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FIFTY  
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INDIA NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

Z. 788666

No. 603-2000 689187/20

Additional Registrar  
Assurances in Kolkata

Certified that the  
Registration, the  
endorsement sheet  
is in conformity with the  
provisions of this Document.



27 JUN 2020

Additional Registrar  
of Assurances in Kolkata

**DEVELOPMENT AGREEMENT FOR JOINT VENTURE**

THIS MEMORANDUM OF AGREEMENT made this the 27<sup>th</sup> day of June, Two Thousand Twenty BETWEEN:

- 1) SRI RISHAB DEB SHAW, (PAN-AVEPS4478D) (AADHAR NO. 8289 7288 0615),
- 2) SRI MANOJ SHAW, (PAN-CGQPS1024L ) (AADHAR NO 4585 7933 0614),
- 3) SRI ANANT KUMAR SHAW (PAN-AZEPS0713P)

*[Handwritten signatures and notes at the bottom of the page]*



SL. NO. 9493 DATE 26/06/2020

NAME S. C. MAZUMDER (ADV)  
ADDRESS ALIPORE POLICE COURT  
KOLKATA-700027

RS. 50/-

TANMOY KAR PURKAYASTHA  
(STAMP VENDOR)  
ALIPORE POLICE COURT  
KOLKATA-27



*[Signature]*  
Additional Registrar of  
Assurances III Kolkata  
27 JUN 2020

Sital Halder  
S/o. Sri. S. Halder  
of Alipore police court  
Kolkata - 27.  
Law clerk

(AADHAR NO 5893 6452 8281) and 4) SRI HIMESH SHAW (PAN-AZEPS0712N) (AADHAR NO 3032 1998 3955) all sons of Late Sahadeb Lal Shaw all by faith Hindu, all by occupation business all residing at the Premises No. 10, Indian Mirror Street, Post Office Mott Lane, Police Station Taltala, Kolkata- 700 013, hereinafter collectively referred to as the "OWNERS" (which expression unless excluded by or repugnant to the context hereof shall mean and include their respective heirs, executors, administrators, legal representatives and assign) of the ONE PART.

AND

GRIHO NIRMAN ASSOCIATES, (PAN- AAF9883N), a Partnership firm having its Principal Office and registered office at 82/7H, Ballygunge Place, at present 82/9A, Ballygunge Place, Post Office - Ballygunge, Police Station - Gariahat, Kolkata - 700 019, District - South 24 Parganas, herein represented by its Partners, (1) SRI ASHOKE KUMAR ROY, (PAN - ADEPR5803R), (AADHAR NO. 6004 2725 1504) son of Late Hirendra Lal Roy, by faith - Hindu, by Nationality - Indian, by occupation - Business, residing at the premises No. 1/1A, Jamini Roy Sarani (formerly Ballygunge Place East), Post Office - Ballygunge, Police Station - Gariahat, Kolkata - 700 019, District - South 24 Parganas and (2) SRI ARJUN SINGH, (PAN - ASQPS8610L), (AADHAR NO. 5303 0876 0105) son of Late Shyamji Singh, by faith - Hindu, by Nationality - Indian, by occupation - Business, residing at the premises No. 82/8A, Ballygunge Place, Post Office - Ballygunge, Police Station - Gariahat, Kolkata - 700 019, District - South 24 Parganas hereinafter collectively referred to as the "PROMOTERS/ DEVELOPERS" (which expression shall unless excluded by or repugnant to the context be deemed to include their respective heirs, executors, administrators, legal representatives successors-in-office and assigns) of the OTHER PART;



W H E R E A S one Kamal Krishna Kundu Chowdhury son of late Ananda Prosad Kundu Chowdhury of Mahiari Thana, Domjur in the District of Howrah being the Vendor sold, conveyed and transferred All that piece or parcel of land measuring 12 Cottahs, 4 Chittacks and 3 Square Feet together with two storied brick built building standing thereon lying and situate at being Premises No. 10, Indian Street, (formerly 26, Mott Lane), Holding No. 40 and 43, Block No. VIII, South Division in the town of Calcutta to Smt. Sundarbala Dassi wife of Sri Ganesh Prosad Shaw, the Purchaser, by a registered Deed of Conveyance dated 12<sup>th</sup> May, 1932 which was registered in the Office of Registrar of Assurances, Calcutta and recorded in Book No. 1, Volume No. 55, Pages 55 to 59, Being No. 1550 for the year 1932, free from all encumbrances, charges or liens whatsoever.

AND WHEREAS Smt. Sundarbala Dassi thus in operation of the said Deed of Conveyance seized and possessed of and well and sufficiently entitled to as the sole and absolute Owner of All That piece or parcel of land measuring 12 Cottahs, 4 Chittacks and 3 Square Feet together with two storied brick built building standing thereon lying and situated at being Premises No. 10, Indian Street, (formerly 26, Mott Lane), Holding No. 40 and 43, Block No. VIII, South Division in the town of Calcutta and had been in enjoyment of the same free from all encumbrances, charges or liens whatsoever till her lifetime.

AND WHEREAS Smt. Sundarbala Dassi died intestate in the year 1942, who was governed by the Mitakshara School of Hindu Law leaving behind her husband Sri Ganesh Prosad Shaw and three sons namely Prem Lal Shaw, Madan Lal Shaw and Iswar Lal Shaw as her legal heirs.

AND WHEREAS owing to the disputes and difference relating to Title of the said premises at No.10, Indian Mirror Street, Calcutta along with other

properties a Suit for Partition and Administration bearing Suit No. 1305 of 1954 was instituted by one Sambhu Nath Shaw (a lineal descendant of Ramsahay Shaw who was the father in law of Smt. Sundarbala Dassi) and others as the Plaintiffs in the Hon'ble High Court at Calcutta, in its Ordinary Original Civil Jurisdiction, against Basudev Shaw son of Premlal Shaw and many Others as the Defendants.

AND WHEREAS Madan Lal Shaw died intestate on 23/05/1957, who was governed by the Mitakshara School of Hindu Law leaving behind his surviving wife Raj Lakshmi Debi, and three sons namely Sukhdev Lal Shaw, Sahadev Lal Shaw and Bhishadeb Lal Shaw as his legal heiress and heirs.

AND WHEREAS after going through the proceeding of the said Suit and being satisfied with the Terms of Settlement as declared by all the Parties of the said Suit bearing no. 1305 of 1954, the Hon'ble Mr Justice Sri P.C.Mallick was pleased to pass Judgement and Order on 04.07.1958 and afterwards a Decree pertaining to the said Judgement and Order was passed on 04.12.1958 whereby the allotment of respective share of the Parties made thereto.

