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NM/AGREE/29371

DEVELOPMENT AGREEMENT

Certify that the document is admitted to registration. The signature sheets and the endorsement sheets attached with this document are the part of this document.

THIS DEVELOPMENT AGREEMENT made on this 17th day of **DECEMBER** Two Thousand and Twenty **BETWEEN (1) MR. MANOTOSH GANGULY** son of Late Ashutosh Ganguly, having Income Tax Permanent Account No. (PAN) "AFMPG3461J", (2) **MISS. MINATI GANGULY** daughter of Late Ashutosh Ganguly, having Income Tax Permanent Account No. (PAN) "AUYPG0051D", both are by faith – Hindu, by occupation – Retired Person and Household Work respectively, both residing at 116A, Dum Dum Park, Post Office – Bangur Avenue, Police Station – Lake Town, Kolkata – 700 055, both are Indian Citizen, hereinafter called the **OWNERS**, (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, administrator, representatives and assigns) of the **ONE PART**.

Addl. District Sub-Registra,
Bidhanagar, Salt Lake City,

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4941 18.11.20 500/-

ARUN KUMAR BHAUMIK
Advocate
Calcutta High Court

ক্রেতার নাম ও পাত
স্ট্যাম্প ডেভার স্বাক্ষর
বিধান নং (সল্টলেক সিটি) এ ডি.এস.আর.এ
মোট স্ট্যাম্প ক্রয় তা: 80000/-
চালান নং মোট কত টাকা খরিদ
ড্রেজারী-বারাকপুর, ডেভার-মিতা দত্ত

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Salt Lake City

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AND

HITECH CONSTRUCTION COMPANY, a registered partnership firm, having Income Tax Permanent Account No. (PAN) "**AFFH6644E**", having its office at 556, Dum Dum Park, Tank No. 3, Post Office – Bangur Avenue, Police Station – Lake Town, Kolkata – 700 055, represented by its partners **(1) MR. RABIN GANGULY** son of Late Sudhir Kumar Ganguly, having Income Tax Permanent Account No. (PAN) "**ADTPG7283K**", by faith – Hindu, by Occupation – Business, residing at 530, Dum Dum Park, Tank No. 3, Post Office – Bangur Avenue, Police Station – Lake Town, Kolkata – 700 055, **(2) MRS. MOUSUMI GANGULY**, wife of Sri Rabin Ganguly, having Income Tax Permanent Account No. (PAN) "**ADNPG3770B**", by faith – Hindu, by Occupation – Business, residing at 530, Dum Dum Park, Tank No. 3, Post Office – Bangur Avenue, Police Station – Lake Town, Kolkata – 700 055, both are Indian Citizen, hereinafter called the **DEVELOPER**, (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its successor or successors and assigns) of the **SECOND PART**. Mrs. Mousumi Ganguly, represented by her Constituted Attorney **MR. RABIN GANGULY** son of Late Sudhir Kumar Ganguly, having Income Tax Permanent Account No. (PAN) "**ADTPG7283K**", by faith – Hindu, by Occupation – Business, residing at 530, Dum Dum Park, Tank No. 3, Post Office – Bangur Avenue, Police Station – Lake Town, Kolkata – 700055, Indian Citizen.

WHEREAS by an agreement dated the 21st day of December, 1951 made between the Government of West Bengal and The Krishnapore Refugee Co-operative Colony Limited, a registered society acquired possession of more or less 85.33 acres of land comprised in C.S. Dag Nos. 2323, 2324, 2326, 2327, 2330-33, 2343-73, 2376-93, 2395-2404, 2413-17, 2425-32, 2440, 2442-91 and 2555-58 of Mouza – Krishnapore, (at present Mouza – Shyamnagar) J.L. No. 17, R.S. No.180, P.S. Rajarhat at P.S. Lake Town, District of North 24-Parganas.



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AND WHEREAS the said society thereafter developed the said lands into small residential plots according to a Scheme Plan for the purpose of rehabilitating the Refugee from the then East Pakistan by allotting these plots of land amongst its members (Refugee) of the society having no other homestead land elsewhere in India.

AND WHEREAS by an Indenture of Conveyance dated the 27th day of November 1975 made between the Governor of the State of West Bengal therein described of the One Part and The Krishnapore Refugee Co-operative Colony Ltd. therein described of the Other Part and registered at the Office of the Sub-Registrar Cossipore Dum Dum copied in Book No.I, Volume No.175, Pages 193 to 200, Being No.9811 for the year 1975 the Governor of the State of West Bengal transferred and conveyed unto the said society ALL THAT land measuring an area 85.33 acres comprised in C.S. Dag Nos. 2323, 2324, 2326, 2327, 2330-33, 2343-73, 2376-93, 2395-2404, 2413-17, 2425-32, 2440, 2442-91 and 2555-58 of Mouza – Krishnapore in the District of North 24-Parganas more fully and particularly described there under written.

AND WHEREAS on Revisional Survey Settlement the land comprised in above said plots (Dag) were transferred to Mouza – Shyamnagar due to split of Mouza – Krishnapore.

AND WHEREAS by a Kobala bearing dated 21.01.2003 registered at the Office of the District Registrar barasat - II, copied in Book No. I, Volume No. 10 Pages 223 to 228, Being No. 393 for the year 2003 made between Krishnapore Refugee Co-operative Colony Ltd. therein described as the "Kobala-sale" and Mr. Manotosh Ganguly, Mrs. Niva Rani Ganguly and Miss. Minati Ganguly, described therein as the landowners, the said Krishnapore Refugee Co-operative Colony Ltd. for the consideration therein mentioned granted, transferred, sold, conveyed, assigned and assured unto and in favour of the said Mr Manotosh Ganguly, Mrs Niva Rani Ganguly and Miss Minati Ganguly ALL



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THAT piece or parcel of land measuring an area 05 (five) cottahs be the same a little more or less, being Scheme Plot No. 116A, Dum Dum Park of the Development Scheme of The Krishnapore Refugee Co-operative Colony Ltd. comprised in and being formed out of C.S. Plot (Dag) No. 2359, J.L. No. 17 of Mouza – Krishnapore now Shyamnagar, P.S. Lake Town formerly Rajarhat then Dum Dum at present Lake Town, District of North 24-Parganas more fully and particularly mentioned and described in the Schedule there under written and delineated in the map or plan annexed thereto.

AND WHEREAS Niva Rani Ganguly died intestate on 12.01.2016, leaving behind him the following legal heirs and representatives in the manner as follows :-

- i) Mr. Manotosh Ganguly - son of the deceased
- ii) Miss. Minati Ganguly - daughter of the deceased

AND WHEREAS upon the death of Niva Rani Ganguly the legal heirs and representatives named herein above became entitled to the right, title and interest of the undivided 1/3rd share of the aforesaid property by Hindu Law of Succession, to which Niva Rani Ganguly was governed at the time of her death.

