

1-2362/24

SL NO - 23528/24



L 627692

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

Q-2001893887/24

Endorsement sheet and signature sheet attached with the document are part of the document.

Addl. Dist. Sub-Registrar
Chandernagar, Hooghly

24 JUL 2024

**MODIFIED DEVELOPMENT AGREEMENT IN THE FORM
OF JOINT VENTURE**

THIS MEMORANDUM OF AGREEMENT is made this the
12th day of July, Two Thousand Twenty Four.

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ADDITIONAL DISTRICT SUB-REGISTRAR

8585 18.7.24

সংখ্যা
অফিসার নাম S. S. Developer
বসবাস Balesat Dashabhujatke
গ্রাম Chandanogre
(০০০) Animta, Maniy

ডাকার শ্রী সুব্রত মল্লিক
মোকাম চন্দননগর কোর্ট



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Addl. District Sub-Registrar
Chandannagar, Hooghly

19 JUL 2024

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BETWEEN

(1) SRI SALIL GHOSH, (PAN: ATYPG6210F), and (2) SRI ASHOK GHOSH, (PAN: BBKPG6227R), both Sons of Late Basudeb Ghosh, both by faith Hindu, by Nationality Indian, by Occupation Business, both are Residing at Duplexpatti Main Road, P.O. & P.S. Chandannagar, District Hooghly. (W.B.), Pin Code - 712136, (3) SRI SAMIT SUR, son of Late Kamalendu Sur, by Caste Hindu, by Nationality Indian, by Profession Business, PAN No. AKAPS7963A, ADHAAR NO- 6625 7093 5353, residing at Barasat Dasabhujatala, Chandernagore, P.O. & P.S. Chandernagore, District Hooghly, Pin-712136, (4) SRI MANIK CHANDRA GHOSH, son of Sambhunath Ghosh, by Caste Hindu, by Nationality Indian, by Profession Business, PAN No. AIFPG3615A, ADHAAR NO- 8001 6297 5603, residing at Flat No. B-18, Lake Garden residency, Lichutala, Mondal Bagan, P.O. & P.S. Chandernagore, District Hooghly, Pin-712136, (5) SRI DEBASISH CHATTERJEE, son of Late Rathindranath Chatterjee, by Caste Hindu, by Nationality Indian, by Profession Business, PAN No. AEEPC5700P, ADHAAR NO- 4847 4940 5313, residing at 62/4, Rahuta Road, Bara Bagan, P.O. Shyamnagar, P.S. Jagaddal, District 24 Parganas(N), Pin - 743127, hereinafter called the OWNERS (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their heirs, legal representatives, executors, administrators and permitted assigns) of the FIRST PART

AND

"S. S. DEVELOPER", a Proprietorship Firm having its registered office at Barasat Dashabhujatala, P.O. & P.S. Chandernagore, District

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Hooghly, Pin 712136, represented by its sole Proprietor - SRI SAMIT SUR, (PAN: AKAPS7963A), Son of Sri Kamalendu Sur, by faith Hindu, by Nationality Indian, by Occupation Business, residing at Barasat Dashabhujatala, P.O. & P.S. Chandannagar, District Hooghly, Pin 712136, hereinafter referred to as the "DEVELOPER NO.1" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors or successors in office and assigns) of the SECOND PART

AND

(1) SRI SAMIT SUR, son of Late Kamalendu Sur, by Caste Hindu, by Nationality Indian, by Profession Business, PAN No. AKAPS7963A, ADHAAR NO- 6625 7093 5353, residing at Barasat Dasabhujatala, Chandernagore, P.O. & P.S. Chandernagore, District Hooghly, Pin-712136, (2) SRI MANIK CHANDRA GHOSH, son of Sambhunath Ghosh, by Caste Hindu, by Nationality Indian, by Profession Business, PAN No. AIFPG3615A, ADHAAR NO- 8001 6297 5603, residing at Flat No. B-18, Lake Garden residency, Lichutala, Mondal Bagan, P.O. & P.S. Chandernagore, District Hooghly, Pin-712136, (3) SRI DEBASISH CHATTERJEE, son of Late Rathindranath Chatterjee, by Caste Hindu, by Nationality Indian, by Profession Business, PAN No. AEEPC5700P , ADHAAR NO- 4847 4940 5313, residing at 62/4, Rahuta Road, Bara Bagan, P.O. Shyamnagar, P.S. Jagaddal, District 24 Parganas(N), Pin-723127, all partners of M/S. D B M REALTORS having office at Barasat Dasabhujatala, Chandernagore, P.O. & P.S. Chandernagore, District Hooghly, having PAN NO. AAOFD8886B, a partnership firm

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represented through its partners hereinafter called the DEVELOPER NO.2 which expression shall unless excluded by or repugnant to the context be deemed to include its successors in office, executors, administrators, representatives and assigns of the THIRD PART.

WHEREAS the property described in the First Schedule hereunder originally belonged to Hiralal Pal, Son of Prasanna Kumar Pal of Duplexpatti, P.O. & P.S. Chandernagore, Dist. Hooghly, who purchased the same from the previous owners Sk. Golam Hasiulla and others by a Notarial Deed being No. 267 dated 30.06.1950 and got possession thereof.

AND WHEREAS in the R.S. Record of Rights the name of Hiralal Pal was duly recorded as owner of the property as described in the First Schedule hereunder.

AND WHEREAS the said Hiralal Pal while in possession of the said First schedule property by paying rent and taxes to the appropriate authorities, he i.e. the said Hiralal Pal transferred the said properties to his seven sons Sri Hare Krishna Pal, Sri Pran Krishna Pal, Sri Pulin Krishna Pal, Sri Anil Krishna Pal, Sri Binoy Krishna Pal, Sri Nirmal Krishna Pal and Sri Bata Krishna Pal by a Deed of Gift dated 28.03.1969 and gave possession to them.

AND WHEREAS the said Deed of Gift was registered in Book No. 1, Vol. No.14, pages 9 to 13, Being No. 736 for the year 1969 of the Office of the District Sub-Registrar, Hooghly.

AND WHEREAS thereafter Basudeb Ghosh purchased fourteen annas share in the said properties from the said Hare Krishna Pal, Pran Krishna Pal, Pulin Krishna Pal, Anil Krishna Pal, Binoy

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Krishna Pal and Nirmal Krishna Pal i.e. six brothers out of seven brothers by a Sale Deed dated 25.09.1973 and got possession thereof.

AND WHEREAS the said Sale Deed was registered in Book No. 1, Vol. No.99, Pages 278 to 284, Being No. 7758 for the year 1973 of the Office of the District Sub-Registrar, Hooghly.

AND WHEREAS similarly, Basudeb Ghosh had also purchased two annas share in the said properties from Sri Bata Krishna Pal i.e. the other brothers of Sri Hare Krishna Pal by a Sale Deed dated 21.01.1974 (executed on 31.12.1973) and got possession thereof.

AND WHEREAS the said Sale Deed was registered in Book No.1, Vol. No.3, pages 143 to 148, Being No. 115 for the year 1974 of the Office of the District Sub-Registrar, Hooghly and in the aforesaid manner Basudeb Ghosh became the absolute owner of the entire sixteen annas share in the First schedule property.

AND WHEREAS in the L.R. Record of Rights and also in the Chandernagore Municipal Corporation, Basudeb Ghosh duly recorded his name in respect of the property as described in the First Schedule hereunder and he was paying rent and taxes to the appropriate authorities in his own name.

AND WHEREAS Basudeb Ghosh executed and registered one deed of gift being no.01663 of 2012 in the Office of A.D.S.R. Chandernagore, Book No.I, CD Volume No.6, Page No.824 to 841, in favour of his two sons namely, Salil Ghosh and Ashok Ghosh i.e. the party No 1 & 2 of the First Part. Said Salil Ghosh and Ashok Ghosh, as the joint owners of the First schedule property, mutated their names

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in the settlement record under LR Khatian No 2179 & 2180 as well as in the Office of Chandernagore Municipal Corporation and they were owning and possessing the entire First schedule property by paying the rents and taxes to the appropriate authorities.