AND WHEREAS Raj Lakshmi Debi, Sukhdev Lal Shaw, Sahadev Lal Shaw and Bhishadeb Lal Shaw were exclusively and absolutely allotted Premises No. 10, Indian Mirror Street, Calcutta, in their respective proportionate  $1/3^{\text{rd}}$  share along with other properties morefully described and mentioned therein in the said Decree of the said Suit No. 1305 of 1954 and were seized and possessed of and well and sufficiently entitled to their respective share and in enjoyment of the same free from all encumbrances, charges or liens whatsoever.



AND WHEREAS Raj Lakshmi Debi, Sukhdev Lal Shaw, Sahadev Lal Shaw and Bhishadeb Lal Shaw together with their respective coparcener jointly executed a Registered Declaration on 20<sup>th</sup> June 1974 which was duly registered in the Office of Registrar of Assurances, Calcutta and recorded in Book No. 1, Volume No. 224, Pages 91 to 117, Being no. 6031 for the year 1974 and thereby making allotment their specific respective share by metes and bounds in Premises No. 10, Indian Mirror Street, Calcutta along with other properties.

AND WHEREAS accordingly the parties namely Sahadev Lal Shaw and his wife and four sons in pursuant to the said Registered Declaration were allotted the distinctly demarcated piece or parcel of land measuring about 5 Cottahs, 14 Chittacks and 22 Square Feet together with brick built building standing thereon separately in a portion of Premises No. 10, Indian Mirror Street, Calcutta, which was morefully described and mentioned in the Fifth Schedule, Part-I and shown in 'Lot B' in the plan annexed thereto in the said Registered Declaration dated 20.06.1974 and afterward recorded their name in the Assessment Records of the Kolkata Municipal Corporation.

AND WHEREAS said Sahadev Lal Shaw died intestate on 10.01.2009, who was governed by the Mitakshara School of Hindu Law leaving behind his surviving wife Smt. Premlata Shaw, and four sons namely Sri Rishab Deb Shaw, Sri Manoj Shaw, Sri Anant Kumar Shaw and Sri Himesh Shaw as his legal heiress and heirs.

AND WHEREAS Smt. Premlata Shaw, Sri Rishab Deb Shaw, Sri Manoj Shaw, Sri Anant Kumar Shaw and Sri Himesh Shaw seized and possessed of and well and sufficiently entitled to as the Joint Owners of All that piece or parcel of land measuring 5 Cottahs, 14 Chittacks and 22 Square Feet together with brick built building standing thereon lying and situate at Premises No. 10,

Indian Mirror Street, Police Station Taltala, Kolkata- 700013 and are in enjoyment of the same free from all encumbrances, charges or liens whatsoever.

~~AND WHEREAS Smt. Premlata Shaw, Sri Rishab Deb Shaw, Sri Manoj Shaw, Sri Anant Kumar Shaw and Sri Himesh Shaw therein referred to as the Joint Owners entered into an Agreement for Joint Venture dated 4<sup>th</sup> March, 2018 with Griho Nirman Associates therein referred to as the Promoters/Developers to promote and develop their property being Premises No. 10, Indian Mirror Street, Police Station Taltala, Kolkata- 700013 with the terms and conditions more fully mentioned therein.~~

AND WHEREAS said Premlata Shaw died intestate on 7<sup>th</sup> December 2018 who was governed by the Mitakshara School of Hindu Law leaving behind her surviving four sons namely Sri Rishab Deb Shaw, Sri Manoj Shaw, Sri Anant Kumar Shaw and Sri Himesh Shaw as her legal heirs.

AND WHEREAS Sri Rishab Deb Shaw, Sri Manoj Shaw, Sri Anant Kumar Shaw and Sri Himesh Shaw seized and possessed of and well and sufficiently entitled to as the Joint Owners of All that piece or parcel of land measuring 5 Cottahs, 14 Chittacks and 22 Square Feet together with brick built building standing thereon lying and situate at Premises No. 10, Indian Mirror Street, Police Station Taltala, Kolkata- 700013 and are in enjoyment of the same free from all encumbrances, charges or liens whatsoever.

AND WHEREAS Sri Rishab Deb Shaw, Sri Manoj Shaw, Sri Anant Kumar Shaw and Sri Himesh Shaw duly applied for mutation to separate their plot of land measuring 5 (five) Cottahs, 14 (fourteen) Chittacks and 22 (twenty two) Square Feet from total land comprised in the mother Premises No. 10, Indian Mirror Street, Police Station Taltala, Kolkata- 700013 and the same was



subsequently approved by the Assesment Department of the Kolkata Municipal Corporation and was renumbered as Premises No. 10A, Indian Mirror Street, Police Station Taltala, Kolkata- 700013, assessed under Assessee No. 110511301579,

AND WHEREAS Sri Rishab Deb Shaw, Sri Manoj Shaw, Sri Anant Kumar Shaw and Sri Himesh Shaw have now decided and agreed to develop their property as the lawful Joint Owners of All That piece or parcel of land containing an area by measurement 5 (five) Cottahs, 14 (fourteen) Chittacks and 22 (twenty two) Square Feet be the same a little more or less together with brick built building standing thereon situate and lying at and being Premises No. 10A, Indian Mirror Street, Police Station Taltala, Kolkata- 700 013, being Assessee No. 110511301579 , under Ward No. 51 within the limits of Kolkata Municipal Corporation, which is morefully described and mentioned in the "Schedule – A" herein below hereinafter referred to as the said "Property".

AND WHEREAS all the said Joint Owners and Promoters/Developers have jointly agreed and settled terms and conditions for their mutual benefit and interest for finalisation of promoting and developing the property and it covenanted as under :-

1. That the Owners have agreed to develop and promote and the Promoters/Developers have agreed and accept to develop and promote All That piece or parcel of land containing an area by measurement 5 (five) Cottahs, 14 (fourteen) Chittacks and 22 (twenty two) Square Feet be the same a little more or less together with brick built building standing thereon situated and lying at and being Premises No. 10A, Indian Mirror Street, Police Station Taltala, Kolkata- 700 013 being Assessee No. 110511301579 , under Ward No. 51 within the limits of



Kolkata Municipal Corporation, which is more fully described and mentioned in the Schedule 'A' hereinbelow hereinafter referred to as 'the said property'.

