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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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21.12.22
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Certification of the stamp is subject to
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District Sub-Register-III
Alipore, South 24-parganas

21 DEC 2022

AGREEMENT FOR DEVELOPMENT

THIS AGREEMENT FOR DEVELOPMENT made this the
21st day of December, 2022 (Two Thousand Twenty Two)

BETWEEN

15 NOV 2022

No. 2019 Date _____ Re. SVW
Name Debarathi Saha, Adv.
Address Alipore Judges Court
KOL-27
VENDOR: MAMATA JUDHIN GAZI
ALIPORE JUDGES COURT
KOLKATA-700027

Signature of Vendor

15 NOV 2022



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
21 DEC 2022

Jagantha Mondal
2/0 Lt. Sonat Kr. Mondal
Alipore Judges Court.
KOL-27.
Law Clerk.

(1) SMT. APARNA SUR CHOWDHURY, wife of Amal Krishna Sur Chowdhury, daughter of Late Dr. Tulshi Ranjan Paul, by faith – Hindu, by occupation – Retired, having PAN- ALFPS7528F, Aadhaar No. 9276 0157 6617, Mobile No. 6290660996, residing at 26H, East Road, Post Office Jadavpur University, Police Station - Jadavpur, Kolkata – 700032, **(2) SMT. KAJAL PAL**, wife of Late Ashok Pal, by faith – Hindu, by occupation – Retired, having PAN - APUPP4370H, Aadhaar No. 9031 7869 2253, Mobile No. 9830678038, **(3) SMT. AMRITA PAL**, wife of Sri Pramit Bikram Das Gupta, daughter of Late Ashok Pal, by faith – Hindu, by occupation – Service, having PAN- APUPP4369J, Aadhaar No. 8449 7630 0553, Mobile No. 8095557114, **(4) SRI ANIRBAN PAL**, son of Late Ashok Pal, by faith – Hindu, by occupation – Service, having (PAN – AKZPP7703L, Aadhaar No. 7960 8916 9590, Mobile No. 9830049507) 2 to 4 residing at previously 1/5, Kalibari Lane at present 1/1, Kalibari Lane, Post Office – Jadavpur University, Police Station- Jadavpur, Kolkata - 700032, **(5) M/S. GREEN VILLE**, having PAN - AAZFM8187F, a Partnership Firm having its office at 55, Narkel Bagan, Post

Office - Jadavpur University, Police Station - Jadavpur, Kolkata - 700032, represented by its Partners **(i) SRI PALASH BHOWMICK**, having PAN AGOPB1633N, Aadhaar No. 3257 3383 4021, Mobile No. 9874927740, son of Late Dhiren Bhowmick, by faith - Hindu, by occupation - Business, residing at 52A, Vivekananda Park, Post Office - Mukundapur, Police Station - Purba Jadavpur, Kolkata - 700099, **(ii) SRI SUBIR CHOWDHURY**, having PAN ADZPCO634N, Aadhaar No. 4522 3825 8150, Mobile No. 7980512346, son of Late Anil Chowdhury, by faith - Hindu, by occupation - Business, residing at 2/165, Bijoygarh, Police Station - Jadavpur, Post Office - Jadavpur University, Kolkata - 700032, **(iii) SRI SUJIT TALUKDER**, having PAN - ACWPTO433E, Aadhaar No. 8295 4923 7625, Mobile No. 9830628251, son of Late Santi Ranjan Talukder, by faith - Hindu, by occupation - Business, residing at 35, Narkelbagan, Post Office - Jadavpur University, Police Station - Jadavpur, Kolkata - 700032 and **(6) M/S. PARASH**, having PAN - AAGFP9900L, a Partnership Firm having its office at 55, Narkel Bagan, Post Office - Jadavpur University, Police Station - Jadavpur,

Kolkata - 700032, represented by its Partners **(i) SRI PALASH BHOWMICK**, having PAN AGOPB1633N, Aadhaar No. 3257 3383 4021, Mobile No. 9874927740, son of Late Dhiren Bhowmick, by faith - Hindu, by occupation - Business, residing at 52A, Vivekananda Park, Post Office - Mukundapur, Police Station - Purba Jadavpur, Kolkata - 700099, **(ii) SRI SUBIR CHOWDHURY**, having PAN ADZPCO634N, Aadhaar No. 4522 3825 8150, Mobile No. 7980512346, son of Late Anil Chowdhury, by faith - Hindu, by occupation - Business, residing at 2/165, Bijoygarh, Police Station - Jadavpur, Post Office - Jadavpur University, Kolkata - 700032, **(iii) SRI SUJIT TALUKDER**, having PAN - ACWPTO433E, Aadhaar No. 8295 4923 7625, Mobile No. 9830628251, son of Late Santi Ranjan Talukder, by faith - Hindu, by occupation - Business, residing at 35, Narkelbagan, Post Office - Jadavpur University, Police Station - Jadavpur, Kolkata - 700032, hereinafter called and referred to as the **LANDOWNERS** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, executors,

administrators, legal representatives and successors-in-business and/or assigns) of the **ONE PART**;

AND

M/S. PARASH, having PAN – AAGFP9900L, a Partnership Firm having its office at 55, Narkel Bagan, Post Office - Jadavpur University, Police Station - Jadavpur, Kolkata - 700032, represented by its Partners **(i) SRI PALASH BHOWMICK**, having PAN AGOPB1633N, Aadhaar No. 3257 3383 4021, Mobile No. 9874927740, son of Late Dhiren Bhowmick, by faith - Hindu, by occupation - Business, residing at 52A, Vivekananda Park, Post Office - Mukundapur, Police Station - Purba Jadavpur, Kolkata - 700099, **(ii) SRI SUBIR CHOWDHURY**, having PAN ADZPCO634N, Aadhaar No. 4522 3825 8150, Mobile No. 7980512346, son of Late Anil Chowdhury, by faith - Hindu, by occupation - Business, residing at 2/165, Bijoygarh, Police Station - Jadavpur, Post Office - Jadavpur University, Kolkata - 700032, **(iii) SRI SUJIT TALUKDER**, having PAN - ACWPTO433E, Aadhaar No. 8295 4923 7625,

Mobile No. 9830628251, son of Late Santi Ranjan Talukder, by faith - Hindu, by occupation - Business, residing at 35, Narkelbagan, Post Office - Jadavpur University, Police Station - Jadavpur, Kolkata - 700032, hereinafter called and referred to as the **DEVELOPER** (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include its successors-in-business and/or assigns) of the **OTHER PART**.

WHEREAS by a Sale Deed dated 03.03.1950 one Smt. Sudha Paul, since deceased, wife of Tulshi Ranjan Paul, purchased all that piece and parcel of land measuring 03 Cottahs more or less situate and lying in Mouza - Ibrahimipur, Police Station then Tolygunge now Jadavpur, corresponding to Pargana - Khaspur out of which land measuring 02 Cottahs more or less in Dag No.248/456, Khatian No.97, J.L. No.36, Touzi No. 239, R.S. No.10, and land measuring 1Cottah more or less in Dag No. 25, Khatian No. 35, from the then owner Chand Bibi @ Chando

Bibi, wife of Golam Ahia Laskar and the said Deed was registered in the Office of Sadar Joint Sub-Registrar of Alipur and was recorded in Book No. I, Volume No.44, pages 271 to 276, being No. 2543 for the year 1950.

AND WHEREAS after purchasing the aforesaid property said Sudha Paul recorded her name in the records of the then Calcutta Corporation and since then the said property has been known and numbered as Premises No.1/5, Kalibari Lane, Kolkata - 700032 and constructed a two storied building thereon.

