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भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये
रु.1000

ONE THOUSAND RUPEES
Rs.1000



पश्चिमबंग पश्चिम बंगाल WEST BENGAL

T 365767

Handwritten notes: 28/8/21, 6-2/28 6/21



6 AUG 2021

DEVELOPMENT AGREEMENT

THIS AGREEMENT FOR DEVELOPMENT is made on this 6th day of August Two Thousand Twenty one (2021) A.D

BETWEEN

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executors, administrators, legal representatives and assigns) of the
SECOND PART:

WHEREAS by a Deed of Partition dated 20.09.1974, one Amiya Lal Das absolutely got land measuring 06 cottahs 03 chittacks 01 sq. ft. with building together with all easement rights in the common passage in Mouza - Ibrahimpur, J.L. No. 36, Touzi No. 237, Dag Nos. 443, 253, 252, 251, 239, 240, 241, 237, Khatian Nos. 67, 68, 81 & 82, P.S. Jadavpur, morefully mentioned in the schedule of the said Deed marked as Lot 'C' and bordered by Green colour in the map or plan annexed with the said deed and the said deed was registered in the office of the District Sub-Registrar at Alipore and has been recorded in Book No. 1, Being No. 6732, for the year 1974.

AND WHEREAS said Amiya Lal Das while in possession and enjoyment of the aforesaid land and building recorded his name in the records of the then Calcutta Municipal Corporation and since then the said premises has been known and numbered as Premises no. 54C, Jadavpur Central Road, under Kolkata Municipal Corporation Ward no. 96, P.S. Jadavpur, Kolkata - 700 032.

AND WHEREAS by a registered Deed of Gift dated 25.09.1981, one Sri Amiya Lal Das gifted all that piece and parcel of land measuring 03 cottahs 03 chittacks 30 sq.ft. with two storied building in Mouza - Ibrahimpur, C.S. Khatian No. 67, Dag nos. 239, 240, 241, 237, 243, 253, 251, 252, J.L. No. 36, Touzi No. 237, A.D.S.R. Office Alipore, part of premises no. 54C, Ram Thakur Road formerly Jadavpur Central Road, P.S. Jadavpur, Kolkata - 700 032, in favour of his wife Smt. Lakshmi Rani Das and only daughter Smt. Rajyasree Das nee Guha

Sukanta Kumari Das
Shanti *Rajyasree Guha*

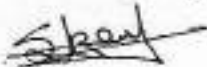
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and the said Deed was registered in the Office of Sub-Registrar at Alipore and has been recorded in Book No. 1, Volume No. 129, Pages 133 to 136, Being No. 4775 for the year 1981.

AND WHEREAS said Lakshmi Rani Das and Smt. Rajyasree Das nee Guha while in joint possession and enjoyment of the aforesaid land and building in premises no. 54C, Sri Ram Thakur Road formerly Jadavpur Central Road, P.S. Jadavpur, Kolkata - 700 032, said Lakshmi Rani Das by a Deed of Gift dated 26.03.2004 gifted her undivided half share of building measuring 1000 sq.ft. to her daughter Smt. Rajyasree Das nee Guha and the said Deed of Gift was registered in the Office of the Registrar of Assurance, Kolkata and has been recorded in Book no. 1, Volume no. 1, Pages Nos. 1 to 22, Being no. 5889, for the year 2004.

AND WHEREAS by virtue of the aforesaid two Deeds of Gift the said Smt. Rajyasree Das nee Guha became the sole and absolute owner of the aforesaid property and mutated her name in the records of the Kolkata Municipal Corporation in respect of the aforesaid land and building in premises no. 54C, Sri Ram Thakur Road formerly Jadavpur Central Road, P.S. Jadavpur, Ward No. 96, Kolkata - 700 032.

AND WHEREAS by a Deed of Partition dated 20.09.1974, one Sachilal Das absolutely got land measuring 08 cottahs 14 chittacks 03 sq.ft. with building together with all easement rights in the common passage in Mouza - Ibrahimpur, J.L. No. 36, Touzi No. 237, Dag Nos. 443, 253, 252, 251, 239, 240, 241, 237, Khatian Nos. 67, 68, 81 & 82,



Subrata Kumar Das

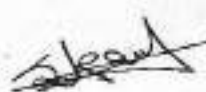
Rajyasree Guha

P.S. Jadavpur, morefully mentioned in the Schedule of the said Deed marked as Lot 'B' and bordered by yellow colour in the map or plan annexed with the said deed and the said deed was registered in the office of District Sub-Registrar at Alipore and has been recorded in Book no. 1, Being no. 6732, for the year 1974.

AND WHEREAS said Sachilal Das while in possession and enjoyment of the aforesaid land and building recorded his name in the records of the then Calcutta Municipal Corporation and since then the said premises has been known and numbered as premises no. 54B, Jadavpur Central Road, under Kolkata Municipal Corporation Ward No. 96, P.S. Jadavpur, Kolkata - 700 032.

AND WHEREAS said Sachilal Das while in possession and enjoyment of the aforesaid premises by a Sale Deed sold, transferred and conveyed a portion of land measuring 03 cottahs 09 chittacks 07 sq.ft. out of his total land to one Sandhya Das and by another Sale Deed sold, transferred and conveyed all that piece and parcel of land measuring 02 cottahs 15 chittacks 16 sq.ft. to one Jiban Bhattacharya out of his remaining land measuring 05 cottahs 04 chittacks 41 sq.ft.

AND WHEREAS said Sachilal Das while in possession and enjoyment of the aforesaid remaining land measuring 02 cottahs 05 chittacks 25 sq.ft. in premises no. 54B, Jadavpur Central Road, under Kolkata Municipal Corporation Ward no. 96, P.S. Jadavpur, Kolkata - 700 032, died in estate on 19.07.2003, leaving behind him his only

 Subrata Kumar Das Rajyasree Anba


son Sri Subrata Kumar Das as his legal heirs who solely inherited the property left by the deceased.

Be it mentioned here that one son of said Sachilal Das namely Debabrata Kr. Das who was bachelor died intestate on 10.01.1984 and Smt. Gitarani Das, wife of said Sachilal Das died intestate on 28.02.1990.

AND WHEREAS by virtue of such inheritance Sri Subrata Kumar Das became the sole and absolute owner of the property in premises no. 54B, Sri Ram Thakur Road formerly Jadavpur Central Road, under Kolkata Municipal Corporation Ward no. 96, P.S. Jadavpur, Kolkata - 700 032 and recorded his name in the records of the Kolkata Municipal Corporation in respect of the aforesaid property.

AND WHEREAS by a registered Deed of Gift dated 19.06.2015, one Smt. Rajyasree Guha gifted all that piece and parcel of land measuring 06 chittacks out of 3 cottahs 3 chittacks 30 sq.ft. along with undivided 250 sq.ft. structure lying and situated in premises no. 54C, Sri Ram Thakur Road formerly Jadavpur Central Road in favour of Sri Subrata Kumar Das and the said Deed was registered in the office of A.D.S.R., Alipore and has been recorded in Book No. I, C.D. Volume no. 1605-2015, Pages from 17839 to 17855 Being No. 4201, for the year 2015.

AND WHEREAS by a registered Deed of Gift dated 19.06.2015, one Sri Subrata Kumar Das gifted all that piece and parcel of land measuring 6 chittacks, out of 2 cottahs 5 chittacks 25 sq.ft. along with

 Subrata Kumar Das

Rajyasree Guha

undivided 250 sq.ft. structure lying and situated in premises no. 54B, Sri Ram Thakur Road formerly Jadavpur Central Road in favour of Smt. Rajyasree Guha and the said Deed was registered in the office of A.D.S.R., Alipore and has been recorded in Book No. I, C.D. Volume no. 1605-2015, Pages from 17821 to 17838, Being No. 4202, for the year 2015.