2. That the Owners have not entered into any Memorandum of Understanding and/or Agreement for Sale and/or Agreement for Joint Venture in connection with the said property with any person or persons, firms or company. If so, all the Agreement previous to this present will be liable to be cancelled and this present Agreement will be in force.
3. That the Owners shall make out a good marketable title of the said property and will produce all the relevant records, papers, documents and any other deeds to the Promoters/Developers.
4. That the Promoters/Developers will bear all cost and expenses for preparing building plan, revised plan, submission of the same, payment of sanctioned fees and obtaining sanction plan and/or revised sanction plan of the said property from the Kolkata Municipal Corporation and the Owners will sign all papers, documents, plan etc. to be produced by the Promoters/Developers from time to time.
5. The Owners will also execute a registered General Power of Attorney in favour of the Promoters/Developers authorising and empowering Promoters/Developers to take all necessary steps in connection with the construction of the proposed building on the said land, sale of flats and execution of conveyances relating thereto with common facilities in Promoters/Developers allocation in the proposed construction, appointment of Engineers, Architects, Agents, Contractors, etc. and to represent the Owners before the Municipal Authority and any other authority or authorities concerned, to sign any application, schemes,

drawings, maps or any other writings for deviation or alteration on their behalf, appear before any authority or authorities and undertake the construction of the proposed building.

6. That the Promoters/Developers shall be entitled to enter in to agreement for sale of the flats in the proposed building at any time after execution of these presents by accepting earnest Money and/or advance from the individual buyer relating to sale of Flats in Promoters/Developers allocation of the said new building to be constructed.
7. That the Promoters/Developers will have to complete the construction of the buildings and hand-over Owners allocation to the Owners within 30 (thirty) months from the date of obtaining sanction building plan from the Kolkata Municipal Corporation and or commencing the construction work. In case Promoters/Developers fail to complete the building and further fail to handover the Owner's allocation to the Owners within 30 (thirty) months due to any unforeseen circumstances, the aforesaid period of 30 (thirty) months will be extended till completion of the said new building, which should not exceed 36 (thirty six) months under any circumstances.
8. That the allocation of share of both the Owners and the Promoters/Developers will be at 55: 45 (fifty five: forty five) ratio respectively of the covered flat area and car parking space, to be sanction by the Kolkata Municipal Corporation.  
That the roof of the said new building will be commonly used by the Owners and the Promoters/Developers.

That apart from the Owners allocation of fifty five percent of flats in the said new building to be constructed at the said premises , the



✓ Promoters/Developers shall pay a non refundable sum of Rs. 35,15,156.00 (Rupees thirty five lakh fifteen thousand one hundred fifty six) only out of which the Promoters/Developers had already paid a sum of Rs. 17,35,156.00 (Rupees seventeen lakh thirty five thousand one hundred fifty six) only towards municipal taxes to the Kolkata Municipal Corporation on behalf of the Owners and the remaining a sum of Rs. 17,80,000.00 (Rupees seventeen lakh eighty thousand) only to the Owners morefully mentioned in the memo of consideration hereinbelow.

✓ The Promoters/Developers shall also pay towards house rent a sum of Rs. 18,000.00 (Rupees eighteen thousand) only each to the Owners during the period of construction of the said new building.

That the Owners shall be liable to accommodate the existing tenant in their share of allocation and or compensate the tenant with consideration amount as may be decided later for evicting the tenant. The Promoters/Developers shall bear such cost and expenses for evicting the tenant and also pay all outstanding municipal taxes for the time being and the same shall be returned by the Owners to the Promoters/Developers before taking possession of their allocation. In case the Owners fails to return such costs and expenses to the Promoters/Developers in that event such cost and expenses shall be adjusted from the Owners allocation by the Promoters/Developers.

That upon obtaining the sanction building plan from the Kolkata Municipal Corporation, a Supplementary Agreement shall be executed between the Owners and Promoters/Developers to share and

demarcate their respective allocation of flats and car parking space in the said new building to be constructed at the said premises.

9. That in consideration of the Owners permitting and granting exclusive right to Promoters/Developers to build ~~ground~~ <sup>Multi</sup> ~~plus four~~ storied building upon the said property and to sell and transfer the flats, car-parking spaces and other portion of the proposed building at the said property (except the Owner's allocation of flats and car parking spaces) together with the proportionate share in the land comprised in the said property and realise and appropriate the sale-proceeds thereof.
10. That the Promoters/Developers shall meet and bear expenses required for construction of the proposed multistoried building as per plan sanction by the Kolkata Municipal Corporation. The costs and expenses required for any further revision in the Plan will also be met and paid by the Promoters/Developers. All expenses to be incurred towards obtaining sewerage, water, common electricity connection and other amenities shall also be borne and paid by the Promoters/Developers.
11. That the Owners agree and undertakes to sell, convey and transfer and the Owners will be the Vendors in the Deed of Conveyance of the proportionate undivided part or share in the said land to any Purchaser/s of the flats, car parking space and other portion, if any in the allocation of Promoters/Developers in the proposed building as may be nominated by the Promoters/Developers.
12. That the Promoters/Developers and/or their nominee/nominees purchaser or purchasers and Owners or their assigns shall have rights of built up area spaces for the use as common areas, common facilities and common parts for egress and ingress, right of passage to set

R.D. - 12  
Amn.



electricity through pipes, drains, wire conducts laying or bringing in through or over the flats as far as reasonable necessary for the beneficial use and enjoyment of their respective flats.

13. That upon completion of construction, sale and transfer of the Flats/Spaces to the intending purchaser or purchasers who will acquire rights, title and interest in the land in proportion to the area of the spaces so acquired in their respective flats, it being expressly declared that interest of the Flats owned in the land or soil is impartiable.
14. That upon completion of the construction and obtaining completion certificate from the Kolkata Municipal Corporation and handing over possession to the Owners in their respective allocation and subsequently by selling the flats in the Promoters/Developers allocation to the individual flat buyer, the maintenance and upkeep of the said flats or spaces, both internal and external shall be maintained by the Promoters/Developers and such cost and expenses shall be borne by all the flat owners proportionately.
15. That all outgoings, taxes, rates, rents, dues to Government Authorities and Kolkata Municipal Corporation up to the date of obtaining Sanction Plan from the Kolkata Municipal Corporation will be paid by the Owners and all rents and taxes payable upto possession of the new flats are handed over to the Owners shall be paid by the Promoters/Developers.
16. That the construction of the proposed building will be looked after and managed by the Promoters/Developers in their utmost ability and best interest for the successful implementation of the project.

The Promoters/Developers shall construct and develop the said new building strictly at the advice of the Architect and shall carry out the development work.

17. That the Promoters/Developers shall make the said construction as per sanction plan or revised plan, if any, in accordance with relevant Rules, Regulations and Bye-Laws of the Kolkata Municipal Corporation. That the Promoters/Developers will inform the Owners before such modification alteration made in the Plan to be sanction from the Kolkata Municipal Corporation in the Owners allocation. The Promoters/Developers shall keep the Owners absolutely indemnified and harmless against all actions claims and demands whatsoever due to any deviation from the said sanction plan or due to any violation of the relevant Rules, Regulations and Bye-Laws or for any acts, omission, commission made by the Promoters/Developers or if any accident is occurred during the construction, the Promoters/Developers shall remain liable for any loss or damages and for accepting advances from the intending purchasers of the Flats in the Promoters/Developers allocation . The Owners shall not remain liable for any such acts or part of the Promoters/Developers.
18. The General specification of the construction of the Owners' allocated area are summarised hereunder :

(a) BUILDING:

Building comprises of car parking and four or five upper floors.

