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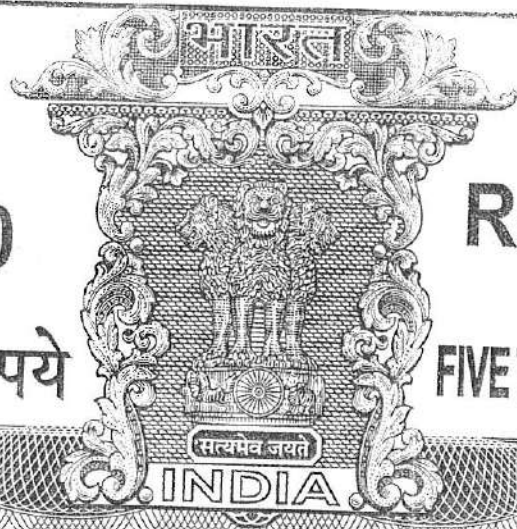
भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु. 5000

Rs. 5000

पाँच हजार रुपये

FIVE THOUSAND RUPEES



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

F 932711

29652/21

*[Signature]*  
District Sub-Registrar-IV  
Alipore, South 24-Pgs.

**DEVELOPMENT AGREEMENT** 21 JAN 2021

THIS DEVELOPMENT AGREEMENT made on this 21<sup>st</sup> day of January, 2021

BETWEEN

SMT. KRISHNA CHATTERJEE (PAN: AYQPC0553Q, Aadhaar No. 9338 5620 1912), daughter of Late Kamal Roy and wife of Late Amitava Chatterjee, an Indian Citizen, by faith Hindu, by occupation Housewife, residing at 221, Bidan Pally, P.O. Garia, Police Station Bansdrani, District South 24 Parganas, Pin-700 084, hereinafter referred to as the **OWNER** (which term shall unless excluded by or repugnant to the context shall mean and include all her heirs, legal representatives, successors, executors, administrators and assigns) of the **ONE PART.**

AND

**M/S "GHOSH HOUSING PROJECTS LLP"**, (PAN: AAWFG0165C), a Company incorporated pursuant to Section 12 (1) of the Limited Liability Partnership Act, 2008, having its registered office at 3330, E.M. Bypass Extension (South) Post office Narendrapur, Police Station Narendrapur (erstwhile Sonarpur), Dist. South 24 Parganas, Pin - 700 103, represented by its Partners **(1) Mr. AVISEK GHOSH ROY (PAN: AWIPG5631R, Aadhaar No. 2861 2849 3068)**, son of Late Indrajit Ghosh Roy, an Indian Citizen, by faith Hindu, by occupation Business, resident of P-14, Ramkrishna Park, Post office Laskarpur, Police Station Sonarpur, Dist. South 24 Parganas, Pin - 700 153, and **(2) Mr. PRAMIT GHOSH (PAN: ASEPG7628Q, Aadhaar No. 2373 2418 5256)**, son of Sri Prateep Kumar Ghosh, an Indian Citizen, by faith Hindu, by occupation Business, resident of P-53, Ramkrishna Park, Post office Laskarpur, Police Station Sonarpur, Dist. South 24 Parganas, Pin - 700 153, hereinafter referred to as the **DEVELOPER**, (which term shall unless excluded by or repugnant to the context shall mean and include all its successors-in-office, executors, trustees, administrators, legal representatives and assigns) of the **SECOND PART**.

**WHEREAS**, one Kunal Roy, since deceased, son of Late Kamal Roy of 98, Bidhan Pally, Garia, Kolkata-700 084, a displaced person from East Pakistan, now Bangladesh, was allotted a piece of land measuring 3 Cottahs 9 Chittacks and 18 square feet, be the same a little more or less, comprised in E.P. No. 98, S.P. No. 153, C.S. Dag Nos. 115 (Part) and 116 (Part) in Mouza Kamdahari, J.L. No.49, P.S. Jadavpur (then Regent Park and Now Bansdroni) in the District of South 24 Parganas as refugee who occupied the same under his peaceful possession. Subsequently the Refugee Rehabilitation Department, Govt. of West Bengal has executed a deed of Gift dated 28<sup>th</sup> July, 1992 in favour of said Kunal Roy, since deceased, in respect of the said land and the same was registered at the

office of the Additional District Sub Registrar, Alipore and recorded in Book No. I, Volume No. 15, pages from 249 to 252, being Deed No. 1188 for the year 1992, hereinafter referred to as the "Plot No.1" 2

