

23358

12 AUG 2021

No.....Rs.-**5000/-**- Date.....

Name:.....**Ashok Das**.....

Address:.....

Vendor:.....**Subhankar Das**.....

Alipur Collectorate, 24 Pgs. (S)

SUBHANKAR DAS

STAMP VENDOR

Alipur Police Court, Koi-27

Advocate

**Alipur Police Court
Kolkata - 27**

23358 = 5000/-



Ashok Das
Adv.

DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS ALIPORE
13 AUG 2021

(1) **MANASH BANERJEE (PAN BZEPB4651G)**, son of Late Phani Bhusan Banerjee, by faith Hindu, by occupation retired, residing at 60/48, Hari Pada Dutta Lane, Police Station Tollygunge, now Jadavpur, Kolkata-700033, **AND (2) MILAN BANERJEE, (PAN BRTPB2382M)** Late Phani Bhusan Banerjee, by faith Hindu, by occupation retired, residing at 60/48, Hari Pada Dutta Lane, Police Station Tollygunge, Kolkata-700033, hereinafter referred to as the "**OWNERS**" (which expression shall unless excluded by or repugnant to the subject or context be deemed to include their legal heirs, executors, legal representatives and/or assigns) of the **ONE PART.**

A N D

SAANVI NIWAS PRIVATE LIMITED (PANABGCS1316R), a company incorporated under the Companies Act, 2013, having its registered office at 2B, Mahendra Road, Police Station BhabaniPur, Kolkata-700025, represented by its Directors namely, **AMIT BAJORIA (PAN AHCPB2460Q)** son of Srikrishna Bajoria, by faith - Hindu, by occupation - Business, residing at 7C, Priyanath Malick Road, BhabaniPur, Kolkata-700025 and **SUPRABHAT SEN (PAN ECMPS9216J)**, son of Late Uday Sankar Sen, by faith Hindu, by occupation Business, residing at 258A, A.P.C. Road, Kolkata-700006, hereinafter referred to as the '**DEVELOPERS**' (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors-in-office, executors, legal representatives and assigns) of the **OTHER PART.**

W H E R E A S:

A. One Union Company Limited was the owner **ALL THAT** piece and parcel of land measuring about 3(three) Cottahs 40(fourty) sq.ft. a little more or less together with partly two storied old building comprising C.S. Dag No. 978 and Khatian No. 125, with 126 now within the limits of the Kolkata Municipal Corporation under Ward No. 094 Police Station tollygunge after that now Jadavpur 24, Parganas thereof (hereinafter called the "**MOTHER PROPERTY**") morefully described in the Schedule hereinafter written.

B. The by the virtue of the deed of conveyance which was registered at Sub- Registry office at Alipore, recorded in Book No. I, Volume No. 147; Page No.250 to 257, being No. 9591 for the year of 1959 said Union Company Limited sold, convey and transfer their right, title and interest in favour of Phoni Bhusan Banerjee **ALL THAT** piece and parcel of land measuring about 3(three) Cottahs 40(fourty) sq.ft. a little more or less together with partly two storied old building comprising C.S. Dag No. 978 and Khatian No. 125, with 126 now within the limits of the Kolkata Municipal Corporation under Ward No. 094 Police Station tollygunge after that now Jadavpur 24, Parganas thereof.

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C. The by the virtue of the deed of gift which was registered at Sub-Registry office at Alipore, recorded in Book No. I, Volume No. 83, Page No.1to 16, being No. 2630 for the year of 1999 said Phoni Bhusan Banerjee transfer his right, title and interest in favour of his son Milan Banerjee southern portion of the Ground floor comprising C.S. Dag No. 978 and Khatian No. 125, with 126 now within the limits of the Kolkata Municipal Corporation at Premises No. 60/48, Hari Pada Dutta Lane, Police station Jadav Pur, Kolkata-700033, under Ward No. 094.

D. The by the virtue of the deed of gift which was registered at Sub-Registry office at Alipore, recorded in Book No. I, Volume No. 80, Page No.302 to 315, being No. 2629 for the year of 1999 said Phoni Bhusan Banerjee transfer his right, title and interest in favour of his son Manas Banerjee Northern portion of the Ground floor, asbestos shed on the first floor and roof comprising C.S. Dag No. 978 and Khatian No. 125, with 126 now within the limits of the Kolkata Municipal Corporation at Premises No. 60/48, Hari Pada Dutta Lane, Police station Jadav Pur, Kolkata-700033, under Ward No. 094.

E. The by the virtue of the deed of gift which was registered at Sub-Registry office at Alipore, recorded in Book No. I, Volume No. 146, Page No. 932 to 939, being No. 7495 for the year of 2001 said Phoni Bhusan Banerjee transfer his right, title and interest in favour of his son Milan Banerjee and Manas Banerjee on the entire first floor comprising C.S. Dag No. 978 and Khatian No. 125, with 126 now within the limits of the Kolkata Municipal Corporation at Premises No. 60/48, Hari Pada Dutta Lane, Police station Jadav Pur, Kolkata-700033, under Ward No. 094.

G. That mutated their name in the Assessment records of the Kolkata Municipal Corporation in respect **ALL THAT** piece and parcel of land measuring about 3(three) Cottahs 40(fourty) sq.ft. a little more or less together with partly two storied building comprising C.S. Dag No. 978 and Khatian No. 125, with 126 now within the limits of the Kolkata Municipal Corporation under Ward No. 094 Police Station tolygunge after that now Jadavpur 24, Parganas thereof of the Premises No. Premises No. 60/48, Hari Pada Dutta Lane, Police Station Jadav Pur, Kolkata-700033, under Ward No. 094 thereof.

J. The Owners herein became interested to develop and commercially exploit the Said Premises by constructing a new building has approached the Developer herein to develop the same in accordance with the building plan to be sanctioned by the Kolkata Municipal Corporation with any further additions, alterations and/or modifications as may be decided by the Developer (hereinafter for the sake of brevity referred to as "K.M.C.").

NOW THIS AGREEMENT WITNESSETH, RECORDS, BINDS AND GOVERNS THE CONTRACTUAL RELATIONSHIP BETWEEN THE PARTIES AS FOLLOWS:

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1. DEFINITIONS:

Unless in this Agreement there is something contrary or repugnant to the subject or context, the following words shall have the following meanings:

ARCHITECT: shall mean and include the Architect whom the Developer will appoint or nominate as the Architect for the development of the Said Premises and/or any other Architect/Engineer whom the Developer may appoint for construction of the Said Building in the Said Premises.

PREMISES: shall mean the piece and parcel homestead land admeasuring **ALL THAT** piece and parcel of land measuring about 3(three) Cottahs 40(fourty) sq.ft. a little more or less together partly two storied building comprising C.S. Dag No. 978 and Khatian No. 125, with 126 now within the limits of the Kolkata Municipal Corporation under Ward No. 094 Police Station tollygunge after that now Jadavpur 24, Parganas thereof, morefully described in the **FIRST SCHEDULE** hereunder written.

PLAN: shall mean the building plan to be sanctioned by the Kolkata Municipal Corporation with any additions, alterations, modifications thereto from time to time made or to be made by Developer either under advice of the said Corporation or on the recommendation of the Architect or agreed upon between the parties from time to time.

SAID BUILDING: shall mean the new building to be constructed in the Said Premises in accordance with the building plan being sanctioned consisting of several self contained flats/apartments/car parking spaces capable of being held and/or transferred and/or used and enjoyed independently of each other. With any further modification and/or alteration as may be decided by the Developer.