AND WHEREAS Mr. Manotosh Ganguly and Miss. Minati Ganguly are well thus well seized and possessed of or otherwise well and sufficiently entitled to the land measuring an area 05 (five) Cottahs more or less and lying at Premises No. 116A, Dum Dum Park, Police Station – Lake Town, Holding No. 159, Dum Dum Park, within the limits of South Dum Dum Municipality, comprised in C.S. Plot (Dag) No. 2359, at Mouza – Shyamnagar, J.L. No. 17, in the District of North 24-Parganas.

AND WHEREAS the Owners have approached the developer to undertake the development of the aforesaid land, to which the developer has agreed on the following terms and conditions.



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NOW THIS AGREEMENT WITNESSETH and it's hereby agreed by and between the parties hereto as follows: -

ARTICLE – I, DEFINITIONS

1. OWNERS : shall mean the said **Mr. Manotosh Ganguly** and **Miss. Minati Ganguly**, and their heirs, legal representatives, executors, administrators and assigns.
2. DEVELOPER : shall mean **Hitech Construction Company** and its successor or successors and assigns.
3. PREMISES : shall mean Holding No. 159, Dum Dum Park, Premises No. 116A, Dum Dum Park, Police Station – Lake Town, C.S. Plot (Dag) No. 2359, Mouza – Shyamnagar, in the District of North 24-Parganas more fully and particularly described in the schedule hereunder written.
4. BUILDING : shall mean the G+5 storied building to be constructed at the said premises in accordance with plan to be sanctioned by the appropriate authorities.
5. COMMON FACILITIES AND AMENITIES : shall mean corridors, stairways, passage ways, provided by the developer, pump room, tube well, overhead tank, under ground water reservoir water pump and motor and other facilities which may be mutually agreed upon between the parties and required for the establishment, location enjoyment maintenance, and/or management of the building.
6. SALEABLE : space shall mean the space in the building available for independent use and occupation after making the provisions for common facilities and space required.



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7. OWNERS' ALLOCATION : shall mean Flat & Car Parking Space, in the following manner :-

- A) Flat (North-East-South side) on the First Floor and Flat (North-West-South side) on the First Floor, total area of Two Nos. Flats will not be less than 2825 Sq.ft. more or less super built up area including service area.
- B) TWO common Car-parking space measuring 500 Sq.ft. more or less super built up area including service area, on the Ground Floor, with undivided proportionate right, title, interest, in the land, in common facilities and amenities including the right to use thereof in the said premises.

G.S.T. on the Owners Allocation shall mean Flat and Car Parking Space will borne by the Owners and Developer has no liabilities regarding the Owners Allocation regarding this.

The Developer will pay **Rs. 1,20,00,000/-** (Rupees One Crore Twenty Lac only) to the Owners as further consideration that is forfeited amount and the said amount will be paid in the following manner :-

- i) Rs. 30,00,000/- will be paid within 06(Six) months from the date hereof.
- ii) Rs. 30,00,000/- will be paid within 12(Twelve) months from the date hereof
- iii) Rs. 30,00,000/- will be paid within 18(Eighteen) months from the date hereof.
- iv) Rs. 30,00,000/- will be paid within 24(Twenty Four) months from the date hereof.

TDS will be deducted by the Developer at the time of any payment made to the Owners, as per the Income Tax Rules on that time.



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The Developer will arrange for alternative accommodation for the owners till delivery of possession of Owner's Allocation of their cost.

The developer will demolish the existing structure and will get the sale proceeds of the materials.

Packing as well as to and flow movement of house hold materials of the Owners from existing land to alternate accommodation and back to the final accommodation of the land will be taken care of by the Developer on their own arrangement of free of cost.

In case of incidental expences if any for the land or on after the Agreement same is to be borne by the Developer and amount incurred will not be deducted from the amount settled between the Owners & Developer.

If the Developer obtain sanction plan for construction of further storey, in such case the Owners will get additional amount worth Rs. 27,00,000/- (Rupees Twenty Seven Lac) only for the constructed area of the said floor, the Developer will pay the said amount to the Owners at the time of possession of Owners Allocation.

8. DEVELOPER'S ALLOCATION : shall mean the rest of the constructed area in the said premises together with the proportionate right, title, interest, in the land, in common facilities and amenities including the right to use thereof in the said premises upon construction of the said building after providing for Owners' allocation.





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9. ARCHITECT : shall mean the person or persons who may be appointed by the developer for designing and planning of the said building with the approval of the Owners.

10. BUILDING PLAN : shall mean the plan to be sanctioned by the appropriate authorities with such alteration or modifications as may be made by the developer with the approval of the Owners from time to time.

11. TRANSFEREE : shall mean the person, firm, limited company association or persons to whom any space in the building has been transferred.

12. WORDS IMPARTING : singular shall include plural vice-versa.

13. WORDS IMPARTING : masculine gender shall include feminine and neuter genders, likewise words imparting feminine genders shall include masculine and neuter genders and similarly words imparting neuter gender shall include masculine and feminine genders.

ARTICLE – II, COMMENCEMENT

This agreement shall be deemed to have commenced on and with effect from 17th day of December 2020.

ARTICLE – III, OWNERS' REPRESENTATIONS

1. The Owners are absolutely seized and possessed of or otherwise well and sufficiently entitled to ALL THAT the said premises free from all encumbrances attachment and liens whatsoever.



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2. The said premises is not vested under the Urban land (ceiling and regulation) Act, 1976.

ARTICLE – IV, DEVELOPER'S RIGHT

1. The Owners hereby grants subject to what has been hereinafter provided the exclusive right to the developer to build, construct, erect and complete the said building comprising the various sizes of flats in order to sell the said flats to the member of the public for their residential purpose by entering into agreements for sell and/or transfer and/or construction in respect of the Developer's allocation in accordance with the plan to be sanctioned by the appropriate authorities with or without amendment and or modification made or caused by the developer with the approval of the Owners.

2. The developer shall be entitled to prepare modify or alter the plan with approval of the Owners and to submit the same to the appropriate authorities in the name of the Owners at its own costs and developer shall pay and bear all the expenses required to be paid or deposited for obtaining the sanction of the appropriate authorities if required for construction of the building at the said premises provided however that developer shall be exclusively entitled to all refunds of any or all payments and/or deposits paid by the developer.

3. Nothing in these presents shall be construed as a demise or assignment or transfer by the Owners of the said premises or any part thereof to the developer or as creating any right, title or interest in respect thereof in favour of the developer other than an exclusive license to the developer to sell the flats of the said premises in terms thereof and to deal with the developer's allocation in building to be constructed thereon in the manner and subject to the terms hereafter stated.



