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31 AUG 2022

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DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT IS made this 10th day of August Two Thousand Twenty Two of Christian Era

BETWEEN

✓ SHIVA PROPERTIES
 Uma Dutta
 Partner

(1) **SMT. LINA SENGUPTA** (PAN: AUBPS4752N, Aadhaar No: 6423 1171 9724), wife of Sukanta Sengupta, by faith Hindu, by Nationality Indian, by Occupation: Business, residing at "AnandaNüoy", D2-4/4B Panchanantala Road, P. O & P. S: Belghoria, Kolkata: 700 056, District: North 24 Parganas, (2) **SRI SUBIR SENGUPTA** (PAN: AKEPS8914K, Aadhaar No: 2537 5419 1401), son of Late Suresh Chandra Sengupta, by faith Hindu, by Nationality Indian, by Occupation: Business, residing at 24, New Panchanantala Road, P. O. & P. S: Belghoria, Kolkata: 700 056, District: North 24 Parganas, (3) **SRI SUJIT KUMAR SEN GUPTA** (PAN: AIRPS6894H) Aadhaar No: 5372 6697 8973 Son of Late Suresh Chandra Sengupta, by religion-Hindu, by Nationality- Indian, by occupation-Retired, residing at 36/1, Haripada Mukherjee Street, Post Office: Belgharia, Police Station Belgharia, District- North 24 Parganas, PIN:700056, also residing at 16, Panchanantala Road, Post Office and Police Station Belghoria, Kolkata-700056, District North 24 Parganas(4) **SMT. RANJANA SEN GUPTA** (PAN: DDMPS3105J) Aadhaar No: 8747 1023 5917 Wife of Sri Hiranmoy Sengupta, by religion - Hindu, by Nationality- Indian, by occupation- House wife, residing at 16, Panchanantala Road, Post Office and Police Station Belghoria, Kolkata-700056, District North 24 Parganas, hereinafter jointly called and referred to as the "**OWNERS**" (which expression shall unless excluded by or repugnant to the context or the subject be deemed to mean and include their respective heirs, successors, administrators, legal representatives and assigns) of the **FIRST PART**;

AND

SHIVA PROPERTIES (PAN AEQFS8831K) a Partnership Firm having its office at Basudha Enclave, Block B, Ground Floor, 28/B, Nilganj Road, Post Office and Police Station - Belghoria, Kolkata - 700 056 and having its Partners namely 1) **SMT. DEBOLINA CHAKRABORTY (PAN - ADRPC4131G)**, Aadhaar No: 206372588727 wife of Sri Biewarup Chakraborty, by faith - Hindu, by Nationality - Indian, by Occupation - Business, residing at 22/1, Mahadeb Ghosal Road, Post Office - Ariadaha, Kolkata - 700 057, Police Station - Belghoria, District North 24-Parganas at present residing at Plot No. 4 at Premises No. 4, M.M. Feeder Road, Post Office and Police Station - Belghoria, Kolkata - 700 056, District North 24-Parganas 2) **SRI ABHISHEK KUMAR PAUL (PAN - AZVPP8015E)**, Aadhaar No: 741666542696 son of Sri Tapan Kumar Paul, by faith - Hindu, by Nationality - Indian, by Occupation - Business, residing at Plot No. 3, 4, M.M. Feeder Road, Post Office and Police Station - Belghoria, Kolkata - 700 056, District North 24-Parganas 3) **SMT. SUMITA SARKAR (PAN AZQPS7810P)**, Aadhaar No: 357424056501, wife of Sri Ashim Sarkar, by religion-Hindu, by nationality - Indian, by occupation Business residing at 34/3, Lake View Park, Post Office ISI, Kolkata - 700 108, Police Station- Baranagar, District- North 24 Parganas 4) **SRI**

SHIVA PROPERTIES

Uma Dutta

Partner

MANISH KUMAR SARAF (PAN ASUPS7027D) Aadhaar No: 678307983229 son of Late Bishwanath Saraf, by religion-Hindu, by nationality-Indian, by occupation-Business residing at 54/3, Sukumar Ghosh Road ,P.O-Nandan Nagar , Police Station-Belghoria, Kolkata-700083, District North 24 Parganas, **SJ SMT UMA DUTTA (PAN: ADBPD9072H) Aadhaar No: 844115517352** and, daughter of Late Moni Mohan Dutta, residing at 14 B T Road, Block - 1, Flat No. - 11D, Floor - 11th, P.O. + P.S. - Belghoria, District: North 24 Parganas, Kolkata: 700 056 , hereinafter called and referred to as the **DEVELOPER** (which expression shall unless excluded by or repugnant to the context be deemed to include its heirs, successors, executors, administrators, representatives and assigns) of the **SECOND PART:**

The Firm **SHIVA PROPERTIES** represented by its Two Partner namely **SRI MANISH KUMAR SARAF (PAN ASUPS7027D) Aadhaar No: 678307983229** son of Late Bishwanath Saraf, by religion-Hindu, by nationality-Indian, by occupation-Business residing at 54/3, Sukumar Ghosh Road ,P.O-Nandan Nagar , Police Station-Belghoria, Kolkata-700083, District North 24 Parganas and **SMT UMA DUTTA (PAN: ADBPD9072H) Aadhaar No: 844115517352** and, daughter of Late Moni Mohan Dutta, residing at 14 B T Road, Block - 1, Flat No. - 11D, Floor - 11th, P.O. + P.S. - Belghoria, District: North 24 Parganas, . as per the terms and conditions mentioned in its Partnership Deed dated 26.02.2021.

WHEREAS Sri Saileswar Bandyopadhyay and Sri Chandidas Bandyopadhyay alias Chandi Charan Bandyopadhyay were the absolute joint owners of ALL THAT piece and parcel of Danga and Bagan land measuring about 5 Cottas + Chittacks 0 square feet more or less with structure standing thereon with equal right, title and interest along with all easement rights over the said property comprised in R. S. Dg No: 650 and 650/1816, under Khatian No: 67 and 69, J. L. No: 3, R. S. No: 17, Touzi No: 172 Mouza: Belghoria, at present under jurisdiction of Additional District Sub Registrar at Belghoria within the municipal limit of Kamarhati Municipality, holding No: 657 situated and lying at 16 Panchanantala Road, Post Office and Police Station previously Baranagar at present Belghoria, Kolkata: 700 056, District: 24 Parganas at present North 24 Parganas and the said Saileswar Bandyopadhyay and Sri Chandidas Bandyopadhyay alias Chandi Bandyopadhyay by virtue of a Partition Deed dated 25.06.1936 which was duly registered before the Sub Registrar at Cossipore Dum Dum and recorded in Book No: I, Volume No: 23, Pages 80 to 94, Being No: 1306 for the Year 1936.

✓ SHIVA PROPERTIES
Uma Dutta
Partner

AND WHEREAS the said Saileswar Bandhyopadhyay and Chandidas Bandyopadhyay alias Chandi Bandyopadhyay lawfully seized and possessed of otherwise well and sufficiently entitled equally to the said property, having absolute right, title and interest over the same free from all encumbrance

AND WHEREAS Saileswar Bandhyopadhyay and Chandidas Bandyopadhyay alias Chandi Charan Bandyopadhyay while are in khas possession of the said property, jointly sold and transferred the above mentioned property to one Suresh Chandra Sengupta on 11.03.1955 by executing a Sale Deed and the said document was duly registered in the office of the Sub Registrar at Cossipore Dum Dum and recorded in Book No: 1, Volume No: 42, Pages 203 to 206, Being No: 2390 for the Year 1955.

AND WHEREAS the said Suresh Chandra Sengupta became fully seized and possessed of his aforesaid property by payment of proportionate rents and taxes respectively to the Settlement Department of Govt. of W.B. as well as to the Kamarhati Municipality after getting his name mutated with the Kamarhati Municipality. In the assessment record of the Kamarhati Municipality his name got recorded in Holding No. 1032 under Ward No. 22 of the said Municipality. He then constructed a residential building/structure on the said plot of Bastu land, lawfully seized and possessed of otherwise well and sufficiently entitled to the said property, having absolute right, title and interest over the same free from all encumbrance.

AND WHEREAS the said Suresh Chandra Sengupta died intestate on 03.02.2001 leaving him behind his namely widow Smt. Chhaya Sengupta, three sons namely Sri Sukanta Sengupta, Sri Subir Sengupta and Sri Sujit Kumar Sengupta and only daughter namely Smt. Ranjana Sengupta as his legal heirs and representatives and as per provisions of Hindu Succession Act, 1956 after demise of the said Suresh Chandra Sengupta since deceased, said Smt. Chhaya Sengupta, Sri Sukanta Sengupta, Sri Subir Sengupta, Sri Sujit Kumar Sengupta and Smt. Ranjana Sengupta became the joint owners of the above mentioned property by inheritance with equal share, right, title and interest over the said property free from all encumbrances.