AND WHEREAS Smt. Rajyasree Guha and Sri Subrata Kumar Das have exchanged their 6 chittacks of land and 250 sq.ft. structure as aforesaid Deed of Gift for better enjoyment. Smt. Rajyasree Guha and Sri Subrata Kumar Das as Owners exchange the equal share of this property and they have jointly recorded and amalgamate mutated their names in the office of the Kolkata Municipal Corporation and known as Ward No. 96, Premises No. 54B, Sri Ram Thakur Road formerly Jadavpur Central Road, Assessee No. 21-096-03-0111-0.

AND WHEREAS thus as aforesaid Owners the party of the first part is the rightful and absolute owner and is seized and possessed of or otherwise well and sufficiently entitled free from encumbrances whatsoever to **ALL THAT** piece and parcel of a land more or less measuring 5 (five) cottahs 9 (nine) chittacks 10 (ten) sq.ft. situated and lying in Mouza -Ibrahimpur, J.L. No. 36, Touzi No. 237, Dag Nos. 443, 253, 252, 251, 239, 240, 241, 237, Khatian nos. 67, 68, 81 & 82, P.S. Jadavpur, within the jurisdiction of the Kolkata Municipal Corporation, Ward No. 96 being Premises No. 54E, Sri Ram Thakur Road formerly Jadavpur Central Road, Kolkata - 700 032 being the Assessee No. 21-096-03-0111-0 in the district of South 24 Parganas,

~~Smt.~~ Subrata Kumar Das

Rajyasree Guha

Sub-Registration office at Alipore, morefully described in the schedule "A" hereunder written and hereinafter referred to as the "said property/land".

1. Subject Matter of Agreement:

1.1 **Development:** Development and commercial exploitation of ALL THAT piece and parcel of a land more or less measuring 5 cottahs 9 chittacks 10 sq.ft. situated and lying in Mouza - Ibrahimpur, J.L. No. 36, Touzi No. 237, Dag Nos. 443, 253, 252, 251, 239, 240, 241, 237, Khatian nos. 67, 68, 81 & 82, Police Station - Jadavpur, within the jurisdiction of the Kolkata Municipal Corporation, Ward No. 96 being Premises No. 54B, Sri Ram Thakur Road formerly Jadavpur Central Road, Kolkata - 700 032 being the Assessee No. 21-096-03-0111-0 in the district of South 24 Parganas.

2. Background:

2.1.1. The Owners intend to develop the schedule land in a manner wherein the Owners shall be entitled to the Owners' Allocation under this Registered Agreement and the Developer shall be entitled to the Developer's Allocation under this Registered Agreement's entire allocation on the Schedule Land.

2.1.2. The Owners are the joint absolute Owners of the Schedule property and is in occupation and possession thereof.

2.1.3. Mutation: The Owners have mutated and/or mutate their names in the records of the Kolkata Municipal Corporation as Assessee No. 21-096-03-0111-0.

2.1.4. As the absolute owners of the said premises the Owners are entitled to cause development and construction thereupon. No

[Signature]

Subrata Kumar Das

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person other than the owners has any right title and/or interest, of any nature whatsoever, in the premises and/or any part thereof.

2.1.5. No Requisition, Acquisitions and Attachments: The premises or any part thereof is at present not affected by any requisition or acquisition or alignment of any authority or authorities under any law and/or otherwise and no notice or intimation about any such proceedings has been received or come to the notice of the Owners and neither the premises nor any part thereof has been attached and/or is liable to be attached under any decree or order of any Court of law or due to Income Tax, Revenue or any other Public Demand.

2.1.6. No litigation: There are no suits/or proceedings and/or litigations pending in respect of the premises or any part thereof.

2.1.7. Absolute Possession: The entirety of the premises is in peaceful possession of the Owners.

2.2. Decision to Develop : The owners became desirous of developing and the parties have mutually discussed the terms of development and thereafter decided to proceed with such development work through the Developer herein.

2.3. Background of Developer: The Developer has represented that they have the required infrastructure and expertise in this field.

2.4. Offer of Development: The owners, coming to know of the background of the Developer, approached the Developer and made the above representations and requested the Developer to take up the development of the premises as per sanctioned building plan to be sanctioned by the Kolkata Municipal Corporation (in short "KMC").

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2.5. Negotiations: Discussions and negotiations have been taken place between the parties and terms and conditions have been agreed upon by all the owners and consequent to such agreement the owners herein are entering into this Development Agreement. The Developer herein has inspected all original relevant Deeds pertaining to the said premises and satisfied with the title of the Owners herein.

3. Appointment and commencement:

3.1. Appointment and Acceptance: The Owners hereby appoint the Developer as the developer of the premises and the Developer accepts such appointment. It is recorded that all expenses, development costs, fees paid by the Developer herein in connection with the said proposed project and all permissions shall be obtained by the Developer from the concerned authorities at their own costs and expenses. The owners herein have no liability therefore. By virtue of such appointment, the Owners hereby grant, subject to what has been hereunder provided, exclusive right to the Developer to build upon and exploit commercially the premises by:

- (a) Constructing G+III building as per the approval of the Kolkata Municipal Corporation;
- (b) Dealing with the Flats/Units/Apartments and Parking Spaces pertaining to the Developer's Allocation after handing over the physical possession of the owner's allocation in terms of this registered agreement.

3.2. Commencement and Tenures: Consequent to such appointment and acceptance of appointment, this registered agreement commences and shall be deemed to have commenced on and with effect from the date of execution, as mentioned above and this

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registered agreement shall remain valid and in force till the development of the premises is completed in terms of this registered agreement and all obligations of the parties towards each other shall stand fulfilled and performed, unless terminated prior thereto for breach of covenant by any of the parties.

4. OWNER'S ALLOCATIONS:

4.1. Owner's Allocations: Owner's allocation **ALL THAT 50% FAR** (as per their respective Land share in the Said Premises) in the proposed construction with proportionate share in the land attributable thereto and together with the right, title and interest in the common areas and spaces along with all fittings and specification hereunder provided and the same shall be free of costs.

The Owners will get four Flats, i.e. 1) One Flat being No. A measuring 1252 sq.ft. more or less built up area on the North-East side of the second floor consisting of 4 (Four) Bedrooms with attached Bathroom, 1 (One) Drawing cum Dining room, 1 (One) Kitchen, 2 (Two) Balcony, 1 (One) common Bathroom and 2) another Flat being No. B measuring 811 sq.ft. more or less built up area on the South-East side of the Third Floor consisting of 2 (Two) Bedrooms with attached Bathroom, 1 (One) Drawing cum Dining room, 1 (One) Kitchen, 1 (One) balcony, 1 (One) common bathroom and 3) One Flat being No. C measuring 764 sq.ft. more or less built up area on the first floor, North-East side and 4) another Flat being No. D measuring 665 sq.ft. more or less built up area on the Third Floor, South-West side and the owners herein shall get 3 (Three) numbers of Car parking spaces (A, B & C) as per the KMC sanctioned

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building plan no. 2018100004 dated 10.04.2018 Borough No. X in the Ground Floor, morefully mentioned in Schedule E. If any additional car parking space is constructed, then the same shall also be divided with the owners as per their land sharing ratio.

It is recorded that the Owner No. 1, Smt. Rajyasree Guha herein shall get an additional 80 sq.ft. more or less constructed area to be provided by the Developer herein from Developer's allocation on the North East Side flat situated and lying at the 2nd floor, which will henceforth become 1280 sq.ft., as per KMC sanctioned building plan no. 2018100004 dated 10.04.2018 Borough No. X as additional allocation at free of cost, apart from her allocation as the Owner No. 1, Smt. Rajyasree Guha more fully described in the schedule "B" hereunder written.