AND WHEREAS the Owner Nos. 1 & 2 of the Parties of the First Part herein desired to develop their property mentioned in First schedule through suitable person/persons who shall take all responsibility and spend entire construction costs of the said new building in lieu of the proportionate share of land and in furtherance, the Developer No.1 i.e. Party of the Second Part namely S. S. Developers agreed to the development in respect of the said property, more fully described in the First Schedule hereunder, and the Owner Nos. 1 & 2 of the Parties of the First Part herein agreed with the Second Party to make development of the said property and in furtherance, a registered development agreement being No.0570 of 2021 in the Office of A.D.S.R. Chandernagore was executed and registered in between the Owner Nos. 1 & 2 of the Parties of the First Part and the party of the SECOND PART and Owner Nos. 1 & 2 of the Parties of the First Part also executed and registered one General Power of Attorney being no.0920 of 2021 in the Office of A.D.S.R. Chandernagore by dint of which, Owner Nos. 1 & 2 of the Parties of the First Part authorized/appointed the party of the SECOND PART as their Attorney in respect of the developer's allocation which was mentioned in the development agreement being No. 570 of 2021 .

AND WHEREAS the Owner Nos. 1 & 2 of the Parties of the First Part obtained sanction of the proposed building from the Chandernagore Municipal Corporation and the party of the SECOND

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PART commenced with the work of construction in the property mentioned in the FIRST SCHEDULE. The properties in the FIRST SCHEDULE intended to be developed is a vast property and it requires huge amount of capital investment as well as supervision. The party of the SECOND PART desired to involve the party of the THIRD PART as a co-developer for the project and after negotiation in between the parties of the SECOND PART and THIRD PART, it was agreed that the work of development will be shared and undertaken by both the developers and the area allocation/entitlement on account of the developer will be apportioned in between the two developers i.e. the parties of the SECOND PART and party of the THIRD PART. The aforesaid understanding between the two developers was acceded to by the Owner Nos. 1 & 2 of the Parties of the First Part i.e. the owners and in furtherance of the changed circumstances, a Modified Development Agreement being No 3868 of 2022 in the Office of A.D.S.R. Chandernagore was executed and registered in between the Owner Nos. 1 & 2 of the Parties of the First Part as well as the party of the SECOND PART and the Party of the Third Part and by virtue of the said Modified Development Agreement, fresh terms were agreed in between the three parties . The Owner Nos. 1 & 2 of the Parties of the First Part also executed and registered one General Power of Attorney being No. 3869 of 2022 in the Office of ADSR Chandernagore by dint of which, Owner Nos. 1 & 2 of the Parties of the First Part authorized/appointed the parties of the SECOND PART and THIRD PART as their Attorneys in respect of the developer's allocation which was mentioned in Clause No 1.9 of the development agreement being No 3868 of 2022 . The Owner Nos. 1 & 2 of the parties of the First Part as well as the Developer No.

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1 i.e. the party of the Second Part as well as the Developer No. 2 i.e. the party of the Third Part , by abiding with the Modified Development Agreement were continuing with the Development work and the construction has been going on in full swing , however the Owner Nos. 1 & 2 of the parties of the First Part , for meeting urgent financial requirement , offered to sell some portions out of the First Schedule property and the Owner Nos. 2, 3 & 4 agreed to purchase the specific portions of the said properties and in furtherance , Owner Nos. 1 & 2 of the parties of the First Part i.e. Salil Ghosh and Ashok Ghosh transferred 3 Cottah 5 Chatak 14 sq. ft. in R.S. Plot 322 , L.R. Plot 422, Mouza & P.S. Chandernagore, Sheet No. 18, J.L. No 1 in favour of Samit Sur i.e. Owner No. 3 of the Parties of the First Part vide sale deed No. 3447 of 2023 dated 14.09.2023 registered in the office of A.D.S.R, Chandernagore . Furthermore , Owner Nos. 1 & 2 of the parties of the First Part i.e. Salil Ghosh and Ashok Ghosh transferred 3 Cottah 5 Chatak 14 sq. ft. in R.S. Plot 322, L.R. Plot 422 Mouza & PS Chandernagore, Sheet No 18, J.L. No. 1 in favour of Debasish Chatterjee i.e. Owner No. 5 of the Parties of the First Part vide sale deed No. 3299 of 2023 dated 14.09.2023 registered in the office of A.D.S.R., Chandernagore. Furthermore , Owner Nos. 1 & 2 of the parties of the First Part i.e. Salil Ghosh and Ashok Ghosh transferred 3 Cottah 5 Chatak 14 sq. ft. in R.S. Plot 322 , L.R. Plot 422, Mouza & P.S. Chandernagore, Sheet No. 18, J.L. No. 1 in favour of Manik Chandra Ghosh i.e. Owner No. 4 of the Parties of the First Part vide sale deed No. 3300 of 2023 dated 14.09.2023 registered in the office of A.D.S.R., Chandernagore. In the aforementioned manner, the Owner Nos. 3 , 4 & 5, individually became the owners of 3 Cottah 5 Chatak 14 Sq. ft. each i.e. 10 cottahs in total and the ownership of

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Owner Nos. 1 & 2 in the First Schedule got reduced by total 10 cottahs. The Owner Nos. 3, 4 & 5 mutated their names in the settlement records under L.R. Khatian No. 2471, 2470, 2469. The Owners allocation to which the Owner Nos. 1 & 2 were entitled to for giving the entire First Schedule property for development will get proportionately reduced and the same will be allocated in favour of Developer No.2 i.e. M/S. DBM Realtors. Due to the change in circumstances caused for transfer of portions out of the First Schedule property in favour of Owner Nos. 3, 4 & 5, a fresh modified Development agreement has been necessiated due to the altered terms in respect of the Owners allocation in between the Owner No 1 & 2 and Owner Nos. 3, 4 & 5, and in furtherance, all the parties of this agreement agreed to execute and register a modified development agreement . All the parties herein, entered in a modified development agreement being No.060400911 of 2024, however it came to the notice that due to some typographical error in the schedule and mis-description of the allocation in between the Owners and Developers, there may arise some complicacies in future ; and for such reason, the present agreement is entered between the parties on the same terms by revoking and cancelling the previous agreement , on the following terms and conditions:

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

I: DEFINITION:

1.1 OWNER/LANDLORD shall mean the (1) SRI SALIL GHOSH (2) SRI ASHOK GHOSH , (3) SRI SAMIT SUR ,(4) SRI MANIK CHANDRA GHOSH (5) SRI DEBASISH CHATTERJEE and their

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heirs, legal representatives executors, administrators, assigns and none else,

1.2 DEVELOPER No.1 shall mean the said "**S. S. DEVELOPER**", Proprietorship Firm having its registered office at Barasat Dashabhujatala, P.O. & P.S. Chandernagore, Dist. Hooghly, Pin-712136, represented by its sole Proprietor **SRI SAMIT SUR**, (PAN AKAPS7963A), Son of Sri Kamalendu Sur, by faith Hindu, by Nationality Indian, by Occupation Business, residing at Barasat Dashabhujatala, P.O. & P.S. Chandannagar, District Hooghly, Pin 712136, and his heirs, legal representatives executors, administrators, assigns and none else. **DEVELOPER NO.2** shall mean the said **M/S. D B M REALTORS** having office at Barasat Dasabhujatala, Chandernagore, P.O. & P.S. Chandernagore, District Hooghly, having PAN NO.AAOFD8886B , a partnership firm represented through its partners **SRI SAMIT SUR** son of Late Kamalendu Sur, by Caste Hindu, by Nationality Indian, by Profession Business, PAN No. AKAPS7963A, ADHAAR NO- 6625 7093 5353, residing at Barasat Dasabhujatala, Chandernagore, P.O. & P.S. Chandernagore, District Hooghly, (2) **SRI MANIK CHANDRA GHOSH** son of Sambhunath Ghosh , by Caste Hindu, by Nationality Indian, by Profession Business, PAN No. AIFPG3615A, ADHAAR NO- 8001 6297 5603, ,residing at Flat No. B-18, Lake Garden residency, Lichutala , Mondal Bagan, P.O. & P.S. Chandernagore, District Hooghly, (3) **SRI DEBASISH CHATTERJEE** son of Late Rathindranath Chatterjee , by Caste Hindu, by Nationality Indian, by Profession Business, PAN No. AEEPC5700P , ADHAAR NO- 4847 4940 5313, residing at 62/4, Rahuta Road, Bara Bagan, P.O. Shyamnagar, P.S. Jagaddal, District 24 Parganas(N), Pin - 723127 .