AND WHEREAS said Sudha Paul while in possession and enjoyment of the aforesaid land and building standing thereon in Premises No.1/5, Kalibari Lane, Kolkata - 700032, died intestate on 06.06.2003, leaving behind her one son namely Ashok Pal, since deceased, two daughters namely (1) Smt. Indira Basu and (2) Smt. Aparna Sur Chowdhury as her legal heirs, successors in interest and

representatives who jointly inherited the property left by the deceased Sudha Paul according to Hindu Law of Succession and each having undivided 1/3rd share in the said property as her husband Tulshi Ranjan Paul, predeceased her on 12.10.1997.

AND WHEREAS by virtue of such inheritance said Ashok Pal, since deceased, Smt. Indira Basu, Smt. Aparna Sur Chowdhury became the joint owners of the aforesaid property and each having undivided 1/3rd share in the said property.

AND WHEREAS while thus in joint possession and enjoyment of the aforesaid property said Ashok Pal died intestate on 14.08.2003 leaving behind him his wife Smt. Kajal Pal, one son Sri Anirban Pal and one daughter Smt. Amrita Pal who jointly inherited undivided 1/3rd share in the property left by said Ashok Pal according to Hindu Law of Succession.

AND WHEREAS by way of inheritance Smt. Indira Basu, Smt. Aparna Sur Chowdhury, Smt. Kajal Pal, Sri Anirban Pal and Smt. Amrita Pal became the joint owners of the land and building standing thereon in Premises No.1/5, Kalibari Lane, Kolkata – 700032.

AND WHEREAS while thus in possession of the aforesaid property one of the co-sharers Indira Basu for urgent need of money sold her undivided 1/3rd share in the aforesaid property in favour of the Landowner No.5 herein .

AND WHEREAS the Green Ville, Party of the First Part No. 5 herein by a registered Deed of Conveyance has purchased the undivided 1/3rd share of said Indira Basu which amounts to more or less 1 Cottah of land and 1/3rd share of structure which amounts to more or less 600 Square Feet at Premises No. 1/5, Kalibari Lane, Kolkata – 700032 . The said Deed was duly executed and registered on 30.01.2017 in the office of the District Sub-Registrar-I

Alipore, South 24-Parganas and recorded in Book No. I, Volume No. 1601-2017, Page from 6188 to 6214, Being No. 160100210 for the year 2017.

AND WHEREAS the Party of the First Part Nos. 1 to 4 have their $2/3^{\text{rd}}$ share jointly in respect of the Premises No. 1/5, Kalibari Lane, Police Station – Jadavpur, Kolkata – 700032 i.e. landed areas measuring more or less 2 (Two) Cottahs and the Landowner No. 5 has $1/3^{\text{rd}}$ share in respect of the Premises No. 1/5, Kalibari Lane, Police Station – Jadavpur, Kolkata – 700032 i.e. landed area measuring more or less 1 (One) Cottah.

AND WHEREAS by way inheritance and by way of purchase the Party of the First Part herein became the joint owners and co-sharers in respect of **ALL THAT** piece and parcel of land measuring more or less 03 Cottahs more or less lying and situate of Mouza - Ibrahimpur, J.L. No. 36, comprised in Dag No. 248/456, under Khatian No.97 and Dag No. 25 under Khatian No. 35, within the Collectorate

Touzi No. 239, Pargana - Khaspur, R.S. No.10, Police Station then Tolygunge now Jadavpur, within the Municipal limits of the Kolkata Municipal Corporation Ward No. 96 being K.M.C. Premises No.1/5, Kalibari Lane, Kolkata - 700032.

AND WHEREAS on the other way one Chand Bibi @ Chanda Bibi, wife of Late Gona Miha Laskar was the owner of **ALL THAT** piece and parcel of land measuring 03 Cottahs more or less situate and lying at Plot No.39, in Mouza - Jadavpur, under Dag No.25, appertaining to Khatian No.35, Touzi No.151, J.L. No.35, R.S. No.33, being Municipal Premises No.1/1, Kalibari Lane Police Station - Jadavpur, Calcutta - 700032

AND WHEREAS said Chand Bibi alias Chanda Bibi while in possession and enjoyment of the aforesaid land in Premises No. 1/1, Kalibari Lane Police Station - Jadavpur, Calcutta - 700032, by a Bengali Deed of Kobala sold,

transferred and conveyed the said land to one Smt. Sova Roy, since deceased wife of Sri Bibhuti Ranjan Roy and the said Deed was registered in the Office of S.R.O., Alipore and was recorded in Book No.1, Volume No.49, pages 75 to 79, being No.2542 for the year 1950.

AND WHEREAS said Sova Roy, since deceased, after purchasing the aforesaid land at Premises No. 1/1, Kalibari Lane Police Station - Jadavpur, Calcutta - 700032, mutated her name in the records of the Calcutta Corporation and constructed a three storied building on the said land after obtaining necessary permission from the Calcutta Corporation.

AND WHEREAS said Sova Roy, while in possession and enjoyment of the aforesaid land with three storied building died intestate on 08.04.1988 leaving behind her husband Sri Bibhuti Bhusan Roy as her only legal heirs and representatives who solely inherited the said property

left by the deceased according to Hindu Succession Act. 1956.

AND WHEREAS by virtue of such inheritance said Bibhuti Bhusan Roy became the absolute owner of the aforesaid land with three storied building in Premises No. 1/1, Kalibari Lane Police Station - Jadavpur, Calcutta - 700032.

AND WHEREAS said Bibhuti Bhusan Roy while in possession and enjoyment of the aforesaid land and three storied building in Premises No. 1/1, Kalibari Lane Police Station - Jadavpur, Calcutta - 700032, by a Deed of Conveyance dated 25.04.1990, sold, transferred and conveyed the aforesaid land and three storied building in Premises No. 1/1, Kalibari Lane Police Station - Jadavpur, Calcutta - 700032. to one Smt. Iti Saha, wife of Jaydeb Saha and the said Deed was registered in the Office of

A.D.S.R., Alipore and was recorded in Book No.1, Volume No.73, pages 73 to 83, being No. 1206, for the year 1990.

AND WHEREAS by virtue of the aforesaid Purchase the said Iti Saha became the absolute owner of the said land and three storied building and being the lawful Owner mutated her named in the office of the then Calcutta Municipal Corporation now Kolkata Municipal Corporation, Ward No.96 being Premises No. 1/1, Kalibari Lane Police Station - Jadavpur, Kolkata - 700032.

AND WHEREAS while thus seized and possessed said Iti Saha for urgent need of money by a registered Deed of Conveyance duly executed and registered on 14.10.2015 and recorded in Book No. I, Volume No. 1601-2015, Pages from 59122 to 59149, Being No. 160104191 for the year 2015 sold, transferred, conveyed, assured and assigned the said property land with three storied building at Premises No. 1/1, Kalibari Lane Police Station - Jadavpur,

Kolkata - 700032, Ward No. 96, Calcutta - 700032 unto and in favour of the Party of the Second Part herein on valuable consideration.

AND WHEREAS by virtue of the said registered Deed of Conveyance the Party of the Second Part herein became the absolute Owner in respect of Premises No. 1/1, Kalibari Lane Police Station - Jadavpur, Kolkata - 700032, free from all encumbrances.

AND WHEREAS thus being in possession of the aforesaid property the Party of the Second Part herein mutated its name in the Assessment Collection Department of the Kolkata Municipal Corporation in respect of the aforesaid Premises No. 1/1, Kalibari Lane Police Station - Jadavpur, Kolkata - 700032.