(b) FOUNDATION:

Reinforced Cement Concrete with columns.

*R.D.H.*  
*Amun Singh*



(c) SUPER STURCTURE: The super structure of the building shall have reinforced cement concrete framed structure with reinforced cement concrete columns, beams and slabs.

(d) WALLS & CEILING: Walls of the building will be 200mm thick brick walls on the external face and 125/75 mm thick internal brick partition walls with cement, sand, mortar. All internal surfaces to be plastered with cement sand mortar and with plaster of paris finish. All external walls to be plastered with sand, cement mortar and will have a damp-proof treatment along with Weather Coat cement paint (Berger Paint) finish.

(e) FLOORING: Morwar Marble flooring in bedrooms, living/dining hall, kitchen toilets and verandahs. Kumari Marble flooring in staircase and lobbies. Crazy mosaic flooring in the roof with heat proof treatments. Cement tiles/Crazy Mosaic in the car parking areas.

(f) DOORS: All doorframes will be of seasoned Sal wood. Main doors will be made of 35mm flush door with decorative woodwork & polished finish. Internal flush door will be made of 32mm thick hot pressed factory made solid cure phenol bounded finish. All doors will be fitted with oxidized steel hinges and tower bolts. Godrej lock in main door and baby locks in the internal doors.

(g) WINDOWS: Sliding windows will be made of Aluminium framed with glass and necessary fittings including iron grill.

(h) TOILETS (FITTINGS): European P Type commode, cistern (slimline) and basin (Parryware /Hindware). Hot and cold concealed internal C-PVC water pipe lines of ISI grade (supreme) for bibcocks, shower with arm and geyser point. All fitting and fixtures will be of Jaquar (Continental) make. U-PVC

water pipe lines of ISI grade (supreme) for external water lines. Walls will be covered with ceramic glazed tiles dado finished upto 7'-00" height i.e. top of door frame.

(i) KITCHEN: Granite slab on cooking platform with steel sink. Ceramic Glazed tiles dado will be fixed upto 3'-0" height above the cooking platform.

(j) ELECTRICAL: Concealed conduit piping with copper wiring of ISI Grade.

(I) 2 Nos. light point, 1 No. fan point and 1 No. 5 Amp socket point in each room. 1 AC point, one telephone point, one cable TV point in the master bedroom.

(II) Drawing/Dining hall will have 4 Nos. light points 2 Nos. fan points, 2 Nos. 5 Amp socket point, one telephone point, cable TV point and one AC point.

(III) Kitchen will have 1 No. light point, 2 Nos. 15 Amp socket point and 1 No. Exhaust Fan Point.

(IV) Toilets will have 1 No. light point, 1 No. Geyser point, 1 No. 15 Amp socket point.

(V) Staircase will have 1 No. light point in each landing area.

(VI) 1 calling bell point in each flat.

(VII) All points will be fitted with latest semi modular switches.

(k) LIFT: One 5 passengers elevator from Laser Elevators Pvt. Ltd. or GRJ Elevator Pvt. Ltd. shall be provided.

(l) WATER SUPPLY: 24 hours water supply with pump set from the water obtained from Kolkata Municipal Corporation.



- EXTRA:
- i] Ground floor lobby will be decorated by sculptural relief mural.
  - ii] Landscaping garden in the ground floor.
  - iii] Aesthetic elevation treatment on the building.
  - iv] Suitable main gates with adequate lighting.

19. That the Owners will not be liable to pay the Promoters/Developers any amount whatsoever towards cost of construction or any matter concerned therewith.
20. That so long such separate assessment are not made the Owners and/or their assigns and the Promoters/Developers or their nominee or nominees or Purchaser from Promoters/Developers allocation shall proportionate share of the consolidated rate of the Municipal Taxes and other rates as may be found payable or may be imposed on account of and in respect of the said respective portions of the constructed area.
21. That all the flat Owners shall also pay proportionate share of the maintenance and service charges whatsoever as may be payable on account of the maintenance of the common areas and facilities.
22. That fees, remunerations, wages and charges payable to all engineers, architects, contractors, durwans, labour contractor and other staffs and employees to be engaged by the Promoters/Developers shall be borne by the Promoters/Developers during the construction period till handing over possession to the Owners and intending Purchaser/s.
23. That during the continuance of this Agreement, the Owners shall not in any manner encumber or dispose of the said premises and/or land comprised therein or any portion thereof.

24. That the Promoters/Developers shall be entitled to apply for and obtain electricity, telephones, sewerage, water, gas and other public utility services in or upon the proposed new building either in their own names or in the names of intending buyers or nominee or other persons at their sole discretion and at their own costs except in the Owners allocation, which will be done with mutual consent of the Owners and Promoters/Developers.
25. That all building materials, plants and machineries etc. which may be brought or kept at the premises shall remain at the sole risk and responsibilities of the Promoters/Developers. The Promoter/Developers will clear the premises on or before giving possession to the Owners and intending Purchaser/s.
26. That after completion of the construction of the proposed building and handing over possession of the space and/or flat and/or garage to the Owners in their respective allocation the Promoters/Developers shall have the rights and obligations in respect of their respective allocation as follows :-
  - i. The intending flats Owners in the Promoters/Developers, allocation shall have full and complete and unfettered right in common with other purchasers and/or occupants of different flat spaces of the said property in respect of the staircase along with landing therein and the common passage landing to and from the main entrance or gate abutting on the public road in the ground floor of the said property for the purpose of egress and ingress and carrying or bringing in or taking out of said floors all goods pieces or furniture and any other harmless and/or non-prescribed movables;



- ii. Subject to the restriction and reservation contained herein, the intending flats Owners in the Promoters/Developers, allocation shall have full and absolute right of use in common with other purchaser and/or occupants of different flat/spaces of the said building, the main drainage system, water supply system, pipelines of the water reservoirs and all common facilities in the common areas;
- iii. The intending flats Owners in the Promoters/Developers, allocation shall have absolute and unfettered right to use of vertical, lateral, overhead and underneath support and the rights of keeping, resting, inserting, supporting and maintaining all beams, rafters, fixtures and on and to all walls supporting the said floors including all boundaries and land bearing or dividing and/or separating walls, overhead walls, overhead roofs and floors. The Promoters/Developers and/or their nominee or nominees purchaser/purchasers shall have to maintain the floor of the said flats/portions.
- iv. The intending flats Owners in the Promoters/Developers, allocation shall have the right of erecting and maintaining temporary scaffolding if necessary for effecting any repairs white washing or painting of the doors and windows of the said floors of any portion thereof provided always that such scaffolding does not cause any nuisance or permanent obstructions to the other occupants of the said building;
- v. The intending flats Owners in the Promoters/Developers, allocation shall have the absolute right of making such construction, additions and alterations at their option within

the said floors allotted to them as are permissible under the rules and regulations of the Kolkata Municipal Corporation provided always that such action does not impair safety of the building or cause any nuisance and inconvenience to the other occupants of the said building;