AND WHEREAS said Sri Sukanta Sengupta died intestate on 28.08.2003 leaving him behind his mother Smt. Chhaya Sengupta, widow Smt. Lina Sengupta and two daughters namely Smt. Sumana Sengupta and Smt. Sukanya Sengupta as his legal

SHIVA PROPERTIES

Uma Datta

Partner

heirs and representatives and as per provisions of Hindu Succession Act, 1956 and after demise of the said Sukanta Sengupta since deceased, said Smt. Chhaya Sengupta, Smt. Lina Sengupta, Smt. Sumana Sengupta and Smt. Sukanya Sengupta became the joint owners with equal share, right, title and interest over the share of the deceased within the said undivided property, by way of inheritance with equal share, absolute right, title and interest free from all encumbrances.

AND WHEREAS the said Chhaya Sengupta died intestate on 23.03.2010 leaving him behind her two sons namely Sri Subir Sengupta and Sri Sujit Kumar Sengupta, only daughter namely Smt. Ranjana Sengupta, daughter in Law Smt. Lina Sengupta, two Granddaughters namely Smt. Sumana Sengupta and Smt. Sukanya Sengupta as her legal heirs and representatives and as per provisions of Hindu Succession Act, 1956 after demise of the said Chhaya Sengupta since deceased, said Sri Subir Sengupta and Sri Sujit Kumar Sengupta, Smt. Ranjana Sengupta, Smt. Lina Sengupta, Smt. Sumana Sengupta and Smt. Sukanya Sengupta became the joint owners with their lawful share over the share of the deceased within the said undivided property, by way of inheritance with absolute right, title and interest free from all encumbrances.

AND WHEREAS said Smt. Sumana Sengupta (PAN AXLP55072L) and Smt. Sukanya Sengupta (AWBP80114Q) JOINTLY gifted their undivided 2/12th Share of land within the undivided said land, to their mother Smt. Lina Sengupta vide a registered Deed of Gift dated 13th, December 2019. The Documents was duly registered in the office of A.D.S.R. Belghoria and recored in Book No. 1, Volume No. 1525-2019, Page 170727 to 170745 being No. 152605152 for the year 2019.

AND WHEREAS Now Sri Subir Sengupta, Sri Sujit Kumar Sengupta, Smt. Ranjana Sengupta, and Smt. Lina Sengupta are the absolute joint owners of **ALL THAT** piece and parcel of Danga and Bagan land measuring about 5 Cottas 4 Chittacks 0 square feet more or less with structure standing thereon according to their share over the same with all easement rights over the said property comprised in R. S. Dg No: 650 and 650/1819, under Khatian No: 67 and 69, J. L. No: 3, R. S. No: 17, Touzi No: 172 Mouza: Belghoria, at present under jurisdiction of Additional District Sub Registrar at Belghoria within the municipal limit of Kamarhati Municipality, holding No: 657 situated and lying at 16 Panchanantalal Road, Post Office and Police Station previously Baranagar and at present Belghoria, Kolkata: 700 056, District: 24 Parganas at present North 24 Parganas and mutated their name in the records of Kamarhati municipality.

✓ SHIVA PROPERTIES
Uma Datta
Partner

AND WHEREAS by virtue of a Bengali Saf Bikray Kobala dated 11th March, 1955, duly registered in the office of the Sub-Registrar at Cossipore Dum Dum and recorded in Book No: 1, Volume No: 42, Pages 207 to 210, Being No: 2391 for the year 1955, one Sudhir Chandra Sengupta purchased ALL THAT piece or parcel of land measuring an area of 5 (five) Cottahs be the same a little more or less lying and situated at Mouza: Belghoria, J.L. No: 3, R.S. No: 17, Touzi No: 172, comprised in R.S. Dag No: 650 and 650/1816 under R.S. Khatian No: 67 & 69 within the jurisdiction of Baranagar at present Belghoria Police Station within the local limits of Kamarhati Municipality in the District of 24 Parganas at present North 24 Parganas from Sri Saileswar Bandyopadhyay and Sri Chandidas Bandyopadhyay alias Chandi Charan Bandyopadhyay, against valuable consideration mentioned therein.

AND WHEREAS the said Sudhir Chandra Sengupta became fully seized and possessed of his aforesaid property by payment of proportionate rents and taxes respectively to the Settlement Department of Govt. of W.B. as well as to the Kamarhati Municipality after getting his name mutated with the Kamarhati Municipality. In the assessment record of the Kamarhati Municipality his name got recorded in Holding No. 1758 Premises No. 16, Panchanantala Road, Kolkata - 700 056 under Ward No. 22 of the said Municipality. He then constructed a residential building/structure on the said plot of land, lawfully seized and possessed of otherwise well and sufficiently entitled to the said property....., having absolute right, title and interest over the same free from all encumbrance.

AND WHEREAS while enjoying the said property, the said Sudhir Chandra Sengupta died intestate on 31.07.1992 leaving him behind his surviving wife Smt. Bina Sen @ Bina Sengupta, two sons namely Dr. Bada Sen @ Badal Sengupta and Sri Jayanta Sengupta and four married daughters 1. Smt. Shyamali Sen w/o Sri Pradip Kumar Sengupta 2. Smt. Bharati Dasgupta w/o Sri Ranjan Dasgupta 3. Smt. Tapati Dastidar w/ Sri Saibal Dastidar 4. Smt. Saswati Sengupta w/o Sri Madhab Kumar Chattopadhyay as his legal heirs and successors to his estate as per Hindu Succession Act. 1956.

AND WHEREAS by way of inheritance said Smt. Bina Sen @ Bina Sengupta, Smt. Shyamali Sen, Dr. Badal Sen @ Badal Sengupta, Smt. Bharati Dasgupta, Smt. Tapati Dastidar, Sri Jayanta Sengupta, Smt. Saswati Sengupta became the joint owners of ALL THAT piece or parcel of land measuring an area of 5 (five) Cottahs be the same a little more or less, lying and situated at Mouza - Belghoria, J.L. NO. 3, R.S. No. - 17, Touzi No. - 172 comprised in R.S.Dag No. - 650 and 650/1816 under

✓ SHIVA PROPERTIES
Uma Dutta
Partner

R.S. Khatian No. 67 & 69, being Municipal Holding No. 1758, Premises No. 16, Panchanantala Road, Kolkata - 700 056, within the jurisdiction of Belghoria Police Station within the local limits of Kamarhati Municipality, Ward No. 22, under Additional District Sub-Registration Office at Cossipore Dum Dum at present A.D.S.R.O Belghoria, in the District of North 24 Parganas with equal right title and interest over the same and free from all encumbrances and while enjoying the same the said Bina Sen @ Bina Sengupta died intestate on 24.02.2011 leaving behind her aforesaid two sons namely Dr. Badal Sen @ Badal Sengupta and Sri Jayanta Sengupta and four daughters namely Smt. Shyamali Sen, Smt. Bharati Dasgupta, Smt. Tapati Dastidar, Smt. Sarwati Sengupta as her only legal heirs and successors to her undivided share of the aforesaid property as per Hindu Succession Act. 1956 and they became the joints owners by inheritance over the share of undivided land left behind by their mother Bina Sen @ Bina Sengupta since deceased with equal right title and interest over the same and free from all encumbrances.

AND WHEREAS while possessing the said property, the said Dr. Badal Sen @ Badal Sengupta, died intestate on 22.08.2018 leaving behind him his Widow Smt. Meera Chatterjee as his only legal heir and successor to his undivided $1/6^{\text{th}}$ share of the aforesaid property as per Hindu Succession Act. 1956 and she became the owner by inheritance over the share of undivided land left behind by her husband namely Dr. Badal Sen @ Badal Sengupta, since deceased with absolute right title and interest over the same and free from all encumbrances.

AND WHEREAS since then the said Sri Jayanta Sengupta, Smt. Shyamali Sen, Smt. Bharati Dasgupta, Smt. Tapati Dastidar, Smt. Sarwati Sengupta, Smt. Meera Chatterjee mutated their names in the records of Kamarhati Municipality on 14.12.2020 and possessing and enjoying the property as absolute joint owners of **ALL THAT** piece or parcel of Bastu land measuring and area of 5 [five] cottahs more or less with structure thereon with all easement rights over the said property lying and situated at Mouza - Belghoria, J.L. NO. 3, R.S. No. - 17, Touzi No. - 172 comprised in R.S.Dag No. - 650 and 650/1816 under R.S. Khatian No. 67 & 69, being Municipal Holding No. 1758, Premises No. 16, Panchanantala Road, Kolkata - 700 056, within the jurisdiction of Belghoria Police Station within the local limits of Kamarhati Municipality, Ward No. 22, under Additional District Sub-Registration Office at Cossipore Dum Dum at present A.D.S.R.O Belghoria, in the District of North 24 Parganas, particularly mentioned and described in the Schedule hereunder written and are now seized and possessed of and / or otherwise well and sufficiently

SHIVA PROPERTIES

Uma Datta.

Partner

entitled to the said property and enjoying the same peacefully, freely, absolutely and without any interruptions from any corners and free from all encumbrances.