AND WHEREAS the Premises No. 1/5, Kalibari Lane, Police Station - Jadavpur, Kolkata - 700032 and the Premises No. 1/1, Kalibari Lane, Police Station - Jadavpur,

Kolkata - 700032, both are adjacent and contiguous premises.

AND WHEREAS both the above Premises are contiguous to each other and open to the road and thus for better use and enjoyment of the respective properties the Landowners amalgamated their respective properties into a single premises by a registered Deed of Amalgamation dated 22.06.2022 in the office of the District Sub-Registrar - III, Alipore, south 24 Parganas recorded in Book No. I, Volume No. 1603-2022, Page from 371806 to 371853, Being No. 160310065 for the year 2022.

AND WHEREAS after amalgamation the said two separate premises being 1/5, Kalibari Lane and 1/1, Kalibari Lane was converted into a single Premises and was allotted with a single Premises by KMC being No. 1/1, Kalibari Lane, Kolkata - 700032 vide Assessee No. 210960500064.

AND WHEREAS by virtue of the said Registered Deed of Amalgamation the Landowners No. 1 to 6 of the erstwhile Premises No. 1/5, Kalibari Lane and erstwhile 1/1, Kalibari Lane now have by virtue of amalgamation have now become proportionate co-owners of the new Premises No. 1/1, Kalibari Lane, Kolkata - 700032 in respect of **ALL THAT** piece and parcel of land measuring more or less 6 (six) Cottahs together with one two storied building measuring more or less 1800 Square Feet and one three storied old dilapidated building measuring more or less 2592 Square Feet at and being Plot No. 39, comprised in Dag No. 25, 248/456 and 25, under Khatian No. 35, 97 and 35, J.L. No. 35 & 36, Touzi No. 151 & 239, R.S. No. 33 & 10 Mouza - Jadavpur and Ibrahimipur, within the Police Station - Jadavpur, Sub-Registration Office - Alipore, in the District : South 24-Pargnnas, under K.M.C. Ward No. 96, being part of K.M.C. Premises No. 1/1, Kalibari Lane, Kolkata - 700032.

AND WHEREAS being thus in possession of the respective properties the Land Owner Nos. 1 to 6 have decided to

develop the aforesaid Premises No.1/1, Kalibari Lane, Police Station - Jadavpur, Kolkata - 700032 by raising construction of a G + III storied building consisting of several self contained flats and car parking spaces according to the sanction building plan to be sanctioned by the Kolkata Municipal Corporation by demolishing the existing two storied building, but having no such experience as such the Owners have decided to place the responsibility upon a competent developer having necessary expertise, funds and goodwill in the locality;

AND WHEREAS the Developer herein is engaged in the business of Development for a long time with goodwill and reputation in the locality and the Developer is also absolute owner of the adjacent erstwhile Premises No.1/1, Kalibari Lane, Kolkata - 700032 and on coming to know such intention of the Owners, the Developer herein made a proposal to promote and/or develop the said property at new Premises No.1/1, Kalibari Lane, Kolkata - 700032 at the costs and responsibility of the Developer /Other Part.

AND WHEREAS the Owners/One Part accepted the proposal of the Developer/ Other Part and have agreed to enter into a registered Development Agreement with the Developer/ Other Part at Premises No.1/1, Kalibari Lane, Kolkata - 700032.

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

1. Unless in this presents, there is something in the context or subject inconsistent therewith:

(i) OWNERS : Shall mean **(1) SMT. APARNA SUR CHOWDHURY**, residing at 26H, East Road, Post Office – Jadavpur University, Kolkata – 700032, **(2) SMT. KAJAL PAL**, **(3) SMT. AMRITA PAL**, **(4) SRI ANIRBAN PAL**, all residing at 1/1, Kalibari Lane, Post Office – Jadavpur University, Police Station- Jadavpur, Kolkata - 700032, **(5) M/S. GREEN VILLE**, a Partnership Firm having its office at 55, Narkel Bagan, Post

Office - Jadavpur University, Police Station - Jadavpur, Kolkata - 700032, represented by its Partners viz **(i) SRI PALASH BHOWMICK, (ii) SRI SUBIR CHOWDHURY,** and **(iii) SRI SUJIT TALUKDER,** and **(6) M/S. PARASH,** a Partnership Firm having its office at 55, Narkel Bagan, Post Office - Jadavpur University, Police Station - Jadavpur, Kolkata - 700032, represented by its Partners **(i) SRI PALASH BHOWMICK, (ii) SRI SUBIR CHOWDHURY,** and **(iii) SRI SUJIT TALUKDER.**

(ii) DEVELOPER : **M/S. PARASH,** having PAN - AAGFP9900L, a Partnership Firm having its office at 55, Narkel Bagan, Post Office - Jadavpur University, Police Station - Jadavpur, Kolkata - 700032, represented by its Partners **(i) SRI PALASH BHOWMICK, (ii) SRI SUBIR CHOWDHURY,** and **(iii) SRI SUJIT TALUKDER,** and their respective legal heirs, executors, administrators and legal representatives.

(iii) TITLE DEED : Shall mean all the deeds and documents regarding the aforesaid property.

(iv) **SAID PROPERTY:** Shall mean and include piece and parcel of land measuring more or less 6 (six) Cottahs together with one two storied building measuring more or less 1800 Square Feet and one three storied old dilapidated building measuring more or less 2592 Square Feet at and being Plot No. 39, comprised in Dag No. 25, 248/456 and 25, under Khatian No. 35, 97 and 35, J.L. No. 35 & 36, Touzi No. 151 & 239, R.S. No. 33 & 10 Mouza – Jadavpur and Ibrahimpur, within the Police Station – Jadavpur, Sub-Registration Office – Alipore, in the District : South 24-Pargnnas, under K.M.C. Ward No. 96, being part of K.M.C. Premises No. 1/1, Kalibari Lane, Kolkata – 700032 morefully described in the **SCHEDULE - 'A'** hereunder written.

(v) **BUILDING :** Shall mean the proposed G + III storied building to be constructed on the Schedule -A property after demolishing the existing building. In case of any enhancement with regard to elevation/height of the proposed building and/or if finally sanction G+IV instead

of G+III in that event fixing mutual share a Supplementary Agreement shall be executed.

(vi) COMMON FACILITIES AND AMENITIES: Shall include corridors, stairways, half landing, passage ways, driveways, common lavatories, pump room, under ground water reservoir, overhead water tank, water pump and motor, building roof & terraces, lift and other facilities which may be mutually agreed upon by and between the parties herein and required for establishment, location enjoyment, provisions, maintenance and/or management of the building with 24 hours power back up for lift and lights of common area / passage as stated in Schedule – 'D'.

(vii) SALEABLE SPACE : Shall mean the space in the building available for independent use and occupation after due provisions for common facilities and Owners' Allocation and the space required there for.

(viii) OWNERS' ALLOCATION: Shall mean :

Owner Nos. 1 to 4 in lieu of their share in the land will get 1534 (513+511+510) Square Feet built up areas and 3 (Three) Car Parking Spaces each having 135 Square Feet i.e. 405 Square Feet in the following manners :

(i) The Owner will be allotted a self contained residential flat in the Second Floor on the North-Western side measuring more or less 513 Square Feet built up area + 1 (One) Car Parking and 1 (One) Electric Meter.