CAR PARKING SPACES: shall mean the spaces in the portions/part of the ground floor level, whether open or covered, of the Said Building expressed or intended to be reserved for parking of motor cars.

COMMON AREAS, FACILITIES AND AMENITIES: shall mean the entire land, lift, staircase and lift lobbies, ultimate roof of the Said Building, common entrances and exits in the Said Building, accommodation for security persons, installations of central services such as electricity, water, sanitation, water tanks, pumps, motors, and all apparatus connected with installations for common use, as provided in the said project and all other portion of the project necessary or convenient for its maintenance, safety, etc. and in common use.

COMMON EXPENSES: shall mean and include all expenses for maintenance, management fees, upkeep and administration of the common areas, facilities and amenities and for rendition of common services in common to the transferees and all other expenses for the

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common purpose to be contributed, borne, paid and shared by the transferees *provided however* the charges payable on account of generator, electricity etc. consumed by or within any flat/unit shall be separately paid or reimbursed to the flat-Owners' association.

COMMON PURPOSES: shall mean and include the purpose of managing, maintaining and up keeping the Said Building as a whole in particular the common areas, facilities, amenities and rendition of common services in common to the transferees and/or the occupants in any other capacity, collection and disbursement of the common expenses and administering and dealing with the matters of common interest of the transferees and relating to their mutual rights and obligations for the beneficial use and enjoyment of their respective flats/units/car parking spaces exclusively and the common areas, facilities and amenities in common.

PROPORTIONATE OR PROPORTIONATELY: according to the context shall mean the proportion in which the built up area of any Unit or Units may bear to the built-up area of all the Flats/units in the Said Building where it refers to the share of the Owner in the Said Building, shall mean Owner's Allocation and where it refers to the share of Developer in the Said Building, shall mean Developer's Allocation.

COMPLETION CERTIFICATE: shall mean the completion certificate, or such other certificate, by whatever name called, to be issued by the competent authority certifying that the said project has been developed according to the sanctioned plan, layout plan and specifications, as approved by the competent authority.

FORCE MAJEURE: shall mean and include an event preventing either party from performing any or all of its obligations under this agreement, which arises from, or is attributable to, unforeseen occurrences, acts, events, omissions or accidents which are beyond the reasonable control of the party so prevented and does not arise out of a breach by such party of any of its obligations under this agreement, including, without limitation, any pandemic situation, flood, storm, fire, explosion, earthquake, epidemic or other natural physical disaster, war, military operations, riot, terrorist action, civil commotion, any pandemic situation and any legislation, regulation, ruling or omissions or for any reason/s outside the control of either party) or any relevant government or court orders.

AGREEMENT FOR SALE: shall mean an agreement to be entered into between the Developer and the purchasers of several flats/units.

PURCHASERS: shall mean the person/s to which an apartment would be allotted or sold or otherwise transferred by the Developer and would include the person who would subsequently acquire the said allotment through sale, transfer or otherwise but does not include a person to whom such apartment would be given on rent.

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SAID SHARE: shall mean the undivided variable proportionate indivisible part or share in the land comprised in the Said Premises attributable to either party's allocation as in the context would become applicable.

SPECIFICATION: shall mean the specification for the said Building as mentioned in the **Sixth Schedule** hereunder written subject to the alterations or modifications as may be suggested or approved by the Architect.

TRANSFER: with its grammatical variations shall include transfer by possession and by other means adopted for effecting what is understood as a transfer of space in multi-storied building to the transferees thereof as per law.

2. INTERPRETATION:

In this agreement save and except as otherwise expressly provided –

- i) all words and personal pronouns relating thereto shall be read and construed as the number and gender of the party or parties require and the verb shall be read and construed as agreeing with the required word and pronoun.
- ii) the division of this agreement into headings is for convenience of reference only and shall not modify or affect the interpretation or construction of this agreement or any of its provisions.
- iii) when calculating the period of time within which or following which any act is to be done or step taken pursuant to this agreement, the date which is the reference day in calculating such period shall be excluded. If the last day of such period is not a business day, the period in question shall end on the next business day.
- iv) all references to section numbers refer to the sections of this agreement, and all references to schedules refer to the Schedules hereunder written.
- v) the words 'herein', 'hereof', 'hereunder', 'hereafter' and 'hereto' and words of similar import refer to this agreement as a whole and not to any particular Article or section thereof.
- vi) Any reference to any act of Parliament or State legislature in India whether general or specific shall include any modification, extension or enactment of it for the time being in force and all instruments, orders, plans, regulations, bye-laws, terms or direction any time issued under it.
- vii) Any reference to any agreement, contract, plan, deed or document shall be construed as a reference to it as it may have been or may be from time to time amended, varied, altered, modified, supplemented.

3. COMMENCEMENT:

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This Agreement commences and shall be deemed to have commenced on and with effect from the date of execution of the Joint Agreement (commencement date) and shall remain valid and in force till all the obligations of the parties towards each other stand fulfilled and performed or till this Agreement is terminated in the manner stated in this Agreement.

4. **DEVELOPMENT RIGHTS:**

Shall mean, in addition to what has been provided for elsewhere in this agreement, the entire development rights of the Said Building on the Said Premises and shall include (but not be limited to), *inter alia*, the right, power, entitlement, authority, sanction and permission to:

(a) enter upon and take possession and control of the Said Premises and every part thereof for the purpose of development of the Said Building;

(b) exercise full, free, uninterrupted, exclusive and marketing or transfer of rights in respect of the constructed spaces in the Developer's Allocation of the Said Building by way of any manner of transfer or creation of third-party rights therein, have exclusive control with respect to the pricing of the constructed space to be constructed on the Said Premises and enter into agreements with such Transferees, Assignees as it deems fit and to receive the full/part and complete proceeds as per the terms herein and give receipts and hand over possession, use or occupation of the constructed space and proportionate undivided interest in the land underneath i.e. the Said Premises;

(c) carry out the construction/development of the Said Premises and remain in possession, control of peaceful enjoyment of the Said Premises or any part thereof until the completion of development of the Said Building and marketing or transfer of the constructed space in the Developer's Allocation of the Said Building on the Said Premises and every part thereof;

(d) apply for and obtain from the relevant authorities all approvals for development and construction of the Said Building that are required to be obtained by the Developer in terms of this agreement;

(e) appoint, employ or engage architects, surveyors, engineers, contractors, sub-contractors, labour, workmen, personnel (skilled and unskilled) or other persons to carry out the development work and to pay the wages, remuneration and salary of such persons;

(f) make payment and or receive the refund of all deposits, or other charges to and from all public or governmental authorities or public

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or private utilities relating to the development of the Said Premises paid by the Developer;

(g) make applications to the concerned government/semi-government authority in respect of, and carry out, all the infrastructure/development, amalgamation and allied work, including levelling, water storage facilities, water mains, sewages, boundary walls, electrical transformer and all other common areas and facilities for the proposed building to be constructed on the Said Premises as may be required by any approval, layout plan or order of any government/semi-government authority and acquire relevant approvals for obtaining water and electricity connections and approvals for cement, steel and other building materials, if any as the Developer deems fit;

(h) deal with, appear before and file applications, declarations, certificates and submit/receive information with, as may be required under the applicable law, any government authority in relation to the Said Building necessary for the full, free, uninterrupted and exclusive development of the Said Premises, the development of and construction of building on the Said Premises;

(i) carry out and comply with all the conditions contained in the approvals as may be obtained from time to time;

(j) execute all necessary, legal and statutory writings, agreements and documentations for the exercise of the development rights and in connection with all the marketing or transfer of the constructed space to be constructed on the Said Premises as envisaged herein;

(k) manage the Said Premises and facilities/common areas constructed upon the Said Premises to transfer/assign right to maintenance to any third party and to retain all benefits, consideration etc. accruing from such maintenance of the Said Building as against a management fees.