AND WHEREAS Smt. Saswati Sengupta (PAN APFPS352YL, Aadhaar No. 3899 01428195) wife of Sri Madhab Kumar Chattopadhyay gifted 1/6 th share of the the above mentioned property to her nearest relatives Smt. Lina Sengupta, Sri Subir Sengupta, Sri Sujit Kumar Sengupta, and Smt. Ranjana Sengupta, on 01.02.2022. The Documents i.e Gift Deed was registered in the office of A.D.S.R.O - Belghoria and recorded in Book No. 1, Volume No. 1526-2022, Page 40540 to 40570 being No 1526 00937 for the year 2022.

AND WHEREAS Smt. Bhurati Dasgupta (PAN AJZFD5510C, Aadhaar No 26633542 3712) wife of Sri Ranjan Dasgupta and Sri Jayanta Sengupta (PAN AEIPS5456E, Aadhaar No. 7108 5598 4893) son of late Sudhir Chandra Sengupta jointly gifted 2/6 th share of the above mentioned property to their nearest relatives Smt. Lina Sengupta, Sri Subir Sengupta, Sri Sujit Kumar Sengupta, and Smt. Ranjana Sengupta, on 10.02.2022. The Document i.e Gift Deed was registered in the office of A.D.S.R.O - Belghoria and recorded in Book No. 1, Volume No. 1526-2022, Page 50184 to 50216 being No 1526 01174 for the year 2022.

AND WHEREAS Smt. Shyamali Sen (PAN ALHPS2471D, Aadhaar No. 2027 3003 0811) wife of Sri Pradip Kumar Sengupta gifted 1/6 th share of the above mention property to her nearest relatives Smt. Lina Sengupta, Sri Subir Sengupta, Sri Sujit Kumar Sengupta, and Smt. Ranjana Sengupta, on 10.02.2022. The Document i.e the Gift Deed was registered in the office of A.D.S.R.O - Belghoria and recorded in Book No. 1, Volume No. 1526-2022, Page 50217 to 50247 being No 1526 01175 for the year 2022.

AND WHEREAS Smt. Tapati Dasidhar (PAN ACXPD3834N, Aadhaar No. 9483 5236 3037) wife of Sri Saibal Dostidar gifted 1/6 th share of the above mention property to her nearest relatives Smt. Lina Sengupta, Sri Subir Sengupta, Sri Sujit Kumar Sengupta, and Smt. Ranjana Sengupta, on 22.02.2022. The Document i.e Gift Deed was registered in the office of A.D.S.R.O - Belghoria and recorded in Book No. 1, Volume No. 1526-2022, Page 55540 to 55569 being No 1526 01320 for the year 2022.

AND WHEREAS Smt. Meera Chatterjee wife of Late Badal Chandra Sen gifted 1/6 th share of the above mention property to her nearest relatives Smt. Lina Sengupta,

✓ SHIVA PROPERTIES

Uma Datta

Partner

Sri Subir Sengupta , Sri Sujit Kumar Sengupta, and Smt. Ranjana Sengupta, on 19.05.2022. The Document i.e Gift Deed was registered in the office of A.D.S.R.O - Belghoria and recorded in Book No. 1 ,Volumn No. 1526-2022 , Page 105833 to 105858 being No 1526 02996 for the year 2022.

AND WHEREAS Smt. Lina Sengupta, Sri Subir Sengupta , Sri Sujit Kumar Sengupta, and Smt. Ranjana Sengupta mutated their name in the records of Kamarhati Municipality. As absolute owners of **ALL THAT** piece or parcel of land measuring an area of 5 (five) cottas be the same a little more or less together with structure thereon with all easement rights over the said property lying and situated at Mouza - Belghoria, J.L. NO. 3, R.S. No. - 17, Touzi No. - 172 comprised in R.S. Dag No. - 650 and 650/1816 under R.S. Khatian No. 67 & 69, being Municipal Holding No. 1758, Premises No. 16, Panchanantala Road, Kolkata - 700 056, within the jurisdiction of Belghoria Police Station within the local limits of Kamarhati Municipality, Ward No. 22, under Additional District Sub-Registration Office at Cossipore Dum Dum at present A.D.S.R.O Belghoria, in the District of North 24 Parganas,

AND WHEREAS Smt. Lina Sengupta, Sri Subir Sengupta , Sri Sujit Kumar Sengupta, and Smt. Ranjana Sengupta are the absolute owners of two separate plots/ holding Vide no. 1123 & 1758. in ward no. 22 under Kamarhati Municipality. It is also noted that two plots are adjacent to each other.

AND WHEREAS after amalgamation of the aforesaid 2 nos plot on dated 12.07.2022, Smt. Lina Sengupta, Sri Subir Sengupta , Sri Sujit Kumar Sengupta, and Smt. Ranjana Sengupta the of absolute owners of **ALL THAT** piece or parcel of amalgamated land measuring an area of 10 (five) cottas 4 Chittacks 0 square feet be the same a little more or less together with structure thereon with all easement rights over the said property lying and situated at Mouza - Belghoria, J.L. NO. 3, R.S. No. - 17, Touzi No. - 172 comprised in R.S. Dag No. - 650 and 650/1816 under R.S. Khatian No. 67 & 69, being Municipal Holding No. 1032, Premises No. 16, Panchanantala Road, Kolkata - 700 056, within the jurisdiction of Belghoria Police Station within the local limits of Kamarhati Municipality, Ward No. 22, under A.D.S.R.O Belghoria, in the District of North 24 Parganas,

AND WHEREAS the aforesaid owners herein have searched out an experienced developer/ promoter to develop/ promote their said amalgamated landed property by way of constructing a new multi storied building complex in several block(s) on the said property after demolishing the existing old

✓ SHIVA PROPERTIES

Uma Datta
Partner

building and structure and according to the building plan to be sanctioned by local Kamarhati Municipality.

AND WHEREAS the said **SHIVA PROPERTIES (PAN AEQFS8831K)** a Partnership Firm having its office address Basudha Enclave, Block B, Ground Floor, 28/B, Nilganj Road, Post Office and Police Station - Belghoria, Kolkata - 700 056 having its Partners namely 1) **SMT. DEBOLINA CHAKRABORTY (PAN - ADRPC4131G), Aadhaar No: 206372588727** wife of Sri Biswarup Chakraborty, by faith - Hindu, by Nationality - Indian, by Occupation - Business, residing at 22/1, Mahadeb Ghosal Road, Post Office - Ariadaha, Kolkata - 700 057, Police Station - Belghoria, District North 24-Parganas at present residing at Plot No. 4 at Premises No. 4, M.M. Feeder Road, Post Office and Police Station - Belghoria, Kolkata - 700 056, District North 24-Parganas 2) **SRI ABHISHEK KUMAR PAUL (PAN - AZVPP8015E), Aadhaar No: 741666542696** son of Sri Tapan Kumar Paul, by faith - Hindu, by Nationality - Indian, by Occupation - Business, residing at Plot No. 3, 4, M.M. Feeder Road, Post Office and Police Station - Belghoria, Kolkata - 700 056, District North 24-Parganas 3) **SMT. SUMITA SARKAR (PAN AZQPS7810P)**, Aadhaar No: 357424056501, wife of Sri Ashim Sarkar, by religion-Hindu, by nationality - Indian, by occupation Business residing at 34/3, Lake View Park, Post Office ISI, Kolkata - 700 108, Police Station- Baranagar, District- North 24 Parganas 4) **SRI MANISH KUMAR SARAF (PAN ASUPS7027D) Aadhaar No: 678307983229** son of Late Bishwanath Saraf, by religion-Hindu, by nationality-Indian, by occupation-Business residing at 54/3, Sukumar Ghosh Road, P.O- Nandan Nagar, Police Station-Belghoria, Kolkata-700083, District North 24 Parganas, 5) **SMT UMA DUTTA (PAN: ADBPD9072H) Aadhaar No: 844115517352** and, daughter of Late Moni Mohan Dutta, residing at 14 B T Road, Block - 1, Flat No. - 11D, Floor - 11th, P.O. + P.S. - Belghoria, District: North 24 Parganas, Kolkata: 700 056, the Developer/ Promoter herein hereby approached to the aforesaid owners herein for develop/ promote their said amalgamated landed property more fully and particularly described in the First Schedule hereunder written by way of constructing a new multi storied building complex in several block(s) thereon after demolishing the existing old building and after amalgamation of the above holdings and plots of Land into single holding and plot and according to the sanction building plan to be sanctioned by local Kamarhati Municipality.

AND WHEREAS according to proposal of the said Developer herein the owners herein gladly accept the such proposal of the said developer and agreed by following terms and conditions.

ARTICLE "I" DEFENITION

In the contract the following expression shall unless there the context otherwise requires have the meanings hereby respectively assigned to them :-

OWNER(S) - namely (1) **SMT. LINA SENGUPTA** (PAN: AUBPS4752N, Aadhaar No: 6423 1171 9724), wife of Sukanta Sengupta, (2) **SRI SUBIR SENGUPTA** (PAN: AKEPS8914K, Aadhaar No: 2537 5419 1401), son of Late Suresh Chandra Sengupta (3) **SRI SUJIT KUMAR SEN GUPTA** (PAN: AIRPS6894H) Aadhaar No: 5372 6697 8973 Son of Late Suresh Chandra Sengupta , (4) **SMT. RANJANA SEN GUPTA** (PAN: DDMP3105J) Aadhaar No: 8747 1023 5917 Wife of Sri Hiranmoy Sengupta, and their respective legal representatives administrators, executors and assigns.