(ii) The Owners will get jointly (a) One Flat in the Second Floor on the North-Eastern portion measuring 511 Square Feet built up area and (b) another Flat in the Second Floor on the South-Western portion measuring 510 Square Feet built up area and 2 (Two) Car Parking Spaces in the Ground Floor each measuring 135 Square Feet and forfeited money of Rs.4,00,000/- (Rupees Four Lakhs)

only with 2 (Two) Electric Meters morefully described in the Schedule - 'D' annexed herewith and specifically to be shown in a floor plan prepared in conformity with the drafts plan by the Developer in the Development Agreement. The final measurement of the Flats will be fixed after getting sanctioned Building Plan from K.M.C.

The Developer shall pay or bear the rent and any other maintenance charges, if applicable, for alternative accommodation to Owner No. 2, 3 &4 from the date of delivery of vacant possession of the said erstwhile Premises No. 1/5, Kalibari Lane now 1/1, Kalibari Lane till handover of the physical possession of Owners' allocation in the newly developed premises at 1/1, Kalibari Lane, Kolkata - 700032 with C.C. and Possession Letter within the stipulated period. The Developershall also pay to & fro packing and shifting charges from said premises to new destination (shifting accommodation) and therefrom back to Owners' Allocation.

(ix) DEVELOPER'S ALLOCATION : Shall mean the remaining constructed area (save and except the Owners'

allocation mentioned above) in the building and common areas .

(x) ARCHITECTS : Shall mean such person(s) who may be appointed by the Developer for both designing and planning the building or addition or alteration or modification for the sanction of the building plan as permissible on the said property.

(xi) BUILDING PLAN : Shall mean such plan as prepared by the Architect in respect of land under the direction of the Developer upon the same being approved by the Owners for the construction of the building, and the term also includes sanction of the said plan by the Kolkata Municipal Corporation and subsequent revisions, if any, needed for the sanction.

(xii) TRANSFEREE: Shall mean any person(s), firm limited Company, association or Body or individuals to whom any space in the building shall be transferred.

(xiii) THIS AGREEMENT Shall be deemed to have commenced with effect from the day ^{21st} of ~~December~~ Two Thousand Twenty Two

Salah Ahmed

THE OWNERS DECLARE AS FOLLOWS :

- (a) That the **OWNERS** declare that they are jointly seized and possessed of and/or otherwise well and sufficiently entitled to the said property situated and lying at Plot No. 39, comprised in Dag No. 25, 248/456 and 25, under Khatian No. 35, 97 and 35, J.L. No. 35 & 36, Touzi No. 151 & 239, R.S. No. 33 & 10 Mouza - Jadavpur and Ibrahimpur, within the Police Station - Jadavpur, Sub-Registration Office - Alipore, in the District : South 24-Pargnnas, under K.M.C. Ward No. 96, being part of K.M.C. Premises No. 1/1, Kalibari Lane, Kolkata - 700032 and described in the **SCHEDULE-'A'** hereunder written;
- (b) That the said property is free from all encumbrances, charges, liens, lispens, attachments, trusts, acquisitions, requisitions, whatsoever or howsoever and the land in question has a good marketable title.
- (c) That there is no excess vacant land at the said property within the meaning of the Urban land (Ceiling and Regulation) Act, 1976.

(d) That there is no legal impediment for the OWNERS to obtain the certificate U/S 230(A)(1) of the I.T.Act, 1961 and amended upto date.

**THE OWNERS AND THE DEVELOPERS HEREBY
DECLARE AND COVENANT AS FOLLOWS:**

(a) That the **OWNERS** hereby grant exclusive right to the **DEVELOPER** and undertake to facilitate new construction on the Schedule -A property at Premises No. 1/1, Kalibari Lane as per the Rules laid down by the Kolkata Municipal Corporation in accordance with the building Plan to be sanctioned by the Kolkata Municipal Corporation, which will be prepared by the Architect under the direction of the Developer and approved by the Owners;

(b) That the Developer shall, at first instance deliver possession of Owners' share as described in the Schedule - 'B' hereunder written of the proposed building which will be constructed by the Developer in the Schedule-'A' property as per building plan to be sanctioned by the

Kolkata Municipal Corporation to the Owners as detailed in **SCHEDULE-‘B’** hereunder written.

(c) That save and except the Owners’ allocation as stated hereinabove the Developer shall retain the remaining constructed area of the newly constructed building which includes Flats and Car parking spaces, the description of which morefully and particularly described in the Schedule-‘C’ hereunder written.

(d) That all applications, other papers and documents as may be required by the DEVELOPER for the purpose of sanction of the building plan shall be prepared and signed by the DEVELOPER for and on behalf of the OWNERS at the cost of the DEVELOPER and also for any alterations/ modification or making of further plan(s) in regard to the same and further all applications, petitions, affidavits, drawings, sketches for getting such altered/modified plan or further plan(s) from the appropriate authorities, the

DEVELOPER shall appear, and sign before the concerned Authorities on behalf of the OWNERS who shall in such circumstances give full assistance/co-operation and sign such documents as may be necessary as also execute a Power of Attorneys in favour of the DEVELOPER for enabling the DEVELOPER to undertake the aforesaid jobs. In the event of any alteration, modification of the Building Plan the Developer shall let the Owners' know in advance in writing. After sanction of the Building Plan by K.M.C. the Developer shall inform the Owners in writing attaching one copy thereof.

(e) That with the execution of this agreement the OWNERS deliver the original deeds and documents relating to the Premises Nos. 1/1, Kalibari Lane, Kolkata - 700032 and the Developer issues the accountable receipts to that effect.

(f) The Developer under takes that the Developer shall not pledge, mortgage, encumber and/or charge the said

property before any financial institution or any other authority or authorities, legal Forum by depositing the said Deeds and documents.

(g) That after execution of this agreement the Developer shall take all initiation for sanction of the building plan in the names of the OWNERS before the Kolkata Municipal Corporation in respect of the aforesaid premises and then give notice to the OWNERS 2, 3 & 4 to give the vacant possession of the aforesaid property to the DEVELOPER for construction of the new building as per sanction building plan to be sanctioned by the K. M. C. and the OWNERS upon receipts of the said notice by the DEVELOPER shall vacate the aforesaid property, for demolishing the existing structure within 1 (One) month from the date of receipt of such notice. After sanction of Building Plan the Developer shall inform the Owners in writing attaching one copy thereof.

(h) The DEVELOPER shall make, build, construct, supervise, carry out and/or get carried out through contractors, Sub-contractors, in such manner as it may think fit and proper by them for the construction of the said proposed building on the said property and shall file application(s) for obtaining water, electricity, sewerage and other connections and other amenities and facilities required for the beneficial use and enjoyment of the occupiers of the proposed building to be constructed in the said Property in terms of this Agreement.

(i) That the Developer shall with their own men and agents demolish the existing two storied building at their own cost and responsibility and retain the sale proceeds of the debris without any claim to that affect by the Owners.

(j) That the DEVELOPER shall complete construction of the New Building at the said Property and hand over possession of the Owners' Allocation as stated in Schedule - 'B' & 'C' within 24 months from the date of handing over

the possession of the old building to the Developer by OWNERS 2, 3 & 4.