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ARTICLE – V, APPARENT CONSIDERATION

1. In consideration of the Owners having agreed to permit the developer to sell the flats of Developer Allocation of the said premises and construct, erect and complete the building at the said premises the developer agrees: -

a) At their own costs shall obtain all necessary permissions and/or approvals and/or consents.

b) In respect of the construction of the building to pay costs of supervision of the development and construction of the Owners' allocation in the building at the said premises.

c) To bear all costs charges and expenses for construction of the building at the said premises.

d) Allocate the Owners of their allocation in the building to be constructed at the said premises within 24(Twenty Four) months after obtaining the sanction plan of the South Dum Dum Municipality, which is the essence of contract.

The aforesaid shall constitute the apparent consideration for grant of exclusive right for development for the said premises.

ARTICLE – VI, OWNERS' ALOCATION

1. OWNERS' ALLOCATION: shall mean Flat & Car Parking Space, in the following manner :-



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C) Flat (North-East-South side) on the First Floor and Flat (North-West-South side) on the First Floor, total area of Two Nos. Flats will not be less than 2825 Sq.ft. more or less super built up area including service area.

D) TWO common Car-parking space measuring 500 Sq.ft. more or less super built up area including service area, on the Ground Floor, with undivided proportionate right, title, interest, in the land, in common facilities and amenities including the right to use thereof in the said premises.

G.S.T. on the Owners Allocation shall mean Flat and Car Parking Space will borne by the Owners and Developer has no liabilities regarding the Owners Allocation regarding this.

The Developer will pay **Rs. 1,20,00,000/-** (Rupees One Crore Twenty Lac only) to the Owners as further consideration that is forfeited amount and the said amount will be paid in the following manner :-

- v) Rs. 30,00,000/- will be paid within 06(Six) months from the date hereof.
- vi) Rs. 30,00,000/- will be paid within 12(Twelve) months from the date hereof.
- vii) Rs. 30,00,000/- will be paid within 18(Eighteen) months from the date hereof.
- viii) Rs. 30,00,000/- will be paid within 24(Twenty Four) months from the date hereof.

TDS will be deducted by the Developer at the time of any payment made to the Owners, as per the Income Tax Rules on that time.

The Developer will arrange for alternative accommodation for the owners till delivery of possession of Owner's Allocation of their cost.



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The developer will demolish the existing structure and will get the sale proceeds of the materials.

Packing as well as to and flow movement of house hold materials of the Owners from existing land to alternate accommodation and back to the final accommodation of the land will be taken care of by the Developer on their own arrangement of free of cost.

In case of incidental expences if any for the land or on after the Agreement same is to be borne by the Developer and amount incurred will not be deducted from the amount settled between the Owners & Developer.

If the Developer obtain sanction plan for construction of further storey, in such case the Owners will get additional amount worth Rs. 27,00,000/- (Rupees Twenty Seven Lac) only for the constructed area of the said floor, the Developer will pay the said amount to the Owners at the time of possession of Owners Allocation.

2. The developer shall also construct, erect and complete at their own costs the entire common facilities and amenities for the said building.
3. The developer shall have no right, title and interest whatsoever in the Owners' allocation and undivided proportionate share pertaining thereof in the land in common facilities and amenities, which shall solely and exclusively belong and continue to belong to the Owners.



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4. The developer shall have no right or claim for payment or reimbursement of any costs expenses or charges incurred towards construction of Owners' allocation and of the undivided proportionate share in common facilities and amenities.

ARTICLE – VII, DEVELOPER'S ALLOCATION

1. In consideration of the above the developer shall be entitled to the developer's allocation of the saleable space in the building to be constructed at the said premises together with the proportionate undivided share in the common facilities and amenities including the right to use thereof to be available at the said premises upon construction of the said building after providing for the Owners' allocation and the developer shall be entitled to enter into agreement for sell and transfer its own name with any transferees for their residential purpose and to receive and collect all money in respect thereof which shall absolutely belong to the developer and it is hereto expressly agreed by and between the parties hereto that for the purpose of entering into such agreement it shall not be obligatory on part of the developer to obtain any further consent of the Owners and this agreement by itself shall be treated as consent by the Owners provided however the developer will not be entitled to deliver possession of developer's allocation to any of its transferees until the developer shall make over possession of the Owners allocation to the Owners and comply with all other obligation of the developer to the Owners under this agreement.

ARTICLE – VIII, PROCEDURE

1. Owners shall grant to the developer and/or its nominee or nominees a General Power of Attorney as may be required for the purpose of obtaining the sanctions from different authorities in connection with the construction of the building and also for pursuing and following up the matter with the appropriate authority or authorities.



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ARTICLE – IX, CONSTRUCTION

1. The developer shall be solely and exclusively responsible for construction of the said building.

ARTICLE – X, SPACE ALLOCATION

1. After completion of the building the Owners shall be entitled to obtain physical possession of the Owners' allocation and the balance constructed area and other portions of the said building shall belong to the developer.

2. Subject as aforesaid and subject to Owners' allocation and undivided proportionate right, title and interest in the land and common facilities and amenities and common portion of the said building and the open space shall exclusively belong to the Owners and developer contained herein.

3. The Owners shall be entitled to transfer or otherwise deal with the Owners' allocation in the building without any claim whatsoever of the developer.

4. The developer shall be exclusively entitled to the developer's allocation in the building with exclusive right to obtain transfer from the Owners and to transfer or otherwise deal with or dispose of the same without any right claim or interest therein whatsoever of the Owners and Owners shall not in any way interfere with or disturbed the quite and peaceful possession of the developer's allocation.

ARTICLE – XI, BUILDING

1. The developer shall at its own cost construct, erect and complete the building and common facilities and amenities at the said premises in accordance with the plan to be sanctioned with good and



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standard materials as may be specified by the architect from time to time. Such construction of the building shall be completed entirely by the developer within 24(Twenty Four) months from the date of obtaining sanction of the plan in respect being deemed to be as the agreement between the parties.

2. Subject as aforesaid the decision of the architect regarding the quality of the materials shall be final and binding between the parties hereto.

3. The developer shall erect in the said building at its own cost as per specification and drawings provided by the architect, pump, tubewell, water storage tanks, overhead reservoirs, electrifications, permanent electric connection and until permanent electric connection is obtained temporary electric connection shall be provided and other facilities as are required to be providing as residential building self-contained apartment and constructed spaces for sell and/or residential flats and/or constructed space therein on Ownership basis.

4. The developer shall be authorised in the name of the Owners in so far as the necessary to apply and obtain quotas, entitlements and other allocations of or for cement, steel, bricks and other building materials allocable to the Owners for the construction of the building and to similarly apply for and obtain temporary and permanent connection of water, electricity power, drainage, sewerage to the building and other inputs and facilities required for the construction of enjoyment of the building for which purpose the Owners shall execute in favour of the developer a power of attorney and other authorities as shall be required by the developer.