DEVELOPER : **SHIVA PROPERTIES (PAN AEQFS8831K)** a Partnership Firm having its office at Basudha Enclave , Block B , Ground Floor , 28/B, Nilganj Road , Post Office and Police Station - Belghoria, Kolkata - 700 056. having its Partners namely 1) **SMT. DEBOLINA CHAKRABORTY (PAN - ADRPC4131G)**, Aadhaar No: 206372588727 wife of Sri Biswarup Chakraborty, 2) **SRI ABHISHEK KUMAR PAUL (PAN - AZVPP8015E)**, Aadhaar No: 741666542696 son of Sri Tapan Kumar Paul, 3) **SMT. SUMITA SARKAR (PAN AZQPS7810P)** , Aadhaar No: 357424056501 , wife of Sri Ashim Sarkar, (4) **SRI MANISH KUMAR SARAF (PAN ASUPS7027D)** Aadhaar No: 678307983229 son of Late Bishwanath Saraf, 5) **SMT UMA DUTTA (PAN: ADBPD9072H)** Aadhaar No: 844115517352 and, daughter of Late Moni Mohan Dutta and their respective legal representatives administrators, executors and assigns.

SAID PROPERTY- shall mean and include **ALL THAT** piece or parcel of land measuring an area of 10 (five) cottas 4 Chittacks 0 square feet be the same a little more or less together with structure thereon with all easement rights over the said property lying and situated at Mouza - Belghoria, J.L. NO: 3, R.S. No. - 17, Touzi No. - 172 comprised in R.S. Dag No. - 650 and 650/1816 under R.S. Khatian No. 67 & 69, being Municipal Holding No. 1032 , Premises No. 16, Panchanantala Road, Kolkata - 700 056, within the jurisdiction of Belghoria Police Station within the local limits of Kamarhati Municipality, Ward No. 22, under A.D.S.R.O Belghoria, in the

District of North 24 Parganas., more fully and particularly described in the First Schedule herounder written.

BUILDING- Shall mean the multi storied building complex consisting of several units within several block(s) as per available sanctioned area, which is to be constructed over the said premises at 16, Panchanantala Road, Kolkata - 700 056., Belghoria, Kolkata-700056, Police Station Belghoria, District North 24 Parganas as per plan to be sanctioned by the Kamarhati Municipality.

UNIT- Shall mean the constructed area and / or spaces in the building and / or constructed area capable of being occupied and enjoyed independently.

SUPER BUILT UP AREA- shall mean in total covered area to be comprised in the unit as certified by the Architect plus the proportionate share of the common area. Which is 20% of the total covered area.

THE PLAN- Should mean such plan prepared by the Architect for the construction of the Commercial cum Residential Complex, and as to be sanctioned by the authority of the Kamarhati Municipality and / or by such other authority or authorities empowered to sanction any building plan in accordance with law and / or any modified and / or revised plan, **UPON THE ABOVE MENTIONED PROPERTY.**

COMMON FACILITIES AND AMINITIES- shall mean and include corridors, staircase, paths, passages, ways, common lavatories, Community Hall, Temple, gardening, underground water reservoir, overhead water tank, water pump and motor, ultimate roof and lift facilities of the building and other facilities which may be mutually agreed upon between the parties and as required for the purpose of establishment, location, enjoyment, provisions, maintenance and / or management of the commercial cum residential complex.

TRANSFER- shall mean as required under the Indian Registration Act. 1908 as well as described under the Transfer of Property Act 1882, for transfer of flats, commercial spaces, shops, garages etc. with undivided proportionate share of the land.

BUYERS/ PURCHASERS- shall mean the purchasers and / or purchase of any portion of the commercial and / or residential unit of the building complex as to be constructed according to the sanctioned plan of the Kamarhati Municipality, who will be the nominee or nominees of the developer.

ENGINEER IN CHARGE- mean the person who shall be engaged by the Developers for the purpose of the construction of the said multi storied building according to the sanction building plan at 16, Panchanantala Road, Kolkata - 700 056,, Belghoria, Kolkata-700056, Police Station Belghoria, District North 24 Parganas.

SALEABLE SPACE- Shall mean remaining portion of the said multi storied building complex consisting of several units within several block(s) to be constructed in the form of residential flat, garage and commercial spaces after handing over the owner's allocation available for independent use and occupation after making due provision for common facilities and the space required therefore against consideration.

ARTICLE "II" DATE OF COMMENCEMENT

This Agreement shall have the effect on and from^{10th} day of ~~August~~ Two Thousand Twenty Two.

ARTICLE "III" OWNERS REPRESENTATION

1. The owner herein seized and possessed of or otherwise well and sufficiently entitled to **ALL THAT** piece or parcel of land measuring an area of 10 (five) cottas 4 Chittacks 0 square feet be the same a little more or less together with structure thereon with all easement rights over the said property lying and situated at Mouza - Belghoria, J.L. NO. 3, R.S. No. - 17, Touzi No. - 172 comprised in R.S. Dag No. - 650 and 650/1816 under R.S. Khatian No. 67 & 69, being Municipal Holding No. 1032, Premises No. 16, Panchanantala Road, Kolkata - 700 056, within the jurisdiction of Belghoria Police Station within the local limits of Kamarhati Municipality, Ward No. 22, under A.D.S.R.O Belghoria, in the District of North 24 Parganas.
2. That the premises is free from all encumbrances and the owner has a clear and good marketable title in respect of the above mentioned property which is more fully and particularly described in the First Schedule hereunder written.

3. That the said landed property is free from all encumbrances, charges, liens, lispendences, attachments, trusts, acquisitions whatsoever or howsoever.

ARTICLE "IV" DEVELOPER'S REPRESENTATION

1. The Developer having been satisfied with the declaration hereinbefore as recorded in article-III above has agreed to undertake the work of development of the above mentioned property and construction of the commercial cum residential building complex and have also made arrangement of sufficient funds for carrying out the work of the development of the said premises and construction of the said commercial cum residential building complex on the basis of the owners assurance that there is no pending suit proceedings under Civil or Criminal or Revenue and / or any claim, demand and interest of any other individual, firm and / or company and the said premises is absolutely free from all encumbrances having clear and good marketable title therein.

2. The Developers herein shall carry out the work of development of the said premises and for construction of the said commercial cum residential building complex in accordance with the building plan duly sanctioned by the Kamarhati Municipality and / or by the competent authority or authorities to sanction the plan and / or on the basis of the modified plan and / or revised plan thereof.

3. That the land owners hereby grants exclusive right to the Developer to undertake the construction on the vacant land in accordance with the plan or plans as to be sanctioned by the Kamarhati Municipality and the revised plan if made thereafter.

4. That the building or any document in relation thereto as may be required for construction of the proposed commercial cum residential building complex shall be prepared and supplied by the land owners at the cost of the Developer provided all other additions, alterations and modifications in the plan and / or design documents as may be required by the Developer for the purpose of obtaining necessary sanction from the appropriate authorities shall be prepared and submitted by the Developer on behalf of the land owners at the developer's own cost and expenses.

5. The land owner hereby agree and undertake that they will deliver original Deeds and other documents relating to the aforesaid property to the Developer herein at the time of constructional period for inspection and production as and when required in any Bank or Financial Institutions by the said owners will liable to show the title deeds and all other documents in original to the intending purchaser or purchasers of the flats/ units/ spaces etc and after receiving the all documents from the owners the Developer will handed over the all documents to the owner's Association of the said complex
6. The land owners shall grant to the Developer a registered Development Power of Attorney as well as another Notarized General Power of Attorney authorizing them to take all necessary permission and sanction from the different authorities in connection with the construction of the commercial cum residential building complex including Booking, execution of the agreement for sale and Deed of Conveyance of the flats and shops etc. with undivided undemarcated impartibly proportionate share of the land in respect in respect of the developer's allocation as per Schedule mentioned hereunder only in favour of the intending purchaser or purchasers and to receive money or moneys from the those purchaser or purchasers.
7. That upon completion of the proposed commercial cum residential building complex, the Developer shall put the land owner an undisputed possession of the land owner's allocation **TOGETHER WITH** the common facilities and amenities as per schedule mentioned hereunder of the said commercial cum residential building complex.
- 8 The land owners and the developer shall be exclusively entitled to have their respective share of allocation in the said commercial cum residential building complex with exclusive right to transfer or otherwise deal with or dispose of the same without any right claim and interest therein whatsoever of the others and the land owners shall not any way interfere with or disturb the quit and peaceful possession of the Developer allocation.
9. That in so far as necessary all dealings by the developer in respect of the said commercial cum residential building complex including agreement for

sale or transfer concerning Developers allocation shall be in the name of the land owners.

10. That the Developers shall at their own costs and expenses complete the said commercial cum residential building complex upon the said land in accordance with the amalgamation of the said property, sanctioned building plan as well as revised plan and confirming to such specifications as are mentioned in the Second Schedule hereunder written as well as per directions/ instructions of the Engineer in charge of the appropriate authority or authorities.