**AND WHEREAS** one Smt. Aparna Roy, since deceased, and the Owner herein, being displaced persons from East Pakistan, now Bangladesh, was allotted a piece of land measuring 2 Cottahs 3 Chittacks and 41 square feet, be the same a little more or less, comprised in E.P. No. 98A, S.P. No. 153, C.S. Dag Nos. 115 (Part) and 116 (Part) in Mouza Kamdahari, J.L. No.49, P.S. Jadapur (then Regent Park and Now Bansdroni) in the District of South 24 Parganas as refugee who occupied the same under his peaceful possession. Subsequently the Refugee Rehabilitation Department, Govt. of West Bengal has executed a Deed of Gift dated 28<sup>th</sup> July, 1992 in favour of said said Aparna Roy, since deceased and the Owner herein, in respect of the said land and the same was registered at the office of the Additional District Sub Registrar, Alipore and recorded in Book No. I, Volume No. 15, pages from 177 to 180 being Deed No. 1170 for the year 1992, hereinafter referred to as the "Plot No.2"

**AND WHEREAS** said Aparna Roy died intestate on 19.06.1999 leaving behind her only son Kunal Roy, since deceased and only daughter, the owner herein as her only legal heirs and successors. Thus said Kunal Roy and Krishna Chatterjee became joint owners of 50% undivided share in the land in Plot No.2 owned by Late Aparna Roy by virtue of Law of Inheritance.

**AND WHEREAS** said Kunal Roy, since deceased and the Owner herein jointly applied before the Kolkata Municipal Corporation for amalgamation of Plot No.1 and 2 for their mutual benefits and the Kolkata Municipal Corporation subsequently amalgamated the said two plots under Assessee No. 31-112-08-0771-2 and the said amalgamated plot measuring about 5 Cottahs, 13 Chittacks and 14 Square feet, be the same a little more or less, along with a single storied building standing thereupon comprised in

Mouza Kamdahari, J.L. No. 49, E.P. Nos. 98, 98A, S.P. Nos. 153, 153/1, C.S. Dag Nos. 115 (Part) and 116 (Part) presently within the limits of Kolkata Municipal Corporation under Ward No. 112 is numbered as 221, Bidhan Pally, Kolkata-700084 which is more particularly described in the Schedule hereunder written and hereinafter referred to as the 'Said Scheduled Property'.

**AND WHEREAS** for the purpose of developing the said scheduled property, the said Kunal Roy, since deceased and the Owner herein entered into a Development Agreement dated 17<sup>th</sup> December, 2012 with M/s. Sunhigh Infrastructure, a Partnership Firm having its office at 5, Green Row, Ganguly Bagan, P.S. Jadavpur, Kolkata-700 084, represented by its Partners Pradip Kumar Roy and Tridib Roy under terms and conditions more particularly written therein and the said Development Agreement was registered at the office of the District Sub Registrar-I, South 24 Parganas and recorded in Book No. I, CD Volume No. 19, Pages from 4121 to 4151, being No. 04418 for the year 2012. Said Kunal Roy, since deceased and the Owner herein executed a General Power of attorney in favour of said Pradip Kumar Roy and Tridip Roy, the Partners of Sunhigh Infrastructure delegating some power to the Attorneys for smooth functioning of the building project, more particularly described therein, duly registered at the office of the District Sub Registrar-I, South 24 Parganas and recorded in Book No. I, CD Volume No. 19, pages from 4110 to 4120, being No. 04417 for the year 2012.

**AND WHEREAS** thereafter revoked the said General Power of Attorney dated 17<sup>th</sup> December, 2012 by executing a Deed of Revocation of General Power of Attorney dated 24<sup>th</sup> June, 2013, duly registered at the office of the District Sub Registrar-I, South 24 Parganas and recorded in Book No. IV, CD Volume No.2, pages from 1477 to 1485, being No. 00535 for the year 2013 and subsequently issued a letter dated 28.06.2013 to the said Sun high Infrastructure informing such cancellation of the General Power of Attorney dated 17<sup>th</sup> December, 2012.