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1.3 THE SAID PROPERTY shall mean the piece and parcel of land measuring about 01 (One) Bigha 15 (fifteen) Cottahs and 10 (ten) Chittaks be the same a little more or less together with the Structure situated and lying at Duplex Patty Road, comprising in R.S. Dag No. 322 (P), 324 (P), 326 (P), R.S. Khatian No. 139, corresponding to LR Plot Nos 422 , 424 & 426 , LR Khatian Nos 2180 , 2179 , 2471 , 2470 , 2469 , J.L. No. 1, Sheet No. 18, Holding No. 40/B, Borough No. III, Mouza Chandernagore, P.S. Chandernagore under Chandernagore Municipal Corporation, Ward No. 19, District Hooghly, morefully and particularly described in the **FIRST SCHEDULE** hereunder written , out of which Owner 1 & 2 are the owners of 1 Bigha 5 Cottah 10 Chatak and Owner No 3 , 4 & 5 , individually own 3 Cottah 5 Chatak 14 Sq. ft. each

1.4. OLD BUILDING shall mean the land with building thereof at present existing at the said property, morefully described in the First Schedule hereunder.

1.5 NEW BUILDING shall mean the building or buildings to be constructed in accordance with the sanctioned plan of the **CHANDERNAGORE MUNICIPAL CORPORATION** at the said land property.

1.6 COMMON FACILITIES AND AMENITIES shall mean and include corridors, stairways, passageways, common lavatories on the ground floor, Pump room Overhead Water Tank, Water Pump and motor and other facilities which may be mutually agreed upon between the parties and required for the establishment, location enjoyment provisions maintenance and/or management of the building

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including the roof and the terrace of the building complex which shall mean joint property of the owners and the Developer.

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

1.8 OWNERS/LANDOWNERS' ALLOCATION: shall mean :

(A) The owner Nos 1 & 2 shall get 5754 (Five Seven Five Four) Square feet more or less Super built up Area from the total sanctioned constructed area of the newly constructed building, in lieu of proportionate share of land of the owners.

(B) The owner Nos. 3, 4 & 5 shall get 2246 (Two Two Four Six) Square feet more or less Super built up Area from the total sanctioned constructed area of the newly constructed building, in lieu of proportionate share of land of the owners.

The owners' allocation shall be provided in different floor and different block from 2nd floor to top floor only.

(C) The owner nos.1 & 2 shall also keep refundable security money of Rs. 5,20,000/- (Rupees Five Lakh Twenty Thousand only) which the Developer no.1 has paid to the owner, by cheque No.50305 and 50306. The owner nos.1 & 2 also received the amount of Rs.6,95,000/- (Rupees Six Lakhs Ninety Five Thousands) on various dates from the Developer no.2. In the aforesaid manner, the owner nos.1 & 2 received Rs. 12,15,000/- (Rupees Twelve Lakhs Fifteen Thousands) in total from the developer nos. 1 & 2 on account of

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refundable security deposit and the said security money is adjusted against the Owners' allocation of the Owner Nos.1 & 2 @ Rs.2500/- per sq. ft. Effectively, the Owners' allocation of Owner Nos.1 & 2 get reduced by 486 sq. ft. super built-up area and the same is allotted in favour of Developer No.2, M/S. DBM Realtors.

(D) The owners will be entitled to take advances and enter into agreements for selling any portion out of their owners allocation and the developers i.e. the party no.2 and 3 will not be entitled to raise any objection in that matter. The entire consideration in respect of the sale of the owners allocation will be taken by the parties of the FIRST PART. The owners may engage the parties of the SECOND PART or THIRD PART for selling any portion out of the owners allocation and if any customer is procured, the developers shall pay to the owners at the rate of Rs.2500/- per sq. ft. to the owners. If the owners take any advance from the developer on account of the owners allocation, the amount will be adjusted against the total owners entitlement/allocation at the rate of Rs.2500/- per sq. ft. and the possession to be delivered to the owners will be adjusted/reduced accordingly as per the aforesaid agreed rate.

1.9 DEVELOPER'S ALLOCATION shall mean :

The remaining the balance sanctioned F.A.R. of the newly constructed Building portions, save and except the owners' allocation. The Developer nos.1 & 2 shall have the right to transfer, assign, let out, lease out and/or dispose off and/or enter into any other agreement or agreements as it may deem fit and proper in their/its absolute discretion in respect of their allocation but without disturbing the Owner's Allocation.

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The ratio of distribution of the developers allocation in between the developer no.1 and developer no.2 is agreed at 10:90. That is the developer no.1 will be allocated with 10% of the total developers allocation remaining after the owners allocation. Similarly, the developer no.2 will be allocated with 90% of the total developers allocation remaining after the owners allocation. However, Developer No.2 shall get extra 486 sq. ft. super built-up area on account of payment made to the Owner nos.1 & 2.

1.10 ARCHITECT shall mean such person or persons who may be appointed by the Developer Nos. 1 & 2 for designing and planning of the new building or buildings at the said property. The Developer Nos.1 & 2 shall obtain the written approval of the owners/First party or their authorized agents before submission of the design and plan for sanction by the authorities. The construction as per building plan already sanctioned by Chandernagore Municipal Corporation, will be continued by the parties of the SECOND PART and THIRD PART jointly and if necessary any new modified/altered sanctioned plan may be obtained by the developer nos.1 & 2.

1.11 BUILDING SANCTION PLAN shall mean and include such plan or plans, Lay Out and specifications to be prepared by the Architect for the development of the said property including construction of the building thereat as may be sanctioned by the Chandernagore Municipal Corporation or such other authority or authorities. The construction as per building plan already sanctioned by Chandernagore Municipal Corporation, will be continued by the parties of the SECOND PART and THIRD PART jointly and if necessary any new modified/altered sanctioned plan may be obtained by the developer nos.1 & 2.

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1.12 Words importing Singular shall include plural and vice versa.

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

II: COMMENCEMENT:

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

III: SCOPE OF THE AGREEMENT:

3.1 The Developer Nos.1 & 2 jointly shall develop and construct the new building in accordance with the sanctioned plan upon the land of the said premises.

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

3.3 The owners and the Developer Nos.1 & 2 jointly have entered into this Agreement purely as a contract and nothing contained herein shall be deemed to constitute this Deed as Partnership between the Developer Nos.1 & 2 jointly and owners or as joint Venture between the parties hereto in any manner nor shall the parties hereto constitute an Association of persons in the meaning under law of the land.

3.4 The owners and the Developer Nos.1 & 2 jointly hereby confirm that after completion of construction as per existing sanctioned building plan, their representative allocation shall be allocated and/or

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indicated in the said plan and for which a supplementary Agreement will be executed by and between the owners and developer Nos.1 & 2.

3.5 This modified development agreement shall be treated to be a continuation of the original development agreement being no.0570 of 2021 before the Office of ADSR Chandernagore executed in between the parties of the FIRST PART and the parties of the SECOND PART , FURTHERMORE this modified development agreement shall be treated to be a continuation of the previous modified development agreement being no. 3868 of 2022 before the Office of ADSR Chandernagore executed in between the Owner No 1 & 2 of the parties of the FIRST PART and the parties of the SECOND PART and Parties of the THIRD PARD. By this agreement the owners allocation in between the Owner No 1 & 2 AND the Owner No 3 , 4 & 5 are being altered and the portion of developers allocation as agreed in Development Agreement No 3868 of 2022 is remaining unaltered in between the party no.2 i.e. the developer no.1 and the party no.3 i.e. the developer no.2. The modified development agreement being no.060400911 of 2024 before the Office of ADSR Chandernagore is also modify and alter in terms of the present Development Agreement.