(l) take appropriate actions, steps and seek compliances, approvals and exemptions under the provisions of the applicable law,

(m) demarcate the common areas and facilities, in the Said Building in the sole discretion of the Developer and also in consultation with the Owners, as per the lay out plan and applicable law and to file and register all requisite deeds and documents;

(n) generally any and all other acts, deeds and things that may be required for the exercise of the Development Rights,

5. **OWNER'S REPRESENTATIONS:** The Owner has represented and warranted to the Developer as follows:

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- a) The Owners are the absolute joint owners of the **ALL THAT** piece and parcel of land measuring about 3(three) Cottahs 40(fourty) sq.ft. a little more or less together with partly two storied old dilapidate comprising C.S. Dag No. 978 and Khatian No. 125, with 126 now within the limits of the Kolkata Municipal Corporation under Ward No. 094 Police Station tollygunge after that now Jadavpur 24, Parganas thereof more fully described in the **First Schedule** hereunder written.
- b) The abstract of title of the Owners of the Said Premises as mentioned hereinabove is true and correct.
- c) There are no suits and/or legal proceedings and/or litigations pending in any Court of Law involving the question of title to the Said Premises or any part thereof and involving the Owner. The Owner hereby indemnify the Developer that in the event of any litigation arises in respect of the Said Premises the Owner shall settle all the disputes at their own costs and expenses.
- d) There are no arrears of taxes and/or dues of the Owner with the Income Tax and/or other appropriate body or authorities that may affect Said Premises in any manner whatsoever. Neither the Said 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.
- e) There are no impediments or bar under any law or statute whereby the Owner are prevented from entering into this Agreement and/or selling or transferring their individual right title and interest in the Said Premises and the Owner can execute Deed/s of Conveyance in favour of the Developer and/or its nominee or nominees in respect of the undivided proportionate share of land in the Said Premises.
- f) The Said Premises or any part thereof is at present not affected by any requisition or acquisition or any alignment of any authority or authorities under any law and/or otherwise nor any notice or intimation about any such proceedings have been received or come to the notice of the Owner.
- g) The Owner is fully and sufficiently entitled to enter into this Development Agreement.
- h) The Owner is absolutely seized and possessed, of and well and sufficiently entitled to the Said Premises and no person or persons other than the Owner have any right, title and/or interest, of any nature whatsoever in the Said Premises or any part thereof.
- i) The Owners has satisfied the Developer about their right, title and interest in respect of the Said Premises based on the documents furnished and representations made by the Owners. The Owners shall answer all reasonable questions relating to the Said Premises which may be raised by any bank, financial institution or other nominee or nominees of Developer.
- j) Irrespective of what has been stated above it shall be the obligation of the Owner to make out a marketable title in respect of the Said Premises and the Owner hereby further indemnifies the Developer

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against any loss or damages whatsoever arising out of any defect in title of the Said Premises.

- k) The Owners shall not do nor permit any one to do any act deed matter or thing which may affect the marketability of the Said Building or which may cause charges encroachments litigations trusts liens lispence attachments and liabilities.
- l) The Owners has not entered into any other Agreement for sale or transfer or development or lease etc in respect of the Said Premises or any part thereof (with any other third party).
- m) The Said Premises or any part thereof is 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 the Said Premises is not attached under any decree or order of any Court of Law or dues of the Income Tax, Revenue or any other Public Demand.
- n) No suits, and/or any other proceedings and/or litigations are pending in respect of the Said Premises or any part thereof and that the Said Premises is not involved in any other civil, criminal or arbitration proceedings and no such proceedings and no claims of any nature (whether relating to, directly or indirectly) are pending or threatened by or against the Owner or in respect whereof the Owner are liable to indemnify any person concerned and as far as the Owners are aware there are no facts likely to give rise to any such proceedings.
- o) Subject to what has been stated in this Agreement, the Owners has not done and shall not do nor permit to be done, anything whatsoever that would in any way impair, hinder and/or restrict the grant of rights to Developer under this Agreement including, exercise by Developer of the right to develop the Said Premises. .
- p) There is no dispute with any revenue or other financial department of State or Central Government or elsewhere in relation to the affairs of the Said Premises and there are no facts, which may give rise to any such dispute.

6. **DEVELOPER'S REPRESENTATION:**

Developer has represented and warranted to the Owner as follows:

- a) The Developer has sufficient knowledge and expertise in the matter of development of the immovable properties and construction of new building. The Developer has sufficient means of necessary finance as may be required for carrying out the said project and/or development of the said premises and/or the construction of the said multi-storied buildings as per the sanctioned Building Plan.
- b) The Developer shall carry out the said development in respect of the said land and/or construction of new building and structure strictly in accordance with the sanctioned building plan and in accordance

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with the relevant documents and as per the Municipal laws relating to the development of immovable property and/or construction of new buildings and further strictly as per the provisions contained in these presents

- c) The Developer has full authority to enter into this Agreement and appropriate resolutions/authorizations to that effect exist.

7. STEPS FOR DEVELOPMENT OF THE SAID PREMISES:

- 7.1 The parties have mutually decided the development of the Said Premises by construction of the Said Building thereon, and commercial exploitation of the same. The Developer shall construct or cause to be constructed the Said Building at its own costs and expenses.
- 7.2 Upon development of the Said Building, the saleable spaces therein and all other spaces shall be shared between the parties in the manner and on the terms and conditions recorded in this Agreement.
- 7.3 The parties hereby accept the basic understanding between them as recorded above and all other terms and conditions mentioned in this Agreement. In consideration of Developer agreeing to construct and deliver to the Owner the constructed area being the Owner's Allocation, the Owners agrees to transfer proportionate undivided share in the Said Premises to the Developer or its nominee or nominees being the Developer's Allocation in such part or parts as Developer may desire.
- 7.4 By virtue of the rights hereby granted Developer is authorized to build upon and exploit commercially the Said Premises by constructing the Said Building and dealing with the spaces in the Said Building with corresponding undivided proportionate share in the land and according to the respective allocations and the marketing format.
- 7.5 In consideration of the development of the Said Premises by the Developer herein and the Developer having undertaken the construction of the Said Building as per agreed specification, the Owners agree to transfer the proportionate, undivided and impartible share in the Said Premises in favour of the intending transferee(s) of the constructed space in the Said Building, if required.
- 7.6 The development rights granted herein includes the exclusive right, authority and authorization to the Developer to:

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- a) hold, occupy, enter upon and use the Said Premises for the purpose of development only by constructing building there at its own cost and expense and such other development and construction therein or thereon as may be necessary or appropriate;
 - b) appoint architects, consultants, contractors, sub-contractors or agents and enter into agreements for implementing the development and making available the various facilities;
 - c) establish, provide or procure, install, construct, as the context admits or requires, and operate the facilities;
 - d) carry out such other activities incidental to the foregoing or proper or desirable for the safe, efficient and economic implementation and operations of the development work. It is however made clear that in carrying out any of the activities mentioned hereinabove or in exercising any of the rights conferred upon the Developer herein, the Developer shall not fasten any liability on the Owner and shall keep the Owners safe, harmless and indemnified against all liabilities, civil or criminal, and all costs, charges and expenses arising therefrom.
- 7.7 All permissions, approvals, sanctions, modification, no-objections and other statutory formalities for sanction of plan would be obtained by the Developer at his own cost and expenses.
- 7.8 The Owners shall, however, sign and execute all papers, documents, plans, declarations, affidavits and other documentations whatever required for such sanction and construction as and when required by the Developer without any objection and the documents being made available to the Owners.
- 8. CONSTRUCTION AND COMMERCIAL EXPLOITATION OF SAID BUILDING:**
- 8.1 The Owners hereby authorize the Developer to appoint the Architect and other consultants to complete the Said Building. All costs charges and expenses for post sanction of the plan in this regard including professional fees and supervision charges shall be discharged and paid by the Developer and in this regard the Owner shall have no liability or responsibility.
- 8.2 The Developer shall, at its own costs and expenses and without creating any financial or other liability (save and except agreed hereunder) on the Owner construct, erect and complete the Said Building pursuant to the sanctioned plan and as per the specifications mentioned in the **Sixth Schedule** hereunder and/or as be recommended by the Architect from time to time (collectively Specifications). The decision of the Architect regarding all aspects of

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construction including the quality of materials shall be final and binding on the parties. However none of the materials shall be in anyway inferior to the materials as specified in the **Sixth Schedule** hereunder written.

- 8.3 **The** Developer shall handover the building in fully habitable condition, entirely vacant and peaceful possession of the Owner's Allocation to the Owner herein within a period of 24 (Twenty four) months with a grace period of 6 (six) months from the date of obtaining the sanctioned plan and after demolishing the old and dilapidate building.
- 8.4. On completion of the Said Building the Developer shall obtain a Completion Certificate from the Kolkata Municipal Corporation and serve a notice of completion/possession of the Owner's Allocation to the Owners. On receipt of the Completion Certificate the Owners shall be entitled to take possession of the Owner's Allocation subject to compliance of their obligations hereunder.
- 8.5 The Developer shall at its own costs install and erect in the Said Building, pump, water storage tank, overhead reservoir, water and sewage connection, lift, common electric connection and all other necessary amenities and facilities.
- 8.6 The Developer is hereby authorized in the name of the Owners to apply for and obtain quotas, entitlements and other allocations for cement, steel, bricks and other building materials and inputs and facilities allocable to the Owners and required for the construction of the Said Building but in no circumstances the Owners shall be responsible for the price/value, storage and quality of the building materials.
- 8.7 The Developer shall be authorized in the name of the Owners to apply for and obtain temporary connections of water, electricity, drainage and sewerage and other necessary utilities.
- 8.8 The costs charges and expenses for making any additions or alterations and/or for providing any additional facility and/or utility and/or up-gradation of building material at the request of the Owners in or relating to the Unit[s] belonged to Owner' Allocation shall be borne by the Owners in full. It is further clarified that if by reason of such additional work any delay is caused in completion of construction of the said Unit[s] ultimately resulting in delay in the delivery of possession of the said Unit/s by the Developer to the Owner, the Developer shall not be liable for any interest damages compensation etc.
9. **OWNER'S ALLOCATION:**

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- 9.1 The total sanctioned area will be distributed between the Owners as entire First floor, two shops in the ground floor and Rs.45,00,000/- (Rupees Fourty Five Lakhs). only as the forfeited money and remaining part of the proposed multi storied building to the Developer together with undivided proportionate impartible share comprised in the Said Premises attributable to the Owner's Allocation together with undivided proportionate impartible share in the common areas, facilities, amenities and installations in the Said Building.
- 9.2. Besides the Owner's Allocation as aforesaid the Developer shall pay a sum of ₹ 4,00,000/- (Rupees four Lakhs) only to the Owner at the time of execution of the Development Agreement and the rest amount of Rs. 41,00,000/- will be paid by the developer to the Owner's after obtaining the sanction plan from KMC and physical delivery of possession by the owners.

10. **DEVELOPER'S ALLOCATION:**

The Developer shall be allocated the balance of the proposed MULTISTORIED storied building in the Said Building except allocating Owner's Allocation as aforesaid together with undivided proportionate impartible share comprised in the Said Premises attributable to the Developer's Allocation together with undivided proportionate impartible share in the common areas, facilities, amenities and installations in the Said Building which the Developer shall be entitled to sell, convey and transfer to the intending purchaser/s, nominee/s at any consideration the Developer thinks fit and proper in which the Owner shall never raise any objection whatsoever.

11. **DEVELOPER'S RIGHT & OBLIGATIONS:**

- 12.1 The Owners hereby grant subject to what has been hereunder provided *exclusive right to the Developer to build after demolishing* the old partly two storied building and value shall be received by the Developer and to commercially exploit the said premises in accordance with the plan or plans to be sanctioned by the Kolkata Municipal Corporation or other competent authorities with or without any amendment and/or modification thereto made or caused to be made by the parties hereto.
- 12.2 The Developer shall construct the Said Building at the Said Premises in accordance with the building plan to be sanctioned by the Kolkata Municipal Corporation and as per the specifications mentioned in the **Sixth Schedule** written hereunder and with the best quality of the materials with an indent that the said buildings will be a decent commercial cum residential complex.

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- 12.3 The Developer shall also construct and complete at its own costs and entire common facilities and amenities for the said buildings.
- 12.4 The Developer shall have no right, title and interest whatsoever in the Owner's Allocation and undivided proportionate share pertaining thereof in common facilities and amenities which shall solely and exclusively belong and continue to belong to the Owner and similarly the Owner shall not have any right or claim in respect of the Developer's allocation as herein provided.
- 12.5 The Developer shall on completion of the new building, hand over the possession to the prospective buyer or buyers of Developer's allocation and simultaneously the Developer will also hand over the possession to the Owner of the Owner's allocation together with all rights in common to the common portions in the aforesaid property.
- 12.6 The Developer shall not violate or contravene any of the provisions of Rules applicable for construction of the Said Building.
- 12.7 The Developer hereby agrees and covenants with the Owner not to do any act or thing whereby the Owner are prevented from enjoying, selling, assigning and/or disposing off any of the Owner's allocation in the Said Building to be constructed at the Said Premises.

13. OWNER'S OBLIGATIONS

- 13.1 The Owner shall hand over entirely vacant and peaceful possession of the Said Premises to the Developer simultaneously with the execution of these presents for construction of the Said Building all pending tax and other taxes of the Kolkata Municipal Corporation also born upon the Owners up to handing over to the Developer.
- 13.2 The Owner hereby agree and covenant with the developer not to do any act or thing whereby the Developer may be prevented from selling, assigning and/or disposing off any of the Developer's Allocation in the Said Building.

14. MISCELLANEOUS:

- 14.1 The agreement entered into by and between the parties herein is and shall be on principal to principal basis.
- 14.2 The Owner and the Developer expressly agree that the mutual covenants and promises contained in this Agreement shall be the essence of this contract.