**AND WHEREAS** said Sun high Infrastructure preferred to file a Title Suit, being 112 of 2013 before the Learned 14<sup>th</sup> Additional district Judge at Alipore, South 24 Parganas under Section 9 of the Arbitration & Conciliation Act 1996 praying for an order of injunction restraining the said Kunal Roy, since deceased and the Owner herein from entering into an agreement with third party in respect of the said Scheduled property and restraining the owners from giving any effect or further effect of the letter of cancellation dated 28.06.2013 issued by the owners. During pendency of the said suit the parties therein settled the matter amicably out of Court and preferred to file a joint petition under Order 23 Rule 3 read with Section 151 of the Code of Civil Procedure before the Learned on the basis of which the Learned District Judge, Alipore was pleased to pass an order on 19<sup>th</sup> April, 2016 inter-alia as follows:-

"That the instant Title Suit be and the same is decreed without any costs and the compromise petition be made part of the decree as per the prayer of both sides."

**AND WHEREAS** the said Owners repaid Rs.6,00,000/- (Rupees Six lakh) only to the said Sunhigh Infrastructure which was paid by the said Sunhigh Infrastructure at the time of execution of the Development Agreement and the parties therein executed a Deed of Cancellation of Development Agreement on 18<sup>th</sup> March, 2016 which was registered at the office of the District Sub Registrar-I, South 24 Parganas and recorded in Book No. I, Volume No. 1601-2016, pages from 31822 to 31844, being No. 160101093 for the year 20165.

**AND WHEREAS** following execution of a Memorandum of Understanding dated 26<sup>th</sup> June 2013, the said Kunal Roy, since deceased and the Owner herein entered into a Development Agreement dated 10<sup>th</sup> July, 2013 with Sree Guru Enterprise, a Proprietorship firm having its office at 3/61, Sanhati Colony, Kolkata-700 047, represented by its Proprietor Avijit Majumder for the purpose of development of the said scheduled property

under terms and conditions more particularly mention there in. the said owners have executed a General Power of Attorney in favour of said Sree Guru enterprise, represented by its Proprietor Sri Pradip Kumar Majumder delegating some powers to him more particularly mentioned therein and the said General Power of Attorney was duly registered at the office of the District Sub Registrar-I, South 24 Parganas and recorded in Book No. IV, CD Volume No. 2, pages from 3483 to 3496, being No. 00705 for the year 2013.

**AND WHEREAS** said Sree Guru Enterprise could not proceed much and finally surrendered the assignment on personal ground and the said Kunal Roy and the Owner herein executed a Deed of Revocation of Power on 20<sup>th</sup> June, 2016, duly registered at the office of the District Sub Registrar-I, South 24 Parganas and recorded in Book No. IV, Volume No. 1601-2016, Pages from 5412 to 5424, being No. 160100321 for the year 2016.

**AND WHEREAS** said Kunal Roy died intestate on 12<sup>TH</sup> August, 2020 leaving behind him his sister, the Owner herein as his only legal heir and successor and the Owner herein affirmed an Affidavit to that effect before the First Class Judicial/Executive Magistrate, South 24 Parganas at Alipore dated 19<sup>th</sup> October, 2020.

**AND WHEREAS** the owner herein became the absolute owner in respect of all that land measuring about 5 Cottahs, 13 Chittacks and 14 Square feet, be the same a little more or less, along with a single storied building standing thereupon comprised in Mouza Kamdahari, J.L. No. 49, E.P. Nos. 98 & 98A, S.P. Nos. 153 & 153/1, C.S. Dag Nos. 115 (Part) and 116 (Part), Police Station Bansdrani, presently within the limits of Kolkata Municipal Corporation under Ward No. 112 is numbered as 221, Bidhan Pally, Kolkata-700084, more particularly described in the Schedule hereunder written, hereinafter referred to as the 'Said property' free from all encumbrances.

**AND WHEREAS** for the purpose of developing the said property, the Land Owner herein came across the present developer and the Developer approached the Land owner with the proposal to develop the said land by constructing a building thereon at its cost as per approved plan to be sanctioned by the Kolkata Municipal Corporation under certain terms as detailed here under and the Owner accepts such proposal.