- vi. The intending flats Owners in the Promoters/Developers, allocation from time to time and at all times agree to pay proportionate share towards costs of service charges, maintenance, taxes, impositions and other outgoings. The Promoters/Developers and/or their nominee or nominees Purchaser/Purchasers shall regularly and month by month make payment of the aforesaid sum or any variations thereof as may be fixed thereafter individually and/or collectively.
- vii. The intending flats Owners in the Promoters/Developers, allocation shall have the right to mutate their names as Owner/s of the said flats/spaces allotted to them in the assessment record of the Kolkata Municipal Corporation and of having the said flats/spaces assessed for taxes and Owners shall not object to the same;
- viii. So long as the said flats/spaces are not assessed separately for the purpose of municipal taxes, the Owners or their nominee or nominees shall pay proportionate share of the house rates and taxes in respect of the share of consolidated rate of taxes as may be levied on the property in its entirety from the date of delivery of possession of the flat/spaces as aforesaid the balance being responsibility of the Promoters/Developers.



27. That the name of the said new building to be constructed shall be mutually decided by the Owners and the Promoters/Developers.
28. Nothing in these presents shall be constitute as a demised or assignment or conveyance in law of the said premises or any part thereof to the Developers by the Owners or Joint Venture or as creating any right, title or interest thereof in favour of the Promoters/Developers other than to develop the said premises described in Schedule "A" written hereunder in terms of these presents.
29. That any dispute or difference arising out or and/or relating to this Agreement for Development shall be referred to the Arbitration of a single Arbitrator if the parties can agree upon one, otherwise to two Arbitrators one to be appointed by the Party to the dispute and if the said Arbitrators fail to enter into a conclusion in that case they shall appoint an Umpire and his decision shall be final and binding upon the parties and the Arbitration proceedings shall be governed by the statutory modification thereof for the time being in force as per applicable Law of Arbitration.
30. Be it noted that by this Development Agreement and the related Development Power of Attorney, the Developer shall only be entitled to receive consideration money by executing agreement/Final Document for transfer of property as per provisions laid down in the said documents as Developer without getting any Ownership of any part of the property under schedule. This Development Agreement and the related Development Power of Attorney shall never be treated as the Agreement/Final Document for transfer of Property between the Owner and the Developer in anyway. This clause shall have

overriding effect to anything written in these documents in contrary to this clause.

SCHEDULE "A" AS REFERRED TO ABOVE.

All That piece or parcel of land containing an area by measurement 5 (five) Cottahs, 14 (fourteen) Chittacks and 22 (twenty two) Square Feet be the same a little more or less together with seventy years old dilapidated one storied building measuring 3000 square feet standing thereon situated and lying at and being Premises No. 10A, Indian Mirror Street, Police Station Taltala, Kolkata-700 013 being Assessee No. 110511301579 , under Ward No. 51 within the limits of Kolkata Municipal Corporation, butted and bounded in the manner following that is to say:

ON THE NORTH : By 30 feet wide KMC Road

ON THE SOUTH : By partly Premises No. 10/1, Indian Mirror Street and partly 104/1, Surendra Banerjee Road.

ON THE EAST : By portion of 10, Indian Mirror Street (Lot- A).

ON THE WEST : By portion of 10, Indian Mirror Street (Lot-C).

IN WITNESS WHEREOF the Owners and the Promoters/Developers/Builders have hereto set and subscribed their respective hands this day, month and year first above written.

SIGNED AND DELIVERED at  
Kolkata in presence of Witnesses:

1. Sonu Singh  
46A, Ballygunge Place  
Kolkata-19.

*R. D. Shaw*  
(SRI RISHAB DEB SHAW)



2. Ditan Haldar  
 Alipore Police Court  
 Kolkata - 27.

Manoj Shaw  
 (SRI MANOJ SHAW)

Anant Kumar Shaw  
 (SRI ANANT KUMAR SHAW)

Himesh Shaw  
 (SRI HIMESH SHAW)

OWNERS

Ashoke Kumar Roy  
 (SRI ASHOKE KUMAR ROY)

Arjun Singh  
 (SRI ARJUN SINGH)  
 (M/S GRIHO NIRMAN ASSOCIATES)  
PROMOTERS/DEVELOPERS

This Development Agreement is  
 drafted and prepared by me at my  
 office :

Goutam Basu  
 Advocate,  
 WB 745780.  
 Alipore Police Court  
 Kolkata - 27.

MEMO OF CONSIDERATION

Received from the above named Promoters/Developers a sum of Rs. 35,15,156.00 (Rupees thirty five lakh fifteen thousand one hundred fifty six) only towards payment in the following manner.

1. By an A/c payee cheque bearing No 087137  
Dated 27.02.2018 drawn on The Federal Bank  
Limited, Tangra Branch, Kolkata in favour  
of Premlata Shaw Rs. 90,000.00  
Add:- Tax Deducted at Source Rs. 10,000.00
  
2. By an A/c payee cheque bearing No 087138  
Dated 27.02.2018 drawn on The Federal Bank  
Limited, Tangra Branch, Kolkata in favour  
of Rishab Deb Shaw Rs. 90,000.00  
Add:- Tax Deducted at Source Rs. 10,000.00
  
3. By an A/c payee cheque bearing No 087139  
Dated 27.02.2018 drawn on The Federal Bank  
Limited, Tangra Branch, Kolkata in favour  
of Manoj Shaw Rs. 90,000.00  
Add:- Tax Deducted at Source Rs. 10,000.00
  
4. By an A/c payee cheque bearing 087140  
Dated 27.02.2018 drawn on The Federal Bank  
Limited, Tangra Branch, Kolkata in favour  
of Anant Kumar Shaw Rs. 90,000.00



