignment or conveyance in law by the Owners of the said property or any part thereof to the Developer or has created any right, title or interest in respect of the Developer other than an exclusive right and interest by the Developer to commercially exploit the same in terms hereof and to deal with the Developer's allocation in respect of said entire property in the new Building in the manner hereinafter stated.

**-:: CONSIDERATION ::-**

1. In consideration of the Owners of the said property having agreed to permit the Developer to commercially exploit the said property and to construct, erect and build a new Building in accordance with the Plan, which will be

sanctioned and in accordance with the Specification and materials description of which are stated in details in **SCHEDULE** – “D” hereunder written.

2. On completion of the proposed Building, the Owners herein shall be at the first instance entitled to get 50% of the total F.A.R. out of 100% of the total F.A.R. for the undivided share of their land in actual and the F.A.R. also to be calculated upon the basis of the share of their land in respect of the said entire property in finished and complete condition, morefully described in the **SCHEDULE** – “C” hereunder written, together with the fittings, fixtures and arrangements as will be provided by the Developer in the said allocation are fully described in the **SCHEDULE** : “E” hereunder written. The aforesaid Owners’ allocation will be demarcated after getting Plan sanctioned by the Kolkata Municipal Corporation in respect of the entire property.

-:: **POSSESSION** ::-

1. The Owners herein shall give quiet, peaceful and unencumbered symbolical possession of the said property to the Developer simultaneously with the execution of this Agreement enabling the Developer to survey the said entire premises and for making soil testing and preparation of the proposed Building Plan.
  
2. The Developer shall complete the construction of the Building positively within 24 (Twenty-Four) months from the date of sanction of the Building Plan from the Kolkata Municipal Corporation in respect of the said entire property or from the date of handing over peaceful vacant possession of the said property by the Owners to the Developer, whichever will be the later and shall hand over the Owners' allocation in respect of said property by the Developer with the arrangements and other accessories as per Specification given details in **SCHEDULE - "E"** hereunder written.
  
3. The Developer shall on completion of the new Building put the Owners herein in undisputed possession of the



Owners' allocation in respect of said property together with all rights in common to the common portion as absolute Owners thereof.

4. The Developer shall be exclusively entitled to the Developer's allocation in the new Building with exclusive right to transfer or otherwise deal with or dispose of, without any right, title, claim or interest therein whatsoever of the Owners herein and they shall not be able to disturb the quiet and peaceful possession of the Developer's allocation. The Owners herein shall only transfer by way of proper Deed of Conveyance either in favour of the Developer or in favour of the nominee/s of the Developer, the undivided share of the land excepting the proportionate share of land of the Owners herein.
5. In so far as necessary all dealing by the Developer in respect of the new Building shall be in ~~the~~ name of the

Owners herein for which purpose the Owners herein undertakes to give the Developer a Power of Attorney in a form and manner reasonably required by the Developer. It being understood however that such dealings shall not in any manner fasten or create any financial or legal liabilities upon the Owners herein nor there shall be any clause inconsistent with or against the terms mentioned in this Agreement.

6. That the Owners herein shall execute the Deed of Conveyance/s in favour of the Developer or its nominee/s in respect of such part/s of the new Building as shall be required by the Developer, all costs and all expenses in that behalf will be borne and paid by the Developer.

-: **COMMON FACILITIES** :-

1. The Developer shall pay and bear all property taxes and other dues and outgoings in respect of the said Building accruing due as and from the date of handing over vacant possession of the said property or part of it by the Owners herein to the Developer. If there are any dues of property

taxes or any other taxes regarding the said entire property before the date of handing over the same to the Developer that has to be borne by the Owners herein as per their share.

2. As soon as the new Building shall be completed within the time hereinafter mentioned the Developer shall give written notice to the Owners herein for their allocation in the Building and there being no dispute regarding the completion of the Building in terms of this Agreement and according to the Specification and Plan thereof and certificate of the architect being produced to the effect and after 30 (Thirty) days from the date of service of such notice and at all times thereafter the Owners herein shall be exclusively responsible for payment of all Municipal and property taxes, rates, duties and other public outgoings and imposition whatsoever (hereinafter for the sake of brevity referred to as "the **SAID RATES**") payable in respect of the Owners' allocation, the said rates to be apportioned pro-rata with reference to the saleable space in the Building if the same are levied on the Building as a whole.