5. The developer shall at its own cost and expenses and without creating any financial or other liability on the Owners construct and complete the building and various units and/or apartments herein in



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accordance with the building plan and amendment thereto or modification thereof made or caused to be made by the developer with the consent of the Owners in writings.

6. All costs, charges and expenses including architects fees shall be paid discharged and borne by the developer and the Owners shall have no liability in this context.

7. The developer shall provide at its own cost electricity wiring, water, pipeline, sewerage connection in portion of the Owners' allocation.

8. The Developer will obtain **Completion Certificate** from the South Dum Dum Municipality at its own cost.



ARTICLE – XII, COMMON FACILITIES

1. The developer shall pay and bear the property taxes and other dues and outgoings in respect of the Owners' allocation of the said building according to dues as and from the date of handing over vacant possession by the Owners till as provided hereafter.

2. As soon as the building is completed and the electricity wiring sewerage line and water pipe lines are ready upto the portion of the Owners' allocation, the developer shall give written notice to the Owners requesting the Owners to take possession of the Owners allocation in the building and there being no dispute regarding the completion of the building in terms of the agreement and according to the specification and plan thereof and certificate of the architect herein produced to this effect then after 24 (Twenty Four) months from the date of service of such notice and at all times thereafter the Owners shall be responsible for payment of all Municipal and property taxes, dues, duties and other



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public outgoing of and impositions whatsoever the (hereinafter for the sake of brevity referred to as the said rates) payable in respect of the Owners allocation, the said rates to be apportioned prorata with reference to the salable space in the building if they are levies on the building as a whole.

3. The Owners and the developer shall punctually and regularly pay for their respective allocations of the said rates and taxes to the concerned authorities or otherwise as may be mutually agreed upon between the Owners and developer and both the parties shall keep each other indemnified against all claims actions demands, costs, charges and expenses and proceedings whatsoever directly or indirectly instituted against or suffered by or paid by either of them as the case may be consequent upon a default by the Owners or the developer in this behalf.

4. As and from the date of service of notice of possession, the Owners and the developer shall be responsible to pay and bear proportionate share of the service charges for the common facilities in the building payable in respect of both Owners' and developer's allocation and the said charges to include proportionate share of premises for insurances of the building, water, fire and scavenging charges and taxes light, sanitation and lift maintenance operation, repair and renewal charges for bill collection maintenance of the common facilities renovation replacement repair and maintenance charges and expenses for the building and of and common wiring, pipes, electrical and pumps, motors and other electrical and mechanical installations, applications and equipments, stairways, corridors, passage ways, and other common facilities whatsoever as may be mutually agreed from time to time.

ARTICLE – XIII, LEGAL PROCEEDINGS

1. It is hereby expressly agreed by and between the parties hereto that it shall be the responsibility of the developer as constituted attorney of the Owners to defend all actions, suits and proceedings which



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may arise in respect of the development of the said premises and all costs, charges and expenses incurred for that purpose with the approval of the Owners shall be borne and paid by the developer specific may be required to be done by the developer and for which the developer may need the authority of the Owners' applications and other documents may be required to be signed or made by the Owners' relating to which specific provisions may not have been mentioned herein. The Owners hereby undertake to do all such acts, deeds, matters and other things that may be reasonably required to be done in the matter and the Owners shall execute any such additional power of attorney and/or authorizations as may be required by the developer for the purpose and the Owners also undertake to sign and execute all such additional appliance and other documents as the case may be provided that all such acts deeds and things do not in any way infringe of the rights of the Owners and/or go against the spirit of this agreement.

2. Any notice required to be given by the developer shall without prejudice to any other mode of service available demand to have been served on the Owners if delivered by hand and duly acknowledgment due to the residence of the Owners shall likewise be deemed to have been served on the developer if delivered by hand or send by pre-paid registered post to the Registered office the developer.

3. Both the developer and the Owners shall frame a scheme for the management and administration of the said building or buildings and/or common parts thereof the Owners hereof the Owners hereby agree to abide by all the rules and regulations as such management society/association/holding organization do hereby give their consent to abide by the same.

4. The name of the building shall be mutually settled.



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5. Nothing in these present shall be construed as a demises or assignment or conveyance in law by the Owners of the premises or any part thereof to the developer or as creating any right, title or interest in respect thereof in the developer other than an exclusive license to the developer to commercially exploit the same in terms thereof provided however the developer shall be entitled to borrow money from any Banks without creating any financial liability of the Owners or affecting their estate and interest in the said premises and it is being expressly agreed and understood that in no event the Owners or any of their estate shall be responsible and/or made liable for payment of any dues of such Banks and for that purpose, the developer shall keep the Owners indemnify against all actions suits proceedings and costs, charges and expenses in respect thereof.

6. As and from the date of completion of the building the developer and/or its transferees and the Owners and/or their transferees shall be liable to pay and bear proportionate charges on account of ground rent and Wealth Tax and other taxes payable in respect of their spaces.

7. There is no existing agreement regarding the development or sell of the said premises and that all other agreement if any, prior to this agreement have been canceled and are being superseded by this agreement and the Owners agree to indemnify and keep indemnified the developer against any or all claims made by any third party in respect of the said premises.

8. The Owners undertake and agrees to execute and register all conveyance and transfer in favour of the persons with whom the developer or enters under into agreement as and when required by the developer. (The stamp duty or Registration fees and all other expenses towards the registration will be borne by the developer or its and assigns).



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ARTICLE – XIV, FORCE MAJURE

1. The developer shall not be considered to be liable to any obligations hereunder to the extent that the performance of the relevant obligations are prevented by the existence of the force majeure and shall be suspended from the obligations during the duration of the force majeure.
2. Force majeure shall mean flood, earthquake, riot, war, storm, tempest, civil commotion, strike and/or any other or further commotion belong to the reasonable control of the developer.

ARTICLE – XV, ARBITRATION

1. If at any time and dispute shall arise between the parties hereto regarding the construction or interpretation of any of the terms and conditions herein contained or touching these presents or determination of any liability of any of the parties under this agreement, the same shall be referred to the arbitration, in case the parties agree to the case, otherwise to two-arbitrators one to be appointed by each of the parties in dispute and the same be deemed to be referred within the meaning of the Arbitration Act, 1996 or any statutory modifications there under in force.
2. JURISDICTION :- District Court of Barasat alone shall have jurisdiction to enter by their actions, title proceedings arising out of this Agreement.



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SCHEDULE OF THE PROPERTY

ALL THAT piece or parcel of land measuring an area 05(five) Cottahs with Old Two Storied Building measuring an area 1500 Sq.ft., comprised in C.S. Plot (Dag) No. 2359, situated and lying at Mouza – Shyamnagar, Plot No. 116A, Dum Dum Park, Police Station – Lake Town, Holding No. 159, Dum Dum Park, Kolkata – 700 055, within the limits of South Dum Dum Municipality, Addl. District Sub-Registration office Bidhannagar, Salt Lake City and according to the settlement records of rights finally published the plot is comprised at Parganas - Kalikata, J.L. No. 17, in the district of North 24--Paraganas.