- |    |  |                 |
|----|--|-----------------|
|    | Add:- Tax Deducted at Source.  | Rs. 10,000.00   |
| 5. | By an A/c payee cheque bearing 087141<br>Dated 27.02.2018 drawn on The Federal Bank<br>Limited, Tangra Branch, Kolkata in favour<br>of Himesh Shaw.          | Rs. 90,000.00   |
|    | Add:- Tax Deducted at Source   | Rs. 10,000.00   |
| 6. | By an A/c payee cheque bearing 091473<br>Dated 26.12.2019 drawn on The Federal Bank<br>Limited, Ballygunge Branch, Kolkata in favour<br>of Himesh Shaw.      | Rs. 6,00,000.00 |
| 7. | By an A/c payee cheque bearing 091474<br>Dated 26.12.2019 drawn on The Federal Bank<br>Limited, Ballygunge Branch, Kolkata in favour<br>of Himesh Shaw.      | Rs. 2,00,000.00 |
| 7. | By an A/c payee cheque bearing 091476<br>Dated 26.12.2019 drawn on The Federal Bank<br>Limited, Ballygunge Branch, Kolkata in favour<br>of Himesh Shaw.      | Rs. 3,52,000.00 |
|    | Add:- Tax Deducted at Source   | Rs. 1,28,000.00 |
| 8. | By Bank Draft bearing no. 203848<br>Dated 03.04.2018 drawn on The Federal Bank<br>Limited, Kolkata in favour of the<br>Kolkata Municipal Corporation towards |                 |

- municipal taxes on behalf of the Owners. Rs. 10,00,000.00
9. By Bank Draft bearing no.554064  
Dated 17.04.2019 drawn on The Federal Bank  
Limited, Kolkata in favour of the  
Kolkata Municipal Corporation towards  
municipal taxes on behalf of the Owners. Rs. 6,80,075.00
10. By Bank Draft bearing no.554229  
Dated 19.08.2019 drawn on The Federal Bank  
Limited, Kolkata in favour of the  
Kolkata Municipal Corporation towards  
municipal taxes on behalf of the Owners. Rs. 28,668.00
11. By Bank Draft bearing no.554429  
Dated 31.12.2019 drawn on The Federal Bank  
Limited, Kolkata in favour of the  
Kolkata Municipal Corporation towards  
municipal taxes on behalf of the Owners. Rs. 13,545.00
12. By Bank Draft bearing no.554482  
Dated 04.02.2020 drawn on The Federal Bank  
Limited, Kolkata in favour of the  
Kolkata Municipal Corporation towards  
municipal taxes on behalf of the Owners. Rs. 12,868.00

Rs. 35,15,156.00

(Rupees thirty five lakh fifteen thousand one hundred fifty six) only

In presence of Witnesses

1. Sonu Singh  
46A, Ballygunge Place  
Jco 1-19,

R. D. Shaw ✓  
(SRI RISHAB DEB SHAW)



2. Sital Haldar  
Alipore police Court  
KOLKATA - 27.











Manoj shaw  
(SRI MANOJ SHAW)

Shaw






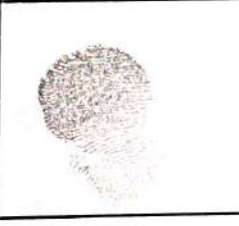

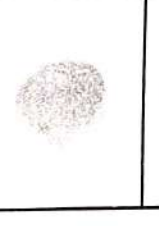


(SRI ANANT KUMAR SHAW)

Himesh Shaw  
(SRI HIMESH SHAW)







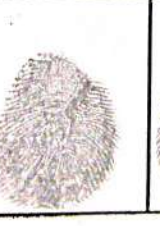



OWNERS

	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name..... RISHAB DED SHAW.....  
 Signature..... R.D. Shaw.....

	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name..... MANOJ SHAW.....  
 Signature..... Manoj Shaw.....

	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name..... ANANT KUMAR SHAW.....  
 Signature..... Anant Shaw.....



Thumb

1st finger

middle finger

ring finger

small finger

left hand



right hand



Himesh Shaw

Name... HIMESH SHAW.....

Signature... Himesh Shaw.....

Thumb

1st finger

middle finger

ring finger

small finger

left hand



right hand



Ashoke Kumar Roy

Name... ASHOK KUMAR ROY.....

Signature... Ashoke Kumar Roy.....

Thumb

1st finger

middle finger

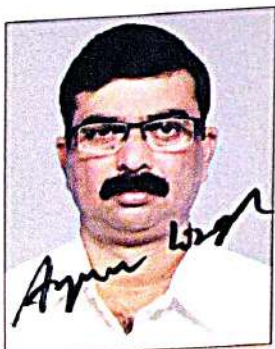
ring finger

small finger

left hand



right hand



Arjun Singh

Name... ARJUN SINGH.....

Signature... Arjun Singh.....

Govt. of West Bengal  
Directorate of Registration & Stamp Revenue  
e-Challan

GRN: 192020210021714221  
GRN Date: 25/06/2020 21:00:08  
BRN: 705303004

Payment Mode Online Payment  
Bank: AXIS Bank  
BRN Date: 25/06/2020 21:03:23

DEPOSITOR'S DETAILS

Id No. : 2000689187/8/2020  
[Query No./Query Year]

Name : GRIHO NIRMAN ASSOCIATES  
Contact No. : 03324604518 Mobile No. : +91 9830035288  
E-mail : GRIHONIRMAN\_ASSOCIATES@YAHOO.CO.IN  
Address : 827H BALLYGUNGE PLACEKOLKATA 700019  
Applicant Name : Mr S K HALDER  
Office Name :  
Office Address :  
Status of Depositor : Others  
Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement  
Payment No 8

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[ ₹]
1	2000689187/8/2020	Property Registration- Stamp duty	0030-02-103-003-02	74971
2	2000689187/8/2020	Property Registration- Registration Fees	0030-03-104-001-16	35173
<b>Total</b>				<b>110144</b>

In Words : Rupees One Lakh Ten Thousand One Hundred Forty Four only

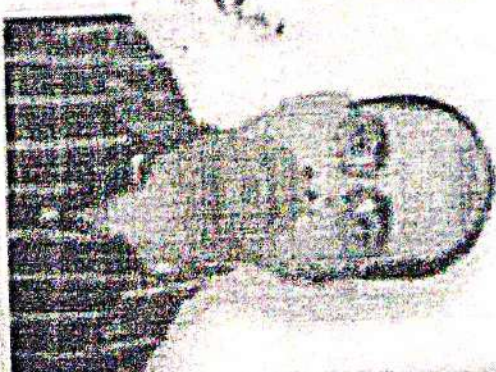




**WEST BENGAL LAW CLERKS STATE COUNCIL**  
Sealdah Court Complex (7th Floor)  
1, Beliaghata Road, Kolkata-700014

**IDENTITY CARD NO.00011175**

**NAME** : SITAL HALDER  
**S/D/W/OF** : SASADHAR HALDER  
**ADDRESS** : 181/1, B.L.SAHARAD  
P.O.  
P.S.BEHALA  
DIST.KOLKATA