IV: CONSIDERATION:

4.1 In consideration of this Agreement, the Developer Nos.1 & 2 have agreed to develop erect construct and complete and complete the building in accordance with the plan already sanctioned by the **CHANDERNAGORE MUNICIPAL CORPORATION** (in the name of Owner No 1 & 2) and/or other competent authority or

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authorities and to allocate the owner's Allocation free of cost as mentioned herein above. In addition to the above, the Developer Nos. 1 & 2 agreed :-

- a) To prepare and cause the said plan to be sanctioned in the name of the owner/landlord (in the name of Owner No 1 & 2) and to incur and bear all costs charges and expenses for preparation, design and sanctioning of the plan.
- b) To obtain all necessary permission and/or approval and/or consents.
- c) To render the said property free from accumulation of all debris, construction material, etc. at its own costs and expenses before handing over possession of the said apartments.
- d) To allow the Owner/landlord or his agents to monitor the progress of the work, quality of jobs done and use of material as per the approved sanctioned building plan. The owner/landlords will be at liberty to draw the attention of any deviation if noticed and the developer nos.1 & 2 shall arrange the rectification of the same immediately.

V: OWNER'S OBLIGATION:

5.1 The Owners/Landlords are absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the said property, morefully and particularly described in FIRST SCHEDULE hereunder written , in accordance with the proportion of land owned by them .

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

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5.3 All the Owners / Landlords has already handedover the peaceful physical vacant possession of the said property described in the First Schedule hereunder in favour of the Developer No 1 & 2 .
PROVIDED the owner shall allow access to the Developer Nos. 1 & 2, its men and agents to the schedule premises prior to the date of the commencement of the construction work for taking measurement, soil test and for performing statutory obligation.

5.4 The said property is free from all encumbrances, charges, liens, lispense, attachments, trust, acquisition, requisitions whatsoever or howsoever

5.5 All the owners / Landlords will undertake, all steps for apply and obtain sanction of the new building plan from THE CHANDERNAGORE MUNICIPAL CORPORATION and the approval of all other authorities and concern, for the purpose of undertaking new construction in the sid premises The Developer Nos. 1 & 2 shall be entitled to make and prepare the proposed building plan for the applying and obtaining sanction thereof with its own costs.

5.6 The Owners/landlords shall be liable to bear all arrears dues in respect of the said property morefully described in the First Schedule hereunder, till the date of vacating the entire premises.

VI: PROCEDURE:

6.1 All the owners/Landlords shall have right to transfer their allocation of the new constructed building to any purchaser or purchasers or to the Developer Nos.1 & 2 with the consideration money and a supplementary agreement shall be executed by and between the parties hereto.

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6.2 The Owners/Landlords shall grant the Developer Nos.1 & 2 and/or its nominee or nominees a registered General Power of Attorney for the purpose of construction of the building or in any way dealing with the Developer's allocation but without handover the Owner/Landlord's allocation and full payment of the consideration money. The General Power of attorney will be given by the owners for disposing the allocation of the developers.

6.3 Immediately upon the Developer's getting the possessions of the said property the Developer Nos.1 & 2 shall be entitled to demolish the existing structures through its own contractors and at its own cost. The salvaged materials therefrom excepting such items as may be mutually agreed in writing before demolition for allocation to the Owners, shall belong to the Developer Nos.1 & 2 who shall be free to deal with the same in the manner it may decide.

VII: DEVELOPER'S RIGHT:

7.1 The Owners/Landlords hereby grant subject to what has been hereinafter provided, an exclusive right to the Developer Nos. 1 & 2 to do such acts, deeds, and things as may be necessary for the development of the said property including construction of new building by entering into agreement for transfer and/or construction in respect of Developer's allocation in terms of these presents and to construct and provide the necessary common facilities and amenities in terms of the sanctioned/sanction able building plan, lay outs and specifications, with or without modifications as may be made or caused to be made and duly approved by the competent sanctioning authority.

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7.2 All applications, Plans and other papers and documents as may be required for the purpose of obtaining necessary sanction from the appropriate authorities shall be prepared and submitted by the Developer Nos. 1 & 2 at its own costs and expenses shall pay and bear all fees including Architect's fees, charges and expenses required to be paid or deposited for exploitation of the said premises.

7.3 That after obtaining the sanctioned building plan, the Developer Nos. 1 & 2 shall start the construction works as per sanctioned building plan after obtaining the sanctioned building plan and entire construction shall be completed and handover the owners' allocation within 36 (thirty six) months from the date of this agreement and obtaining the vacant possession of the entire premises.

VII: COMMENCEMENT OF WORK:

8.1 The Owners No 1 & 2 shall arrange to shift temporarily to his suitable place at his own costs and handover the entire possession of the said premises to the Developer Nos.1 & 2, simultaneously after obtaining sanction of the building plan by the Chandernagore Municipal Corporation, the developer Nos. 1 & 2 are liable to start the work of construction in the said premises in terms of this agreement.

IX: BUILDING:

9.1 The said new building or buildings at the said premises will be constructed in accordance with the specifications mentioned in the **SECOND SCHEDULE** hereunder written and with the best quality of the materials with intent that the said building or buildings will be decent residential complex. The developer Nos.1 & 2 are fully responsible for constructing of new building, its qualities and materials.

Cont.P/21

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9.2 The Developer Nos. 1 & 2 shall also construct erect and complete at its own costs all amenities and common facilities in the said building or buildings.

9.3 The Developer Nos.1 & 2 shall install and erect the new building or buildings at its own cost, pump with pump house/room water storage tank, overhead reservoir, drainage, sewerage, sanitary facilities, electrification and permanent electric connection from W.B.S.E.D.C.L. as per specifications and drawings provided by the Architect and sanctioned by the appropriate authorities. It is further agreed that until permanent electric connection from WBSEDCL is obtained, temporary electric connection and other facilities shall be provided as are required to be provided in a residential building in Kolkata having self-contained apartments and constructed for prospective occupants of the flats therein on ownership basis on mutually agreed terms.

X: DEVELOPER'S OBLIGATIONS:

10.1 The Developer Nos.1 & 2 hereby agrees and covenants with the Owner/Landlord to complete construction of the new building or buildings in terms of the sanctioned plan, lay-out and specifications obtained necessary completion certificate and hand over the possession of the apartments of the owner's allocation as provided in the said agreement with respective proportionate share of land and the common facilities to the respective Owner/Co-owner within a period of 36 (thirty-six) months from the date of obtaining the sanction building plan.

10.2 The Developer Nos.1 & 2 hereby agrees and covenants with the Owners that they shall right to transfer and/or assign the benefits of

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this Agreement or any portion thereof without the consent in writing of the owner, but the same terms and conditions contained herein.

10.3 The Developer Nos.1 & 2 hereby agrees and covenants with the Owners/ Landlord not to do any act, deed or thing whereby the owner is prevented from enjoying selling assigning and/or disposing off any part of the owner's allocation in the new building or buildings at the said premises.

10.4 Upon execution of this agreement for development by the owner/Landlord, the Developer Nos.1 & 2 shall be liable to pay and bear all costs of property taxes dues and outgoings in respect of the said property until the construction of new building in terms of this Agreement is completed and possession of the apartments are handed over to the prospective buyer or buyers. Such portions of the property taxes, dues and outgoings in respect of the said property as it relates to the period prior to the handing over possession of the property to the Developer Nos.1 & 2 as above, shall be their responsibility of the Owner. On and from the date of handing over possession of the apartments to the prospective purchaser or purchasers, all taxes dues and outgoings corresponding individual apartments will be paid and borne by the respective purchaser or purchasers.

10.5 The Developer Nos.1 & 2 undertake to comply with all laws, rules and regulations relating to the job that is to be done in this agreement and shall ensure that there is no deviation from or breach of any such law rules and regulations.

10.6 The Developer Nos.1 & 2 hereby agrees and covenants with the owner not to let out, grant, lease, transfer, mortgage and/or charge any

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portion of the newly constructed building and/or corresponding common facilities other than out of the Developer's allocation as detailed herein above.

10.7 The Developer Nos.1 & 2 hereby agrees and covenants that it shall obtain the occupy certificate from the CHANDERNAGORE MUNICIPAL CORPORATION before the flats owners are allowed to occupy their flats.