3. Any transfer of any part of the Owners' allocation in the new Building shall be subject to the provisions hereof and the transferee shall thereafter be responsible in respect of the space transferred for payment of the said rate and service charges for the common facilities.
4. The Owners herein shall not do any acts, deeds or things whereby the Developer shall be prevented from construction and completion of the said Building.

**:: COMMON RESTRICTION ::-**

The Owners' allocation in the new Building shall be subject to the same restrictions on transfer and use as are applicable to the Developer's allocation in respect of undivided share of the said entire property in the new Building intended for common benefits of all Occupiers of the new Building which shall include the followings :-

1. The Owners herein shall not use or permit to be used of the Owners' allocation in the new Building or any portion thereof for carrying on any obnoxious illegal and immoral trade or activity nor use thereof for any purpose which

may cause any nuisances hazard to the Owners, Occupiers of the new Building. The Developer and its nominee/s shall also not use or permit to be used of the Developer's allocation in respect of undivided share of the entire property in the new Building or any portion thereof for carrying of any obnoxious, illegal and immoral trade or activity nor use thereof for any purpose which may cause any nuisance hazards to the Owners herein of the new Building.

2. Both the Parties shall abide by all laws, bye-laws, rules and regulation of the Government, local bodies and associations when formed in future as the case may be without invading the right to the Owners herein.
3. The respective allottee shall keep their respective allocation in the Building in good working conditions and repairs.
4. Neither party shall throw accumulate any dirt, rubbish, waste or refuse or permit the same to be thrown or accumulated in or around the new Building or in the

compound corridors any other portions of the new Building.

**-:: OWNERS' OBLIGATION ::-**

1. The Owners herein hereby agree and covenant with the Developer not to cause any interference or hindrance in the construction of the Building at the entire property by the Developer.
2. The Owners herein hereby agree and covenant with the Developer not to do any acts or deeds or things where by the Developer may be prevented from selling, assigning and/or disposing of any portion or portions of the Developer's allocation in respect of undivided share of the entire property or portion in the Building.
3. The Owners herein hereby agree and covenant with the Developer not to let out, grant, lease, mortgage and/or charges the allocated portion of the Developer in the super built up construction but shall have all right to let out, grant, lease, mortgage and/or charges, their allocated portion to any person/s, company/ies save and except the

Developer's allocation in respect of undivided share of the entire property. The Developer also shall not have any right to let, grant, lease, mortgage and/or charges the allocated super built up area of the Owners herein but shall have all right to let out, grant lease, take booking money, etc. from the person/s, company/ies in respect of the Developer's allocation in respect of undivided share of the entire property.

4. The Owners will be held and liable to amalgamate their said property as well as the entire property with the other adjacent properties at the costs and desire of the Developer herein.
5. The Tenants' allocation to be deducted from the Owners' allocation according to their in the entire property.

**-:: DEVELOPER'S OBLIGATION ::-**

The Developer hereby agrees and covenants with the Owners :-

1. The Developer shall complete the construction of the new Building within 24 (Twenty-Four) months from the date of sanction of the Building Plan from the Kolkata Municipal Corporation in respect of the said entire property or from

the date of handing over peaceful vacant possession of the said property by the Owners to the Developer, whichever will be the later and the time of completion of the Building shall be strictly observed. The period of construction will be extended if there be any force majeure, natural calamity or situation beyond the control of the Developer.

2. The Developer shall not violate or contravene any of the provisions or rules applicable for construction of the Building.
3. That the Developer shall at its own cost and endeavour amalgamate the said property of the Owners herein with any other adjacent properties as per its own whims and desire for the benefit of both the Parties herein
4. The Developer shall at its own cost demolish the existing 3 (Three) storied Building standing upon the said entire property and shall enjoy the debris and salvages at its own whims and desire.
5. The Developer shall pay a sum of Rs.15,000/- (Rupees Fifteen Thousand) only per month to the Owners, for their



alternative accommodation during the construction period of the proposed Building till handing over possession of the Owners' allocation in finished and complete condition.

**-:: OWNERS' INDEMNITY ::-**

The Owners herein hereby undertake that the Developer shall be entitled to the said construction and shall enjoy its allocated portion without any interference and/or disturbance provided the Developer perform and fulfills all and singular the terms and conditions herein contained and/or its part to be observed and performed.