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- 14.3 Nothing contained herein shall be deemed to be or construed as a partnership between the Parties in any manner nor shall the Parties constitute an association of persons.
- 14.4 Failure or delay by either Party to *enforce* any rights under this Agreement shall not amount to an implied waiver of any such rights.
- 14.5 The Parties shall do all further acts, deeds and things as may be necessary to give complete and meaningful effect to this Agreement.
- 14.6 The Owner shall not be liable for any Income Tax, Wealth Tax, GST 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 Owner indemnified against all actions, suits, proceedings, claims, demands, costs, charges and expenses in respect of the Developer's Allocation. Similarly the Developer shall not be liable for any Income Tax, Wealth Tax, or any other taxes in respect of the Owner's Allocation and the Owner shall be liable to make payment of the same and keep the Developer indemnified against all actions, suits, proceedings, claims, demands, costs, charges and expenses in respect of the Owner's Allocation.
- 14.7 The name of the building shall be such as may be decided by the Developer in consultation with the Owner.
- 14.8 The owners will be liable to pay the GST liability on the Owner's allocation. The Owners shall reimburse the GST liability to the Developer for the Owners Allocation so paid by the Developer on behalf of the Owners to the government.

15. **NOTICE:**

- 15.1 Any notice or other written communication shall be deemed to have been served:
- 15.1.1 If delivered personally, at the time of delivery.
- 15.1.2 If sent by prepaid recorded delivery or registered post or courier service and handing over the same by the postal authorities.
- 15.1.3 In proving such service it shall be sufficient to prove that personal delivery was made or in the case of prepaid recorded delivery, registered post or by courier, that such notice or other written communication was properly addressed and delivered to the postal authorities or in the case of a facsimile message, that an activity or other report from the sender's facsimile machine can be produced in respect of the notice or other written communication

Sudesh Kumar Sen



showing the recipient's facsimile number and the number of pages transmitted.

16. SPECIFIC PERFORMANCE:

- 16.1 In the event of there being breach by either party the other party will have the right to seek specific performance of this agreement and also claim any loss, damage costs and expenses caused due to such breach.
- 16.2 Be it noted that by this Development Agreement and the related Development Power of Attorney the Developer shall only be entitled to receive consideration money by executing Agreement/final document of transfer of property as per provisions laid down in the said documents as a Developer without getting any ownership of any part of the said property under scheduled. This Development Agreement and related Development Power of Attorney shall never be treated as the Agreement/final document for transfer of property between the Owner and the Developer in anyway.
17. **JURISDICTION:** The Courts of Kolkata alone shall have the jurisdiction to entertain try and determine all actions suits and proceedings arising out of these presents between the parties herein.

**FIRST SCHEDULE
(PREMISES)**

ALL THAT the piece or parcel of homestead land admeasuring about 3(three) Cottahs 40 (fourty) sq.ft. a little more or less together partly two storied old dilapidate building in the ground floor measuring about 1200sq.ft. on the first Floor measuring about 1200 sq.ft. which is lying and situated at comprising C.S. Dag No. 978 and Khatian No. 125, with 126 at Premises No. 60/48, Haripada Dutta Lane, Kolkata-700033 now within the limits of the Kolkata Municipal Corporation under Ward No. 094 Police Station tollygunge after that now Jadavpur, South 24, District Sub-Registration Office Alipore, District South 24 Parganas butted and bounded as follows:

On the North : By Hari Pada Dutta Lane K.M.C. Road;
On the South : By Premises No. 60/49, Hari Pada Dutta Lane;
On the East : By Premises No. 60/47, Hari Pada Dutta Lane;
On the West : By Premises No. Hari Pada Dutta Lane, K.M.C Road;

OR HOWSOEVER OTHERWISE the same now are or is or heretofore were or was situated butted bounded called known numbered described or distinguished.

Sapalbat Sen



SECOND SCHEDULE
(Owner Allocation)

ALL THAT owner allocation shall mean in consideration of the **First Schedule** mentioned property the Owners shall get The Owners' Allocation in the proposed new Multistoried, building shall be as mutually agreed and affirmed with the owners mentioned herein entire First floor, two shops in the ground floor and Rs. 45,00,000/- (Rupees Forty Five Lakhs) only as the forfeited money receive from the Developer to the Owners. As mutually agreed, the Developer will pay a sum of ₹ 4,00,000/- (Rupees Four Lakhs) only to the Owners at the time of execution of the Development Agreement and the rest amount of Rs. 41,00,000/- (Rupees Forty Lakhs) only will be paid by the developer to the Owner's after obtaining the sanction plan from KMC and physical delivery of possession by the owners. Also, two Shifting charges (maximum Rs. 8000/- per person) will be provided by the Developer to the Owners till the handover of the owners allotted area as mentioned above, hereinafter called the owners' allocation including the respective proportionate share of the undivided landed property with right and use of common facilities and amenities.

THIRD SCHEDULE
(Developer Allocation)

ALL THAT the Developer's Allocation shall mean remaining all the constructed area except Owner's allocation with reference to the consideration clause of this Agreement and the Developer are entitled to appropriate the sale proceeds in respect of Developer's Allocation.

FOURTH SCHEDULE
(COMMON AREAS)

- a) Staircase and staircase landings on all the floors.
- b) Common passages, lobbies on the ground floor excluding the car parking areas.
- c) Lift, lift shaft, lift well and lift landings.
- d) A portion of the ultimate roof of the Said Building for repairing of the overhead water reservoir, pipelines from the overhead water reservoir to any particular unit, fixing Dish TV Antennae and for no other purposes whatsoever.
- e) Electrical wiring, meters and fitting excluding those as are not installed for any particular flat.
- f) Drainage and sewers.
- g) Water supply system, pump, motor, pump room, all plumbing installations for carrying of water from the underground water reservoir to the overhead water reservoir and other common plumbing installations.
- h) Boundary Walls and main gates.

Sapubut Sen



- i) Such other common parts, areas, equipments, installations, fixtures, fittings and spaces in or about the Said Building as are necessary for passage to or user and occupancy of the said flats in common and as are specified by the Developer expressly to be the common parts after construction of the Said Building.

**FIFTH SCHEDULE
(COMMON EXPENSES)**

- a) All costs for maintenance, operating, repairing, painting, decorating, redecorating, rebuilding, reconstructing, lighting the common portions of the Said Building including the outer walls and external walls of the Said Building;
- b) The salary of all persons employed for the common purposes including security personnel, liftmen, sweepers, plumbers, electricians etc.;
- c) All charges and deposits for supplies of common utilities in common;
- d) Corporation tax, water tax and other levies in respect of the Said Premises and the Said Building save those separately assessed on the Purchaser;
- e) Costs of formation and operating the Association and Security Deposit;
- f) Costs of running, maintaining, repairing and replacements of lift, pumps and other common installations including their license fees, taxes and other levies, if any;
- g) Electricity charges for the electricity energy consumed for the operation of common services, deposit and expenses for CESC common meter and main service line as may be charged by CESC Ltd. and Transformer.
- h) All litigation expenses incurred for the common purposes and relating to common use and enjoyment of the common portions;
- i) All other expenses, taxes, rates and other levies as are deemed by the Association if incidental or liable to be paid by the co-owners in common including such amount as be fixed for creating a fund for replacement, renovating, painting, repairing of common portions;

**SIXTH SCHEDULE
SCHEDULE OF WORK
(SPECIFICATION OF THE CONSTRUCTION)**

1. Structure:
R.C.C. framed structure.
Building: Reinforced Concrete Cement (RCC) framed structure of columns, beams and slabs. The structure and building elements shall be earthquake resistant.
- Foundation: RCC pile foundation with waterproofing in the foundation and elsewhere as required by the structural engineer.