It is hereby agreed by and between the Developer and the Owner No. 1, Smt. Rajyasree Guha herein that as per the KMC sanctioned building plan no. 2018100004 dated 10.04.2018 Borough No. X, since the owner No. 1 Smt. Rajyasree Guha herein even after addition of 80 sq.ft. in her owners' allocation, as stated above, is getting only 2062.35 sq.ft. as per KMC sanctioned plan out of assured 2115 sq.ft., the Developer herein has agreed to pay the price of 27 sq.ft. at the prevailing market value in DD/Cheque amounting to Rs. 1,62,000/- (Rupees One Lakh Sixty Two Hundred,

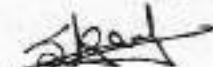
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Rajyasree Guha

at the time of handing over of physical possession of two flats to the owner no. 1, Smt. Rajyasree Guha, if the developer fails to give the said amount on handing over possession, then Land owner No.1 herein will return said Rs. 8,00,000/-, after deducting Rs. 1,62,000/-.

4.2. In addition the Developer will pay a sum of Rs. 13,000/- (Rupees Thirteen Thousand) only per month as rent to the Owner No. 2 namely Subrata Kumar Das for alternative accommodation and such payment will be made until handover of possession in the newly constructed building. That for the alternative accommodation if any advance for security deposit and any extra Rent that will be paid by the Developer. The owner no. 2, Sri Subrata Kumar Das shall return the security deposit and/or any extra rent of that owner concerned, if any, after completion of the project and during the time of getting possession in the newly constructed building. The Developer shall provide and pay the shifting charges to the owners on actual at the time of shifting to the rented accommodation and upon completion to the New Building. After completion of the project, the developer will send a notice in writing to the owner no. 2, Sri Subrata Kumar Das for taking possession of the owners' allocation and if the owner no. 2, Sri Subrata Kumar Das fails and/or neglect to take possession of his allocation within 15 days from the date of receiving the notice in such case the alternative accommodation charges will be stopped.

4.3 That upon completion of the said project as per the KMC sanctioned building plan no. 2018100004 dated 10.04.2018 Borough No. X and after obtaining completion certificate from KMC, the Developer shall hand over the physical peaceful khas possession of the flats to the respective owners as per their respective allocation and as per the terms of allocation whereupon the developer shall be

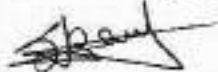
Subrata Kumar Das *Rajyasree Guha*


obliged to make partition between the owners for their respective allocation by executing a registered deed of partition at the cost of the developer, thereby enabling the owners to use and enjoy their respective allocation upon mutation before KMC in order to segregate the individual title of the flats along with car parking space in the newly constructed building in the name of the owners herein. That since the owner No.1 Smt. Rajyasree Guha is having higher Land sharing ratio, the original Deed of Partition executed herein shall be retained by her only.

4.4 Amongst the numbered car parking spaces in the newly constructed G+III building to be allotted by developer in the name of owners no. 1 and 2, the car parking space nos. A & B shall be of the owner no. 1, Rajyasree Guha and car parking space no. C shall be of owner no. 2, Sri Subrata Kumar Das herein.

4.5 That in any event the developer shall not be allowed to demand and/or claim anything towards the cost to be borne towards the execution/registration of deed of partition to be made in favour of the respective owners herein against the owners' allocation share, morefully described in Schedule B hereunder written.

If after obtaining the necessary completion certificate from KMC, the developer fails to execute the aforementioned separate registered deed of partition in order to segregate the individual title of the flats and the car parking space of their respective owners, the owner no. 1 Smt. Rajyasree Guha shall deduct the cost of executing such deed of partition from the aforesaid security deposit of Rs. 8(Eight) Lakhs, already paid by the developer to the owner no. 1, Smt. Rajyasree Guha in respect of her allocation.

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4.6 That after completion of the project, the Developer will issue a notice/letter to both the owners herein through Speed Post with A/D and by hand service with due acknowledgement to take possession of the flats of owners' allocation according to this registered agreement and if the owners do not take possession of their allocation within 30 days of receipt of the said notice, in such case the Developer shall be compelled to give intending purchasers possession according to their allotment.

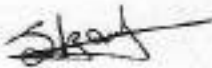
5. DEVELOPER'S ALLOCATIONS:

5.1. Developer's Allocations: Developer will get remaining 4 (four) flats and remaining car parking spaces after providing to the owners herein, more fully mentioned in Schedule E, as per the KMC sanctioned building plan no. 2018100004 dated 10.04.2018 Borough No. X after being provided of the owners of their aforesaid flats from their owners allocation. The Developer shall not be permitted to hand over the physical possession of the flats to the intending purchasers from its allocation, until and unless first hands over the owners' allocation to the owners herein along with all fittings and specifications hereinunder provided and complete the obligation of this agreement, morefully described in the Schedule "C" hereunder written.

6. PAYMENT OF ALLOCATION AMOUNT:

6.1. The Developer has already paid Rs. 8,00,000/- (Rupees Eight Lakhs only) to the Owner no. 1 Smt. Rajyasree Guha as refundable amount in the manner as follows:-

- a. Rs. 4,00,000/- (Rupees Four Lakhs Only) by two cheques amounting to Rs. 2,00,000/- (Rupees Two Lakhs only) each being

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Nos. 719897 and 719896 both dated 15.04.2013 drawn on Central Bank of India, Jadavpur Branch.

b. Rs. 4,00,000/- (Rupees Four Lakhs Only) by a cheque being no. 34681 dated 18.06.2013 drawn on Central Bank of India, Jadavpur Branch.

c. The said refundable amount i.e. Security Deposit will bear no interest under any circumstances and shall be repayable in two equal installments i.e. Rs. 4,00,000/- (Rupees Four Lakhs only) each, first after handing over physical possession of aforesaid flats and the balance Rs. 4,00,000/- (Rupees Four Lakhs Only) secondly after executing the said deed of partition in favour of the owners herein.

d. The Developer as per clause 4.1 of the instant registered agreement, shall pay Rs. 1,62,000/- (Rupees One Lakh Sixty Two Thousand Only) as the price of 27 sq.ft. at the prevailing market value in Cheque/DD at the time of handing over of physical possession of two flats to the owner no. 1, Rajyasree Guha a non-refundable amount.

After obtaining completion certificate from the K.M.C. the Developer will send a notice through speed post with A/D and by Hand service with due acknowledgement to take possession of Landowner allocation and during the time of taking possession of the Landowners allocation, the Landowner No 1 Rajyasree Guha will refund the amount of Rs. 8,00,000/- to the Developer without any interest which was given by the Developer as security deposit according to the Development Agreement. If the landowner No. 1 Rajyasree Guha fails or neglects to refund the said security deposit amount of Rs. 8,00,000/- only by Two equal Parts without any interest in such case the Landowner No 1 Rajyasree Guha will be bound to

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pay interest @ 1% per month for such period from the completion of 45 days notice to the period of payment. In such occasion if the Land Owner No. 1 Rajyasree Guha will not take the possession from the Developer as her allocation as per above notice period and in such case the Developer will hand over the intending purchaser out of Developer's Allocation.

That after completion of the project and obtaining completion certificate from KMC, the Developer will handover owners' possession according to owner's land sharing ratio and the Developer shall divide the flats between two landowners by virtue of a registered deed of partition within one month from the date of giving/taking possession of the owners' allocation. The Developer shall also bear the expenses of registration of deed of partition (stamp duty, registration fees and other incidental expenses relating to registration of deed of partition).

That during the time of handing over the owner's allocation according to the land sharing ratio, if it is found that the built-up area of flats of the owners' allocation is less than 10 sq.ft. then the same will not be adjusted but if the said owners allocation is more than 10 sq.ft. of the aforementioned owner's allocation, then the said difference in area of flat of the owner's allocation shall be paid in cash by the developer to the owners herein according to the prevailing market/government price and vice versa., apart from the price of 27 sq.ft. to be paid at the prevailing market value of Rs. 1,62,000/- (Rupees One Lakh Sixty Two Thousand Only) in Cheque/DD at the time of handing over of physical possession of two flats to the owner no. 1, Smt. Rajyasree Guha as a non-refundable amount, as stated above.