**-:: DEVELOPERS INDEMNITY ::-**

1. The Developer hereby undertakes to keep the Owners herein indemnified against all Third Party claims and actions arising out of any sorts of acts or commission of the Developer in or in relation to the construction of the said new Building strictly in terms of the Plan to be sanctioned by the Kolkata Municipal Corporation on that behalf.
2. The Developer hereby undertakes to keep the Owners herein indemnified against all action suits, costs,

proceedings and claim that may arise out of the Developer's allocation in respect of undivided share of the entire property with regard to the development of the said property and/or in the matter of construction of the Building and/or any defect therein.

-:: **MISCELLANEOUS** ::-

1. The Owners herein and the Developer have entered into the Agreement purely as a contract and nothing contained herein shall be deemed to construe as partnership between the Developer and the Owners herein. The Parties hereto can proceed with this Agreement.
  
2. Nothing in these presents shall be construed as a demise or assignment or conveyance in land by the Owners of the said property or any part thereof to the Developer or as creating any right, title and interest in respect thereof in the Developer other than its own undivided share of the said entire property, an exclusive right to exploit the same in terms thereof provided however the Developer shall be entitled to borrow money from any Bank/s without

creating any financial liability on the Owners herein and their estate shall not be encumbered and/or be liable for payment of any dues of such Bank/s and for that purpose the Developer shall keep the Owners herein indemnified against all actions, suits, proceedings and cost, charges and expenses in respect thereof.

3. Any notice required to be given by the Developer shall without prejudice to any other mode of service available be deemed to have been served upon the Owners herein, if sent to them under registered post with acknowledgement due at the addresses given in this Agreement vis-à-vis to the Developer.
  
4. That the Owners herein hereby fully agree and consent that the Developer shall have the right to advertise, fix hoarding or signboard of any kind relating to the publicity for the benefit or commercial exploitation of the new Building from the date of execution of this Agreement and on completion of the Building or earlier all such advertisements and hoardings shall be cleared or by the Developer at its own costs.

5. The original Agreement and all original deeds in respect of the said property shall be kept at the city office of the Developer or at the office of its agents for the inspection of the intended Purchaser/s.

-:: **FORCE MAJEURE** ::-

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 was prevented by any force majeure and this contract shall remain suspended during such Government declared force majeure, if any.
2. The force majeure shall mean floods, earth quake, riot, war, storm, tempest, civil commotion, strikes, lock-out and/or any other fact or commission beyond the control of the parties hereto.

-:: **JOINT OBLIGATION** ::-

1. The Developer shall develop and construct multistoried Buildings on the said land as per Corporation Rules after utilizing the available F.A.R. as per present rules in vogue.

2. The Owners herein will lend their names and signatures in all paper, Plans, documents and deeds those may come on the way of the Developer for successful implementation of the project since the project will be developed in the name of the Owners of the said property and under the Owners' allocation.
3. The Owners herein will forward to the Developer, the title deed of the said property on execution of the Agreement for Developer's record and reference. The said original title deed/deeds shall ultimate be returned by the Developer to the Owners' Association, which will be formed in future for its preservation.
4. If the Developer deliberately fails and neglects to delay in completing the entire project and/or to hand over the Owners' allocation within the stipulated period the Developer shall pay a sum of Rs.1,000/- (Rupees One Thousand) only per month to the Owners herein towards compensation.

**THE SCHEDULE - "A" ABOVE REFERRED TO**

(DESCRIPTION OF THE ENTIRE PROPERTY)

**ALL THAT** piece and parcel of land measuring an area of 5 (Five) Cottahs 1 (One) Chittack 23 (Twenty-Three) Square Feet be the same a little more or less together with old dilapidated 3 (Three) storied Building having an area of 2500 (Two Thousand Five Hundred) Square Feet more or less in each floor, totaling 7500 (Seven Thousand Five Hundred) Square Feet more or less with cemented flooring standing thereon, being known and numbered as Municipal Premises No.22A, Park Side Road, Police Station : Tollygunge, Kolkata : 700026, within the limits of the Kolkata Municipal Corporation, under Ward No.84, bearing Assessee No.11-084-15-0027-1, together with all right, title, interest and right of easement attached thereto and the same is butted & bounded by :-

**ON THE NORTH** : Premises No.22B, Park Side Road ;  
**ON THE SOUTH** : 40' wide Park Side Road ;  
**ON THE EAST** : Premises No.20, Park Side Road ;  
**ON THE WEST** : Premises No.24, Park Side Road.