ARTICLE "V" OWNERS FURTHER REPRESENTATION

1. The owner hereby appoint the Developer as the Builder and / or Developer and / or Promoter for the purpose of developing the said premises and / or construction of the said commercial cum residential building complex as per the scheme of the development as herein agreed. The Developer hereby accepts and confirms this appointment.
2. The owners do hereby entrust the work of development of the said premises on the terms and conditions as contained in this agreement.
3. The Developers shall carry out the work of development in respect of the said premises
 - a) By creating and / or constructing a commercial cum residential building complex or other structures in or upon the said premises at its own costs and expenses.
 - b) By allotting the owners allocation to the owners as provided hereunder after completion of the same at the cost and expenses of the Developer.
4. The Owner herein must vacate House and/or property within July 2022 if not then the construction of the said project should be delayed.

ARTICLE "VI" OWNER'S ALLOCATION

That the Developer shall at their cost and expenses, construct, erect and complete in all respect the of the said proposed multi-storied building in

accordance with the sanctioned building plan which shall be sanctioned by the Kamarhati Municipality and shall allocate to the owners as follows:

1. A. (i) One self contained and residential flat no. A, on the Fourth floor, Facing North - East measuring about 765 Sq.Ft. Super Built up area more or less including Proportionate Share and Lift. (ii) One self contained and residential flat no. B, on the Fourth floor, Facing South - East measuring about 1078 Sq.Ft. Super Built up area more or less including Proportionate Share and Lift.
- B. (i) One self contained and residential flat no. C, on the Fourth floor, Facing North - East measuring about 928 Sq.Ft. Super Built up area more or less including Proportionate Share and Lift. (ii) One self contained and residential flat no. D, on the Fourth floor, Facing South - East measuring about 917 Sq.Ft. Super Built up area more or less including Proportionate Share and Lift.
- C. (i) One self contained and residential flat no. A, on the Third floor, Facing North - East measuring about 765 Sq.Ft. Super Built up area more or less including Proportionate Share and Lift. (ii) One self contained and residential flat no. B, on the Third floor, Facing South - East measuring about 1078 Sq.Ft. Super Built up area more or less including Proportionate Share and Lift.
- D. (i) One self contained and residential flat no. C, on the Third floor, Facing North - East measuring about 928 Sq.Ft. Super Built up area more or less including Proportionate Share and Lift. (ii) One self contained and residential flat no. D, on the Third floor, Facing South - East measuring about 917 Sq.Ft. Super Built up area more or less including Proportionate Share and Lift.
- E. **OWNERS will jointly get undivided undemarcated Car Parking Space on the Ground Floor, Facing North - West, measuring 900 Sq.Ft. more or less in the Proposed Building to be made on the above mentioned undivided property.**

2. That the developer will pay **Rupees 4,00,000/- (Four Lakhs) only** at the time of signing of this agreement to the owners as a refundable security deposit.

IT must be noted that the following expenses will be adjusted from the owners allocation :-

- a) Total consideration money which is paid by the said developer herein to the said owners herein as a Security Deposit as per this agreement.
- b) Mutation charges in the Kamarhati Municipality & B.L & L.R.O in the name of present owner. The entire expenses are approved by the Owners before this Development Agreement.
- c) Outstanding municipal tax, cost of amalgamation charge, up to date Khazna of concerned B.L & L.R.O and liabilities of CESC if any other liabilities which is not reveal to the said Developer before the date of signing of this Agreement.
- d) The cost of extra work if done in the owner's allocation.

- c) That the GST is applicable to this project. GST charges have to be borne by Owners for their portions as per Govt. rules and regulations.

ARTICLE "VII" DEVELOPERS ALLOCATION

1. In consideration of the development work and / or construction of the proposed commercial cum residential building complex at the costs and expenses of the Developer, the Developers shall get and be entitled to the **remaining portions save and except owners allocation as referred to herein above, as per sanction plan from the Local Kamarhati Municipality** of the proposed commercial cum residential building complex including undivided proportionate share of the land of the demise premises no at 16, Panchanantala Road, Ariadaha, Kolkata-700056, Post Office + Police Station- Belghoria, District North 24 Parganas, more fully and particularly described in the First Schedule hereunder written including the common areas, facilities and amenities of the said building complex.

2. After the allotment of the said owners allocation as referred to hereinabove the Developers shall be entitled to hold, occupy, possess and enjoy the total built up area of the said Multi Storied building complex to its exclusive use and / or occupation and further be entitled to deal with and / or dispose of the same in any way / any manner and to appropriate the entire amount of the consideration by or the owners above named and / or any other person or party on its behalf or otherwise whatsoever.

ARTICLE "VIII" PERIOD OF COMPLETION

That the time is the essence of the instant contract and the Developer at its own cost and expenses shall complete the entire project within **24(Twenty Four) months** from the date of sanction of the building plan from the Kamarhati Municipality and other authority or authorities unless the Developers are prevented by any restrained order issued by any competent court or due to acts beyond and control of the Developer for Natural Calamity, acts by God etc.

ARTICLE "IX" DEVELOPERS OBLIGATION

1. It is agreed and made clear that the owners herein shall not in any manner be liable and / or responsible for the costs, charges and expenses for the development of the said premises and / or construction of the proposed commercial cum residential

building complex and in this respect, the Developers hereby agreed to keep the owners absolutely indemnified and harmless.

2. The Developer herein shall keep the owners absolutely indemnified and harmless against all action claims and demands which may arise due to any deviation and / or violation of the West Bengal Municipal act and rules, the Contract Labour Abolition Act, Workmen Compensation Act 1923 and rules thereof any the West Bengal Building (Regulation of Promotion of Construction and Transfer of Promoters) Act. 1993.

3. The Developers herein shall solely be responsible or liable for the payment of all salaries, wages, charges and remunerations of all Contractors, Masons, Labours, Supervisors, Architects, Engineers, Security Guards and other employees and staffs as may be retained appointed and / or employed by the Developer and in this regard, the owners shall not in any manner be responsible.

ARTICLE "X" OWNERS OBLIGATION AND COVENANTS

1. The owners shall render their best co-operation and assistance to the Developers in the matter of development of the said land or construction of the proposed commercial cum residential building complex as may from time to time be necessary or required.

2. The owners shall sign and execute a Development Power of Attorney in favour of the Developer or its nominated person and the Developer signed all plans, papers and documents on behalf of the owner.

3. The owners shall allow the Developers to enter into all agreement for sale and Deed of Conveyance or conveyances of the Developer allocation.

4. The owners shall not in any manner object or obstruct the carrying out of the Development of the said premises and / or construction of the said commercial cum residential building complex and to do any act, deed, matter or development of the said premises and / or construction of the proposed building complex by the Developers.

5. The owners will clear all the Municipal Taxes, Khajna , Any outstanding of CESC if So before the date of Development Agreement and also supply the BLRO mutation in the Name of the Present owners with "Bastu " classification.

6. Regarding construction of the building if any technical changes require Architect / Engineer decision will be final.

7. That if the death case of the owners in that event his legal heirs and representatives bound to sign and execute further Development Agreement with the said developer herein and also sign and execute Development Power of Attorney in favour of the Developers or their nominated person or persons positively.

8. That the said Developers herein shall hand over the Xerox copy of the Sanction Building Plan to the said Owners herein within one month from the starting of the said new multi storied building project. The Owners herein can verify the original & Xerox copy of the said plan at the time of hand over the Xerox copy of the said Sanction Building Plan.

9. The Owners hereby also allow the Developer to purchase or jointly develop the adjacent premise(s) and would not claim any extra benefit from the Developer.

ARTICLE "XI" RATES AND TAXES

From the date of Signing of this Development Agreement the Developers will be paid all rates and taxes and all outgoings till completion of the project before the date of signing of this Agreement all the taxes and outgoings will be paid by the Owners herein.

ARTICLE "XII" DOCUMENTATION

ALL fees costs charges and expenses for preparation of the proposed transfer Deeds and all other Deeds and documents shall be borne by the Developer and / or transferee of the flats/shops/garages etc. and other spaces of the proposed commercial cum residential building complex and such fees, costs and expenses shall have to be related to the developer allocated share not in any way relating to owner allocated area.

ARTICLE "XIII" MISCELLANEOUS

1. The name of the said multi storied building project in **SENGUPTA ENCLAVE**.
2. The Developer and the land owners shall mutually frame scheme for management and the administration of the said building and/or common parts thereof. After completion of the said building the land owners hereby agree to abide by all the rules and regulations to be framed by any society/ association/ holding organization and any or any other organization, who will be in charge of such management of the affairs of the building and/or common parts thereof and hereby given their consent to abide by such rules and regulations.