(k) That the Owners shall at first instance be given first possession of the Owners Allocation before possession is given to intending purchasers out of the DEVELOPER'S Allocated share. That the OWNERS and the DEVELOPER shall be exclusively entitled to their respective share of allocation in the new building as stated in Schedule - 'B' & 'C' with exclusive right to transfer or otherwise deal with or dispose of the same without any right, claim or interest therein whatsoever of the other party and the OWNERS shall not in any way interfere or disturb the peaceful possession of the DEVELOPER allocation and the DEVELOPERS shall not in any way interfere or disturb the peaceful possession of the OWNERS after making delivery of the OWNERS allocation by the DEVELOPER. Developer shall handover Owners' allocation with a Possession Letter

attaching therewith a copy of C.C. issued by the Kolkata Municipal Corporation;

(l) That the DEVELOPER shall enter into Agreement(s) with the intending purchaser/purchasers in respect of the constructed area of the DEVELOPER' allocation on such terms and conditions as the DEVELOPER may in their absolute discretion think fit and proper, for sale or transfer concerning their allocated flats and for which the OWNERS hereby authorize and empower the DEVELOPER or their nominee or nominees for sale on their behalf in regard to transfer of the undivided impartible proportionate share and interest in the said land, and the DEVELOPER shall retain and appropriate the sale proceeds thereof to themselves in respect of such DEVELOPER'S Allocation by way of taking advances, part and full consideration of money from the intending purchaser/s and to issue valid receipts therefore and enter into agreement for sale of their (DEVELOPER) allocation with the intending purchasers and the entire risk and liability in doing so will devolve

upon the DEVELOPER. At the time of final registration of the flats/car parking spaces of the DEVELOPER'S allocation the OWNERS may be called for by the DEVELOPER to sign the deed of conveyances, if required, but if the OWNERS fail to do such act then the DEVELOPER is empowered to sign all deeds and acts on behalf of the OWNERS for the purpose executing the deed of Conveyances in favour of the intending purchasers.

(m) That the DEVELOPER shall at their own costs construct and complete construction of the proposed building on the said Property and such construction shall conform to such specifications as are specified in the K.M.C. sanctioned Building Plan and SCHEDULE-'D' & SCHEDULE - 'E' hereunder written. All the materials supplied and to be used in the said construction of the new building and Flats to be as per the extant laws of the Government as mentioned in Schedule - 'E'.

(n) That the DEVELOPER shall pay all fees, wages, carriage, salary, bonus to the contractor, labour, masons,

plumbers engaged by them to construct the new building and the Owners herein shall have no liability to pay any such expenses.

(o) That all responsibility and liabilities claims etc arising out of any accident of the labours, masons, plumbers, electricians and or others during the period of construction of the new building shall be borne by the DEVELOPER.

(p) That the DEVELOPER shall install in the said building at its own costs water connection from the Kolkata Municipal Corporation, overhead water tank, water reservoir, electric wiring and installation and other facilities as are required to be provided in the new building and are necessary as required for human habitation;

(q) That from the date of signing this agreement with the DEVELOPER, the corporation taxes and also other outgoings in respect of the said property, till such time as the possession of the OWNERS Allocation is made over

shall be borne and paid by the DEVELOPER exclusively, though all outstanding dues on account of corporation rates and taxes and also other outgoings upto the date of execution of this agreement shall be on account of the Owners and paid by them and the DEVELOPER shall not be liable for the same;

(r) After commencing of the construction work as per the sanctioned plan, if the DEVELOPER does not complete the said construction within the scheduled period as mentioned herein above then the Owners shall allow a one time extension of 3 (three) months from the date of expiry of the said period of 24 months, as aforesaid, but inspite of such extension of three months if the DEVELOPER still fails or neglects to complete the construction of the building in all manner and deliver possession of the Owners' Allocation in that event, the DEVELOPER shall be bound to pay to the Owner Nos. 2, 3 & 4 a sum of Rs.10,000/- (Rupees Ten Thousand) per months for a further period of three months whereupon in the event of non completion of construction of the building and not handing over delivery

of possession of the Owners' allocation, the Owners shall without prejudice to any other rights/remedies which they may have in law, cancel terminate and/or rescind this agreement and complete the unfinished portion of the construction by a new agency or new developer without any obstruction by the DEVELOPER/OTHER PART. Developers' Allocation as in Schedule - 'C' will have to be assessed on the basis of works and investment of funds required for the completion of the remaining works.

(s) The Owners have right and liberty to use the Owners' allocation and the common parts of the building and property alongwith other co-owners of the property jointly.

(t) That after completion of the project in all manner and after delivery of possession of the Owners' allocation as well as DEVELOPER allocation in the proposed project an association of Owners will be formed to run and maintain the day to day affairs of the said projects and all original deeds and documents relating to the said property

permissions, clearances, receipts etc. will be handed over by DEVELOPER to Flat Owners Association .

(u) The DEVELOPER has already paid as a non-refundable money to Owners a sum of Rs. 4,00,000/- (Rupees Four Lakhs) only at the time of executing this agreement .

(v) The DEVELOPER shall have right and liberty to publish any advertisement in the news paper and fix any board or hoardings at the site to invite the intending purchaser or purchasers in respect of sale of the DEVELOPER allocation in the proposed new buildings.

(w) That after obtaining the sanctioned building plan from the Kolkata Municipal Corporation the final measurement of the allocated flats shall be determined in case of any changes from the Draft Plan given to the Owners a supplementary agreement shall be executed between the parties herein to that effect and all legal charges etc connected thereof shall be at the cost of the

DEVELOPER. The Owners shall retain proportionate undivided share in land and have right and liberty to use the Owners' allocation and the common parts of the building and property along with other co-owners of the property jointly and it may be specifically mentioned in the supplementary agreement(s) as Owners' share which shall also find mention.

THE OWNERS HEREBY COVENANT WITH THE DEVELOPERS AS FOLLOWS:

- (a) That they will not cause any interference or hindrance whatsoever in the construction of the said building at the said property by the DEVELOPER.
- (b) That they will not do any act, deed or things whereby the DEVELOPER may be prevented from selling assigning and/or disposing of any of the DEVELOPERS'S Allocation in the new building at the said property mentioned herein, subject to selling of those flats only for Residential purposes.

(c) The Owners herein shall sign and execute and register a General Power of attorney in favour of the DEVELOPER so that the DEVELOPER may do all such acts, deeds and things as would be required and necessary for the purpose of Development of the said property and also for sale transfer and/or for dealing with any flat of flats or car parking space of the DEVELOPER'S allocation to any intending purchaser/purchasers and also to take advance money, booking money, consideration money from the prospective purchaser or purchasers who will only use the flats exclusively for residential purposes in respect of the DEVELOPER'S allocation and also to execute and register necessary Deed of Conveyance in favour of the prospective Purchaser or Purchasers in respect of DEVELOPER'S allocation.

**THE DEVELOPER HEREBY AGREES AND COVENANTS
WITH THE OWNERS AS FOLLOWS:**

(a) To get maximum covered areas by the consent of the parties.

(b) The construction of the building to be completed within 24 (Twenty Four) months from the date of obtaining the vacant possession of the premises occupied by the Landowner Nos. 2 to 4 subject to any natural calamity or Acts of God such as flood, earthquake and /or civil war, riot, epidemic or any other unnatural acts in completion of the building within the period of 24 months, then in that event the Developer should be allowed extension of time to complete the construction of the building even after 24 months till the normal situation is restored. For any sort of disputes between Developer and any third party no extension of time will be permitted.

(c) DEVELOPER shall hand over the possession of the OWNERS' allocation within 24 months from the date of obtaining the possession of vacant premises occupied by Landowner Nos. 2, 3 & 4 subject however to the provisions of clause 'b' under the heads 'Developer Hereby Agrees And Covenants with the Owners' hereinabove.

(d) Not to do any act, deed or things whereby the OWNERS are prevented from enjoying selling, assigning and/or disposing of any of the OWNERS' allocation in the building.