**THE SCHEDULE - "B" ABOVE REFERRED TO**

(DESCRIPTION OF THE SAID PROPERTY I.E.  
THE PROPERTY OF THE OWNERS HEREIN)

**ALL THAT** piece and parcel of undivided land measuring about 2 (Two) Cottahs 11 (Eleven) Chittacks 14 (Fourteen) Square Feet more or less together with undivided  $\frac{1}{2}$  share of the said 3 (Three) storied Building having an area of 2500 (Two Thousand Five Hundred) Square Feet more or less in each floor, totaling 7500 (Seven Thousand Five Hundred) Square Feet more or less i.e. undivided structure area of **1250** (One Thousand Two Hundred Fifty) Square Feet in each floor, totaling undivided structure area of **3750** (Three Thousand Seven Hundred Fifty) Square Feet more or less standing thereon, being known and numbered as Municipal Premises No.22A, Park Side Road, Police Station : Tollygunge, Kolkata : 700026, within the limits of the Kolkata Municipal Corporation, under Ward No.84, morefully described in the **SCHEDULE** - "A" hereinabove written.

**THE SCHEDULE - "C" ABOVE REFERRED TO**

(DESCRIPTION OF THE OWNERS' ALLOCATION IN RESPECT  
OF THE SAID PROPERTY)

On completion of the proposed Building, the Owners herein shall be at the first instance entitled to get 50% of the total

F.A.R. out of 100% of the total F.A.R. for the undivided share of their land in actual and the F.A.R. also to be calculated upon the basis of the share of their land in respect of the said entire property in finished and complete condition, together with the fittings, fixtures and arrangements as will be provided by the Developer in the said allocation are fully described in the **SCHEDULE** : "E" hereunder written. The aforesaid Owners' allocation will be demarcated after getting Plan sanctioned by the Kolkata Municipal Corporation in respect of the entire property.

**THE SCHEDULE : "D" ABOVE REFERRED TO**  
(DESCRIPTION OF THE DEVELOPER'S ALLOCATION)

**ALL THAT** rests and/or remaining share of the proposed Building/s in the said property save and except the Owners' allocation. The said rests and remaining areas means several Flat/s, Shop/s, Car Parking Space/s and other space/s and proportionate share including common spaces, places, staircases, lift and the Developer shall have the right to sell, mortgage and/or rent out the same in whole or in part together with proportionate share of land at the said property, with right to enter into Agreement for Sale of Flat/s, Shop/s, Car Parking



Space/s and other space/s with right on common areas and places to the intending Buyer/s etc. and to take advances and entire consideration from him/her/them without any objection or interruption from the Owners.

**THE SCHEDULE : "E" ABOVE REFERRED TO**

(DESCRIPTION OF THE SPECIFICATION)

- ❖ **BUILDING** :-  
Building designed or R.C.C. foundation of multistoried.
- ❖ **FOUNDATION** :-  
Building designed of R.C.C. foundation.
- ❖ **STEEL** :-  
Steel quality available in the market.
- ❖ **CEMENT** :-  
Standard quality available in the market.
- ❖ **STONE CHIPS** :-  
Standard quality available in the market.
- ❖ **SAND** :-  
Course sand and other sand shall be required.

❖ **BRICKS** :-

1<sup>st</sup> and 2<sup>nd</sup> class available in the market.

❖ **FLOORING** :-

Bed rooms, toilet, drawing/dining will be finished with tiles.

❖ **TOILET** :-

Toilet will be of tiles flooring with 6' high glaze tile all around.

❖ **PAINTING** :-

All internal walls will be finished the plaster Paris. All external paintings will be with weather coat paints. All doors and windows will be enamel paints.

❖ **SANITARY** :-

All internal pipe line will be concealed type. Soil lines are to be connected to underground, drainage pipes terminating in Corporation line, colour basin, colour commodes, jaguar fittings.

❖ **WATER SUPPLY** :-

Water will be supplied from the supply of Kolkata Municipal Corporation.

❖ **DOORS** :-

All doors will be made up of commercial flash doors, main entrance door will be teak finish.

❖ **WINDOWS** :-

Aluminum siding with glass fittings.