FIRST SCHEDULE REFERRED TO ABOVE
(DESCRIPTION OF THE PROPERTY)

ALL THAT piece or parcel of land measuring an area of 10 (five) cottas 4 Chittacks 0 square feet be the same a little more or less together with residential cemented flooring tiles shed structure measuring 1000 Sq.ft standing thereon with all easement rights over the said property lying and situated at Mouza - Belghoria, J.L. NO. 3, R.S. No. - 17, Touzi No. - 172 comprised in R.S. Dag No. - 650 and 650/1816 under R.S. Khatian No. 67 & 69, being Municipal Holding No. 1032 Premises No. 16, Panchanantala Road, Kolkata - 700 056, within the jurisdiction of Belghoria Police Station within the local limits of Kamarhati Municipality, Ward No. 22, under A.D.S.R.O Belghoria, in the District of North 24 Parganas, butted and bounded in the manner following:-

ON THE NORTH : Land of Saileswar Bandhopadyay

ON THE SOUTH : Panchanantala Road

ON THE EAST : Manasa tola , house of Kirtick Das & others

ON THE WEST : Land of hosu of Trilochan Chakraborty

SECOND SCHEDULE ABOVE REFERRED TO BLOCK - A
(Specification)

<u>Sl. No.</u>	<u>Particulars</u>	<u>Details</u>
1.	Foundation:-	Designed for multi storied building with R.C.C. frame

		structure with. All external walls shall be 8" thick and all partition walls inside the flat shall be of 4" walls with wire net .
2	Elevation:-	A unique blending of oriental and Modern architecture
3	Staircase:-	Staircases finished with Mar war Marble flooring. M.S. Railing upto a height of 3'0 from floor level.
4	External finish:-	Cement plastering with some ornamental decorative cement base paint finish (Weather Coat).
5	Internal finish:-	Putty on Plaster wall surface with 2 coat cement primer.
6	Flooring:-	All flooring finished with vitrified 600x600 m.m. tiles with some restricted colors (3-4 Colours decided by the Developers) with skirting of 4" height.
7	Doors:-	Inside Quality Flush Door of 30mm. Thick. Painted with one coat of Primer fitted with 1No 8" haps Bolt at front side , 1 no tower Bolt back side top 8" & in middle 4 " , one buffer and one ring 1.5 " Dia in the back side . Main Entrance Door shall be of 35 mm. Thick flush door with Teak pty at front, finished with polishing both side,fitted with 1No 10" hash Bolt in front , one tower Bolt back side top 8" & in middle 4 " , buglary chain ,eye hole, door stopper , buffer and one ring in the back side. PVC door will be provided in the toilet with one tower bolt & Handle in the front side and one tower bolt in the back side. All frame except toilet should be sal wood make . PVC frame will provide in the toilet. No door will be provided at kitchen as it is open.
8	Windows:-	Sliding Type anodized aluminum window with Glass panes, 4mm thick
9	Grill:-	M.S. Grill in windows, railing in verandah up to 3'- 0" height from the floor level and Railing upon the staircase.
10	Paints:-	External exposed surface of window Grills will be finished with good quality of paints.
11	TOILET:-	Marble flooring with colour Concept glazed Tiles (300 mm X 450mm)(Ceramic) dado of 6' - 6" height from the floor level in toilets. One white Anglo Indian

		Commode & one white EPWC Commode with White PVC Cistern & one white corner basin (in any one toilet .) shall be provided. Two bib cock , one over head shower will be provided in main toilet by the developer and in attached toilet, no shower and hand shower.. All C.P. fittings will be branded as per ISI approved. All Toilet lines will be concealed . All ceramic item will be Hindustan Hindware / Nycer make.
12	Kitchen:-	Spacious "L" type cooking platform with Black stone and Green Granite finish with Stainless Steel Sink, Wall tiles (Size 200 mm X 300 mm) 4'-0" height from Cooking table. Two Bib Cock will be provided in the Kitchen.
13	Electrical	All electrical wiring in concealed conduits with copper wires. Convenient provision and distribution of light and power plugs Line will be provided by the developer. The total electrical points provided for two bed room flat is 22 (6 Amp - 20& 15 Amp.- 2) points & for three bed room flat total points provided , 28 nos (6 Amp - 26& 15 Amp.- 2) . Standard ISI switches will be provided & all wires will be PINOLEX / HAVELLS/ANKHER.
14	Lift	Standard quality Lift facilities will be provide
15	Garage	Open garage in the ground floor , neat cement flooring with common electrical point .
16	Roof Shed	Subject to Municipal approval

Extra Work

Other than aforesaid specifications, for interior decoration (inside Flat) on request of the owner extra cost will be involved for decorative work

Additional Alteration/ Modification

In case of Addition/ Alteration/ Modification (only internally) if desired an estimate will be submitted by us to him/her for the same estimate agreed upon the proposed owner to be paid extra.

THE SCHEDULE "C" REFERRED TO ABOVE**(Common Area)****(Exclusively separate for Block-A and Block-B) .**

1. The entire land or space lying vacant within the said premises.
2. The common space of the said building.
3. The foundation column, girders, beams, supports main walls main gate of the premises and the land lying to the Building.
4. The installation for common services such as the drainage systems in the premises water supply arrangements in the premises and electrical connection and other civil connection and other Civil amenities of the said premises.
5. The reservoir on the roof of the top floor of the building, pump, room, motor, and all apparatus and installations in the premises for the common use.
6. Total sanitary system of the said building.
7. Ultimate roof of the said premises.
8. All other areas, facilities and amenities in the premises, which ever intended for common use.
9. Common passage leading from main road to the building to be utilized by the Vendors and/or occupiers of flat of both the Building constructed upon the property mentioned in First and Second Schedule written hereunder.
10. Boundary wall and the main gate.
11. Such other common parts, areas, equipments, installations, fixtures, fittings and spares in or about the said building as are necessary for use of the said flat space in common.
12. Staircase of all the floors of the said building and the ultimate roof of the said premises.
13. Staircase landings on all the floors of the said building.
14. Common passage including the main entrance of the floor leading to the floor and roof of the building.
15. Water pump and water tank, overhead tank and water supply line.
16. Lift facilities of the said building.
17. Electric service line and electric main line wiring electric meter for pump installation in the building and in.

IN WITNESS WHEREOF the Owners and the Developer have hereunto set and subscribed their respective hands and seals on the day, month and year first above written.

SIGNED, SEALED & DELIVERED by both the parties at Kolkata in presence of:

WITNESSES:

1. Saumen Dasg.
10, Sagarputra
Ghat Road, Kol-58.

Subin Sen Gupta
Subin Sen Gupta.

Sujit Kumar Sen Gupta.

2. Anil Datta
Jalpa, Ashok Nagar
F43234

Ranjana Sen Gupta

Signature of the Owner

SHIVA PROPERTIES
Manish Kumar Sauf.
Partner

Uma Datta
Uma Datta

Signature of the Developer

MEMO OF CONSIDERATION

RECEIVED the sum of Rupees 4,00,000/- (Four Lakhs) only from the above named Developers as Refundable or Adjustable Security Deposit on the day, month and year first above written in the manner as following :

Date	Bank Name	Cheque No.	Amount	Owners Name
08.08.2022	HDFC BANK	000001	1,00,000/-	SMT. LINA SENGUPTA
08.08.2022	HDFC BANK	000002	1,00,000/-	SRI SUBIR SENGUPTA
08.08.2022	HDFC BANK	000003	1,00,000/-	SRI SUJIT KUMAR SENGUPTA
08.08.2022	HDFC BANK	000004	1,00,000/-	SMT. RANJANA SENGUPTA
		Total	4,00,000/-	

(Rupees Four Lakhs) Only.

WITNESSES:

1. *Soumen Dasg.*

2. *Amit Dutta*

Lina Sengupta

Subir Sen Gupta.

Sujit Kumar Sen Gupta.

Ranjana Sen Gupta.

Signature of the Owner























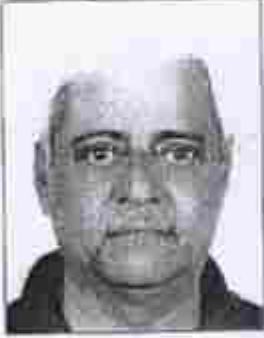










Drafted and prepared by me.