The property is butted and bounded as follows: -

ON THE NORTH : Municipal Road.

ON THE SOUTH : Plot No. 140A.

ON THE EAST : Plot No. 116.

ON THE WEST : Plot No. 117



Addl. District Sub-Registrar
Bidhannagar, (Salt Lake City)

17 DEC 2020

WITNESSETH WHEREOF, the Parties have hereunto set and subscribed their respective hands and seals on the day, month and year first above written.

SIGNED SEALED AND DELIVERED

At Kolkata in presence of: -

1. Mihir Kumar Kumbhar
25, Anand Jagark
Belgharia
Kat-56

2. 
A.A.



Minati Ganguly

SIGNATURE OF THE OWNERS
HITECH CONSTRUCTION COMPANY



MR. RABIN GANGULY

For self and as constituted attorney of
Mrs. Mousumi Ganguly

PARTNER

SIGNATURE OF THE DEVELOPER

Drafted by: -



MR. ARUN KUMAR BHAUMIK (ADVOCATE)

Calcutta High Court, Reg. No. WB-905/1983
63/21, Dum Dum Road, Surer Math,
P.O. - Motijheel, P.S. - Dum Dum,
Kolkata-74, Dial - 9830038790,
e-mail ID - arun_bhoumik@yahoo.com



Addl. District Sub-Registrar
Bidhannagar, (Salt Lake City)

17 DEC 2020

SPECIFICATION
FOR FLAT

1) **STRUCTURE** :-

R.C.C. framed structure as per municipal approved design with branded steel.

2) **BRICK WALL** :-

Outside main wall will be 8" thick except on cantilever. On cantilever, wall will be 5" thick. All partition wall will be 5" thick with 1st class bricks.

3) **FLOORING** :-

All floor of Bed Rooms, Dining, Drawing, verandah and Kitchen, Toilet will be marble/vitrified tiles finish. Height of Skirting will be 4" from floor level of same specification.

4) **TOILET** :-

- (a) Branded Ceramic tiles will be fitted upto a height of 6'-6" from floor level in all toilets.
- (b) One Indian Type Pan & one Commode in common toilet and one Commode in attached toilet including P.V.C. law down cistern will be provided. Wash basin will also be provided in both toilet. All porcelain fitting will be white.
- (c) One no. Shower, Two Nos. Soap dish, One No. Coat hook, One No. Towel rod, One No. Mirror & One No. shelf all of 'Reputed' brand will be fitted in each toilet.
- (d) Two nos. Bib Cock will be provided in each toilet.
- (e) Hot-water line will be provided in each toilet.
- (f) All bib-cock, Pillar cock etc; will be MARC branded.



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Bidhannagar, (Salt Lake City)

17 DEC 2020

5) DINING :-

One no. porcelain made white wash basin with pedestal, shelf, Towel ring and mirror will be provided in dining room.

6) KITCHEN :-

Kitchen Tabletop will be made of 1'-8" Granite slab. Ceramic tiles will be fitted on back side wall of table and sink upto a height of 4'-0" table top level and One No. sink and two nos. bib cock will also provided. One No. aqua guard point will be provided over sink.

7) DOORS & WINDOWS :

(a) All Door frame will be made of Sal wood. Flush door shutter with suitable fittings for all doors. Thickness of shutters is 1.5" for all doors. Main door shutter will be made of C.P. Teak Wood.

(b) All windows will be made with gammer wood, fully glazed.

8) WATER SUPPLY :-

All internal water pipe line will be concealed G.I. of required dia of approved brand and separated from roof level for each floor.

Out side water pipe line will be surface G.I.

Deed Tube well with pump motor will be provided for water-supply arrangement.

Municipal Water line also be provided.



17
Addl. District Sub-Registrar
Bidhannagar, (Salt Lake City)

17 DEC 2020

9) SANITARY :-

All fittings of Commode, wash basin etc. will be provided of approved ISI Brand. For waste-water line H.C.I. pipe will be provided. For rain water line, H.C.I. Pipe will be provided. All porcelain fittings should "PARRYWARE" brand.

10) ELECTRIC :-

All electric line will be concealed with FINOLEX wire and any reputed make excepting LEGRAND switch will be provided. At Bed Room Three nos. light points, One No. Fan point and One No. plug point, Five nos. light points, Two nos. fan point and Two Nos. 15 Amp. Plug point will be provided in drawing-cum-dining room. In each toilet & kitchen two nos. light point and one no. exhaust fan point will be provided. In both toilet and kitchen 15 Amp. Plug point will also be provided. One no. light point, One no. Calling bell point will also be provided outside the main door. One no. light point at Verandah. Concealed telephone line and T.V. Antena (cable) line will also provided in dining-cum-drawing room. Washing Machine Point also provided.

11) PAINTING & FINISHING :-

Outside wall will be painted with Exterior Plastic Paint.

All internal wall surface will be finished by plaster of paris white finish All doors and windows will be painted with oil paint Main Door will be polished. All others door will be sunmica finish at both side.

12) MISCELLANEOUS :-

(a) One no. Loft may be provided if suitable position will available.

(b) Clear height of each floor will be dome as per Municipal Sanctioned Plan. (9'-1").



Addl. District Sub-Registrar,
Bidhannagar, (Salt Lake City)

17 DEC 2020

- (c) Provision of caretaker's Room should be provided.
- (d) Provision of letter box should be provided.
- (e) Main Door lock – "GODREJ".
- (f) Collopsible Gate on the main door.

13) ELEVATOR :- One no. lift should be provided (ADAMS/OTIS make only).

14) Boundary Brick wall will be provided.

15) Plinth Height 3' & 2.5'

SPECIFICATION OF GARAGE

- 1) FLOORING : Cast-in-situ grey cement flooring in floors & skirting.
- 2) INSIDE FINISH : Inside walls & ceiling will be finished with plaster of paris white colour.
- 3) ELECTRICAL : 1 No. light point, 1 No. fan point and One No. plug point will be provided.
- 4) PLUMBING : One no. Bib Cock will be provided.
- 5) GATE : One no. Rolling Shutter will be provided.

SPECIFICATION OF SHOP

- 1) FLOORING : White marble stone in floor and skirting.
- 2) INSIDE FINISH : Inside walls & ceiling will be finished with plaster of paris white colour.
- 3) ELECTRICAL : 2 No. light point, 1 No. 5mp plug point and 2 No. Fan point will be provided.
- 4) PLUMBING : One no. Bib Cock will be provided.
- 5) GATE : One no. Rolling Shutter will be provided.