**DATE OF BIRTH** :  
**EC NO.** : 014178/0216/015775  
**WORKING PLACE** : ALIPORE COURT, ALIPORE SUB DIVN  
**DATE OF ISSUE** : 17.04.2017

*Sital Halder*  
Signature of the Chairman



DATED THE ..... DAY OF JUNE 2020

\*\*\*\*\*

BETWEEN

SRI RISHAB DEB SHAW & ORS  
OWNERS

AND

M/S GRIHO NIRMAN ASSOCIATES  
PROMOTERS/DEVELOPERS

AGREEMENT FOR JOINT VENTURE



## Major Information of the Deed

Deed No :	I-1903-02312/2020	Date of Registration	27/06/2020
Query No / Year	1903-2000689187/2020	Office where deed is registered	
Query Date	24/06/2020 8:17:35 PM	1903-2000689187/2020	
Applicant Name, Address & Other Details	S K HALDER ALIPORE POLICE COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 7278262454, Status : Solicitor firm		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 35,15,156/-]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 5,80,15,206/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 75,021/- (Article:48(g))	Rs. 35,177/- (Article:E, E, B)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: Kolkata, P.S:- Taltola, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Indian Mirror Street, Premises No: 10A, , Ward No: 051 Pin Code : 700013

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 :-)		Commercial use	5 Katha 14 Chatak 22 Sq Ft	1/-	5,23,90,206/-	Width of Approach Road: 30 Ft.,
<b>Grand Total :</b>				9.7442Dec	1/-	523,90,206 /-	






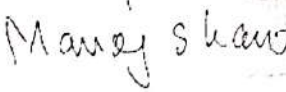



### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	3000 Sq Ft.	1/-	56,25,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 3000 Sq Ft., Commercial Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
<b>Total :</b>		3000 sq ft	1/-	56,25,000 /-	






and Lord Details :

Name, Address, Photo, Finger print and Signaturo

Sl No	Name	Photo	Finger Print	Signature
1	<p><b>Shri RISHAB DEB SHAW</b>                      Son of Late SAHADEB LAL SHAW                      Executed by: Self, Date of Execution: 27/06/2020 , Admitted by: Self, Date of Admission: 27/06/2020 ,Place : Office</p>	 27/06/2020	 LTI 27/06/2020	 27/06/2020
<p>10, INDIAN MIRROR STREET., P.O:- MOTT LANE, P.S:- Taltola, District:-Kolkata, West Bengal, India, PIN - 700013 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AVEPS4478D, Aadhaar No: 82xxxxxxxx0615, Status :Individual, Executed by: Self, Date of Execution: 27/06/2020 , Admitted by: Self, Date of Admission: 27/06/2020 ,Place : Office</p>				
2	<p><b>Shri MANOJ SHAW</b>                      Son of Late SAHADEB LAL SHAW                      Executed by: Self, Date of Execution: 27/06/2020 , Admitted by: Self, Date of Admission: 27/06/2020 ,Place : Office</p>	 27/06/2020	 LTI 27/06/2020	 27/06/2020
<p>10, INDIAN MIRROR STREET., P.O:- MOTT LANE, P.S:- Taltola, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700013 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: CGQPS1024L, Aadhaar No: 45xxxxxxxx0614, Status :Individual, Executed by: Self, Date of Execution: 27/06/2020 , Admitted by: Self, Date of Admission: 27/06/2020 ,Place : Office</p>				
3	<p><b>Shri ANANT KUMAR SHAW</b>                      Son of Late SAHADEB LAL SHAW                      Executed by: Self, Date of Execution: 27/06/2020 , Admitted by: Self, Date of Admission: 27/06/2020 ,Place : Office</p>	 27/06/2020	 LTI 27/06/2020	 27/06/2020
<p>10, INDIAN MIRROR STREET., P.O:- MOTT LANE, P.S:- Taltola, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700013 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AZEPS0713P, Aadhaar No: 58xxxxxxxx8281, Status :Individual, Executed by: Self, Date of Execution: 27/06/2020 , Admitted by: Self, Date of Admission: 27/06/2020 ,Place : Office</p>				

PAN No.:  
 vest  
 Date  
 Yes  
 Citizen of India  
 Executed by: Self, Date












Name	Photo	Finger Print	Signature
<b>Shri HIMESH SHAW</b> Son of Late SAHADEB LAL SHAW Executed by: Self, Date of Execution: 27/06/2020 , Admitted by: Self, Date of Admission: 27/06/2020 ,Place : Office	 27/06/2020	 LTI 27/06/2020	 27/06/2020
10, INDIAN MIRROR STREET., P.O:- MOTT LANE, P.S:- Taltola, District:-Kolkata, West Bengal, India, PIN - 700013 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AZEPS0712N, Aadhaar No: 30xxxxxxxx3955, Status :Individual, Executed by: Self, Date of Execution: 27/06/2020 , Admitted by: Self, Date of Admission: 27/06/2020 ,Place : Office			



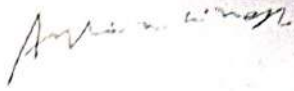
**Developer Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>GRIHO NIRMAN ASSOCIATES</b> 82/9A, BALLYGUNGE PLACE., P.O:- BALLYGUNGE, P.S:- Gariahat, District:-South 24-Parganas, West Bengal, India, PIN - 700019 , PAN No.:: AAFFG9883N,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative




**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature								
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Mr ASHOKE KUMAR ROY</b>            Son of Late HIRENDRA LAL ROY            Date of Execution - 27/06/2020, , Admitted by: Self, Date of Admission: 27/06/2020, Place of Admission of Execution: Office         </td> <td>   Jun 27 2020 1:08PM         </td> <td>   LTI 27/06/2020         </td> <td>   27/06/2020         </td> </tr> </tbody> </table> 1/1A, JAMINI ROY SARANI., P.O:- BALLYGUNGE, P.S:- Gariahat, District:-South 24-Parganas, West Bengal, India, PIN - 700019, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADEPR5803R, Aadhaar No: 60xxxxxxxx1504 Status : Representative, Representative of : GRIHO NIRMAN ASSOCIATES (as PARTNER)	Name	Photo	Finger Print	Signature	<b>Mr ASHOKE KUMAR ROY</b> Son of Late HIRENDRA LAL ROY Date of Execution - 27/06/2020, , Admitted by: Self, Date of Admission: 27/06/2020, Place of Admission of Execution: Office	 Jun 27 2020 1:08PM	 LTI 27/06/2020	 27/06/2020
Name	Photo	Finger Print	Signature						
<b>Mr ASHOKE KUMAR ROY</b> Son of Late HIRENDRA LAL ROY Date of Execution - 27/06/2020, , Admitted by: Self, Date of Admission: 27/06/2020, Place of Admission of Execution: Office	 Jun 27 2020 1:08PM	 LTI 27/06/2020	 27/06/2020						