Arup Maithi


















(ARUP MAITHI)
Advocate
High Court Calcutta

Enrollment no. W.B/1535/1999

PAGE NO.-
SPECIMEN FORM FOR TEN FINGERPRINTS

Sl. NO.	Signature of the Executants/ Presentents						
	 <i>Linal Gupta</i>	Little		Middle	Fore	Thumb	
			(Left Hand)				
							
		Thumb	Fore	Middle	Ring	Little	
		(Right Hand)					
							
	 <i>Subin Sen Gupta</i>	Little	Ring	Middle	Fore	Thumb	
			(Left Hand)				
							
		Thumb	Fore	Middle	Ring	Little	
		(Right Hand)					
							
	 <i>Sujit Kumar Sen Gupta</i>	Little	Ring	Middle	Fore	Thumb	
			(Left Hand)				
							
		Thumb	Fore	Middle	Ring	Little	
		(Right Hand)					
							

PAGE NO.-
SPECIMEN FORM FOR TEN FINGERPRINTS

SL. NO.	Signature of the Executants/ Presentents					
	<i>Ranjana Sen Gupta</i>	Little	Middle (Left Hand)		Fore	Thumb
						
		Thumb	Fore Middle (Right Hand)		Ring	Little
						
	<i>Manish Kumar Sanyal</i>	Little	Ring Middle (Left Hand)		Fore	Thumb
						
		Thumb	Fore Middle (Right Hand)		Ring	Little
						
	<i>Uma Dutta</i>	Little	Ring Middle (Left Hand)		Fore	Thumb
						
		Thumb	Fore Middle (Right Hand)		Ring	Little
						



Government of West Bengal
Directorate of Registration & Stamp Revenue
FORM-1564
Miscellaneous Receipt

Visit Commission Case No / Year	1526000511/2022	Date of Application	10/08/2022
Query No / Year	15262002400102/2022		
Transaction	[0110] Sale, Development Agreement or Construction agreement		
Applicant Name of QueryNo	Mr ANUPAM BERA		
Stampduty Payable	Rs.10,021/-		
Registration Fees Payable	Rs.4,021/-		
Applicant Name of the Visit Commission	Mr ANUPAM BERA		
Applicant Address	10 M G ROAD, ARINDAHA, BELGHORIA, KOL-		
Place of Commission	14 B T Road, Block/Sector: 1, Plot No: 11D, City:-, P.O:- Belgharu, P.S:- Belghoria, District-North 24-Parganas, West Bengal, India, PIN:- 700056		
Expected Date and Time of Commission	10/08/2022 4:00 PM		
Fee Details	J1: 250/-, J2: 250/-, PTA-J(2): 80/-, Total Fees Paid: 580/-		
Remarks			






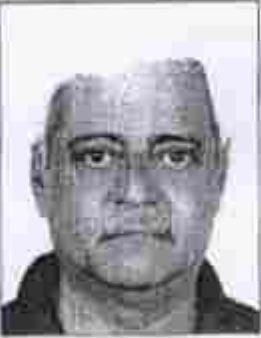

Government of West Bengal

Department of Finance (Revenue), Directorate of Registration and Stamp Revenue






OFFICE OF THE A.D.S.R. Belghoria, District Name :North 24-Parganas



Signature / LTI Sheet of Query No/Year 15262002400102/2022

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mrs Lina Sengupta Anandaniloy, D2-4/4B, Panchanantala Road, City:-, P.O:- Belghoria, P.S:-Belgharia, District:- North 24-Parganas, West Bengal, India, PIN:- 700056	Land Lord			
2	Mr Subir Sengupta 24, New Panchanantala Road, City:-, P.O:- Belghoria, P.S:- Belgharia, District-North 24-Parganas, West Bengal, India, PIN:- 700056	Land Lord			<i>Subir Sengupta</i> 10/08/22
3	Mr Sujit Kumar Sengupta 36/1, Haripadamukherjee Street, City:-, P.O:- Belghoria, P.S:- Belgharia, District-North 24-Parganas, West Bengal, India, PIN:- 700056	Land Lord			<i>Sujit Kumar Sengupta</i> 10/08/22

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Mrs Ranjana Sengupta 16, Fanchanantala Road, City:-, P.O:- Belghoria, P.S:- Belgharia, District-North 24-Parganas, West Bengal, India, PIN:- 700055	Land Lord			<i>Ranjana Sen Gupta</i> 10.08.22
5	Mr Manish Kumar Saraf 54/3 Sukumar Ghosh Road, City:-, P.O:- Nandan Nagar, P.S:- Belgharia, District-North 24-Parganas, West Bengal, India, PIN:- 700083	Represent ative of Developer [SHIVA PROPER TIES]			<i>Manish Kumar Saraf</i> 10.08.2022
6	Mrs Uma Dutta 14 B T Road, Block/Sector: 1, Flat No: 11D, City:-, P.O:- Belgharia, P.S:- Belghoria, District-North 24-Parganas, West Bengal, India, PIN:- 700056	Represent ative of Developer [SHIVA, PROPER TIES].			<i>Uma Dutta</i> 10.8.2022

Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Anupam Bera Son of Late Panchanan Bera 10, Mahadeb Ghosal Road, City:- P.O:- Ariadaha, P.S:- Belghoria, District- North 24-Parganas, West Bengal, India. PIN:- 700057	Mrs Lina Sengupta, Mr Subir Sengupta, Mr Sujit Kumar Sengupta, Mrs Ranjaha Sengupta, Mr Manish Kumar Saraf, Mrs Uma Dutta			<i>Anupam Bera</i> 10.08.2022

(Sougata Das)
 ADDITIONAL DISTRICT
 SUB-REGISTRAR
 OFFICE OF THE A.D.S.R.
 Belghoria
 North 24-Parganas, West
 Bengal



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

GRN Details

GRN:	192022230093134828	Payment Mode:	Online Payment (SBI Epay)
GRN Date:	07/08/2022 11:39:22	Bank/Gateway:	SBIePay Payment Gateway
BRN :	7194430451823	BRN Date:	07/08/2022 11:40:22
Gateway Ref ID:	202221973688764	Method:	State Bank of India New PG CC
Payment Status:	Successful	Payment Ref. No:	2002400102/2/2022 (Query No*/Query Year)

Depositor Details

Depositor's Name:	SUPARNA GHOSH
Address:	634 BIPIN PAUL ROAD
Mobile:	6291949578
Depositor Status:	Others
Query No:	2002400102
Applicant's Name:	Mr ANUPAM BERA
Identification No:	2002400102/2/2022
Remarks:	Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002400102/2/2022	Property Registration- Stamp duty	0030-02-103-003-02	9921
2	2002400102/2/2022	Property Registration- Registration Fees	0030-03-104-001-16	4021
			Total	13942

IN WORDS: THIRTEEN THOUSAND NINE HUNDRED FORTY TWO ONLY.

✓
SHIVA PROPERTIES
Uma Dutta
Partner

Major Information of the Deed

Deed No	I-1526-06386/2022	Date of Registration	11/11/2022
Query No / Year	1526-2002400102/2022	Office where deed is registered	
Query Date	06/08/2022 10:43:03 AM	A.D.S.R. Belghoria, District: North 24-Parganas	
Applicant Name, Address & Other Details	ANUPAM BERA 10, Mahadeb Ghosal Road, Thana: Belgharia, District: North 24-Parganas, WEST BENGAL, PIN - 700057, Mobile No. : 6289060177, Status: Solicitor firm		
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. 4,00,000/-]		
Set Forth value	Market Value		
Rs. 3/-	Rs. 94,95,006/-		
Stamp duty/Paid (SD)	Registration Fee Paid		
Rs. 10,021/- (Article:48(g))	Rs. 4,021/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Belgharia, Municipality: ARIADAH KAMARHATI, Road: Panchanan Tala Road, Mouza: Belghoria, Premises No: 16, , Ward No: 22, Holding No:1032 JI No: 3, Pin Code : 700058




Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-650 (RS :-)	LR-67	Bastu	Bastu	5 Katha	1/-	45,00,003/-	Property is on Road
L2	LR-650/1616 (RS :-)	LR-69	Bastu	Bastu	5 Katha 4 Chatak	1/-	47,25,003/-	Property is on Road
TOTAL :					16.9125Dec	2/-	92,25,006 /-	
Grand Total :					16.9125Dec	2/-	92,25,006 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2	1000 Sq Ft	1/-	2,70,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1000 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		1000 sq ft	1 /-	2,70,000 /-	


SHIVA PROPERTIES
Uma Dutta
Partner

Land Lord Details :

Sl No.	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mrs Lina Sengupta Wife of Sukanta Sengupta Executed by: Self, Date of Execution: 10/08/2022 , Admitted by: Self, Date of Admission: 31/08/2022 ,Place : Office	 21/08/2022	 LT 21/08/2022	 21/08/2022
Anandaniloy, D2-4/4B, Panchanantala Road, City:- , P.O:- Belghoria, P.S:-Belgharia, District:-North 24-Parganas, West Bengal, India, PIN:- 700056 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: axxxxxxx2n, Aadhaar No: 64xxxxxxxx9724, Status :Individual, Executed by: Self, Date of Execution: 10/08/2022 , Admitted by: Self, Date of Admission: 31/08/2022 ,Place : Office				
2	Mr Subir Sengupta Son of Late Suresh Chandra Sengupta 24, New Panchanantala Road, City:- , P.O:- Belghoria, P.S:-Belgharia, District:-North 24-Parganas, West Bengal, India, PIN:- 700056 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: axxxxxxx4k, Aadhaar No: 25xxxxxxxx1401, Status :Individual, Executed by: Self, Date of Execution: 10/08/2022 , Admitted by: Self, Date of Admission: 10/08/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 10/08/2022 , Admitted by: Self, Date of Admission: 10/08/2022 ,Place : Pvt. Residence			
3	Mr Sujit Kumar Sengupta Son of Late Suresh Chandra Sengupta 36/1, Haripadamukherjee Street, City:- , P.O:- Belghoria, P.S:-Belgharia, District:-North 24-Parganas, West Bengal, India, PIN:- 700056 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: axxxxxxx4h, Aadhaar No: 53xxxxxxxx8973, Status :Individual, Executed by: Self, Date of Execution: 10/08/2022 , Admitted by: Self, Date of Admission: 10/08/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 10/08/2022 , Admitted by: Self, Date of Admission: 10/08/2022 ,Place : Pvt. Residence			
4	Mrs Ranjana Sengupta Daughter of Late Suresh Chandra Sengupta 16, Panchanantala Road, City:- , P.O:- Belghoria, P.S:-Belgharia, District:-North 24-Parganas, West Bengal, India, PIN:- 700056 Sex: Female, By Caste: Hindu, Occupation: Housewife, Citizen of: India, PAN No.:: ddxxxxxx5j, Aadhaar No: 87xxxxxxxx5917, Status :Individual, Executed by: Self, Date of Execution: 10/08/2022 , Admitted by: Self, Date of Admission: 10/08/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 10/08/2022 , Admitted by: Self, Date of Admission: 10/08/2022 ,Place : Pvt. Residence			