17
Addl. District Sub-Registra.
Bidhannagar, (Salt Lake City)

17 DEC 2020



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

GRN: 19-202021-016802233-1

Payment Mode Online Payment

GRN Date: 15/12/2020 10:34:59

Bank : AXIS Bank

BRN : 315088834

BRN Date: 15/12/2020 00:00:00

DEPOSITOR'S DETAILS

Id No. : 2001672048/3/2020

[Query No./Query Year]

Name : MR ARUN KUMAR BHAUMIK

Contact No. : 03325602531 Mobile No. : +91 9830038790

E-mail : arun_bhoumik@yahoo.com

Address : 6321 DUM DUM ROAD SURERMATH KOLKATA 700074

Applicant Name : Mr ARUN KUMAR BHAUMIK

Office Name :

Office Address :

Status of Depositor : Advocate

Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement
Payment No 3

T - 2209/2020

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	2001672048/3/2020	Property Registration- Stamp duty	0030-02-103-003-02	39521
2	2001672048/3/2020	Property Registration- Registration Fees	0030-03-104-001-16	120021

In Words : Rupees One Lakh Fifty Nine Thousand Five Hundred Forty Two only

Total

159542














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SIGNATURE OF THE
PRESENTANT/
EXECUTANT/SELLER/
BUYER/CAIMENT
WITH PHOTO

UNDER RULE 44A OF THE I.R. ACT 1908











N. B. - LH BOX - SMALL TO THUMB PRINTS
R.H. BOX - THUMB TO SMALL PRINTS

 <i>Anantosh Sanguly</i>	LH.					
	RH.					

ATTESTED: *Anantosh Sanguly*

 <i>Minati Ganguli</i>	LH.					
	RH.					

ATTESTED: *Minati Ganguli*

 <i>Anil Kumar</i>	LH.					
	RH.					

ATTESTED: *Anil Kumar*

8081



Addl. District Sub Registrar
Bidhannagar, (Salt Lake City)

17 DEC 2020

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
AFMPG3461J

नाम / NAME
MANOTOSH GANGULY

पिता का नाम / FATHER'S NAME
ASHUTOSH GANGULY

जन्म तिथि / DATE OF BIRTH
06-10-1955

हस्ताक्षर / SIGNATURE
Manotosh Ganguly

अधिकार आयुक्त, प.ब.-III
COMMISSIONER OF INCOME-TAX, W.B. - III

Manotosh Ganguly

इस कार्ड के खो / गिल जाने पर कृप्या जारी करने वाले प्राधिकारी को सूचित / वापस कर दें संयुक्त आयकर आयुक्त(पद्धति एवं तकनीकी), पी-7, चौरंगी रक्वायर, कलकत्ता - 700 069.

In case this card is lost/found, kindly inform/return to the issuing authority :
Joint Commissioner of Income-tax (Systems & Technical), P-7, Chowringhee Square, Calcutta- 700 069.



Manotosh Ganguly



भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार
Unique Identification Authority of India
Government of India

Enrolment No.: 1325/13521/65796

To
Manotosh Ganguly
S/O Ashutosh Ganguly
116A
Dum Dum Park
Kolkata
Bangur Avenue
North 24 Parganas Bangur Avenue
West Bengal - 700055
9331836627

Download Date: 07/07/2017

Generation Date: 01/07/2017

Signature valid

1325/13521/65796
AUTHORITY: 1325/13521/65796
Date: 01/07/2017
9331836627



आपका आधार क्रमांक / Your Aadhaar No. :

3509 9919 9841

मेरा आधार, मेरी पहचान



भारत सरकार

Government of India



Manotosh Ganguly

DOB: 06/10/1955
MALE



3509 9919 9841

मेरा आधार, मेरी पहचान



भारतीय विशिष्ट पहचान प्राधिकरण

Unique Identification Authority of India

Address:

S/O Ashutosh Ganguly, 116A,
Dum Dum Park, Kolkata, Bangur
Avenue, North 24 Parganas,
West Bengal - 700055

3509 9919 9841



Help @ uidai.gov.in

www.uidai.gov.in

Manotosh Ganguly

Manotosh Ganguly



आयकर विभाग
INCOME TAX DEPARTMENT
MINATI GANGULY
ASHUTOSH GANGULY



भारत सरकार
GOVT. OF INDIA



14/01/1951
Postament Account Number
AUYPG0051D



Signature

यदि इस कार्ड खोने / या किसी के पास मिलने पर / लोहा
आयकर से संबंधित कार्ड पर वापस होयल
5 दी सी जल प्रविष्टि नं. 341 अर्ध नं. 997/8
मॉडल कोलोनी, दीप बंगला चौक, पाना,
पुणे-411 016

If this card is lost, someone's lost card is found
please inform to
Income Tax PAN Services Unit, NSDL
5th floor, Main Stairing
Plot No. 341, Survey No. 997/8
Model Colony, Near Deep Bungalow Chowk
Pune-411 016

Tel: 91 20 2724 8080 F: 91 20 2721 8081
e-mail: anu@nsdl.com



Minati Ganguli
Minati Ganguli



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India
Government of India

ভালিফিকেশন আইডি / Enrollment No. 1111/21442/02814

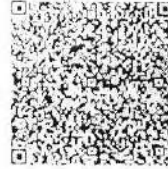
To
মিনতি গাঙ্গুলী
MINATI GANGULY
116 A
DUMDUM PARK
South Dum Dum (M)
Bangur Avenue North 24 Parganas
West Bengal 700055

23/12/2014

Ref: 809 / 31Y / 65890 / 66376 / P



SE373528B48F1



আপনার আধার সংখ্যা / Your Aadhaar No. :

2060 7265 6106

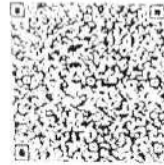
আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India



মিনতি গাঙ্গুলী
MINATI GANGULY
পিতা : আশুতোষ গাঙ্গুলী
Father: ASHUTOSH
GANGULY
জন্মতারিখ / DOB : 14/01/1951
মহিলা / Female



2060 7265 6106

আধার - সাধারণ মানুষের অধিকার

Minati Ganguli

Minati Ganguli



आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
HITECH CONSTRUCTION COMPANY

01/04/2010

Permanent Account Number

AAFFH6644E

Signature

In case this card is lost / found, kindly inform / return to
Income Tax PAN Services Unit, UTTISU
Plot No. 3, Sector 11, CBD Belapur,
New Mumbai - 400 614.
यदि कार्ड खोया/पुनः प्राप्त हुआ, कृपया सूचित करें/वापस करें।
आयकर सेवा सेवा इकाई, UTTISU
प्लॉट नंबर 3, सेक्टर 11, सीडी बी बेलपुर,
नवी मुंबई - 400 614

HITECH CONSTRUCTION COMPANY

Partner

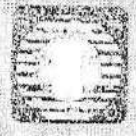


आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

RABIN GANGULY
SUDHIR KUMAR GANGULY



20/09/1964
Permanent Account Number
ADTPG7283K



Rabin Ganguly
Signature

In case this card is lost / found, kindly inform / return to :
Income Tax PAN Services Unit, UTTISL,
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.
यदि कार्ड खो जाने पर कृपया सूचित करें/ लौटाएं :
आयकर पैन सेवा यूनिट, UTTISL,
प्लॉट नं: 3, सेक्टर 11, सी.डी.बी. बेलपुर,
नवी मुंबई-400 614.