(e) To keep the OWNERS indemnified against all third party claims and actions arising out of any sort of act or commissions of the DEVELOPER arising out of or relating to the construction work of the said Building.

(f) To keep the OWNERS indemnified against all actions, costs, proceedings and claims that may arise out of the DEVELOPER'S actions with regard to the development of the said property and/or in the matter of construction work of the said building and/or for any defect or default therein.

(g) DEVELOPER shall supply and/or hand over the occupancy certificate and completion certificate from

Kolkata Municipal Corporation to the Owners on or before delivery of the Owners' allocation.

MUTUAL COVENANT AND INDEMNITIES:

(a) The OWNERS hereby undertake that the DEVELOPER shall be entitled to the said construction of the building and shall enjoy their allocated space without interference and disturbance, providing the DEVELOPER performs and fulfills all the terms and conditions herein contained and on their part to be observed and performed.

(b) The name of the building will be decided by the DEVELOPER and the OWNERS jointly.

(c) All the other flat Owners shall enjoy alongwith the OWNERS all common places and facilities of the building and property together with individual share of land as a whole.

THE SCHEDULE 'A' ABOVE REFERRED TO

ALL THAT piece and parcel of land measuring more or less 6 (six) Cottahs together with one two storied building measuring more or less 1800 Square Feet and one three storied old dilapidated building measuring more or less 2592 Square Feet at and being Plot No. 39, comprised in Dag No. 25, 248/456 and 25, under Khatian No. 35, 97 and 35, J.L. No. 35 & 36, Touzi No. 151 & 239, R.S. No. 33 & 10 Mouza – Jadavpur and Ibrahimpur, within the Police Station – Jadavpur, Sub-Registration Office – Alipore, in the District : South 24-Pargnnas, under K.M.C. Ward No. 96, being part of K.M.C. Premises No. 1/1, Kalibari Lane, Kolkata – 700032, which is butted and bounded by :

ON THE NORTH : 16 Feet wide KMC Road,

ON THE SOUTH : K.M.C. Drain

ON THE EAST : Premises No. 1 /2, Kalibari Lane;

ON THE WEST : Premises No. 1 /1A, Kalibari Lane;

THE SCHEDULE 'B' ABOVE REFERRED TO

(i) The Owner will be allotted a self contained residential flat in the Second Floor on the North-Western side measuring more or less 513 Square Feet built up area + 1 (One) Car Parking + 1 (One) Electric Meter.

(ii) The Owners will get jointly **(a)** One Flat in the Second Floor on the North-Eastern portion measuring 511 Square Feet built up area and **(b)** another Flat in the Second Floor on the South-West portion measuring 510 Square Feet built up area and 2 (Two) Car Parking Spaces in the Ground Floor each measuring 135 Square Feet with 2 (Two) Electric Meters.

The final measurement of the flats will be fixed after getting sanctioned Building Plan from the K.M.C.

THE SCHEDULE 'C' ABOVE REFERRED TO

ALL THAT the remaining constructed area in the building to be constructed on the said property mentioned and described in the SCHEDULE - 'A' excluding the allocation of the Owners as detailed as SCHEDULE -'B' and Common Areas as detailed in SCHEDULE - 'D' hereinabove.

SCHEDULE 'D' ABOVE REFERRED TO

(Common Areas and Facilities)

1. Stair, Staircase, Stair landings on all the floors and stair room.
2. Common passage
3. Drainage system
4. Roof and Roof parapet of the said building shall remain open common use for all dwellers.
5. Water pump, underground water reservoir, overhead water reservoir, water pipes and other common plumbing installation including water meters, if any.

6. Sewerage system with fittings.
7. Boundary wall and gate.
8. Such other common parts, equipments, installations, fixtures, fittings and spaces within the said building which are necessary for passage to the user and occupancy of the unit in common.
9. The foundations, columns, girders, beams, supporting main walls, the main gate of the premises and the passage leading to the building and the staircase.
10. The installation for common service such as the drainage system in the premises, water supply arrangement in the premises, electric connection and telephone connection to the premises.
11. Reservoir in the Ground Floor and the Top Floor of the building, pump, motor, pipes.
12. Lift .

SCHEDULE 'E' ABOVE REFERRED TO
(SPECIFICATION OF WORKS)

Structure	:	R.C.C. framed structure
Brick work	:	Brick work with first class bricks and a grade cement mortar 1:6 for 200/125 thick wall and 1:4 for 75 thick brick wall.
Plaster	:	12 mm thick inside plaster in cement mortar 1:6 for 200/125 thick wall and 1:4 for 75 thick brick wall.
Flooring	:	Marble /Tiles floor and 4" high skirting (i) Bedroom & drawing, dining (ii) Toilet kitchen & W.C. (iii) Kitchen, toilet & W.C. marble/ ceramic tile dado upto 5' height from floor level
Window	:	Steel window/Aluminium full glazed 'Palla' window with integrated grill with one coat of primer

Balcony	:	As per elevation or design of the building.
Doors	:	Wooden framed and commercial ply flush door duly painted with one coat of primer. Main Door-burnished wooden door 1½ inch and collapsible gate
Inside wail	:	Super snow white plaster of paris will be given.
Kitchen	:	Kitchen will have black stone cooking platform at least (20" wide) with 3'-0" Dado of glaze tiles on back of the cooking platform to protect the wall from oil spot and kitchen sink
Toilet	:	One commode including cistern, shower point, two bibcock, one wash basin with pillar cock including hot water line are with concealed.
W.C.	:	One commode including cistern, two bibcock.

Plumbing	:	Common septic tank, semi under ground water reservoir, overhead reservoir, pipeline will be provided.
Electrification	:	All electrical fittings and wire will be used ISI Brand.
Kitchen-cum-dining-drawing	:	4 light points, 2 fan points 4 power points out of which 2 Nos. of 5 Amp & 2 Nos. of 15 Amps
Bedroom	:	2 light points, 1 fan point, 1 power point, 5 Amp, foot lamp and one bedroom AC point.
Toilet	:	1 light point, 1 exhaust point, two 15 Amp. Plug point.
Balcony	:	1 light point
Roof	:	Roof will be finished with water proofing compound with neat cement finished
Lift	:	.

IN WITNESS WHEREOF the parties hereunto put their respective hands on the day, month and year first above written.

PARASH

PARASH

Saloni Bhunia
Sure Choudhary
Sure Jalukh
Partner Partner Partner

SIGNED, SEALED & DELIVERED

In the Presence of :

WITNESSES :

1. *Jayanta Mondal*
Alipore Judges Court
Kol-27.
Aparna Sar choudhary
A. Sar choudhary

Kajal Pal
Amrita Pal
Anubrata
Saloni Bhunia
Sure Choudhary
Sure Jalukh
Partner Partner Partner
Greenville Greenville Greenville

Surajit Giri
47, Central Road.
Tadar pur, Kol-32

SIGNATURE OF THE ONE PART

2.

PARASH

PARASH

Saloni Bhunia
Sure Choudhary
Sure Jalukh
Partner Partner Partner

SIGNATURE OF THE OTHER PART

Drafted by
Debnath Saha
Debnath Saha Advocate
WS/109/1991
Alipore Judges' Court,
Kolkata - 700027.