XI: NOTICE:

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

XII: INDEMNITY:

12.1 The Developer Nos.1 & 2 undertake to indemnify the Owners/Landlord against all damages costs and other financial consequences in the event of any claim being made by any statutory authorities or by any third party on account of any breach of rules, law or regulations or on account of any damage caused to third party in the course of construction.

12.2 The Owners/Landlord further undertake to Co-operate to Developer Nos.1 & 2 against all criminal and Civil Proceedings, if required.

12.3 The Developer Nos.1 & 2 also agrees to indemnify the owners

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against all claims that may be made by its employees working at the said premises engaged for construction work and at no pain of time such employees of the Developer Nos.1 & 2 shall be treated or become employees of the Owner

XIII: DEFAULT:

13.1 In the event the permission is not granted by the appropriate authority or authorities or the plan is not sanctioned by the CHANDERNAGORE MUNICIPAL CORPORATION for any reason whatsoever then in that event this Agreement can be cancelled by owner and the owner shall refund his acknowledged money without any interest.

13.2 Even after obtaining the sanctioned building plan, if the owner/Landlord shall neglect and/or delay to handover the khas peaceful and vacant possession of the entire property, in that event the Developer Nos.1 & 2 shall have right to claim damage charges.

XIV: MISCELLANEOUS:

14.1 After the completion of the construction of the building, the Owners/Landlord and the Developer Nos.1 & 2 shall jointly frame the Schedule for the maintenance and management of the said building and the said property. The Owner and the Developer Nos.1 & 2 and/or their respective nominees or assignees shall be bound to abide by the rules and regulations as may be framed for the maintenance of the building by the Association/Society to be formed.

XV: FORCE MAJEURE:

15.1 The parties hereto shall not be considered to be liable for any

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obligation hereunder to the extent that the performance of the relative obligations is prevented by the existence of the force measure and shall be suspended from the obligation during the duration of the force measure.

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

XVI:ARBITRATION:

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

Be it expressly stated that owners will have absolute right to transfer all the developed for constructed property. They may at their discretion execute and register a revocable Power of Attorney in favour of the Developer Nos.1 & 2 to ease the construction or to transfer the developed property. Owners will be bound to execute the Deed of transfer the Developers' allocated area as per developers' will and the Developer is also bound to execute as Confirming Party in relation to the every Deed of transfer this developed property.

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THE FIRST SCHEDULE ABOVE REFERRED TO

(DESCRIPTION OF THE PROPERTY)

ALL THAT the piece and parcel of land measuring about 01 (One) Bigha 15 (fifteen) Cottahs and 10 (ten) Chittaks be the same a little more or less together with the Structure situated and lying at Duplex Patty Road, comprising in R.S. Plot No. 322 (P), (LR Plot 422) (measuring 1 Bigha 2 Cottah 14 Chittak), RS Plot 324 (P), (LR Plot 424) (measuring 8 Cottah 8 Chittak), RS Plot 326 (P), (LR Plot 426) (measuring 4 Cottah 4 Chittak), R.S. Khatian No. 139, LR Khatian Nos 2180 , 2179 , 2471 , 2470 , 2469 , J.L. No. 1, Sheet No. 18, Holding No. 40/B, Borough No. III, Mouza Chandernagore, P.S. Chandernagore, under Chandernagore Municipal Corporation, Ward No. 19, District Hooghly, and which is butted and bounded as follows:

ON THE NORTH BY : 25'-0" wide Duplexpatty Main Road.

ON THE SOUTH BY : Land of others and CMC Drain.

ON THE EAST BY : Property of Pulin Kumar Pal & others
and 10'-0" wide common passage.

ON THE WEST BY : Part of R.S. Dag No. 322 and 323.

THE SECOND SCHEDULE ABOVE REFERRED TO

(SPECIFICATION IN RESPECT OF THE CONSTRUCTIONS)

FEATURES:

1. The building will be reinforced concrete frame structure (R.C.C.);
2. The entrance steel gate, passage will be finished with chequer tiles and provided with light at the main gate, passage and backyard.

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3. The building will have a boundary wall with lights.
4. The main staircase and stair will be finished with marble and marble tiles.
5. A Pump will be fixed up at the pump room for supply of water.
6. One Lift will be provided inside the building with carrying capacity of 5 persons including operator.
7. Common Electric Meter;

BRIEF SPECIFICATION OF THE BUILDING:

ROOMS: All rooms, living, dining, passage and verandah space - all floors with skirting shall be finished with marble. **KITCHEN:** Floor skirting of the kitchen will be finished with marble and the cooking table will be finished with granite, one steel sink (16"x 20") one C.P. tap on the sink and another below the sink.

TOILET: White Sanitary wares of standard company and concealed pipeline for Sanitary and water connection. Floor of the toilet will be finished with marble and dado of toilet shall be finished with ceramic tiles upto door height. One commode with cistern and one tap point and one White basin (18"x12") at the dining/toilet. One Indian Pan with One cistern and one shower with tap point inside the common toilet. Inside doors will be finished with water proof panel.

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WINDOW: Window shall be finished with aluminum frame with patta fitted glass fitting and grill will be fixed along with steel fittings and fixtures as required.

DOORS: All doors will have frame of "Sal" or of similar type timber, Panel/flush door shutters in main entrance, roof and kitchen with 35 mm thick, commercial type, Panel of door shutters will be 9 mm thick with water proof plyboard.

ELECTRICALS: Concealed wiring throughout the flats, one fan, two lights, one 5 Amp plug point for each room; one light one exhaust fan point at the kitchen; one fan, two light, one Fridge, one T.V. point inside the dining hall; one light one exhaust fan inside the toilet; one light point at Verandah; one call bell point at the main entrance of each flat.

LIFT: Lift will be provided by a reputed Company with carrying capacity of 5 persons including operator.

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

SIGNED, SEALED AND DELIVERED

IN THE PRESENCE OF WITNESSES:

1. *Su. Das*
Pradip Paul Chaudhary
Hon'ble

2. *Ajoy Packer*
Esq. Cal

Satish Ghosh
Manik Ghosh
Su. Das

Manik Ch. Ghosh

Debabrata Choudhary

(SIGNATURE OF THE
OWNER/ FIRST PARTY

S. S. DEVELOPER

Su. Das
PROPRIETOR

(SIGNATURE OF THE
DEVELOPER/ SECOND PART)

DBM REALTORS

Su. Das
Partner

DBM REALTORS

Manik Ch. Ghosh
Partner

DBM REALTORS

Debabrata Choudhary
Partner

(SIGNATURE OF THE
DEVELOPER/ THIRD PART)

As per instruction of p. l. u.
Drafted by: *RANALI TRIPATHY*
Advocate

Chandannagar Court

Typed by me: *[Signature]* 03-10-10

Chandernagore, Hooghly.

SPECIMEN FORM FOR TEN FINGER PRINTS



Salib y Mosa

LEFT HAND FINGER PRINT (OWNER)

Little	Ring	Middle	Fore	Thumb

RIGHT HAND FINGER PRINT

Thumb	Fore	Middle	Ring	Little



Abnok Ghosh

LEFT HAND FINGER PRINT (OWNER)

Little	Ring	Middle	Fore	Thumb

RIGHT HAND FINGER PRINT

Thumb	Fore	Middle	Ring	Little

SPECIMEN FORM FOR TEN FINGER PRINTS



LEFT HAND FINGER PRINT(OWNER/DEVELOPER)

Little	Ring	Middle	Fore	Thumb

RIGHT HAND FINGER PRINT

Thumb	Fore	Middle	Ring	Little

Govind Siva



LEFT HAND FINGER PRINT(OWNER/DEVELOPER)

Little	Ring	Middle	Fore	Thumb

RIGHT HAND FINGER PRINT

Thumb	Fore	Middle	Ring	Little

M. Anand Ch. Anand

M. Anand Ch. Anand



LEFT HAND FINGER PRINT (OWNER/DEVELOPER)

Little	Ring	Middle	Fore	Thumb

RIGHT HAND FINGER PRINT

Thumb	Fore	Middle	Ring	Little

Debash Chakraborty

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



192024250128124088

GRN Details

GRN: 192024250128124088 Payment Mode: SBI Epay
GRN Date: 19/07/2024 11:04:27 Bank/Gateway: SBIEpay Payment Gateway
BRN: 0702939433922 BRN Date: 19/07/2024 11:04:50
Gateway Ref ID: CHQ5500987 Method: State Bank of India NB
GRIPS Payment ID: 190720242012812407 Payment Init. Date: 19/07/2024 11:04:27
Payment Status: Successful Payment Ref. No: 2001893887/2/2024

[Query No*/Query Year]

Depositor Details

Depositor's Name: Shri SAMIT SUR
Address: CHANDANNAGAR
Mobile: 7980625054
Period From (dd/mm/yyyy): 19/07/2024
Period To (dd/mm/yyyy): 19/07/2024
Payment Ref ID: 2001893887/2/2024
Dept Ref ID/DRN: 2001893887/2/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001893887/2/2024	Property Registration- Stamp duty	0030-02-103-003-02	35020
2	2001893887/2/2024	Property Registration- Registration Fees	0030-03-104-001-16	21
			Total	35041

IN WORDS: THIRTY FIVE THOUSAND FORTY ONE ONLY.