Surbabhat Sen



External Walls: 200/200 mm thick external brick walls with waterproof cement plaster for a long term maintenance free finish.

Internal walls: 100/125 mm thick partition brick walls with putty over plaster finish.

Roof: construction and waterproofing. Exposed wall and roof insulation levels to be provided during the detail planning.

All terraces will be provided with aesthetically designed railings matching with the elevation as per architect's recommendation.

External paths, roadways will be according to KMC by laws and to be laid with pavit or equivalent tiles.

Anti-termite treatment of land and building plinth to be executed. Landscaping details to be provided.

2. Flooring:

a. Common area:

Lift facia/Corridors/Stairs : Marble/Granite /tiles flooring

b. Apartment:

Foyer : Vitrified Tiles

Living & Dining: Vitrified Tiles

Master Bedroom: Vitrified Tiles

Other Bedrooms: Vitrified Tiles

Balcony & Utility: Vitrified Tiles of reputed make

Kitchen: Vitrified Tiles of reputed make

c. Toilets:

Antiskid Ceramic tiles flooring.

Glazed / Ceramic tile dado up to 7 feet Height.

Waterproofing shall be done in the toilet, washing area, kitchen, terraces (open to sky), drop slabs (if any) with Dr. Fixit, Sika or equivalent. Tiles will be provided of Somani, Kajaria or equivalent make. The make and selection is to be of the type considered in the Final Sketch Plan (FSP).

3. Toilets / Kitchen :

Hot and cold Single lever basin mixer for all the toilets.

Single lever with CP shower units in bath area for all the toilets.

Health Faucet For all the Toilets.

High quality Ceramic wares for all the toilets.

For all hydraulic hardware will be provided with Jaquar or equivalent make. Ditto for ceramics will be provided with Hindware, Parryware or equivalent make Toilets will be fan exhaust ventilated to outside by either window mounted fans

Supubhat Sen



or wall mounted fans based on the toilet position. Electrical points shall be provided for the same.

4. Doors:

Main door-out side flush door with Sunmica finish.

All other doors made of flush shutters.

Door hardware for each application will be provided with Godrej, or equivalent make.

5. Windows:

Aluminium sliding / Casement windows with glass.

6. Painting :

Exterior finish with all weather coat paint.

Internal walls and Ceilings with putty

Exterior finish – As to be decided jointly by the architect and Developer – Wall putty over plastered surface

Painting to be carried out by the unit owner.

7. Electrical:

One TV point in the living room & all bedrooms.

Fire resistant electrical wires of Reputed brand.

Electrical Modular switches of Reputed make.

Telephone points in living area.

Air Condition Point in all bedroom and living room

The provision for TV points and phone points. And WIFI will be provided.

8. Telephone/ Intercom Facility:

Intercom facility from each apartment to the security room will be provided in the living hall with 24x7 security personnel with CCTV camera. On the ground floor

9. Lift:

Lift of reputed make.

10. Security Systems:

A CCTV camera will be installed in the ground floor Lobby.

11. **Staircase Head Room and Water Reservoir**

The Staircase headroom and overhead and underground water reservoir would be made as per design of the engineer.

13. **Main Entrance Gate:**

The Main Entrance Gate will be steel fabricated

It is noted that if any extra work is done as per the desire of the Owners/ Purchasers of Owners' and Developer's Allocation, for such extra work, the Owners/ Purchasers of the Owners and the Developer's Allocation shall pay the necessary cost to the DEVELOPER as per the estimate done by the consultant.

Suprabhat Sen



14. POWER SUPPLY: Individual metering for all flats (cost will be borne by the flat-Owners/Purchasers).

The Developer may install generator or any other installations over and above mentioned hereinabove for which all costs will be borne by the Owners and Purchasers of the Owners' and/or Developer's Allocation in the Said Building proportionately according to their holding in the Said Building. Besides the Purchasers shall pay GST as applicable, proportionate charges for common meter and applicable CESC Ltd. fees for main line, transformer, intercom, generator other amenities, furniture, fixtures, fittings in the common areas, lobby and such other facility decided to be installed and/or provided by the Developer.

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

Witnesses:
 Signature *Rakesh*
 Name (RAKESH KR MISHRA)
 Address 98 Mahendra Road
Kolkata. 700025

Milan Banerjee

[Signature]

SIGNATURE OF THE OWNERS

Signature *Shubha Pathak*
 Name SHUBHA PATHAK
 Address Garia, KOL-84

SAANVI NIWAS PRIVATE LIMITED SAANVI NIWAS PRIVATE LIMITED
[Signature] *[Signature]*
 Director / Authorised Signatory Director / Authorised Signatory

SIGNATURE OF THE DEVELOPERS

Drafted and prepared by:

[Signature]
Ashok Das Advocate
 Alipore Police Court
 Kolkata-700027
 F-663/09

[Signature]
Seepulket Sen



MEMO OF CONSIDERATION

RECEIVED the sum of **Rs.4,00,000/- (Rupees Four Lakhs) only** as non refundable money/forfeited money from the Developer in the following :

Date	Cheque No./Cash	Bank & Branch	Amount
11.08.21	000017	HDFC BANK Milan Banerjee	Rs.2,00,000/-
11.08.21	000018	HDFC BANK Manash Banerjee	Rs.2,00,000/-

Rs.4,00,000/- (Rupees Four Lakhs) only

WITNESSES:

(1)

Aditya Das
Aditya Das

Milan Banerjee

Manash Banerjee

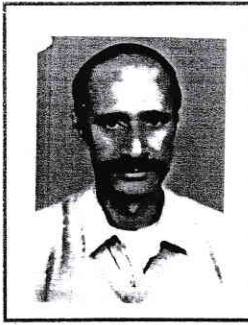
SIGNATURE OF THE OWNERS

(2)