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7. **POWERS AND AUTHORITIES:**

7.1. General Power of Attorney: The owners shall grant to the Developer a Registered General Power of Attorney for the purpose of all necessary permissions from different authorities in connection with new construction and also for booking, sale, receiving payments in respect of only developer's allocation and conveying the constructed space as per this registered agreement, however after the said KMC sanctioned building plan no. 2018100004 dated 10.04.2018 Borough No. X, no further sanction and/or further amendment to the said sanctioned plan is allowed under any circumstances by either the owners or the developer herein for any additional development.

7.2. Further Acts: Notwithstanding grant of the aforesaid General Power of Attorney, the Owners hereby undertake that they will execute, as and when necessary, all papers documents, plans etc. for the purpose of development of the premises.

8. **SANCTION AND CONSTRUCTION:**

8.1. Plan: The Developer shall cause the construction of building on the basis of the KMC sanctioned building plan no. 2018100004 dated 10.04.2018 Borough No. X. The Developer shall complete the development of the KMC Sanctioned G+III project at the scheduled property within 20 months from the date of registration of this Development Agreement and Power of Attorney and/or any other appropriate authorities. It is recorded that time is the essence of this agreement under any circumstances.

8.2. New Construction: The Developer shall at its own costs construct, erect and complete the aforesaid G+III construction as

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per the KMC sanctioned building plan no. 2018100004 dated 10.04.2018 Borough No. X. All costs, charges and expenses for the erection, construction and completion of the building including Architect Fees shall be discharged and paid and borne by the Developer and the Owners shall have no responsibility in this context. The Developer shall also obtain permission which are required for construction at the said premises from the concerned authorities at the developer's costs and expenses.

8.3. Temporary Connection: The Developer shall be authorized to apply for and obtain temporary connection of water, electric and drainage sewerage at their own costs and expenses.

8.4. No obstruction: The Owners shall not do any act, deed or thing whereby the Developer is obstructed or prevented from construction and completion of the new G+III construction and similarly the Developer shall not do any act, deed or thing whereby the right of the Owners in the allocation of the Owners shall be infringed and/or in any other manner which shall tend to damage the value of the property, save and except as per law.

8.5. The Developer shall construct the building strictly in accordance with the KMC sanctioned building plan no. 2018100004 dated 10.04.2018 Borough No. X in accordance with the Building Rules & Regulations. The Developer shall abide by all statutory rules, acts, regulations and byelaws and shall remain responsible for any deviation/violation or breach of such rules, regulations, acts and byelaws.

8.6. The Developer shall not construct any additional floor on or above G+III storied building nor shall make any garden on the roof top and shall not do any act, deeds or otherwise which may increase


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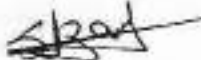
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load on the building and may prejudice the safety and stability of the building and/or damage the building in violation of the KMC sanctioned building plan no. 2018100004 dated 10.04.2018 Borough No. X.

9. **Dealings with Units in the new constructions:**

9.1. The Owners and the Developer have identified their respective allocations and accordingly they shall not enter into any Supplementary Agreement duly identifying the respective allocations in violation of the KMC sanctioned building Plan no. 2018100004 dated 10.04.2018 Borough No. X. The allocation has been made on fair and equitable basis and/or paripassu basis so that both the Owners and the Developer are allotted equal space in all prime areas of the Building/Project.

9.2. The Developer shall be exclusively entitled to the Developer's Allocation in terms of this registered Agreement with exclusive right to sell, transfer and convey or otherwise with the same without any right, claim or interest therein whatsoever of the Owners and the Owners shall not in any way interfere with or disturb the quiet and peaceful possession of the Developer's Allocation in terms of this registered Agreement. The owners shall be entitled/Permitted to inspect the new construction of the said project at any point of time without any obstruction from the Developer without any further intimation till completion of the same. The Developer shall not be permitted to handover the physical possession of the flats to the intending purchasers from their allocation, until and unless, first handover the physical vacant possession of the owners allocation along with all fittings and specification hereunder provided and upon completion of its obligation under this registered Agreement.

Subrata Kumar Das


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9.3. The Owners shall be exclusively entitled to the Owner's Allocation in terms of this agreement with exclusive right to sell, transfer and convey or otherwise with the same without any right, claim or interest therein whatsoever of the Developer and the Developer shall not in any way interfere with or disturb the quiet and peaceful possession of the Owner's Allocation in terms of this agreement.

9.4. The Owners have given right to the Developer to sell, transfer and convey the constructed saleable area/space pertaining to the Developer's Allocation in terms of this Registered Agreement in the new constructions as well as the proportionate share in the land, in favor of any transferee through Registered Power of Attorney signed simultaneously with this agreement provided however the Developer shall make over 50% of the constructed saleable area/space pertaining to the Owner's Allocation to the Owners first.

9.5. The allocation shall be in terms of this Registered Agreement and in the event the parties fail to comply with their respective obligations during the stage of construction under this agreement and/or upon completion of the project and besides the other rights of the Developer under this Registered Agreement and/or under law and in equity the party aggrieved shall be free to take the necessary steps as it may be entitled.

9.6. Transfer of Developer's Allocation: In consideration of the Developer constructing the new building/buildings on the demised premises the Owners shall execute deeds of conveyances of the undivided share in the land in favor of the Transferees, in such part or parts as shall or may be required by the Developer. The owners have also given right to the Developers to sell, transfer and convey

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constructed saleable area/space pertaining to the Developer's Allocation in terms of this Registered Agreement in favor of the transferees by a separate Registered Power of Attorney signed simultaneously with this agreement.


9.7. Cost of Transfer: The cost of such conveyances including stamp duty and registration expenses and all other legal expenses shall be borne and paid by the transferees.

9.8 That Owners allocations will be more perfectly and particularly be demarcated through proper supplementary notarized development agreement, which will be part and parcel of this agreement.

10. Possession and Post Completion Maintenance:

10.1. Possession Date and Rate: On and from such a date taking vacant physical possession in respect of payment of Municipal rates and taxes and maintenance charges the transferees shall be exclusively responsible for payment of all Municipal rate and taxes and other public outgoings and impositions whatsoever (collectively rates) payable in respect of the new units provided however when such rates are applicable to the whole of the premises/new building, the same shall be apportioned on pro-rata basis with reference to the total area of the New Building.

10.2. Maintenance: If all the flats/units of Developer Allocation are not sold to intending purchaser then only, the Developer and the Owners shall jointly frame a scheme for the management and administration of the Newly constructed G+III Building. But if all the units are sold, then the existing flat owners herein shall frame a committee for such maintenance. The Owners and the Developers hereby agree to abide by all the rules and regulations to be framed

 Subrata Kumar Das Rajyashree Gupta

by representative's body of the Transferees (Association), which shall be in charge of such management of the affairs of the New Building.

11. Owner's Obligation

11.1. No obstruction in dealing with Developer's Allocation: The Owners covenant not to do any act, deed or thing whereby the Developer may be prevented from selling, transferring, conveying and/or disposing of any part or portion of the constructed saleable area/space as well as the proportionate share in the land.

11.2. No obstruction in Construction: The Owners hereby covenant not to cause any interference or hindrance in the construction subject to, the Developer not interfering with the Owner's entitlement under this agreement and subject to satisfactory progress of work and/or timely completion of the project with the materials and equipment of the agreed specifications with superior workmanship, save and except as per law.

11.3. No dealing with the premises: The Owners hereby covenant not to let out, grant lease, mortgage and/or charge the premises or any portions thereof without the consent in writing of the Developer during continuance of this agreement.