PAID

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



192024250135103291

Payment Details

GRN: 192024250135103291
GRN Date: 24/07/2024 11:12:06
BRN: CK00CNSRC8
GRIPS Payment ID: 240720242013510327
Payment Status: Successful
Payment Mode: Online Payment
Bank/Gateway: State Bank of India
BRN Date: 24/07/2024 11:12:41
Payment Init. Date: 24/07/2024 11:12:06
Payment Ref. No: 2001893887/6/2024
[Query No*Query Year]

Depositor Details

Depositor's Name: SAMIT SUR
Address: CHANDANNAGAR
Mobile: 7596952815
Depositor Status: Buyer/Claimants
Query No: 2001893887
Applicant's Name: Mr SUBHAS CHANDRA MANDAL
Address: A.D.S.R. CHANDANNAGAR
Office Name: A.D.S.R. CHANDANNAGAR
Identification No: 2001893887/6/2024
Remarks: Sale, Development Agreement or Construction agreement Payment No 6
Period From (dd/mm/yyyy): 24/07/2024
Period To (dd/mm/yyyy): 24/07/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001893887/6/2024	Property Registration- Stamp duty	0030-02-103-003-02	1
2	2001893887/6/2024	Property Registration- Registration Fees	0030-03-104-001-16	12150
Total				12151

IN WORDS: TWLEVE THOUSAND ONE HUNDRED FIFTY ONE ONLY.

Major Information of the Deed

Deed No :	I-0604-02362/2024	Date of Registration	24/07/2024
Deed No / Year	0604-2001893887/2024	Office where deed is registered	
Deed Date	17/07/2024 4:49:22 PM	A.D.S.R, CHANDANNAGAR, District: Hooghly	
Applicant Name, Address & Other Details	SUBHAS CHANDRA MANDAL CHANDERNAGORE COURT, Thana : Chandannagar, District : Hooghly, WEST BENGAL, PIN - 712136, Mobile No. : 7980625054, Status :Deed Writer		
Transaction	Additional Transaction		
[20110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 1], [4308] Other than Immovable Property, Agreement [No of Agreement : 1], [4311] Other than Immovable Property, Receipt [Rs : 12,15,000/-]		
Set Forth value	Market Value		
	Rs. 2,72,31,471/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 40,021/- (Article:48(g))	Rs. 12,171/- (Article:E, E, E,)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		



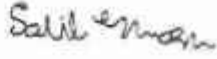





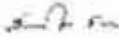
Land Details :

District: Hooghly, P.S:- Chandannagar, Municipality: CHANDANNAGAR MC, Road: Duplex Patty Main Road, Road Zone : (Adjacent to Road – Adjacent to Road) , Mouza: Chandannagar Sit No-18, JI No: 1, Pin Code : 712136






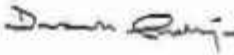
Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-422 (RS -)	LR-2180	Bastu Bagan	6 Katha 7 Chatak 6 Sq Ft		49,27,145/-	Property is on Road Adjacent to Metal Road,
L2	LR-422 (RS -)	LR-2179	Bastu Bagan	6 Katha 7 Chatak 6 Sq Ft		49,27,145/-	Property is on Road Adjacent to Metal Road,
L3	LR-422 (RS -)	LR-2471	Bastu Bagan	3 Katha 5 Chatak 11 Sq Ft		25,43,727/-	Property is on Road Adjacent to Metal Road,
L4	LR-422 (RS -)	LR-2470	Bastu Bagan	3 Katha 5 Chatak 11 Sq Ft		25,43,727/-	Property is on Road Adjacent to Metal Road,
L5	LR-422 (RS -)	LR-2469	Bastu Bagan	3 Katha 5 Chatak 11 Sq Ft		25,43,727/-	Property is on Road Adjacent to Metal Road,
L6	LR-424 (RS -)	LR-2180	Bastu Bastu	4 Katha 4 Chatak		32,48,667/-	Property is on Road Adjacent to Metal Road,
L7	LR-424 (RS -)	LR-2179	Bastu Bastu	4 Katha 4 Chatak		32,48,667/-	Property is on Road Adjacent to Metal Road,
L8	LR-426 (RS -)	LR-2180	Bastu Viti	2 Katha 2 Chatak		16,24,333/-	Property is on Road Adjacent to Metal Road,

LR-2179	Bastu	Viti	2 Katha 2 Chatak	16,24,333/-	Property is on Road Adjacent to Metal Road.
TOTAL :			58.7813Dec	0/-	272,31,471/-
Grand Total :			58.7813Dec	0/-	272,31,471/-

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri SALIL GHOSH (Presentant) Son of Late BASUDEB GHOSH Executed by: Self, Date of Execution: 19/07/2024 , Admitted by: Self, Date of Admission: 19/07/2024 ,Place : Office		 Captured	
		19/07/2024	LTI 19/07/2024	19/07/2024
	DUPLEXPATTY MAIN ROAD, City:- Chandannagar, P.O:- CHANDERNAGORE, P.S:-Chandannagar, District:-Hooghly, West Bengal, India, PIN:- 712136 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX5 , PAN No.:: ATxxxxxx0F,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 19/07/2024 , Admitted by: Self, Date of Admission: 19/07/2024 ,Place : Office			
2	Name	Photo	Finger Print	Signature
	Shri ASHOK GHOSH Son of Late BASUDEB GHOSH Executed by: Self, Date of Execution: 19/07/2024 , Admitted by: Self, Date of Admission: 19/07/2024 ,Place : Office		 Captured	
		19/07/2024	LTI 19/07/2024	19/07/2024
	DUPLEXPATTY MAIN ROAD, City:- Chandannagar, P.O:- CHANDERNAGORE, P.S:-Chandannagar, District:-Hooghly, West Bengal, India, PIN:- 712136 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX6 , PAN No.:: BBxxxxxx7R,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 19/07/2024 , Admitted by: Self, Date of Admission: 19/07/2024 ,Place : Office			
3	Name	Photo	Finger Print	Signature
	Shri SAMIT SUR Son of Late KAMALENDU SUR Executed by: Self, Date of Execution: 19/07/2024 , Admitted by: Self, Date of Admission: 19/07/2024 ,Place : Office		 Captured	
		19/07/2024	LTI 19/07/2024	19/07/2024



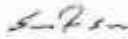






BARASAT, DASABHJJATALA, City:- Chandannagar, P.O:- CHANDERNAGORE, P.S:-Chandannagar, District:-Hooghly, West Bengal, India, PIN:- 712136 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX7 , PAN No.:: AKxxxxxx3A, Aadhaar No: 66xxxxxxxx5353, Status :Individual, Executed by: Self, Date of Execution: 19/07/2024 , Admitted by: Self, Date of Admission: 19/07/2024 ,Place : Office