Computer Print by :
Soma Ghosal.
SRI RAM COMPUTER
Alipore Judges' Court
Kolkata 700027

Major Information of the Deed

Deed No :	I-1603-19813/2022	Date of Registration	21/12/2022
Query No / Year	1603-2003574448/2022	Office where deed is registered	
Query Date	19/12/2022 6:44:40 PM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	JAYANTA MONDAL Alipore Judges Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 7980417310, Status : Deed Writer		
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. 60,00,000/-	Rs. 90,45,271/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 10,021/- (Article:48(g))	Rs. 4,053/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



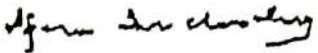


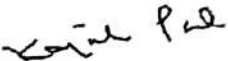


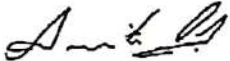
District: South 24-Parganas, P.S:- Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Kalibari Lane , Premises No: 1/1, , Ward No: 096 Pin Code : 700032




Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	6 Katha	50,00,000/-	78,30,271/-	Width of Approach Road: 16 Ft.,
Grand Total :				9.9Dec	50,00,000 /-	78,30,271 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1800 Sq Ft.	10,00,000/-	12,15,000/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 900 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 900 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p>					
Total :		1800 sq ft	10,00,000 /-	12,15,000 /-	

Land Lord Details :




Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Mrs Aparna Sur Chowdhury Wife of Mr Amal Krishna Sur Chowdhury Executed by: Self, Date of Execution: 21/12/2022 , Admitted by: Self, Date of Admission: 21/12/2022 ,Place : Office			 21/12/2022
	21/12/2022		LTI 21/12/2022	21/12/2022
	26H,east Road, City:- , P.O:- Jadavpur University, P.S:-Jadavpur, District:-South24-Parganas, West Bengal, India, PIN:- 700032 Sex: Female, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: Alxxxxxx8f, Aadhaar No: 92xxxxxxx6617, Status :Individual, Executed by: Self, Date of Execution: 21/12/2022 , Admitted by: Self, Date of Admission: 21/12/2022 ,Place : Office			
2	Mrs Kajal Pal Wife of Late Ashok Pal Executed by: Self, Date of Execution: 21/12/2022 , Admitted by: Self, Date of Admission: 21/12/2022 ,Place : Office			 21/12/2022
	21/12/2022		LTI 21/12/2022	21/12/2022
	1/5,kalibari Lane, City:- , P.O:- Jadavpur University, P.S:-Jadavpur, District:-South24-Parganas, West Bengal, India, PIN:- 700032 Sex: Female, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: Apxxxxxx0h, Aadhaar No: 90xxxxxxx2253, Status :Individual, Executed by: Self, Date of Execution: 21/12/2022 , Admitted by: Self, Date of Admission: 21/12/2022 ,Place : Office			
3	Mrs Amrita Pal Wife of Mr Pramit Bikram Das Gupta Executed by: Self, Date of Execution: 21/12/2022 , Admitted by: Self, Date of Admission: 21/12/2022 ,Place : Office			 21/12/2022
	21/12/2022		LTI 21/12/2022	21/12/2022
	1/5, Kalibari Lane, City:- , P.O:- Jadavpur University, P.S:-Jadavpur, District:-South24-Parganas, West Bengal, India, PIN:- 700032 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: Apxxxxxx9j, Aadhaar No: 84xxxxxxx0553, Status :Individual, Executed by: Self, Date of Execution: 21/12/2022 , Admitted by: Self, Date of Admission: 21/12/2022 ,Place : Office			






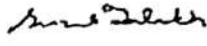






Name	Photo	Finger Print	Signature
Mr Anirban Pal Son of Late Ashok Pal Executed by: Self, Date of Execution: 21/12/2022 , Admitted by: Self, Date of Admission: 21/12/2022 ,Place : Office	 21/12/2022	 LTI 21/12/2022	 21/12/2022
1/5, Kalibari Lane, City:- , P.O:- Jadavpur University, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: Akxxxxxx3I, Aadhaar No: 79xxxxxxxx9590, Status :Individual, Executed by: Self, Date of Execution: 21/12/2022 , Admitted by: Self, Date of Admission: 21/12/2022 ,Place : Office			
5	M S GREEN VILLE 55, Narkelbagan, City:- , P.O:- Jadavpur University, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032 , PAN No.:: Aaxxxxxx7f,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative		
6	M S PARASH 55, Narkelbagan, City:- , P.O:- Jadavpur University, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032 , PAN No.:: Aaxxxxxx0I,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative		



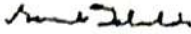


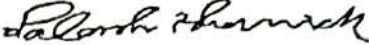





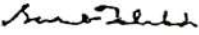
Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	M S PARASH 55, Narkelbagan, City:- , P.O:- Jadavpur University, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032 , PAN No.:: Aaxxxxxx0I,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :



SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Palash Bhowmick Son of Late Dhiren Bhowmick Date of Execution - 21/12/2022, , Admitted by: Self, Date of Admission: 21/12/2022, Place of Admission of Execution: Office	 Dec 21 2022 11:39AM	 LTI 21/12/2022	 21/12/2022
52A, Vivekananda Park, City:- , P.O:- Mukundapur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: Agxxxxxx3n, Aadhaar No: 32xxxxxxxx4021 Status : Representative, Representative of : M S GREEN VILLE (as Partner)				

Name	Photo	Finger Print	Signature
Mr Subir Chowdhury Son of Late Anil Chowdhury Date of Execution - 21/12/2022, , Admitted by: Self, Date of Admission: 21/12/2022, Place of Admission of Execution: Office	 <small>Dec 21 2022 11:41AM</small>	 <small>LTI 21/12/2022</small>	 <small>21/12/2022</small>
2/165, Bijoygarh, City:- , P.O:- Jadavpur University, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: Adxxxxxx4n, Aadhaar No: 45xxxxxxxx8150 Status : Representative, Representative of : M S GREEN VILLE (as Partner)			
Name	Photo	Finger Print	Signature
Mr Sujit Talukdar Son of Late Santi Ranjan Talukder Date of Execution - 21/12/2022, , Admitted by: Self, Date of Admission: 21/12/2022, Place of Admission of Execution: Office	 <small>Dec 21 2022 11:43AM</small>	 <small>LTI 21/12/2022</small>	 <small>21/12/2022</small>
35, Narkelbagan, City:- , P.O:- Jadavpur University, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: Acxxxxxx3e, Aadhaar No: 82xxxxxxxx7625 Status : Representative, Representative of : M S GREEN VILLE (as Partner)			
Name	Photo	Finger Print	Signature
Mr Palash Bhowmick (Presentant) Son of Late Dhiren Bhowmick Date of Execution - 21/12/2022, , Admitted by: Self, Date of Admission: 21/12/2022, Place of Admission of Execution: Office	 <small>Dec 21 2022 11:39AM</small>	 <small>LTI 21/12/2022</small>	 <small>21/12/2022</small>
52A, Vivekananda Park, City:- , P.O:- Mukundapur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: Agxxxxxx3n, Aadhaar No: 32xxxxxxxx4021 Status : Representative, Representative of : M S PARASH (as Partner)			
Name	Photo	Finger Print	Signature
Mr Subir Chowdhury Son of Late Anil Chowdhury Date of Execution - 21/12/2022, , Admitted by: Self, Date of Admission: 21/12/2022, Place of Admission of Execution: Office	 <small>Dec 21 2022 11:41AM</small>	 <small>LTI 21/12/2022</small>	 <small>21/12/2022</small>
2/165, Bijoygarh, City:- , P.O:- Jadavpur University, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: Adxxxxxx4n, Aadhaar No: 45xxxxxxxx8150 Status : Representative, Representative of : M S PARASH (as Partner)			