Name	Photo	Finger Print	Signature
<b>Mr ARJUN SINGH</b> (Presentant) Son of Late SHYAMJI SINGH Date of Execution - 27/06/2020, , Admitted by: Self, Date of Admission: 27/06/2020, Place of Admission of Execution: Office			
	Jun 27 2020 1:06PM	LTI 27/06/2020	27/06/2020
82/8A, BALLYGUNGE PLACE., P.O:- BALLYGUNGE, P.S:- Gariahat, District:-South 24-Parganas, West Bengal, India, PIN - 700019, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ASQPS8610L, Aadhaar No: 53xxxxxxxx0105 Status : Representative, Representative of : GRIHO NIRMAN ASSOCIATES (as PARTNER)			

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Shri SITAL HALDER</b> Son of Shri S HALDER ALIPORE POLICE COURT, P.O:- ALIPORE, P.S:- Alipore, District:-South 24 -Parganas, West Bengal, India, PIN - 700027			
	27/06/2020	27/06/2020	27/06/2020
Identifier Of Shri RISHAB DEB SHAW, Shri MANOJ SHAW, Shri ANANT KUMAR SHAW, Shri HIMESH SHAW, Mr ASHOKE KUMAR ROY, Mr ARJUN SINGH			

**Transfer of property for L1**

SI.No	From	To. with area (Name-Area)
1	Shri RISHAB DEB SHAW	GRIHO NIRMAN ASSOCIATES-2.43604 Dec
2	Shri MANOJ SHAW	GRIHO NIRMAN ASSOCIATES-2.43604 Dec
3	Shri ANANT KUMAR SHAW	GRIHO NIRMAN ASSOCIATES-2.43604 Dec
4	Shri HIMESH SHAW	GRIHO NIRMAN ASSOCIATES-2.43604 Dec

**Transfer of property for S1**

SI.No	From	To. with area (Name-Area)
1	Shri RISHAB DEB SHAW	GRIHO NIRMAN ASSOCIATES-750.00000000 Sq Ft
2	Shri MANOJ SHAW	GRIHO NIRMAN ASSOCIATES-750.00000000 Sq Ft
3	Shri ANANT KUMAR SHAW	GRIHO NIRMAN ASSOCIATES-750.00000000 Sq Ft
4	Shri HIMESH SHAW	GRIHO NIRMAN ASSOCIATES-750.00000000 Sq Ft



On 27-06-2020

**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 12:52 hrs on 27-06-2020, at the Office of the A.R.A. - III KOLKATA by Mr ARJUN SINGH

**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 5.80.15.206/-

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

Execution is admitted on 27/06/2020 by 1. Shri RISHAB DEB SHAW, Son of Late SAHADEB LAL SHAW, 10, INDIAN MIRROR STREET., P.O: MOTT LANE, Thana: Taltola, , Kolkata, WEST BENGAL, India, PIN - 700013, by caste Hindu, by Profession Business, 2. Shri MANOJ SHAW, Son of Late SAHADEB LAL SHAW, 10, INDIAN MIRROR STREET., P.O: MOTT LANE, Thana: Taltola, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700013, by caste Hindu, by Profession Business, 3. Shri ANANT KUMAR SHAW, Son of Late SAHADEB LAL SHAW, 10, INDIAN MIRROR STREET., P.O: MOTT LANE, Thana: Taltola, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700013, by caste Hindu, by Profession Business, 4. Shri HIMESH SHAW, Son of Late SAHADEB LAL SHAW, 10, INDIAN MIRROR STREET., P.O: MOTT LANE, Thana: Taltola, , Kolkata, WEST BENGAL, India, PIN - 700013, by caste Hindu, by Profession Business

Indetified by Shri SITAL HALDER, , , Son of Shri S HALDER, ALIPORE POLICE 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 27-06-2020 by Mr ASHOKE KUMAR ROY, PARTNER, GRIHO NIRMAN ASSOCIATES (Partnership Firm), 82/9A, BALLYGUNGE PLACE., P.O:- BALLYGUNGE, P.S:- Gariahat, District:-South 24-Parganas, West Bengal, India, PIN - 700019

Indetified by Shri SITAL HALDER, , , Son of Shri S HALDER, ALIPORE POLICE 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 27-06-2020 by Mr ARJUN SINGH, PARTNER, GRIHO NIRMAN ASSOCIATES (Partnership Firm), 82/9A, BALLYGUNGE PLACE., P.O:- BALLYGUNGE, P.S:- Gariahat, District:-South 24-Parganas, West Bengal, India, PIN - 700019

Indetified by Shri SITAL HALDER, , , Son of Shri S HALDER, ALIPORE POLICE 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 35,177/- ( B = Rs 35,152/- ,E = Rs 21/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 4/-, by online = Rs 35,173/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 25/06/2020 9:03PM with Govt. Ref. No: 192020210021714221 on 25-06-2020, Amount Rs: 35,173/-; Bank: AXIS Bank ( UTIB0000005), Ref. No. 705303004 on 25-06-2020, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 75,021/- and Stamp Duty paid by Stamp Rs 50/-, by online = Rs 74,971/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 9493, Amount: Rs.50/-, Date of Purchase: 26/06/2020, Vendor name: Tanmoy Kar Purkayastha

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 25/06/2020 9:03PM with Govt. Ref. No: 192020210021714221 on 25-06-2020, Amount Rs: 74,971/-, Bank: AXIS Bank ( UTIB0000005), Ref. No. 705303004 on 25-06-2020, Head of Account 0030-02-103-003-02

**Probir Kumar Golder**  
**ADDITIONAL REGISTRAR OF ASSURANCE**  
**OFFICE OF THE A.R.A. - III KOLKATA**  
**Kolkata, West Bengal**

Govt. of WB  
Rs: 74,971/- Bank:

UR NCE  
A. R. A. KALKA  
Bengal

Govt. of WB  
Rs: 74,971/- Bank:

UR NCE  
A. R. A. KALKA  
Bengal

Govt. of WB  
Rs: 74,971/- Bank:

UR NCE  
A. R. A. KALKA



Certificate of Registration under section 60 and Rule 69,  
Registered in Book - I  
Volume number 1903-2020, Page from 117861 to 117913  
being No 190302312 for the year 2020.



Digitally signed by PROBIR KUMAR  
GOLDER  
Date: 2020.07.02 14:17:10 +05:30  
Reason: Digital Signing of Deed.

*Probir Kumar Golder*

(Probir Kumar Golder) 2020/07/02 02:17:10 PM  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - III KOLKATA  
West Bengal.

(This document is digitally signed.)