4	Name	Photo	Finger Print	Signature
	Shri MANIK CHANDRA GHOSH Son of SAMBHUNATH GHOSH Executed by: Self, Date of Execution: 19/07/2024 , Admitted by: Self, Date of Admission: 19/07/2024 ,Place : Office	 <small>19/07/2024</small>	 <small>LTI</small> <small>19/07/2024</small> <small>Captured</small>	 <small>19/07/2024</small>
FLAT NO B 18, LAKE GARDEN RESIDENCY, Block/Sector: LICHUTALA MONDAL BAGAN, City:- Chandannagar, P.O:- CHANDERNAGORE, P.S:-Chandannagar, District:-Hooghly, West Bengal, India, PIN:- 712136 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX4 , PAN No.:: Axxxxxx5A, Aadhaar No: 80xxxxxxxx5603, Status :Individual, Executed by: Self, Date of Execution: 19/07/2024 , Admitted by: Self, Date of Admission: 19/07/2024 ,Place : Office				
5	Name	Photo	Finger Print	Signature
	Shri DEBASISJ CHATTERJEE Son of Late RATHINDRANATH CHATTERJEE Executed by: Self, Date of Execution: 19/07/2024 , Admitted by: Self, Date of Admission: 19/07/2024 ,Place : Office	 <small>19/07/2024</small>	 <small>LTI</small> <small>19/07/2024</small> <small>Captured</small>	 <small>19/07/2024</small>
62/4, RAHUTA ROAD BARABAGAN, City:- Not Specified, P.O:- SHYAMNAGAR, P.S:-Jagaddal, District:-North 24-Parganas, West Bengal, India, PIN:- 743127 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX2 , PAN No.:: AExxxxx0P, Aadhaar No: 48xxxxxxxx5313, Status :Individual, Executed by: Self, Date of Execution: 19/07/2024 , Admitted by: Self, Date of Admission: 19/07/2024 ,Place : Office				



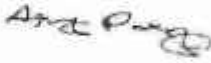
Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	S S DEVELOPER BARASAT, DASABHJJATALA, City:- Chandannagar, P.O:- CHANDERNAGORE, P.S:-Chandannagar, District:-Hooghly, West Bengal, India, PIN:- 712136 Date of Incorporation:XX-XX-1XX7 , PAN No.:: akxxxxxx3a,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative
2	D B M REALTORS BARASAT, DASABHJJATALA, City:- Chandannagar, P.O:- CHANDERNAGORE, P.S:-Chandannagar, District:-Hooghly, West Bengal, India, PIN:- 712136 Date of Incorporation:XX-XX-2XX4 , PAN No.:: AAxxxxxx6B,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	<p>Name</p> <p>Shri SAMIT SUR Son of Late KAMALENDU SUR Date of Execution - 19/07/2024, , Admitted by: Self, Date of Admission: 19/07/2024, Place of Admission of Execution: Office</p>		 Captured LTI 19/07/2024	 19/07/2024
<p>BARASAT, DASABHUJATALA, City:- Chandannagar, P.O:- CHANDERNAGORE, P.S:-Chandannagar, District:-Hooghly, West Bengal, India, PIN:- 712136, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX7 , PAN No.:: AKxxxxxx3A, Aadhaar No: 66xxxxxxxx5353 Status : Representative, Representative of : S S DEVELOPER (as SOLE PROPRIETOR), D B M REALTORS (as PARTNER)</p>				
2	<p>Name</p> <p>Shri MANIK CHANDRA GHOSH Son of SAMBHUNATH GHOSH Date of Execution - 19/07/2024, , Admitted by: Self, Date of Admission: 19/07/2024, Place of Admission of Execution: Office</p>		 Captured LTI 19/07/2024	 19/07/2024
<p>LAKE GARDEN RESIDENCY, LICHUTALA, Flat No: B-18, City:- Chandannagar, P.O:- CHANDERNAGORE, P.S:-Chandannagar, District:-Hooghly, West Bengal, India, PIN:- 712136, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX5 , PAN No.:: A1xxxxxx5A, Aadhaar No: 80xxxxxxxx5603 Status : Representative, Representative of : D B M REALTORS (as PARTNER)</p>				
3	<p>Name</p> <p>Shri DEBASISH CHATTERJEE Son of Late RABINDRA NATH CHATTERJEE Date of Execution - 19/07/2024, , Admitted by: Self, Date of Admission: 19/07/2024, Place of Admission of Execution: Office</p>		 Captured LTI 19/07/2024	 19/07/2024
<p>62/4, RAHUTA ROAD, BARABAGAN, City:- Not Specified, P.O:- SHYAMNAGAR, P.S:-Jagaddal, District:-North 24-Parganas, West Bengal, India, PIN:- 743127, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX2 , PAN No.:: AExxxxxx0P, Aadhaar No: 48xxxxxxxx5313 Status : Representative, Representative of : D B M REALTORS (as PARTNER)</p>				

Identifier Details :

Name	Photo	Finger Print	Signature
Shri AJOY PAKREY Son of Late NEMAI PAKREY CHANDERNAGORE COURT, City:- Chandannagar, P.O.- CHANDERNAGORE, P.S.- Chandannagar, District:-Hooghly, West Bengal, India, PIN:- 712136		 Captured	
	19/07/2024	19/07/2024	19/07/2024
Identifier Of Shri SALIL GHOSH, Shri ASHOK GHOSH, Shri SAMIT SUR, Shri MANIK CHANDRA GHOSH, Shri DEBASISH CHATTERJEE, Shri SAMIT SUR, Shri MANIK CHANDRA GHOSH, Shri DEBASISJ CHATTERJEE			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri ASHOK GHOSH	S S DEVELOPER-5.31781 Dec,D B M REALTORS-5.31781 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Shri SALIL GHOSH	S S DEVELOPER-5.31781 Dec,D B M REALTORS-5.31781 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Shri SAMIT SUR	S S DEVELOPER-2.74542 Dec,D B M REALTORS-2.74542 Dec

Transfer of property for L4

Sl.No	From	To. with area (Name-Area)
1	Shri MANIK CHANDRA GHOSH	S S DEVELOPER-2.74542 Dec,D B M REALTORS-2.74542 Dec

Transfer of property for L5

Sl.No	From	To. with area (Name-Area)
1	Shri DEBASISJ CHATTERJEE	S S DEVELOPER-2.74542 Dec,D B M REALTORS-2.74542 Dec

Transfer of property for L6

Sl.No	From	To. with area (Name-Area)
1	Shri ASHOK GHOSH	S S DEVELOPER-3.50625 Dec,D B M REALTORS-3.50625 Dec

Transfer of property for L7

Sl.No	From	To. with area (Name-Area)
1	Shri SALIL GHOSH	S S DEVELOPER-3.50625 Dec,D B M REALTORS-3.50625 Dec

Transfer of property for L8

Sl.No	From	To. with area (Name-Area)
1	Shri ASHOK GHOSH	S S DEVELOPER-1.75312 Dec,D B M REALTORS-1.75312 Dec

Transfer of property for L9

Sl.No	From	To. with area (Name-Area)
1	Shri SALIL GHOSH	S S DEVELOPER-1.75312 Dec,D B M REALTORS-1.75312 Dec

Land Details as per Land Record

District: Hooghly, P.S:- Chandannagar, Municipality: CHANDANNAGAR MC, Road: Duplex Pally Main Road, Road Zone : (Adjacent to Road -- Adjacent to Road) , Mouza: Chandannagar Sit No-18, JI No: 1, Pin Code : 712136