❖ **ELECTRICAL** :-

Electrical points for light, fan, A.C. and refrigerator.

❖ **WORKS** :-

P.V.C. wiring and complete with distribution board sub-distribution board, switch board with piano type switches and 5 & 25 amp. plug point electrical points will be provided as per design given by architect.

❖ **ELECTRICAL** :-

All conceal wiring.

❖ **LIFT** :-

Lift will be provided.

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

**SIGNED, SEALED & DELIVERED**

by the Parties at Kolkata

in the presence of :-

**WITNESSES :-**

1. Subhansu Bora  
1/26 Nefuj, Naga  
Kol-92



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Signature of the **OWNERS**

2. Rupam Mukherjee  
23B, Dashapriya Park Road,  
Kol-26 (Cm. flo)




---

Signature of the **DEVELOPER**

Drafted by me :-   
Arijit Kumar Bose  
ADVOCATE  
Alipore Police Court  
No.- F/1168/2014  
~~Advocate~~  
Alipore Judges' Court, Kol : 27.

Computer Typed by :-

  
**DEBASHISH NASKAR**  
Alipore Judges' Court, Kol : 27.



Thumb 1<sup>st</sup> finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name ANIRUDDHA BANERJEE

Signature *Aniruddha Banerjee*



Thumb 1<sup>st</sup> finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name ABHIJIT BANERJEE

Signature *Abhijit Banerjee*



Thumb 1<sup>st</sup> finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name Tushar S. Kamdar

Signature *Tushar Kamdar*

Thumb 1<sup>st</sup> finger Middle Finger Ring Finger Small Finger

PHOTO	left hand					
	right hand					

Name .....

Signature .....



District Sub-Registrar-II  
Alipore, South 24 Parganas

25 MAR 2022



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

GRN Details

GRN: 192021220211936131 Payment Mode: Online Payment  
GRN Date: 24/03/2022 22:50:33 Bank/Gateway: State Bank of India  
BRN : IK0BPGFHZ5 BRN Date: 24/03/2022 22:03:30  
Payment Status: Successful Payment Ref. No: 2000913677/1/2022  
[Query No\*/Query Year]

Depositor Details

Depositor's Name: S Sana  
Address: Alipore  
Mobile: 9051496091  
Depositor Status: Advocate  
Query No: 2000913677  
Applicant's Name: Mr PARTHA SANA  
Identification No: 2000913677/1/2022  
Remarks: Sale, Development Agreement or Construction agreement

Payment Details

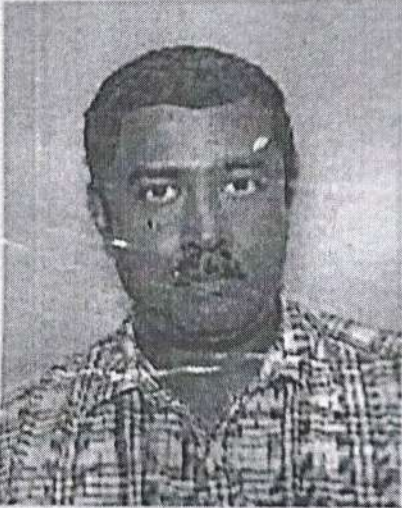
Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000913677/1/2022	Property Registration- Stamp duty	0030-02-103-003-02	39920
2	2000913677/1/2022	Property Registration- Registration Fees	0030-03-104-001-16	21
			<b>Total</b>	<b>39941</b>

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



ভারত সরকার

Government of India



অনিরুদ্ধ ব্যানার্জী

Aniruddha Banerjee

পিতা : দেবশিষ ব্যানার্জী

Father : DEBASHISH BANERJEE

জন্মতারিখ / DOB: 02/08/1967

পুরুষ / Male

3426 0748 7928



আধার - সাধারণ মানুষের অধিকার

Banerjee  
22/3/2022





भारतीय विशिष्ट परिचय प्राधिकरण  
Unique Identification Authority of India

ठिकाना: ए, पार्क साइड रोड  
कालिघाट, कालिघाट, कोलकाता  
पश्चिम बङ्ग,

Address: 22 A, PARK SIDE  
ROAD, Kalighat, Kalighat,  
Kolkata, West Bengal,  
700026