Rabin Ganguly





ভূত্ব

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা লাভ করা যায়।

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

- আধার যারা দেশে মান্য।
- যারা ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির পক্ষে হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non Government services in future.



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Unique Identification Authority of India

ঠিকানা:
এম/ও: সুধী কুমার গাঙ্গুলী,
৫৩০, ডুম ডুম পার্ক, সাউথ ডুম
ডুম (ম), বাঙ্গুর আবেনু,
উত্তর ২৪ পরগনা, বাঙ্গুর জেলা,
পশ্চিম বঙ্গ, ৭০০০৫৫

Address:
S/O Sudha Kumar Ganguly, 530,
DUM DUM PARK, SOUTH DUM
DUM (M), Bangur Avenue, North
24 Parganas, Bangur Avenue,
West Bengal, 700055.

2363 1486 7470



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
ভারত সরকার
Unique Identification Authority of India
Government of India

ভালিকার আই ডি / Enrollment No.: 1062/11011/31154

To
রবিন গাঙ্গুলী
Rabin Ganguly
S/O Sudha Kumar Ganguly
530 DUM DUM PARK
SOUTH DUM DUM (M)
Bangur Avenue
Bangur Avenue
Jessore Road North 24 Parganas
West Bengal 700055
9874566446

C4372015
26881415



MI*699141018FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

2363 1486 7470

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India



রবিন গাঙ্গুলী
Rabin Ganguly
জন্ম তারিখ / DOB: 2000/11/06A
পুরুষ / Male




2363 1486 7470

আধার - সাধারণ মানুষের অধিকার



Handwritten signature

স্থায়ী লেখা সংখ্যা /PERMANENT ACCOUNT NUMBER
ADNPG3770B



নাম /NAME
MOUSUMI GANGULY

পিতার নাম /FATHER'S NAME
SHANKAR CHAKRABORTY

জন্ম তারিখ /DATE OF BIRTH
01-11-1974

স্বাক্ষর /SIGNATURE
Mousumi Ganguly

M. Das
সি.আই.এ.সি. (কি), প.ম. (কি)
COMMISSIONER OF INCOME TAX, W.D. - XI

যদি কার্যকর হয় / If it is found to be correct
কর্তৃপক্ষের নিকট প্রেরণ / Forwarded to
সংক্রান্ত বিষয়ে অগ্রদূত (এই তালিকা),
কি.সি.,
সি.আই.এ.সি.,
কলকাতা - 700 069.

In case this card is found to be correct
the issuing authority :
Joint Commissioner of Income-tax (System & Technical),
K-1,
Chowdhury Square,
Calcutta - 700 069.

For, *[Signature]*





তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা লাভ করুন।

INFORMATION

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- আধার সারা দেশে মান্য।
- আধার গুণিতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India

ঠিকানা:

ওয়ার্ড/৩: রবিন গঙ্গুলী, ৫৩০,
দম দম পার্ক, সাউথ দম
দম(এম), বাঙ্গুর অভেনিউ, উত্তর
২৪ পরগনা, বাঙ্গুর অভেনিউ, পশ্চিম
বঙ্গ, ৭০০০৫৫

Address:

W/O: Rabin Ganguly, 530, DUM
DUM PARK, SOUTH DUM
DUM(M), Bangur Avenue, North
24 Parganas, Bangur Avenue,
West Bengal, 700055

6246 5153 1568



1947
1800 300 1947



info@uidai.gov.in



www.uidai.gov.in



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India
Government of India

ভালিকাভুক্তি আই ডি / Enrollment No.: 1062/11011/31157

To

মৌসুমী গঙ্গুলী

Mousumi Ganguly

W/O: Rabin Ganguly

530 DUM DUM PARK

SOUTH DUM DUM(M)

Bangur Avenue

Bangur Avenue

Jessore Road North 24 Parganas

West Bengal 700055

9830223542

289914166

04/07/2015

MP699141657FT

MP699141657FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

6246 5153 1568

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India



মৌসুমী গঙ্গুলী

Mousumi Ganguly

জন্মতারিখ / DOB : 01/11/1974

শরীরা / Female



6246 5153 1568

আধার - সাধারণ মানুষের অধিকার

For: *[Signature]*



Major Information of the Deed

No :	I-1504-02209/2020	Date of Registration	17/12/2020
Query No / Year	1504-2001672048/2020	Office where deed is registered	
Query Date	12/12/2020 6:39:32 PM	1504-2001672048/2020	
Applicant Name, Address & Other Details	ARUN KUMAR BHAUMIK 63/21, DUM DUM ROAD, SURERMATH, Thana : Dum Dum, District : North 24-Parganas, WEST BENGAL, PIN - 700074, Mobile No. : 9830356023, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 1,20,00,000/-]		
Set Forth value	Market Value		
Rs. 15,00,000/-	Rs. 1,76,25,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 40,021/- (Article:48(g))	Rs. 1,20,021/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Lake Town, Municipality: SOUTH DUM DUM, Road: Dum Dum Park., Mouza: ShyamNagar, Premises No: 116A, , Holding No:159 JI No: 32, Pin Code : 700055

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-2359		Bastu	Bastu	5 Katha	10,00,000/-	1,65,00,000/-	Property is on Road
Grand Total :					8.25Dec	10,00,000 /-	165,00,000 /-	

Structure Details :



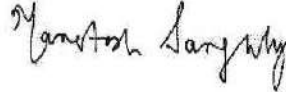



Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1500 Sq Ft.	5,00,000/-	11,25,000/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 750 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 750 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p>					
Total :		1500 sq ft	5,00,000 /-	11,25,000 /-	



Land L
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Lord Details :

No	Name,Address,Photo,Finger print and Signature			
1	Name Mr MANOTOSH GANGULY Son of Late Ashutosh Ganguly Executed by: Self, Date of Execution: 17/12/2020 , Admitted by: Self, Date of Admission: 17/12/2020 ,Place : Office			
	17/12/2020	LTI 17/12/2020	17/12/2020	
116A, Dum Dum Park, P.O:- Bangur Avenue, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700055 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: AFxxxxxx1J, Aadhaar No: 35xxxxxxxx9841, Status :Individual, Executed by: Self, Date of Execution: 17/12/2020 , Admitted by: Self, Date of Admission: 17/12/2020 ,Place : Office				
2	Name Miss MINATI GANGULY Daughter of Late Ashutosh Ganguly Executed by: Self, Date of Execution: 17/12/2020 , Admitted by: Self, Date of Admission: 17/12/2020 ,Place : Office			
	17/12/2020	LTI 17/12/2020	17/12/2020	
116A, Dum Dum Park, P.O:- Bangur Avenue, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700055 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AUxxxxxx1D, Aadhaar No: 20xxxxxxxx6106, Status :Individual, Executed by: Self, Date of Execution: 17/12/2020 , Admitted by: Self, Date of Admission: 17/12/2020 ,Place : Office				