11.4. Making out Marketable Title: The Owners have already made out a clear and marketable title of the land on which the new building shall come up and the Developer has satisfied itself in that regard and the Owners shall not do any such act, deed or thing whereby the said marketable title shall stand diluted, encumbered and breached.

11.5. The Owners shall provide all such documents as may be required by the Developer in connection with the Schedule

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Rajyasree Gaha

[Signature]

premises and development thereof and the Owners also shall sign on such forms, representations, declarations, affidavits and correspondences as may be required for the purpose. The Owners shall handover to the Developer the photocopy of the title deeds and documents in respect of the schedule premises. The Owners will arrange for inspection of the original deeds upon 24 hours notice.

11.6. All rates and taxes in respect of the schedule premises shall be borne by the Owner No. 1. Smt. Rajyasree Guha upto 15.04.2013 and thereafter all taxes shall be borne by the Developer till the time of actual handing over of actual physical khas possession of flats of the Owners allocation. Upon issuance of completion certificate the Owner and/or its Transferees of the Developer and/or its Transferees shall be responsible for paying the applicable rates and taxes in respect of the individual Units wholly and in respect of the common areas proportionately.


12. Owner's Indemnity:

12.1. Title: The owners shall always be responsible for giving goods and marketable title to the Developer and the Transferees in this regard.

12.2. Developer's Allocation: The Owners do hereby undertake that the Developer shall always be entitled to the Developer's Allocation in terms of this registered agreement and shall enjoy the same without any interference or disturbances by the owners and to this effect the Owners hereby indemnify and agree to keep indemnified the Developer.

13. Developer's Obligation and Indemnity:

13.1. Third Party Claims: The Developer hereby undertakes to keep the Owners indemnified against all third party claims or claims from

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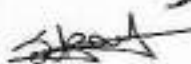
any authority and actions, suits, costs and proceedings arising out of any act of omission or commission on the part of the Developer in relation to the construction and/or for any effect therein or development of the premises. Any incident, untoward incidents, death, physical disability of any workman, laborer or person engaged in the construction work or related thereto shall be the responsibility of the Developer including any damage, compensation or any other obligation in this regard shall be that of the Developer.

13.2. The Developer shall subject to the terms and conditions of this Registered Agreement handover the Owner's Allocation in a habitable and complete condition as per specification of clause 14 duly completed to the Owner's in time and shall not encumber the Owners allocation under any circumstances, in any manner whatsoever.

13.3. The Developer shall always act in accordance with law and without breach of any statutory provisions.

14. Specification of the New Building:

1. The building is on R.C.C. Column foundation, the entire construction in all phases will be treated with water proofing compound. The R.C.C. work will be done with Elegant/SRMB, ISI Torr Rod, Cement (made of ACC/Lafarge).
2. The entire building will be finished with white marble with 4' skirting, toilets will be of 6' high glaze tiles. Entire stair case would be finished with white marble floor.

 Subrata Kumar Das

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3. However the flats of owner no. 1, Smt. Rajyasree Guha will be finished with Katni or Marwa Super 7'X3'/6'X4' slab marble with 4" (inch) skirting, toilets will be 6' high glaze tiles.
4. Kitchen will have R.C.C. cooking platform with granite top finished with 48" height glaze tiles on back of the cooking platform, to protect the wall from oil spots, one steel sink will be provided with a tap for the flats of owner no. 1, Smt. Rajyasree Guha.
5. Kitchen will have R.C.C. cooking platform with marble top finished with 48" height glaze tiles on back of the cooking platform, to protect the wall from oil spots, one steel sink will be provided with a tap for the flats of owner no. 2.
6. All interior walls and ceiling will be finished with putty and one coat primer will be done only for the flats of owner no. 1, Smt. Rajyasree Guha. Exterior walls will be painted with suitable shades of water proof cement base paints (coloured).
7. All doors are flush door, only main door will be teak face and rest will be commercial century/green ply on both sides painted with white enamel paints, door frames will be of 1st class swal wood, main door will have Brass or steel tower bolt and handle with godrej lock and other doors will have brass or steel tower bolt, Halts bolt, handle & stay. Toilet door will be flush door & frame. All door handle with mortice 6 lever locks of Godrej will be fitted inside doors for the flats of owner no.1, Smt. Rajyasree Guha.
8. All windows would be aluminum, sliding door window as per I.S.I. with M.S. grill fitted with smoke glass panel.
9. Each flat will have western type commode of Hindware/Parryware low down PVC cistern in addition to one wash basin, shower and brass anodized bib cock of Essco. Hot and cold water mixtura

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machine tap of Jaguar Company. One basin is to be provided at dining hall of both flats of owner no. 1, Smt. Rajyasree Guha.

10.a. **Electric points at Developer's cost:** Full concealed wiring with Finolex/Havells of all flats of owner no. 1, Smt. Rajyasree Guha. Electric bell point to be provided only at the main door of the flats of owner no. 1, Smt. Rajyasree Guha. A.C. point will be provided in each bed room and one extra A.C. point on 2nd and 3rd floor drawing rooms to owner no. 1, Smt. Rajyasree Guha will also be provided. All switches shall be of Havells modular switches.

10.b. **Electric fittings at Developers' cost:**

(i) In the bedrooms, there will be 3 light points/switches, 1 fan point/switch and A.C. point (as stated above), 2 plug points (5 Amp each) along with switches for all.

(ii) In the kitchen, 2 plug points (one 5Amp + one 15 Amp) for Mixture-cum-Grinder, Microwave, exhaust/chimney point and 2 light points.

(iii) In the drawing cum dining room, there will be refrigerator point (15Amp), T.V. point, Computer point, Telephone point (separate), Cable T.V. point and Washing Machine point (15Amp), 4 light points, 2 fan points and switches 4 plug points (5Amp + 15Amp) along with switches for all.

(iv) In the bathrooms, there will be light point and exhaust point. Gysar point is to be provided in each bathroom of both flats of owner No. 1. Rajyasree Guha.

(v) In balcony, there shall be 1 light point & 2 plug points (5Amp) along with switches for all.

11. Roof finished with water proofing compound with net cement. It is noted that the Developer and the owners shall discuss between

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themselves accordingly the Developer shall do the construction of the floor.

12. Water supply round the clock is assured through K.M.C. source for which necessary underground and overhead reservoir would be made and one pump set will be installed. All water supply line will be made of PVC pipe of high quality special fitting/finished will be provided as per customer's choice at an extra cost.

13. Two collapsible gates at main door of each flats of owner No. 1, Smt. Rajyasree Guha.

15. Miscellaneous:

15.1. During the continuance of this indenture the Owners shall not create any third party interest in the subject premises.

15.2. Additional Authority: It is understood that from time to time to facilitate the uninterrupted construction by the Developer, various deeds matters and things not herein specified may be required to be done by the Developer and for which the Developer may need authority of the owners. Further, various applications and other documents may be required to be signed or made by the Owners relating to which specific provisions may not have been mentioned herein. The owners hereby undertake to do all such acts, deeds, matters and things and execute any such additional power of attorney and/or authorization as may be required by the Developer for the purpose and the Owners also undertake to sign and execute all additional applications and other documents, at the costs and expenses of the Developer PROVIDED THAT all such acts, deeds, matters and things do not in any way infringe the rights of the Owners and/or go against the spirit of this Agreement.

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15.3. The Developer shall demolish the existing structure lying and situate on the Schedule premises with prior intimation to the Owners and the owners shall be entitled to appropriate the sale value of the salvage and the debris.

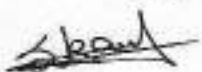
15.4. Further Acts: The parties do all further acts deeds and thing as may be necessary to give complete and meaningful effect to this agreement.