3426 0748 7928



1947  
1800 300 1947



help@uidai.gov.in



www.uidai.gov.in

Aamirje  
22/3/2022

स्थायी लेखा संख्या

/PERMANENT ACCOUNT NUMBER



ACVPB9977C

नाम /NAME

ANIRUDDHA BANERJEE

पिता का नाम /FATHER'S NAME

DEBASHISH BANERJEE

जन्म तिथि /DATE OF BIRTH

02-08-1967

हस्ताक्षर /SIGNATURE

Vasner Sen

Banerjee

आयकर आयुक्त, प.व.-II

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

Scanned with CamScanner

Banerjee  
22/3/2022

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

ABHIJIT BANERJEE  
DEBASHISH BANERJEE  
06/10/1970

Permanent Account Number  
ACGPB9878D

  
Signature


*Abhijit Banerjee*  
22/3/22



ভারত সরকার

Government of India



অভিজিত ব্যানার্জী  
Abhijit Banerjee  
পিতা : দেবশিখ ব্যানার্জী  
Father : DEBASHISH BANERJEE  
জন্মতারিখ / DOB : 06/10/1970  
পুরুষ / Male



7023 1670 9380

আধার - সাধারণ মানুষের অধিকার

*Handwritten signature*  
22/2/22



भारत सरकार  
GOVERNMENT OF INDIA



Tushar.S. Kamdar  
DOB: 19/07/1983  
MALE



7238 5672 5991

मेरा आधार, मेरी पहचान



भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

**Address**

S/O Sharad.H.Kamdar, 38A/26, JYOTISH  
ROY ROAD, New Alipore, Kolkata,  
West Bengal - 700053

7238 5672 5991

1947  
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947,  
Bengaluru-560 001

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

TUSHAR S KAMDAR

SHARAD H KAMDAR

19/07/1983  
Permanent Account Number  
AKWPK2271M

  
Signature







1983-2016



## Major Information of the Deed

Deed No :	I-1602-04011/2022	Date of Registration	25/03/2022
Query No / Year	1602-2000913677/2022	Office where deed is registered	
Query Date	22/03/2022 2:10:11 PM	D.S.R. - I I SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	PARTHA SANA ALIPORE POLICE COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9830737513, Status : Deed Writer		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 1/-	Rs. 1,83,66,875/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 40,020/- (Article:48(g))	Rs. 53/- (Article:E, E)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: South 24-Parganas, P.S:- Tollygunge, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Park Side Road, , Premises No: 22A, , Ward No: 084 Pin Code : 700026

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	2 Katha 11 Chatak 14 Sq Ft	1/-	1,58,35,625/-	Width of Approach Road: 40 Ft.,
<b>Grand Total :</b>				<b>4.4665Dec</b>	<b>1 /-</b>	<b>158,35,625 /-</b>	







### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1 -	On Land L1	3750 Sq Ft.	0/-	25,31,250/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 1250 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 1250 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 2, Area of floor : 1250 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete</p>					
<b>Total :</b>		<b>3750 sq ft</b>	<b>0 /-</b>	<b>25,31,250 /-</b>	








**Land Lord Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Mr ANIRUDDHA BANERJEE</b> Son of Late DEBASISH BANERJEE Executed by: Self, Date of Execution: 25/03/2022 , Admitted by: Self, Date of Admission: 25/03/2022 ,Place : Office			
	25/03/2022	LTI 25/03/2022	25/03/2022	
22A PARK SIDE ROAD, City:- , P.O:- KALIGHAT, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: ACxxxxxx7C, Aadhaar No: 34xxxxxxxx7928, Status :Individual, Executed by: Self, Date of Execution: 25/03/2022 , Admitted by: Self, Date of Admission: 25/03/2022 ,Place : Office				
2	<b>Name</b> <b>Mr ABHIJIT BANERJEE</b> Son of Late DEBASISH BANERJEE Executed by: Self, Date of Execution: 25/03/2022 , Admitted by: Self, Date of Admission: 25/03/2022 ,Place : Office			
	25/03/2022	LTI 25/03/2022	25/03/2022	
22A PARK SIDE ROAD, City:- , P.O:- KALIGHAT, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: ACxxxxxx8D, Aadhaar No: 70xxxxxxxx9380, Status :Individual, Executed by: Self, Date of Execution: 25/03/2022 , Admitted by: Self, Date of Admission: 25/03/2022 ,Place : Office				