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Mrs MOUSUMI GANGULY Partner Of HITECH CONSTRUCTION COMPANY Wife of Mr Rabin Ganguly 530, Dum Dum Park, Tank No. 3, P.O:- Bangur Avenue, P.S:- Lake Town, District:- North 24-Parganas, West Bengal, India, PIN - 700055 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADxxxxxx0B, Aadhaar No: 62xxxxxxxx1568, Status :Individual, Executed by: Attorney			
2	HITECH CONSTRUCTION COMPANY 556, Dum Dum Park, Tank No. 3, P.O:- Bangur Avenue, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700055 , PAN No.:: AAxxxxxx4E,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			






Attorney
SI
No






Details :



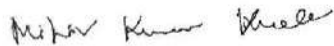
Name,Address,Photo,Finger print and Signature

1	Name	Photo	Finger Print	Signature
	Mr RABIN GANGULY (Presentant) Son of Late Sudhir Kumar Ganguly Date of Execution - 17/12/2020, , Admitted by: Self, Date of Admission: 17/12/2020, Place of Admission of Execution: Office	 Dec 17 2020 1:40PM	 LTI 17/12/2020	 17/12/2020
530, Dum Dum Park, Tank No. 3, P.O:- Bangur Avenue, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700055, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADxxxxxx3K, Aadhaar No: 23xxxxxxxx7470 Status : Attorney, Attorney of : Mrs MOUSUMI GANGULY Partner Of HITECH CONSTRUCTION COMPANY				

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr RABIN GANGULY Son of Late Sudhir Kumar Ganguly Date of Execution - 17/12/2020, , Admitted by: Self, Date of Admission: 17/12/2020, Place of Admission of Execution: Office	 Dec 17 2020 1:40PM	 LTI 17/12/2020	 17/12/2020
530, Dum Dum Park, Tank No. 3, P.O:- Bangur Avenue, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700055, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADxxxxxx3K, Aadhaar No: 23xxxxxxxx7470 Status : Representative, Representative of : HITECH CONSTRUCTION COMPANY (as PARTNER)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr MIHIR KUMAR KUNDU Son of Late N.C. Kundu 25, Anandagarh, P.O:- Belgharia, P.S:- Belgharia, District:-North 24-Parganas, West Bengal, India, PIN - 700056	 17/12/2020	 17/12/2020	 17/12/2020
Identifier Of Mr MANOTOSH GANGULY, Miss MINATI GANGULY, Mr RABIN GANGULY, Mr RABIN GANGULY			

Transf
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17-2020

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,76,25,000/-

Priya Mukherjee

Priya Mukherjee
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BIDHAN NAGAR

North 24-Parganas, West Bengal

On 17-12-2020

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 12:57 hrs on 17-12-2020, at the Office of the A.D.S.R. BIDHAN NAGAR by Mr RABIN GANGULY .

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

Execution is admitted on 17/12/2020 by 1. Mr MANOTOSH GANGULY, Son of Late Ashutosh Ganguly, 116A, Dum Dum Park, P.O: Bangur Avenue, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700055, by caste Hindu, by Profession Retired Person, 2. Miss MINATI GANGULY, Daughter of Late Ashutosh Ganguly, 116A, Dum Dum Park, P.O: Bangur Avenue, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700055, by caste Hindu, by Profession Others

Indetified by Mr MIHIR KUMAR KUNDU, , Son of Late N.C. Kundu, 25, Anandagarh, P.O: Belgharia, Thana: Belgharia, , North 24-Parganas, WEST BENGAL, India, PIN - 700056, by caste Hindu, by profession Service

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

Execution is admitted on 17-12-2020 by Mr RABIN GANGULY, PARTNER, HITECH CONSTRUCTION COMPANY (Partnership Firm), 556, Dum Dum Park, Tank No. 3, P.O:- Bangur Avenue, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700055

Indetified by Mr MIHIR KUMAR KUNDU, , Son of Late N.C. Kundu, 25, Anandagarh, P.O: Belgharia, Thana: Belgharia, , North 24-Parganas, WEST BENGAL, India, PIN - 700056, by caste Hindu, by profession Service

Executed by Attorney

Execution by Mr RABIN GANGULY, , Son of Late Sudhir Kumar Ganguly, 530, Dum Dum Park, Tank No. 3, P.O: Bangur Avenue, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700055, by caste Hindu, by profession Business as the constituted attorney of Mrs MOUSUMI GANGULY Partner Of HITECH CONSTRUCTION COMPANY 530, Dum Dum Park, Tank No. 3, P.O: Bangur Avenue, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700055 is admitted by him

Indetified by Mr MIHIR KUMAR KUNDU, , Son of Late N.C. Kundu, 25, Anandagarh, P.O: Belgharia, Thana: Belgharia, , North 24-Parganas, WEST BENGAL, India, PIN - 700056, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,20,021/- (B = Rs 1,20,000/- ,E = Rs 21/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 1,20,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 15/12/2020 12:00AM with Govt. Ref. No: 192020210168022331 on 15-12-2020, Amount Rs: 1,20,021/-, Bank: AXIS Bank (UTIB0000005), Ref. No. 315088834 on 15-12-2020, Head of Account 0030-03-104-001-16

Payment
Certified
by one
De



Stamp Duty

Stamp Duty payable for this document is Rs. 40,021/- and Stamp Duty paid by Stamp Rs 500/-,
Total = Rs 39,521/-

Description of Stamp

Stamp: Type: Impressed, Serial no 4941, Amount: Rs.500/-, Date of Purchase: 18/11/2020, Vendor name: Mita Dutta
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 15/12/2020 12:00AM with Govt. Ref. No: 192020210168022331 on 15-12-2020, Amount Rs: 39,521/-,
Bank: AXIS Bank (UTIB0000005), Ref. No. 315088834 on 15-12-2020, Head of Account 0030-02-103-003-02



Debajyoti Bandyopadhyay
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BIDHAN NAGAR
North 24-Parganas, West Bengal





Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1504-2020, Page from 101790 to 101838
being No 150402209 for the year 2020.



Digitally signed by DEBAJYOTI
BANDYOPADHYAY
Date: 2020.12.21 11:44:40 +05:30
Reason: Digital Signing of Deed.

Handwritten signature

(Debajyoti Bandyopadhyay) 2020/12/21 11:44:40 AM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BIDHAN NAGAR
West Bengal.

(This document is digitally signed.)