Deepak Kumar



SPECIMEN FORM FOR TEN FINGERPRINTS



Milan Banerjee	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



Indranil	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



Anirban	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



Supalok Sen	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

Supalok Sen



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

MANASH BANERJEE
PHANIBHUSAN BANERJEE

25/02/1955

Permanent Account Number

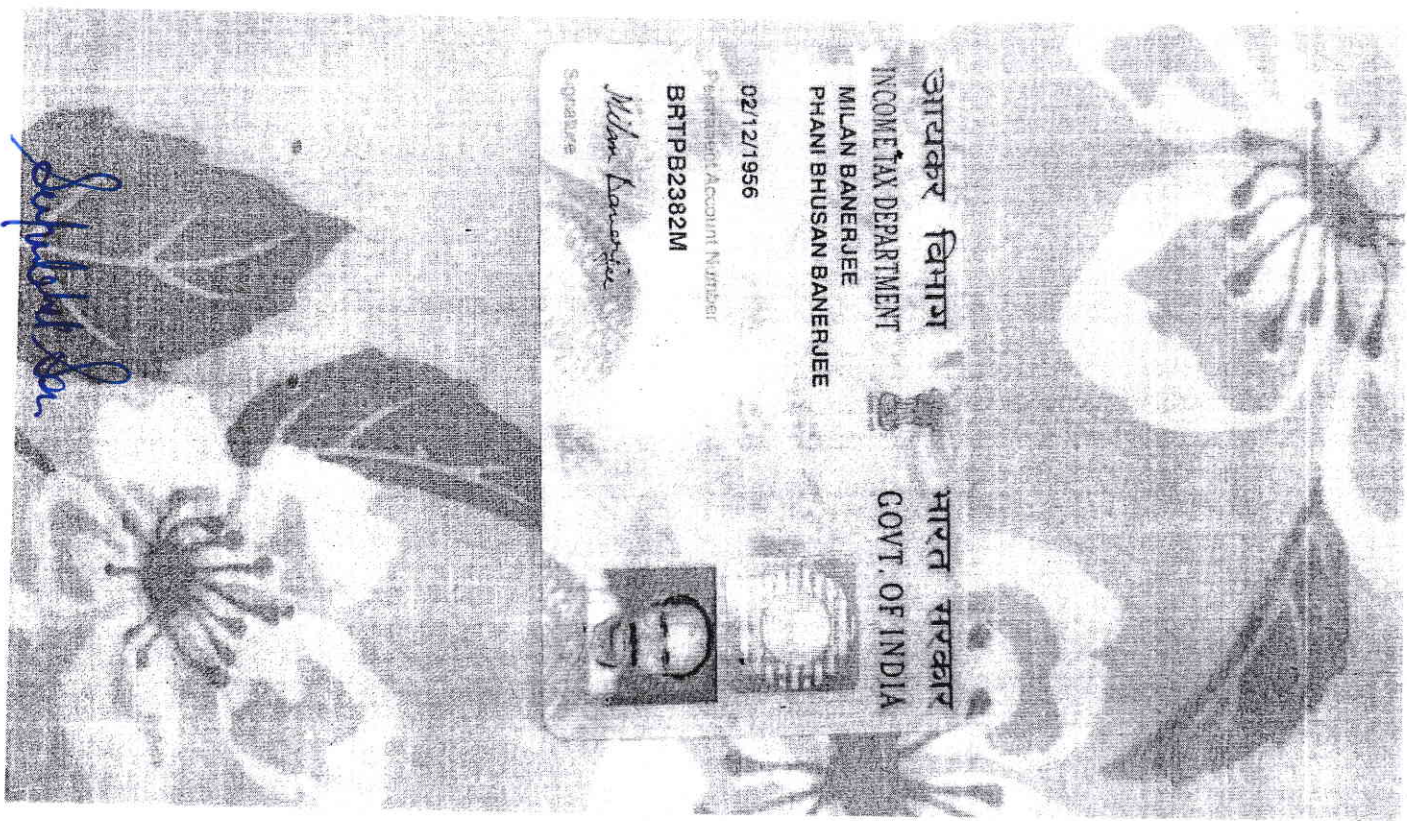
BZEPB4651G

Manash Banerjee

Signature



Seepukhi Sen



आयकर विभाग
INCOME TAX DEPARTMENT

MILAN BANERJEE
PHANI BHUSAN BANERJEE

02/12/1956

Particulars Account No. JTB/68
BRTPB2382M

Signature
Milan Banerjee

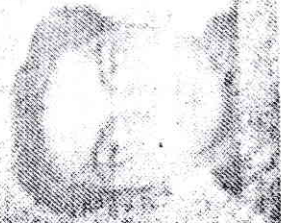
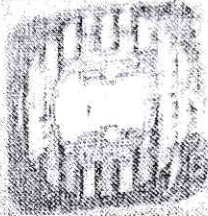
भारत सरकार
GOVT. OF INDIA



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



AMIT BAJORIA
SRIKRISHNA BAJORIA
14/11/1980
Permanent Account Number
AHCPB2460Q

Amit Bajoria

Signature



Sanki Das



ई- स्थायी लेखा संख्या कार्ड
e - Permanent Account Number (e-PAN) Card
ABGCS1316R

नाम / Name SAANVI NIWAS PRIVATE LIMITED

निगमन/गठन की तारीख
Date of Incorporation / Formation 22/05/2021



Signature valid

Digitally signed by
Income Tax Dept
Date: 2021.07.01 02:30:16
GM+05'30

- ✓ Permanent Account Number (PAN) facilitate Income Tax Department linking of various documents, including payment of taxes, assessment, tax demand tax arrears, matching of information and easy maintenance & retrieval of electronic information etc. relating to a taxpayer. स्थायी लेखा संख्या (पैन) एक करदाता से संबंधित विभिन्न दस्तावेजों को जोड़ने में आयकर विभाग को सहायक होता है, जिसमें करों के भुगतान, आकलन, कर मांग, टैक्स वकाला, सूचना के मिलान और इलक्ट्रॉनिक जानकारी का आसान रखरखाव व बहाली आदि भी शामिल है।
- ✓ Quoting of PAN is now mandatory for several transactions specified under Income Tax Act, 1961 (Refer Rule 114B of Income Tax Rules, 1962) आयकर अधिनियम, 1961 के तहत निर्दिष्ट कई लेनदेन के लिए स्थायी लेखा संख्या (पैन) का उल्लेख अब अनिवार्य है (आयकर नियम, 1962 के नियम 114B. का संदर्भ लें)
- ✓ Possessing or using more than one PAN is against the law & may attract penalty of upto Rs. 10,000. एक से अधिक स्थायी लेखा संख्या (पैन) का रखना या उपयोग करना, कानून के विरुद्ध है और इसके लिए 10,000 रुपये तक का दंड लगाया जा सकता है।
- ✓ The PAN Card enclosed contains Enhanced QR Code which is readable by a specific Android Mobile App. Keyword to search this specific Mobile App on Google Play Store is "Enhanced QR Code Reader for PAN Card. सलग पैन कार्ड में एनहान्स क्यूआर कोड शामिल है जो एक विशिष्ट एंड्रॉइड मोबाइल ऐप द्वारा पठनीय है। Google Play Store पर इस विशिष्ट मोबाइल ऐप को खोजने के लिए कीवर्ड "Enhanced QR Code Reader for PAN Card" है।

Cut

<p>आयकर विभाग INCOME TAX DEPARTMENT</p> <p>स्थायी लेखा संख्या कार्ड Permanent Account Number Card</p> <p>ABGCS1316R</p> <p>नाम / Name SAANVI NIWAS PRIVATE LIMITED</p> <p>निगमन/गठन की तारीख Date of Incorporation/Formation 22/05/2021</p>	<p>भारत सरकार GOVT. OF INDIA</p>	<p>इस कार्ड के खाने/पाने पर कृपया सूचित करें/नोट करें: आयकर पैन सेवा इकाई, एन.एस.डी.एल. 5 वीं मंजिल, मन्त्री स्टर्लिंग, प्लॉट नं. 341, सर्वे नं. 997/8, मॉडल कॉलोनी, दीप बंगला चौक के पास, पुणे - 411 016.</p> <p>If this card is lost / someone's lost card is found, please inform / return to: Income Tax PAN Services Unit, NSDL 5th Floor, Mantri Sterling, Plot No. 341, Survey No. 997/8, Model Colony, Near Deep Bungalow Chowk, Pune - 411 016.</p> <p>Tel: 91-20-2721 8081, Fax: 91-20-2721 8081 e-mail: nminfo@nsdl.co.in</p>
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Electronically issued and Digitally signed ePAN is a valid mode of issue of Permanent Account Number (PAN) post amendments in clause (c) in the Explanation occurring after sub-section (8) of Section 139A of Income Tax Act, 1961 and sub-rule (6) of Rule 114 of the Income Tax Rules, 1962. For more details, click here

Suprabhat Sen



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

ASHOK DAS
SUKESH CHANDRA DAS

10/07/1983
Permanent Account Number
ARCPD0345E

Ashok Das
Signature

Suprabhat Sen



आयकर विभाग
INCOME TAX DEPARTMENT
SUPRABHAT SEN



भारत सरकार
GOVT. OF INDIA

UDAY SANKAR SEN

22/08/1978

Permanent Account Number

ECMPS9216J

Suprabhat Sen

Signature



Suprabhat Sen



Major Information of the Deed

Deed No :	I-1603-05998/2021	Date of Registration	13/08/2021
Query No / Year	1603-2001453110/2021	Office where deed is registered	
Query Date	11/08/2021 8:48:27 AM	1603-2001453110/2021	
Applicant Name, Address & Other Details	A Das Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9836298108, Status :Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4311] Other than Immovable Property, Receipt [Rs : 4,00,000/-]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 65,93,499/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,001/- (Article:48(g))	Rs. 4,039/- (Article:E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Haripada Datta Lane, , Premises No: 60/48, , Ward No: 094 Pin Code : 700033.