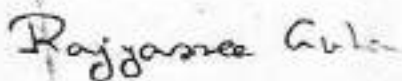
15.5. Taxation: The owners shall not be liable for any Income Tax, Wealth Tax, Service Tax or any other taxes in respect of the Developer's Allocation and the Developer shall be liable to make payment of the same and keep the owners indemnified against all actions, suits, proceedings, costs, charges and expenses in respect thereof. Similarly the Developer shall not be liable for any Income Tax, Wealth Tax, Service Tax or any other taxes in respect of the Owner's Allocation and the owners shall be liable to make payment of the same and keep the Developer indemnified against all actions, suits, proceedings, costs, charges and expenses in respect thereof.

15.6. Ground Rent and Wealth Tax: As and from the date of actual handover of physical possession of the owners allocation after completion of the construction of New Building, the Transferees shall each be liable to pay and bear proportionate charges on account of ground rent and wealth tax and other taxes payable in respect of their respective units.

16. Default:

16.1. It is agreed that in the event the Developer fails to handover possession to the owners as per terms of this registered agreement within the stipulated period of 20 months as stated in clause 8.1 the Developer shall pay Rs. 20,000/- per month as damages to the

Subrata Kumar Das


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Owner No. 1, Smt. Rajyasree Guha till such time possession of the owners allocation is handed over. If the Developer fails to comply with any of the terms and conditions of this agreement, the Owner No. 1, Smt. Rajyasree Guha shall deduct money from the security deposit of Rs. 8 lakhs for the completion of any of the unfinished work.

17. Force Majeure:

17.1. Meaning of: Force Majeure shall mean flood, earthquake, riot, war, cyclone tempest, civil commotion, strike, delay in any permission by any statutory authority and/or their event beyond the control of the parties (Force Majeure).

17.2. No liability: The parties hereto shall not be considered to be liable for any obligation hereunder to the extent that the performance of such obligation is prevented by the existence of Force Majeure and the performance of such obligation shall be suspended during Force Majeure.

18. Reservation of Rights:

18.1. Forbearance: No forbearance, indulgence or relaxation by any party at any time to require performance of any of the provisions of this agreement shall in any way effect, diminish or prejudice the right of such party to require performance of that provision.

18.2. No waiver: Any waiver or acquiescence by any party of any breach of any of the provision of this agreement shall not be construed as a waiver or acquiescence to or recognition of rights and/or position other than as expressly stipulated in this agreement.

19. Waiver:

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19.1. Right to waiver: Any term or condition this agreement may be waived at any time by the party who is entitled to the benefit thereof, such waiver must be in writing and must be executed by such party.

19.2. No continuing waiver: A waiver on occasion will not be deemed to be of the same or any breach or non-fulfillment on a future occasion. No omission or delay on the part of either party to require one and punctual performance of obligation by the other party shall constitute a waiver of such obligation of the other party or the due and punctual performance thereof by such other party and it shall not in any manner constitute a continuing waiver and/or as a waiver of other breaches of the same or other (similar otherwise) obligation hereunder or as a waiver of any right or remedy that such party may otherwise have in law or in equity.

20. Governing law:

20.1. Between the parties: This agreement and the rights and obligations of the parties under or arising out of this agreement shall be construed and enforced in accordance with the laws of India.

20.2. By parties: The parties shall abide by the laws of India and all applicable local laws with respect to the subject matter of this agreement, to ensure that there is no contravention. If there is any contravention, either party may, by written notice, call upon the other to ensure compliance with requirements as per applicable laws. Any penalties levied by the Government, State or Central, Municipal body etc. as a result of non-compliance by either party, will be borne by the defaulting party.

21. Notice:

21.1. Mode of service: Any notice, consent, approval, demand, waiver or communication required or permitted hereafter shall be in

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writing and shall be deemed given/effective or delivered to the person personally, at the time of delivery or if sent by registered/speed post with A/D at the address as mentioned above and also by hand service with due acknowledgement.

22. JURISDICTION

22.1 All dispute and differences arising out of this Agreement or in relation to determination of any liability of the parties hereto or to the construction and interpretation of any of the terms herein and the meaning thereof the parties shall have liberty to take recourse of law by instituting Civil and Criminal Proceeding before the Competent Court of Law, where jurisdiction lies.

23. Rules of Interpretation:

23.1. Headings: Headings have been inserted at various places merely for convenience of reference and are not intended to impact the interpretation or meaning of any clause.

23.2. Presumptions rebutted: It is agreed that all presumptions, which may arise in law at variance with the express provisions of this agreement stand rebutted and that no presumptions will adverse to the right title and interest of the parties in the premises.

SCHEDULE 'A' ABOVE REFERRED TO

(FIRST SCHEDULE)

(PREMISES)

ALL THAT piece and parcel of a land more or less measuring 5 Cottahs 9 Chittacks 10 sq.ft. together with 400 sq.ft pacca structure thereon situated and lying in Mouza - Ibrahimpur, J.L. No. 33, Touzi No. 237, Dag Nos. 443, 253, 252, 251, 239, 240, 241, 237.

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Khatian nos. 67, 68, 81 & 82, Police Station - Jadavpur, within the jurisdiction of the Kolkata Municipal Corporation, Ward No. 96 being Premises No. 54B, Sri Ram Thakur Road formerly Jadavpur Central Road, Kolkata - 700 032 being the Assessee No. 21-096-03-0111-0 in the district of South 24 Parganas on which a G+III storied building shall be erected the said property is butted and bounded by:-

ON THE NORTH: 12' wide KMC Road
ON THE SOUTH: 54/B/2, Sri Ram Thakur Road
ON THE EAST: 12' wide KMC Road
ON THE WEST: 54A, Sri Ram Thakur Road

SCHEDULE "B" ABOVE REFERRED TO
SECOND SCHEDULE
(OWNERS' ALLOCATION)

ALL THAT 50% FAR (as per their respective Land share in the Said Premises) in the proposed construction with proportionate share in the land attributable thereto and together with the right, title and interest in the common areas and spaces along with all fittings and specification hereunder provided and the same shall be free of costs.

The Owners will get four Flats, i.e. 1) One Flat being No. A measuring 1252 sq.ft. more or less built up area on the North-East side of the second floor consisting of 4 (Four) Bedrooms with attached Bathroom, 1 (One) Drawing cum Dining room, 1 (One) Kitchen, 2 (Two) Balcony, 1 (One) common Bathroom and 2) another Flat being No. B measuring 811 sq.ft. more or less built up area on the South-East side of the Third Floor consisting of 2 (Two) Bedrooms

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with attached Bathroom, 1 (One) Drawing cum Dining room, 1(One) Kitchen, 1(One) balcony, 1 (One) common bathroom and 3) One Flat being No. C measuring 764 sq.ft. more or less built up area on the first floor, North-East side and 4) another Flat being No. D measuring 665 sq.ft. more or less built up area on the Third Floor, South-West side and the owners herein shall get 3(Three) numbers of Car parking spaces as per the KMC sanctioned building plan no. 2018100004 dated 10.04.2018 Borough No. X in the Ground Floor, morefully mentioned in Schedule E. If any additional car parking space is constructed, then the same shall also be divided with the owners as per their land sharing ratio.

(Be It Noted that below mentioned Owners Allotted Portion will be separated THROUGH proper registered of deed of Partition on getting possession therein and the said partition deed will be executed within 30 days from the date of possession at the cost of expenses of the Developer)

A refundable amount of Rs. 8 lakhs, already paid by the developer to the owner no. 1, Smt. Rajyasree Guha, If the developer fails to execute the aforementioned registered deed of partition in order to segregate the individual title of the flats and the car parking space of their respective owners, the cost of registration of Partition deed shall be deduct from the non refundable amount of Rs. 8 lakhs, already paid by the developer to the owner no. 1, Smt. Rajyasree Guha in respect of her allocation.

**SCHEDULE "C" ABOVE REFERRED TO
DEVELOPER'S ALLOCATION**

ALL THAT piece and parcel of the remaining 50% FAR after

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providing for the Owners' Allocation at the proposed Building at the Said Premises together with proportionate share, right, title and interest in the common facilities and amenities, including the right of user of the said facilities.