Name	Photo	Finger Print	Signature
6 Mr Sujit Talukdar Son of Late Santi Ranjan Talukdar Date of Execution - 21/12/2022, , Admitted by: Self, Date of Admission: 21/12/2022, Place of Admission of Execution: Office	 <small>Dec 21 2022 11:44AM</small>	 <small>LTI 21/12/2022</small>	 <small>21/12/2022</small>
35, Narkelbagan, City:- , P.O:- Jadavpur University, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: Acxxxxx3e, Aadhaar No: 82xxxxxxxx7625 Status : Representative, Representative of : M S PARASH (as Partner)			
7 Mr Palash Bhowmick Son of Late Dhiren Bhowmick Date of Execution - 21/12/2022, , Admitted by: Self, Date of Admission: 21/12/2022, Place of Admission of Execution: Office	 <small>Dec 21 2022 11:40AM</small>	 <small>LTI 21/12/2022</small>	 <small>21/12/2022</small>
52A, Vivekananda Park, City:- , P.O:- Mukundapur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: Agxxxxx3n, Aadhaar No: 32xxxxxxxx4021 Status : Representative, Representative of : M S PARASH (as Partner)			
8 Mr Subir Chowdhury Son of Late Anil Chowdhury Date of Execution - 21/12/2022, , Admitted by: Self, Date of Admission: 21/12/2022, Place of Admission of Execution: Office	 <small>Dec 21 2022 11:41AM</small>	 <small>LTI 21/12/2022</small>	 <small>21/12/2022</small>
2/165, Bijoygarh, City:- , P.O:- Jadavpur University, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: Adxxxxx4n, Aadhaar No: 45xxxxxxxx8150 Status : Representative, Representative of : M S PARASH (as Partner)			
9 Mr Sujit Talukdar Son of Late Santi Ranjan Talukdar Date of Execution - 21/12/2022, , Admitted by: Self, Date of Admission: 21/12/2022, Place of Admission of Execution: Office	 <small>Dec 21 2022 11:43AM</small>	 <small>LTI 21/12/2022</small>	 <small>21/12/2022</small>
35, Narkelbagan, City:- , P.O:- Jadavpur University, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: Acxxxxx3e, Aadhaar No: 82xxxxxxxx7625 Status : Representative, Representative of : M S PARASH (as Partner)			

Transfer Details :

Mr Jayanta Mondal
 Son of Late Sanat Kumar Mondal
 Alipore Judges Court, City:- , P.O:-
 Alipore, P.S:-Alipore, District:-South 24-
 Parganas, West Bengal, India, PIN:-
 700027

Photo	Finger Print	Signature
		<i>Jayanta Mondal</i>
21/12/2022	21/12/2022	21/12/2022

Identifier Of Mrs Aparna Sur Chowdhury, Mrs Kajal Pal, Mrs Amrita Pal, Mr Anirban Pal, Mr Palash Bhowmick, Mr Subir Chowdhury, Mr Sujit Talukdar, Mr Palash Bhowmick, Mr Subir Chowdhury, Mr Sujit Talukdar, Mr Palash Bhowmick, Mr Subir Chowdhury, Mr Sujit Talukdar

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs Aparna Sur Chowdhury	M S PARASH-1.65 Dec
2	Mrs Kajal Pal	M S PARASH-1.65 Dec
3	Mrs Amrita Pal	M S PARASH-1.65 Dec
4	Mr Anirban Pal	M S PARASH-1.65 Dec
5	M S GREEN VILLE	M S PARASH-1.65 Dec
6	M S PARASH	M S PARASH-1.65 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mrs Aparna Sur Chowdhury	M S PARASH-300.00000000 Sq Ft
2	Mrs Kajal Pal	M S PARASH-300.00000000 Sq Ft
3	Mrs Amrita Pal	M S PARASH-300.00000000 Sq Ft
4	Mr Anirban Pal	M S PARASH-300.00000000 Sq Ft
5	M S GREEN VILLE	M S PARASH-300.00000000 Sq Ft
6	M S PARASH	M S PARASH-300.00000000 Sq Ft

Endorsement For Deed Number : I - 160319813 / 2022

On 21-12-2022

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

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

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

Presented for registration at 11:27 hrs on 21-12-2022, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr Palash Bhowmick ,.

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 90,45,271/-

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

Execution is admitted on 21/12/2022 by 1. Mrs Aparna Sur Chowdhury, Wife of Mr Amal Krishna Sur Chowdhury, 26H, east Road, P.O: Jadavpur University, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Hindu, by Profession Retired Person, 2. Mrs Kajal Pal, Wife of Late Ashok Pal, 1/5, kalibari Lane, P.O: Jadavpur University, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Hindu, by Profession Retired Person, 3. Mrs Amrita Pal, Wife of Mr Pramit Bikram Das Gupta, 1/5, Kalibari Lane, P.O: Jadavpur University, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Hindu, by Profession Service, 4. Mr Anirban Pal, Son of Late Ashok Pal, 1/5, Kalibari Lane, P.O: Jadavpur University, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Hindu, by Profession Service

Indetified by Mr Jayanta Mondal, , , Son of Late Sanat Kumar Mondal, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 21-12-2022 by Mr Palash Bhowmick, Partner, M S PARASH (Partnership Firm), 55, Narkelbagan, City:- , P.O:- Jadavpur University, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032

Indetified by Mr Jayanta Mondal, , , Son of Late Sanat Kumar Mondal, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

Execution is admitted on 21-12-2022 by Mr Subir Chowdhury, Partner, M S PARASH (Partnership Firm), 55, Narkelbagan, City:- , P.O:- Jadavpur University, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032

Indetified by Mr Jayanta Mondal, , , Son of Late Sanat Kumar Mondal, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

Execution is admitted on 21-12-2022 by Mr Sujit Talukdar, Partner, M S PARASH (Partnership Firm), 55, Narkelbagan, City:- , P.O:- Jadavpur University, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032

Indetified by Mr Jayanta Mondal, , , Son of Late Sanat Kumar Mondal, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

Execution is admitted on 21-12-2022 by Mr Palash Bhowmick, Partner, M S PARASH (Partnership Firm), 55, Narkelbagan, City:- , P.O:- Jadavpur University, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032

Indetified by Mr Jayanta Mondal, , , Son of Late Sanat Kumar Mondal, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

Execution is admitted on 21-12-2022 by Mr Subir Chowdhury, Partner, M S PARASH (Partnership Firm), 55, Narkelbagan, City:- , P.O:- Jadavpur University, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032

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Indetified by Mr Jayanta Mondal, , Son of Late Sanat Kumar Mondal, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 4,053.00/- (B = Rs 4,000.00/- ,E = Rs 21.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 4,021/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 20/12/2022 8:01PM with Govt. Ref. No: 192022230222531638 on 20-12-2022, Amount Rs: 4,021/-, Bank: SBI EPay (SBlePay), Ref. No. 1761735863525 on 20-12-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,021/- and Stamp Duty paid by Stamp Rs 50.00/-, by online = Rs 9,971/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 2019, Amount: Rs.50.00/-, Date of Purchase: 15/11/2022, Vendor name: Mamtazuddin Gazi

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 20/12/2022 8:01PM with Govt. Ref. No: 192022230222531638 on 20-12-2022, Amount Rs: 9,971/-, Bank: SBI EPay (SBlePay), Ref. No. 1761735863525 on 20-12-2022, Head of Account 0030-02-103-003-02

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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2023, Page from 2197 to 2260

being No 160319813 for the year 2022.



Dhar

Digitally signed by Debasish Dhar
Date: 2023.01.02 16:59:30 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 2023/01/02 04:59:30 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)