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	3 Katha 40 Sq Ft	1/-	54,99,999/-	Property is on Road
Grand Total :				5.0417Dec	1 /-	54,99,999 /-	






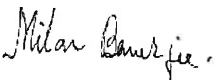
Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	2400 Sq Ft.	1/-	10,93,500/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 1200 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 1200 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete</p>					
Total :		2400 sq ft	1 /-	10,93,500 /-	



Supriya Sen

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr MANASH BANERJEE Son of Late Phani Bhusan BANERJEE Executed by: Self, Date of Execution: 13/08/2021 , Admitted by: Self, Date of Admission: 13/08/2021 ,Place : Office	Photo  13/08/2021	Finger Print  LTI 13/08/2021	Signature  13/08/2021
	60/48, Hari Pada Dutta Lane, Police Station Tollygunge, Kolkata-700033, City:- , P.O:- Tollygunge, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700033 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ARxxxxxx4E,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 13/08/2021 , Admitted by: Self, Date of Admission: 13/08/2021 ,Place : Office			
2	Name Mr MILAN BANERJEE Son of Late Phani Bhusan BANERJEE Executed by: Self, Date of Execution: 13/08/2021 , Admitted by: Self, Date of Admission: 13/08/2021 ,Place : Office	Photo  13/08/2021	Finger Print  LTI 13/08/2021	Signature  13/08/2021
	60/48, Hari Pada Dutta Lane, Police Station Tollygunge, Kolkata-700033, City:- , P.O:- Tollygunge, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700033 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ARxxxxxx5E,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 13/08/2021 , Admitted by: Self, Date of Admission: 13/08/2021 ,Place : Office			




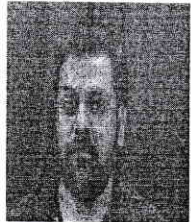


Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Saanvi Niwas Private Limited City:- Kolkata, , P.O:- Bidon Street, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700006 , PAN No.:: ABxxxxxx6R,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative






Sepulchit Sen

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Suprabhat Sen Son of Late Uday Sankar Sen Date of Execution - 13/08/2021, , Admitted by: Self, Date of Admission: 13/08/2021, Place of Admission of Execution: Office			
	Aug 13 2021 3:37PM	LTI 13/08/2021	13/08/2021	
City:- Kolkata, , P.O:- Bidon Srteer, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700006, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ECxxxxxx6J,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Saanvi Niwas Private Limited (as director)				
2	Name	Photo	Finger Print	Signature
	Mr AMIT BAJORIA (Presentant) Son of Mr Sri Krishna BAJORIA Date of Execution - 13/08/2021, , Admitted by: Self, Date of Admission: 13/08/2021, Place of Admission of Execution: Office			
	Aug 13 2021 3:36PM	LTI 13/08/2021	13/08/2021	
7C, Priyanath Malick Road, BhabaniPur, Kolkata-700025, City:- , P.O:- Kalighat, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700025, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AHxxxxxx0Q,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Saanvi Niwas Private Limited (as director)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Ashok Das Son of Mr S C Das Alipore, City:- , P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027			
	13/08/2021	13/08/2021	13/08/2021
Identifier Of Mr MANASH BANERJEE, Mr MILAN BANERJEE, Mr Suprabhat Sen, Mr AMIT BAJORIA			

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Mr MANASH BANERJEE	Saanvi Niwas Private Limited-2.52083 Dec
2	Mr MILAN BANERJEE	Saanvi Niwas Private Limited-2.52083 Dec

Transfer of property for S1

SI.No	From	To. with area (Name-Area)
1	Mr MANASH BANERJEE	Saanvi Niwas Private Limited-1200.00000000 Sq Ft
2	Mr MILAN BANERJEE	Saanvi Niwas Private Limited-1200.00000000 Sq Ft

Suprabhat Sen



On 13-08-2021

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 14:13 hrs on 13-08-2021, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr AMIT BAJORIA .

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 65,93,499/-

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

Execution is admitted on 13/08/2021 by 1. Mr MANASH BANERJEE, Son of Late Phani Bhusan BANERJEE, 60/48, Hari Pada Dutta Lane, Police Station Tollygunge, Kolkata-700033, P.O: Tollygunge, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700033, by caste Hindu, by Profession Retired Person, 2. Mr MILAN BANERJEE, Son of Late Phani Bhusan BANERJEE, 60/48, Hari Pada Dutta Lane, Police Station Tollygunge, Kolkata-700033, P.O: Tollygunge, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700033, by caste Hindu, by Profession Retired Person

Indetified by Mr Ashok Das, , , Son of Mr S C Das, Alipore, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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

Execution is admitted on 13-08-2021 by Mr Suprabhat Sen, director, Saanvi Niwas Private Limited (Private Limited Company), City:- Kolkata, , P.O:- Bidon Street, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700006

Indetified by Mr Ashok Das, , , Son of Mr S C Das, Alipore, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Execution is admitted on 13-08-2021 by Mr AMIT BAJORIA, director, Saanvi Niwas Private Limited (Private Limited Company), City:- Kolkata, , P.O:- Bidon Street, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700006

Indetified by Mr Ashok Das, , , Son of Mr S C Das, Alipore, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 4,039/- (B = Rs 4,000/- ,E = Rs 7/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-, by online = Rs 4,007/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 13/08/2021 6:34AM with Govt. Ref. No: 192021220050844688 on 13-08-2021, Amount Rs: 4,007/-, Bank: SBI EPay (SBlePay), Ref. No. 3161800008912 on 13-08-2021, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,001/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 5,001/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no G754528, Amount: Rs.5,000/-, Date of Purchase: 12/08/2021, Vendor name: Subhankar Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 13/08/2021 6:34AM with Govt. Ref. No: 192021220050844688 on 13-08-2021, Amount Rs: 5,001/-, Bank: SBI EPay (SBlePay), Ref. No. 3161800008912 on 13-08-2021, Head of Account 0030-02-103-003-02

Dhar

Debasish Dhar

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS

South 24-Parganas, West Bengal

Suprabhat Sen



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2021, Page from 192113 to 192149
being No 160305998 for the year 2021.



Digitally signed by DEBASISH DHAR
Date: 2021.09.03 14:07:52 +05:30
Reason: Digital Signing of Deed.

Dhar

(Debasish Dhar) 2021/09/03 02:07:52 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.



Sanki Viwas

(This document is digitally signed.)