Developer will get remaining 4 (four) flats i.e. 1. Flat No. E measuring 1044 sq.ft. built up area & Flat No. F measuring 477 sq.ft built up area on the First Floor, 2. Flat No. G measuring 1033 sq.ft. built up area on the Second Floor 3. Flat No. H measuring 809 sq. ft. built up area on the Third Floor, Total Flat area in the Map or Plan annexed hereto and thereon and remaining car parking spaces after providing to the owners, morefully mentioned in Schedule E, wherein separate sheet featuring the area sketch map of car parking space is attached with this registered agreement herein, as per the KMC sanctioned building plan no. 2018100004 dated 10.04.2018 Borough No. X after being provided of the owners of their aforesaid flats from their owners' allocation. The Developer shall not be permitted to hand over the physical possession of the flats to the intending purchasers from its allocation, until and unless first hands over the owners' allocation to the owners along with all fittings and specifications herein under provided and complete the obligation of this agreement, morefully described in the Schedule "B" hereunder written.

SCHEDULE 'D' ABOVE REFERRED TO
(PARTICULARS OF COMMON AREAS AND FACILITIES TO BE
DEVELOPED AT THE COST OF THE DEVELOPER)

1. The open space around the building comprising the entrance therein, the staircase on all floors including the landing thereof.
2. The foundation columns, gutters, beams, supports, main walls.

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3. The main entrance of the premises as well as of the building.
4. Common passage and Entrance lobby on the ground floor.
5. The electric meter room and the main electric connection in the Premises.
6. Overhead reservoirs.
7. Water pump, water tanks, pipes and other common plumbing, installations and all other water supply equipment.
8. Drainage and sewerage systems.
9. Boundary walls and such other common parts, areas, equipment, installations, fixtures, fittings and spaces in or about the main building as are necessary for passage in user and occupancy of the flats in common and as are specified expressly as common parts after construction of the building.
10. Lift shall be constructed at the cost of the developer and the owners shall not contribute anything for the same.
11. Ultimate roof.

SCHEDULE "E" ABOVE REFERRED TO
CAR PARKING AREA

ALL THAT piece and parcel of car parking spaces to be constructed in the ground floor of the said newly constructed G+III building as per the KMC sanctioned building plan no. 2018100004 dated 10.04.2018 Borough No. X, out of which 3 (three) car parking spaces being No. A & B & C

The Developer shall get remaining car parking spaces after providing to the owners out of the aforesaid total car parking space in the said newly constructed G+III building as per the KMC sanctioned building plan no. 2018100004 dated 10.04.2018 Borough No. X.

Suketa Kumare Das

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IN WITNESS WHEREOF the parties hereinto put their respective Signature & Seals on the Day Month & Year first above written.

Rajyasree Gita

WITNESSES:-

1. Pranay Paul.
87/E Ibrahimpur Road
Jadampur (Co. 2) - 700032.

Subkate number 401

.....
SIGNATURE OF THE OWNERS

2. KAMAL PAUL
Karnal Poud
197, Anandapally
Jadampur, Kot-32.

Swarnan K. Paul. (Seal)
PCC

.....
SIGNATURE OF THE DEVELOPER

3. Bhok Kumar Das
54A CENTRAL ROAD
KOLKATA-700032

Read over, explained in Vernacular to the Parties and admitted to be correct and Drafted by me and prepared in my serasta as per instructions and documents supplied by the parties herein.,

Sumita Sen Ghosh
Advocate WB-12/8/99
Alipore Judges Court, Kolkata-700 027.

Typed by me:

B. Mondal
B. Mondal,
Aparajita, Kol-104

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PHOTO	left hand					
	right hand					

Name

Signature



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left hand						
right hand						

Name

Signature *Rajjames Gula*



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left hand						
right hand						

Name

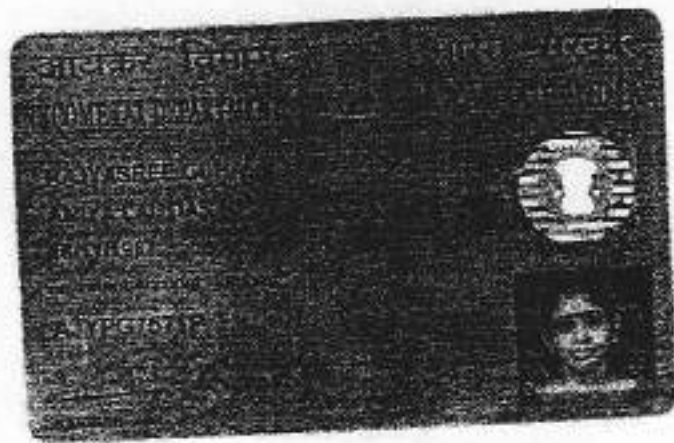
Signature *Subrata Kumar Das*



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left hand						
right hand						

Name

Signature *Swarnava M Paul*



Rajyasree Guha



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SWARNAVA KUMAR PAUL

SWAPAN KUMAR PAUL

14/01/1985

Permanent Account Number

AKMP8984A


Signature



In case this card is lost / found, kindly inform / return to :
Income Tax PAN Services Unit, UTTISI
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

यह कार्ड खो जाने पर कृपया सूचित करें/सौंपें।
आयकर पैन सेवा यूनिट, UTTISI
प्लॉट नं. 3, सेक्टर 11, सी.बी.डी. बेलपुर,
नवी मुंबई - 400 614



भारत सरकार
GOVERNMENT OF INDIA



वैधता (व्यक्ति)

Saimen Ghosh

आधार संख्या / DOB: 01/06/1977

लिंग / GENDER: MALE



8444 4705 0592

व्यक्तिगत संपर्क सूचना अधिकारी



भारत डाक विभाग
GOVERNMENT OF INDIA

ठिकाना:

192/5 अपराजिता, ए.जी.
रोड, चक थारुरानी, कोलकाता
(MC) कोलकाता,
पश्चिम बंगाल - 700104

Address

192/5 APARAJITA H.G.
ROAD, CHAK
THARURANI, Kolkata
(MC) Kolkata,
West Bengal - 700104



1947
1800 300 1947

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Bangalore-560 021



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Government of India

ভনিকাঙ্কির আই ডি / Enrollment No.: 1040/20100/06309

To
রাজেশী গুণ
Rajyasree Guna
64/3C/1
RAJA RAM MOHAN ROY ROAD
Purba Barisha
Barisha
South Twenty Four Parganas
West Bengal 700008

28/08/2013
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MN274101320FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

7232 8094 6163

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India



রাজেশী গুণ
Rajyasree Guna
পিতা : অমিত লাল দাস
Father : AMYA LAL DAS
জন্ম তারিখ / Year of Birth : 1967
মহিলা / Female



7232 8094 6163

আধার - সাধারণ মানুষের অধিকার

Rajyasree Guna

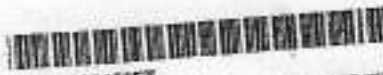


ভারতীয় বিদ্যুৎ পরিচালনা আয়োগ
ভারত সরকার
 Unique Identification Authority of India
 Government of India

অধিকাঙ্কন আইডি / Enrollment No. : 121518000607580

To
 Subrata Kumar Das
 সুরভ কুমার দাস
 54B
 JADAVPUR CENTRAL ROAD
 Jadavpur University
 Jadavpur University, Kolkata
 West Bengal - 700032
 9339259689

31/05/2015



KH455030453FT
 45503045



আপনার আধার সংখ্যা / Your Aadhaar No. :

5414 4977 9085

আধার - সাধারণ মানুষের অধিকার

State Emblem of India
 Government of India

সুরভ কুমার দাস
 Subrata Kumar Das
 পিতা : সচিন্দ্র দাস
 Father : Sachindr Das

জন্ম তারিখ / DOB: 25/10/1985
 লিঙ্গ / Male

5414 4977 9085




আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
Unique Identification Authority of India
GOVERNMENT OF INDIA