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 422, LR Khatian No:- 2180	Owner:অশোক ঘোষ, Gurdian:বালুচন্দ্র , Address:শিলা , Classification:বাগান, Area:0.10700000 Acre,	Shri ASHOK GHOSH
L2	LR Plot No:- 422, LR Khatian No:- 2179	Owner:সলিল ঘোষ, Gurdian:বালুচন্দ্র , Address:শিলা , Classification:বাগান, Area:0.10700000 Acre,	Shri SALIL GHOSH
L3	LR Plot No:- 422, LR Khatian No:- 2471	Owner:সমিত সুর, Gurdian:কমলেশ্বর , Address:শিলা , Classification:বাগান, Area:0.05500000 Acre,	Shri SAMIT SUR
L4	LR Plot No:- 422, LR Khatian No:- 2470	Owner:মানিক চন্দ্র ঘোষ, Gurdian:অশোক , Address:শিলা , Classification:বাগান, Area:0.05500000 Acre,	Shri MANIK CHANDRA GHOSH
L5	LR Plot No:- 422, LR Khatian No:- 2469	Owner:দেবাসীষ চট্টোপাধ্যায়, Gurdian:অশোকচন্দ্র , Address:শিলা , Classification:বাগান, Area:0.05400000 Acre,	Shri DEBASISJ CHATTERJEE
L6	LR Plot No:- 424, LR Khatian No:- 2180	Owner:অশোক ঘোষ, Gurdian:বালুচন্দ্র , Address:শিলা , Classification:বাগ, Area:0.07000000 Acre,	Shri ASHOK GHOSH
L7	LR Plot No:- 424, LR Khatian No:- 2179	Owner:সলিল ঘোষ, Gurdian:বালুচন্দ্র , Address:শিলা , Classification:বাগ, Area:0.07000000 Acre,	Shri SALIL GHOSH
L8	LR Plot No:- 426, LR Khatian No:- 2180	Owner:অশোক ঘোষ, Gurdian:বালুচন্দ্র , Address:শিলা , Classification:ফিল্ড, Area:0.03600000 Acre,	Shri ASHOK GHOSH
L9	LR Plot No:- 426, LR Khatian No:- 2179	Owner:সলিল ঘোষ, Gurdian:বালুচন্দ্র , Address:শিলা , Classification:ফিল্ড, Area:0.03600000 Acre,	Shri SALIL GHOSH

Endorsement For Deed Number : I - 060402362 / 2024

On 19-07-2024

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

Presented for registration at 12:30 hrs on 19-07-2024, at the Office of the A.D.S.R. CHANDANNAGAR by Shri SALIL GHOSH, one of the Executants.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 2,72,31,471/-

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

Execution is admitted on 19/07/2024 by 1. Shri SALIL GHOSH, Son of Late BASUDEB GHOSH, DUPLEXPATTY MAIN ROAD, P.O. CHANDERNAGORE, Thana: Chandannagar, , City/Town: CHANDANNAGAR, Hooghly, WEST BENGAL, India, PIN - 712136, by caste Hindu, by Profession Business, 2. Shri ASHOK GHOSH, Son of Late BASUDEB GHOSH, DUPLEXPATTY MAIN ROAD, P.O: CHANDERNAGORE, Thana: Chandannagar, , City/Town: CHANDANNAGAR, Hooghly, WEST BENGAL, India, PIN - 712136, by caste Hindu, by Profession Business, 3. Shri SAMIT SUR, Son of Late KAMALENDU SUR, BARASAT, DASABHUJATALA, P.O: CHANDERNAGORE, Thana: Chandannagar, , City/Town: CHANDANNAGAR, Hooghly, WEST BENGAL, India, PIN - 712136, by caste Hindu, by Profession Business, 4. Shri MANIK CHANDRA GHOSH, Son of SAMBHUNATH GHOSH, FLAT NO B 18, LAKE GARDEN RESIDENCY, Sector: LICHUTALA MONDAL BAGAN, P.O: CHANDERNAGORE, Thana: Chandannagar, , City/Town: CHANDANNAGAR, Hooghly, WEST BENGAL, India, PIN - 712136, by caste Hindu, by Profession Business, 5. Shri DEBASISJ CHATTERJEE, Son of Late RATHINDRANATH CHATTERJEE, 62/4, RAHUTA ROAD BARABAGAN, P.O: SHYAMNAGAR, Thana: Jagaddal, , North 24-Parganas, WEST BENGAL, India, PIN - 743127, by caste Hindu, by Profession Business

Identified by Shri AJOY PAKREY, , Son of Late NEMAI PAKREY, CHANDERNAGORE COURT, P.O: CHANDERNAGORE, Thana: Chandannagar, , City/Town: CHANDANNAGAR, Hooghly, WEST BENGAL, India, PIN - 712136, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 19-07-2024 by Shri SAMIT SUR, PARTNER, D B M REALTORS (Partnership Firm), BARASAT, DASABHUJATALA, City:- Chandannagar, P.O:- CHANDERNAGORE, P.S:-Chandannagar, District:- Hooghly, West Bengal, India, PIN:- 712136; SOLE PROPRIETOR, S S DEVELOPER (Sole Proprietorship), BARASAT, DASABHUJATALA, City:- Chandannagar, P.O:- CHANDERNAGORE, P.S:-Chandannagar, District:-Hooghly, West Bengal, India, PIN:- 712136

Identified by Shri AJOY PAKREY, , Son of Late NEMAI PAKREY, CHANDERNAGORE COURT, P.O: CHANDERNAGORE, Thana: Chandannagar, , City/Town: CHANDANNAGAR, Hooghly, WEST BENGAL, India, PIN - 712136, by caste Hindu, by profession Law Clerk

Execution is admitted on 19-07-2024 by Shri MANIK CHANDRA GHOSH, PARTNER, D B M REALTORS (Partnership Firm), BARASAT, DASABHUJATALA, City:- Chandannagar, P.O:- CHANDERNAGORE, P.S:-Chandannagar, District:- Hooghly, West Bengal, India, PIN:- 712136

Identified by Shri AJOY PAKREY, , Son of Late NEMAI PAKREY, CHANDERNAGORE COURT, P.O: CHANDERNAGORE, Thana: Chandannagar, , City/Town: CHANDANNAGAR, Hooghly, WEST BENGAL, India, PIN - 712136, by caste Hindu, by profession Law Clerk

Execution is admitted on 19-07-2024 by Shri DEBASIS CHATTERJEE, PARTNER, D B M REALTORS (Partnership Firm), BARASAT, DASABHUJATALA, City:- Chandannagar, P.O:- CHANDERNAGORE, P.S:-Chandannagar, District:- Hooghly, West Bengal, India, PIN:- 712136

Identified by Shri AJOY PAKREY, , Son of Late NEMAI PAKREY, CHANDERNAGORE COURT, P.O: CHANDERNAGORE, Thana: Chandannagar, , City/Town: CHANDANNAGAR, Hooghly, WEST BENGAL, India, PIN - 712136, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 12,171.00/- (B = Rs 12,150.00/- , E = Rs 21.00/-) and Registration Fees paid by by online = Rs 21/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 19/07/2024 11 04AM with Govt. Ref. No 192024250128124088 on 19-07-2024, Amount Rs: 21/-, Bank: SBI
EPay (SBIPay), Ref. No. 0702939433922 on 19-07-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,021/- and Stamp Duty paid by by online = Rs 35,020/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 19/07/2024 11:04AM with Govt. Ref. No: 192024250128124088 on 19-07-2024, Amount Rs: 35,020/-
Bank: SBI EPay (SBIEPay), Ref. No. 0702939433922 on 19-07-2024, Head of Account 0030-02-103-003-02

Swagata Tarafdar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. CHANDANNAGAR
Hooghly, West Bengal

On 24-07-2024

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.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 12,171.00/- (B = Rs 12,150.00/- ,E = Rs 21.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 12,150/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 24/07/2024 11:12AM with Govt. Ref. No: 192024250135103291 on 24-07-2024, Amount Rs: 12,150/-
Bank: State Bank of India (SBIN0000001), Ref. No. CK00CNSRC8 on 24-07-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,021/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 1/-

Description of Stamp
1. Stamp: Type: Impressed, Serial no 8585, Amount: Rs.5,000.00/-, Date of Purchase: 18/07/2024, Vendor name: S MALLICK

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 24/07/2024 11:12AM with Govt. Ref. No: 192024250135103291 on 24-07-2024, Amount Rs: 1/-, Bank: State Bank of India (SBIN0000001), Ref. No. CK00CNSRC8 on 24-07-2024, Head of Account 0030-02-103-003-02

Swagata Tarafdar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. CHANDANNAGAR
Hooghly, West Bengal

cate of Registration under section 60 and Rule 69.

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ume number 0604-2024, Page from 51942 to 51984

ing No 060402362 for the year 2024.



Digitally signed by SWAGATA TARAFDAR
Date: 2024.07.30 11:22:12 +05:30
Reason: Digital Signing of Deed.

(Swagata Tarafdar) 30/07/2024

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. CHANDANNAGAR
West Bengal.