**Developer Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	<b>SUN ENTERPRISE</b> 21/7 ASWINI DUTTA ROAD, City:- , P.O:- SARAT BOSE ROAD N, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 , PAN No.:: AJxxxxx1M,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			

**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr TUSHAR S KAMDAR (Presentant)</b> Son of Late SHARAD H KAMDAR Date of Execution - 25/03/2022, , Admitted by: Self, Date of Admission: 25/03/2022, Place of Admission of Execution: Office	 Mar 25 2022 1:07PM	 LTI 25/03/2022	 25/03/2022
38A/26 JYOTISH ROY ROAD, City:- , P.O:- NEW ALIPORE, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700053, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AKxxxxxx1M, Aadhaar No: 72xxxxxxxx5991 Status : Representative, Representative of : SUN ENTERPRISE (as AS PROPRIETOR)				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr PARTHA SANA</b> Son of Late R N SANA ALIPORE POLICE COURT, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24 -Parganas, West Bengal, India, PIN:- 700027	 25/03/2022	 25/03/2022	 25/03/2022
Identifier Of Mr ANIRUDDHA BANERJEE, Mr ABHIJIT BANERJEE, Mr TUSHAR S KAMDAR			

**Transfer of property for L1**

SI.No	From	To. with area (Name-Area)
1	Mr ANIRUDDHA BANERJEE	SUN ENTERPRISE-2.23323 Dec
2	Mr ABHIJIT BANERJEE	SUN ENTERPRISE-2.23323 Dec

**Transfer of property for S1**

SI.No	From	To. with area (Name-Area)
1	Mr ANIRUDDHA BANERJEE	SUN ENTERPRISE-1875.00000000 Sq Ft
2	Mr ABHIJIT BANERJEE	SUN ENTERPRISE-1875.00000000 Sq Ft

**On 25-03-2022**

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

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

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

Presented for registration at 11:20 hrs on 25-03-2022, at the Office of the D.S.R. - I I SOUTH 24-PARGANAS by Mr TUSHAR S KAMDAR ,.

**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 1,83,66,875/-

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

Execution is admitted on 25/03/2022 by 1. Mr ANIRUDDHA BANERJEE, Son of Late DEBASISH BANERJEE, 22A PARK SIDE ROAD, P.O: KALIGHAT, Thana: Tollygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700026, by caste Hindu, by Profession Service, 2. Mr ABHIJIT BANERJEE, Son of Late DEBASISH BANERJEE, 22A PARK SIDE ROAD, P.O: KALIGHAT, Thana: Tollygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700026, by caste Hindu, by Profession Service

Identified by Mr PARTHA SANA, , , Son of Late R N SANA, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Business

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

Execution is admitted on 25-03-2022 by Mr TUSHAR S KAMDAR, AS PROPRIETOR, SUN ENTERPRISE (Sole Proprietorship), 21/7 ASWINI DUTTA ROAD, City:- , P.O:- SARAT BOSE ROAD N, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029

Identified by Mr PARTHA SANA, , , Son of Late R N SANA, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Business

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 53/- ( E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 32/-, by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 24/03/2022 10:56PM with Govt. Ref. No: 192021220211936131 on 24-03-2022, Amount Rs: 21/-, Bank: State Bank of India ( SBIN0000001), Ref. No. IK0BPGFHZ5 on 24-03-2022, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 40,020/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 39,920/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 725578, Amount: Rs.100/-, Date of Purchase: 22/03/2022, Vendor name: S Das  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 24/03/2022 10:56PM with Govt. Ref. No: 192021220211936131 on 24-03-2022, Amount Rs: 39,920/-, Bank: State Bank of India ( SBIN0000001), Ref. No. IK0BPGFHZ5 on 24-03-2022, Head of Account 0030-02-103-003-02



**Suman Basu**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - I I SOUTH 24-**  
**PARGANAS**  
**South 24-Parganas, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1602-2022, Page from 142230 to 142286  
being No 160204011 for the year 2022.



Digitally signed by SUMAN BASU  
Date: 2022.03.29 17:42:26 +05:30  
Reason: Digital Signing of Deed.

*Suman*

(Suman Basu) 2022/03/29 05:42:26 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - I I SOUTH 24-PARGANAS  
West Bengal.



(This document is digitally signed.)