Developer Details :

Sl No.	Name,Address,Photo,Finger print and Signature
1	SHIVA PROPERTIES Basudha Enclave Phase II 28B Nilganj Road, City:- , P.O:- Belgharia, P.S:-Belgharia, District:-North 24-Parganas, West Bengal, India, PIN:- 700056 , PAN No.:: Axxxxxxx1k,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative


SHIVA PROPERTIES
 Uma Dutta
 Partner

Representative Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	Mr Manish Kumar Saraf Son of Late Bishwanath Saraf 54/3 Sukumar Ghosh Road, City:- , P.O:- Nandan Nagar, P.S:-Belgharia, District:-North 24-Parganas, West Bengal, India, PIN:- 700083, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: Asxxxxxx7d, Aadhaar No: 87xxxxxxxx3229 Status : Representative, Representative of : SHIVA PROPERTIES (as Partner)
2	Mrs Uma Dutta (Presentant) Daughter of Late Moni Mohon Dutta 14 B T Road, Block/Sector: 1, Flat No: 11D, City:- , P.O:- Belgharia, P.S:-Belghoria, District:-North 24-Parganas, West Bengal, India, PIN:- 700056, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: Adxxxxxx2h, Aadhaar No: 84xxxxxxxx7352 Status : Representative, Representative of : SHIVA PROPERTIES (as Partner)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Anupam Bera Son of Late Panchanan Bera 10, Mahadeb Ghosal Road, City:- , P.O:- Anadaha, P.S:-Belgharia, District:-North 24-Parganas, West Bengal, India, PIN:- 700067			
	31/08/2022	31/08/2022	31/08/2022
Identifier Of Mrs Lina Sengupta, Mr Subir Sengupta, Mr Sujit Kumar Sengupta, Mrs Ranjana Sengupta, Mr Manish Kumar Saraf, Mrs Uma Dutta			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs Lina Sengupta	SHIVA PROPERTIES-2.0625 Dec
2	Mr Subir Sengupta	SHIVA PROPERTIES-2.0625 Dec
3	Mr Sujit Kumar Sengupta	SHIVA PROPERTIES-2.0625 Dec
4	Mrs Ranjana Sengupta	SHIVA PROPERTIES-2.0625 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mrs Lina Sengupta	SHIVA PROPERTIES-2.16563 Dec
2	Mr Subir Sengupta	SHIVA PROPERTIES-2.16563 Dec
3	Mr Sujit Kumar Sengupta	SHIVA PROPERTIES-2.16563 Dec
4	Mrs Ranjana Sengupta	SHIVA PROPERTIES-2.16563 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mrs Lina Sengupta	SHIVA PROPERTIES-250.00000000 Sq Ft
2	Mr Subir Sengupta	SHIVA PROPERTIES-250.00000000 Sq Ft
3	Mr Sujit Kumar Sengupta	SHIVA PROPERTIES-250.00000000 Sq Ft
4	Mrs Ranjana Sengupta	SHIVA PROPERTIES-250.00000000 Sq Ft

✓ SHIVA PROPERTIES

Uma Dutta

Partner

Land Details as per Land Record

District: North 24-Parganas, P.S:- Belgharia, Municipality: ARIADaha KAMARHATI, Road: Panchanan Tala Road,
Mouza: Belghoria, Premises No: 16, , Ward No: 22, Holding No: 1032 JI No: 3, Pin Code : 700056

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No.- 650, LR Khatian No:- 67		Seller is not the recorded Owner as per Applicant.
L2	LR Plot No.- 650/1816, LR Khatian No:- 69		Seller is not the recorded Owner as per Applicant.

SHIVA PROPERTIES
Uma Dutta
Partner

On 10-08-2022

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

Presented for registration at 16:00 hrs on 10-08-2022, at the Private residence by Mrs Uma Dutta .

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 64,95,006/-

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

Execution is admitted on 10/08/2022 by 1. Mr Subir Sengupta, Son of Late Suresh Chandra Sengupta, 24, New Panchanantala Road, P.O: Belghoria, Thana: Belgharia, , North 24-Parganas, WEST BENGAL, India, PIN - 700056, by caste Hindu, by Profession Business, 2. Mr Sujit Kumar Sengupta, Son of Late Suresh Chandra Sengupta, 36/1, Haripedamukherjee Street, P.O: Belghoria, Thana: Belgharia, , North 24-Parganas, WEST BENGAL, India, PIN - 700056, by caste Hindu, by Profession Retired Person, 3. Mrs Ranjana Sengupta, Daughter of Late Suresh Chandra Sengupta, 16, Panchanantala Road, P.O: Belghoria, Thana: Belgharia, , North 24-Parganas, WEST BENGAL, India, PIN - 700056, by caste Hindu, by Profession House wife

Identified by Mr Anupam Bera, , Son of Late Panchanan Bera, 10, Mahadeb Ghosal Road, P.O: Ariadaha, Thana: Belgharia, , North 24-Parganas, WEST BENGAL, India, PIN - 700057, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 10-08-2022 by Mrs Uma Dutta, Partner, SHIVA PROPERTIES (Partnership Firm), Basudha Enclave Phase II 26B Nilganj Road, City:- , P.O:- Belgharia, P.S:-Belgharia, District-North 24-Parganas, West Bengal, India, PIN:- 700056

Identified by Mr Anupam Bera, , Son of Late Panchanan Bera, 10, Mahadeb Ghosal Road, P.O: Ariadaha, Thana: Belgharia, , North 24-Parganas, WEST BENGAL, India, PIN - 700057, by caste Hindu, by profession Law Clerk

Execution is admitted on 10-08-2022 by Mr Marish Kumar Saraf, Partner, SHIVA PROPERTIES (Partnership Firm), Basudha Enclave Phase II 26B Nilganj Road, City:- , P.O:- Belgharia, P.S:-Belgharia, District-North 24-Parganas, West Bengal, India, PIN:- 700056

Identified by Mr Anupam Bera, , Son of Late Panchanan Bera, 10, Mahadeb Ghosal Road, P.O: Ariadaha, Thana: Belgharia, , North 24-Parganas, WEST BENGAL, India, PIN - 700057, by caste Hindu, by profession Law Clerk

4/5

Sougata Das
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. Belghoria
North 24-Parganas, West Bengal

On 31-08-2022

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

Execution is admitted on 31/08/2022 by Mrs Lina Sengupta, Wife of Sukanta Sengupta, Anandaniloy, D2-4/4B, Panchanantala Road, P.O: Belghoria, Thana: Belgharia, , North 24-Parganas, WEST BENGAL, India, PIN - 700056, by caste Hindu, by Profession Business

Identified by Mr Anupam Bera, , Son of Late Panchanan Bera, 10, Mahadeb Ghosal Road, P.O: Ariadaha, Thana: Belgharia, , North 24-Parganas, WEST BENGAL, India, PIN - 700057, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 4,021.00/- (B = Rs 4,000.00/- , E = Rs 21.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 4,021/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt of WB
Online on 07/08/2022 11:40AM with GovL Ref. No: 192022230093134828 on 07-08-2022, Amount Rs: 4,021/-, Bank SBI EPay (SBIPay), Ref. No: 7194430451823 on 07-08-2022, Head of Account 0030-03-104-001-16

✓ SHIVA PROPERTIES

Uma Dutta
Partner

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,021/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 9,921/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 5413, Amount: Rs.100.00/-, Date of Purchase: 29/07/2022, Vendor name: J K BOSE

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 07/08/2022 11:40AM with Govt. Ref. No: 192022230093134828 on 07-08-2022, Amount Rs: 9,921/-, Bank: SBI EPay (SBIEPay), Ref. No. 7194430451823 on 07-08-2022, Head of Account 0030-02-103-003-02

Sougata Das

Sougata Das
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. Belghoria
North 24-Parganas, West Bengal

On 11-11-2022

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

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

Sougata Das

Sougata Das
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. Belghoria
North 24-Parganas, West Bengal

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SHIVA PROPERTIES

Uma Dey
Partner

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1526-2022, Page from 195698 to 195739
being No 152606386 for the year 2022.



Digitally signed by SOUGATA DAS
Date: 2022.11.11 11:05:06 +05:30
Reason: Digital Signing of Deed.

S. Das

(Sougata Das) 2022/11/11 11:05:06 AM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. Belghoria
West Bengal.

SHIVA PROPERTIES

Uma Dutta
Partner

(This document is digitally signed.)