তালিকাভুক্তির আই ডি / Enrollment No. 1040/20729/15819

To
স্বনাত কুমার পাল
Swamava Kumar Paul
87/E IBRAHIMPUR ROAD
JADAVPUR
Jadavpur University
Jadavpur University
Circus Avenue Kolkata
West Bengal 700032

05/11/2013
67741924

MN677419245FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

8215 0879 1125

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India



স্বনাত কুমার পাল
Swamava Kumar Paul
পিতা : স্বপন কুমার পাল
Father : SWAPAN KUMAR PAUL
জন্মতারিখ / DOB : 14/01/1985
পুরুষ / Male



आयकर विभाग **भारत सरकार**
INCOME TAX DEPARTMENT **GOVT. OF INDIA**

SUBHATA KUMAR DAS
 SACHILAL DAS

25/10/1959
 Permanent Account Number
BEKPD0437B

Signature





In case the card is lost, please apply for a duplicate card to the
 Income Tax PAN Service Centre, 11/11/11
 Plot No. 3, Sector 15, Gurgaon, Haryana
 New Mumbai - 400 014

इस कार्ड को खोने/चुराने का मामला
 आयकर विभाग, 11/11/11
 नया मुंबई - 400 014





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

GRN Details

GRN: 192021220044348188
GRN Date: 04/08/2021 19:54:09
BRN : 6559373781326
Gateway Ref ID: 212162370942
Payment Status: Successful

Payment Mode: Online Payment (SBI Epay)
Bank/Gateway: SBIEPay Payment Gateway
BRN Date: 04/08/2021 19:08:49
Method: HDFC Retail Bank NB
Payment Ref. No: 2001286121/4/2021
[Query No*/Query Year]

Depositor Details

Depositor's Name: DAS GHOSH AND ASSOCIATES AC PUSPA CONSTRUCTION
Address: BAISHALI, 747 M.G.ROAD, THAKUR
Mobile: 9836996870
EMail: bhaskar747@gmail.com
Contact No: 09836996870
Depositor Status: Solicitor firm
Query No: 2001286121
Applicant's Name: Mr Sumita Das Ghosh
Identification No: 2001286121/4/2021
Remarks: Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001286121/4/2021	Property Registration- Stamp duty	0030-02-103-003-02	39021
2	2001286121/4/2021	Property Registration- Registration Fees	0030-03-104-001-16	8021
			Total	47042

IN WORDS: FORTY SEVEN THOUSAND FORTY TWO ONLY.

Major Information of the Deed

Deed No :	I-1603-05496/2021	Date of Registration :	05/08/2021
Query No / Year	1603-2001286121/2021	Office where deed is registered	
Query Date	28/07/2021 12:25:48 PM	1603-2001286121/2021	
Applicant Name, Address & Other Details	Sumita Das Ghosh Alipore Judges Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL PIN - 700027, Mobile No. : 9836996870, Status : Advocate		
Transaction	Additional Transaction:		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt (Rs : 8,00,000/-)		
Set Forth value	Market Value		
Rs. 1,50,00,000/-	Rs. 1,66,34,251/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 40,021/- (Article:48(g))	Rs. 8,053/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip. (Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Ram Tripathy Road, Premises No: 54B, Ward No: 096 Pin Code : 700032

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	5 Katha 9 Chatak 10 Sq Ft	1,48,00,000/-	1,63,66,951/-	Width of Approach Road: 12 Ft.
Grand Total :				9.201Dec	148,00,000 /-	163,66,951 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	400 Sq Ft.	2,00,000/-	2,67,300/-	Structure Type: Structure

Gr. Floor, Area of floor : 400 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 7 Years, Roof Type: Pucca, Extent of Completion: Complete

Total :	400 sq ft	2,00,000 /-	2,67,300 /-	
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Lord Details :

No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Mrs RAJYASREE GUHA Wife of Mr Aloke Guha Executed by: Self, Date of Execution: 06/08/2021 , Admitted by: Self, Date of Admission: 06/08/2021 ,Place : Office	 06/08/2021	 LTI 06/08/2021	 06/08/2021
64/3C/1 Behala East Park, Biren Roy Road East, City:- , P.O:- Barisha, P.S:-Thakurpukur, District - South 24-Parganas, West Bengal, India, PIN:- 700008 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AJxxxxxx1P, Aadhaar No: 72xxxxxxxx6163, Status :Individual, Executed by: Self, Date of Execution: 06/08/2021 , Admitted by: Self, Date of Admission: 06/08/2021 ,Place : Office				
2	Mr SUBRATA KUMAR DAS Son of Late Sachlal Das Executed by: Self, Date of Execution: 06/08/2021 , Admitted by: Self, Date of Admission: 06/08/2021 ,Place : Office	 06/08/2021	 LTI 06/08/2021	 06/08/2021
54B Jadavpur Central Road, City:- , P.O:- Jadavpur University, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: BExxxxxx7B, Aadhaar No: 54xxxxxxxx9085, Status :Individual, Executed by: Self, Date of Execution: 06/08/2021 , Admitted by: Self, Date of Admission: 06/08/2021 ,Place : Office				

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	PUSHPA CONSTRUCTION 56 Sri Ram Thakur Road, City:- , P.O:- Jadavpur University, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032 , PAN No.:: AKxxxxxx4A, Aadhaar No: 82xxxxxxxx1125, Status :Organization, Executed by: Representative			

06-08-2021

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 14:01 hrs on 06-08-2021, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr SWARNAVA KUMAR PAUL ..

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 1,66,34,251/-

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

Execution is admitted on 06/08/2021 by 1. Mrs RAJYASREE GUHA, Wife of Mr Aloke Guha, 64/3C/1 Bahala East Park, Biren Roy Road East, P.O: Barisha, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700008, by caste Hindu, by Profession House wife, 2. Mr SUBRATA KUMAR DAS, Son of Late Sachil Das, 54B Jadavpur Central Road, P.O: Jadavpur University, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Hindu, by Profession Others

Identified by Mr SOUMEN GHOSH, , Son of Late Amal GHOSH, 192/5 M G Road, P.O: R C Thakurani, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Hindu, by profession Others

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

Execution is admitted on 06-08-2021 by Mr SWARNAVA KUMAR PAUL, Proprietor, PUSHPA CONSTRUCTION (Sole Proprietorship), 56 Sri Ram Thakur Road, City:- , P.O:- Jadavpur University, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032

Identified by Mr SOUMEN GHOSH, , Son of Late Amal GHOSH, 192/5 M G Road, P.O: R C Thakurani, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 8,053/- (B = Rs 8,000/- , E = Rs 21/- , H = Rs 28/- , M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-, by online = Rs 8,021/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 04/08/2021 7:55PM with Govt. Ref. No: 192021220044348188 on 04-08-2021, Amount Rs: 8,021/-, Bank SBI EPay (SBlePay), Ref. No. 6559373781326 on 04-08-2021, 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 40,000/- by online = Rs 39,021/-
Description of Stamp
1. Stamp: Type: Impressed, Serial no T366767, Amount: Rs.1,000/-, Date of Purchase: 13/04/2021, Vendor name: Mousumi Ghosh

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 04/08/2021 7:55PM with Govt. Ref. No: 192021220044348188 on 04-08-2021, Amount Rs: 39,021/-, Bank SBI EPay (SBlePay), Ref. No. 6559373781326 on 04-08-2021, Head of Account 0030-02-103-003-02

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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2021, Page from 167495 to 167542

being No 160305496 for the year 2021.



Digitally signed by DEBASISH DHAR
Date: 2021.08.13 12:43:19 +05:30
Reason: Digital Signing of Deed.

Dhar

(Debasish Dhar) 2021/08/13 12:43:19 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)