#### **ARTICLE - I, DEFINITION**

- 1.1 OWNER** shall mean **SMT. KRISHNA CHATTERJEE**, daughter of Late Kamal Kumar Roy and wife of Late Amitana Chatterjee, an Indian Citizen, by faith Hindu, by occupation Housewife, residing at 221, Bidan Pally, P.O. Garia, Police Station Bansdroni, District South 24 Parganas, Pin-700 084.
- 1.2 DEVELOPER** shall mean **Ghosh Housing Projects LLP (PAN: AAWFG 0165C)**, a Company incorporated under the Companies Act, 1956, having its registered office at pursuant to Section 12 (1) of the Limited Liability Partnership Act, 2008, having its registered office at P-14, Ramkrishna Park, Post office Laskarpur, Police Station Sonarpur, Dist. South 24 Parganas, Pin - 700 153, represented by its Directors (1) **Mr. AVISEK GHOSH ROY (P.A.N. AWIPG5631R, Aadhaar No. 2861 2849 3068)**, son of Late Indrajit Ghosh Roy, an Indian Citizen, by faith Hindu, by occupation Business, resident of P-14, Ramkrishna Park, Post office Laskarpur, Police Station Sonarpur, Dist. South 24 Parganas, Pin - 700 153, and (2) **Mr. PRAMIT GHOSH (P.A.N. ASEPG7628Q, Aadhaar No. 2373 2418 5256)**, son of Sri Prateep Kumar Ghosh, an Indian Citizen, by faith Hindu, by occupation Business, resident of P-53, Ramkrishna Park, Post office Laskarpur, Police Station Sonarpur, Dist. South 24 Parganas, Pin - 700 153.

- 1.3 PREMISES** shall mean ALL THAT land measuring about 5 Cottahs, 13 Chittacks and 14 Square feet, be the same a little more or less, along with a single storied building standing thereupon comprised in Mouza Kamdahari, J.L. No. 49, E.P. Nos. 98, 98A, S.P. Nos. 153, 153/1, C.S. Dag Nos. 115 (Part) and 116 (Part) presently within the limits of Kolkata Municipal Corporation under Ward No. 112, numbered as 221, Bidhan Pally, Kolkata-700084, morefully and particularly described in the Schedule written hereinafter.
- 1.4 BUILDING** shall mean and include the proposed new building to be constructed and erected at the premises detailed in paragraph 1.3 hereinabove on the basis of the plan to be sanctioned by the Rajpur Sonarpur Municipality.
- 1.5 COMMON AREA** shall mean and include the corridors, passage, ways, stair-ways, drive ways, gates, common lavatory, all rain water pipes, sewerage connection pits, gullies, roof, water connection, pipe lines, water pump, lift, stairs, landings, overhead tank and underground reservoir, boundary walls, courtyard, electric supply line to common areas and facilities, electric fixtures in common areas, main electric meter room, interior wall and other facilities which will be provided by the developer from time to time whenever required.
- 1.6 SALEABLE SPACE** shall mean space in the new building available for independent use and occupation by the developer after making due provision for owner's allocation and common facilities and space required thereof.
- 1.7 OWNER'S ALLOCATION** shall mean and include : -
- (a) 50% of the total sanctioned F.A.R. in the residential units of the proposed newly constructed building upon the said land which includes the entire First floor and entire Fourth floor together with



the right to use the common facilities and proportionate share of land underneath the building.

(b) Three Nos. of covered car Parking spaces in the Ground floor of the proposed building.

(c) One Commercial space in the Ground floor of the proposed building.

The Owner's allocation shall be completed and finished in all respects and shall be handed over to the Owner first before disposing of other portions from the Developer's allocation. The fittings, fixtures and arrangements as will be installed or provided in the Owners' allocation shall be of standard quality. The Owner shall be at liberty to sell out the Owner's allocation in the proposed building to the Developer or to third party(s) at some mutually agreed rate.

Apart from the above, the Developer shall pay Rs.40,00,000/- (Rupees Forty Lakh) only to the Land Owner as Security Deposit which shall be refunded by the Land Owner to the Developer at the time of taking over the Owner's Allocation in the proposed building.

It is to be noted that the Developer/Second Party shall construct the proposed building with standard and specified quality material and strictly as per sanctioned Building Plan and any deviation of the Building Plan, if required, shall be done only through mutual agreement between the parties hereto and as per subsequent sanction of the Kolkata Municipal Corporation.

**1.8 DEVELOPER'S ALLOCATION** shall mean and include the whole of the proposed newly constructed building as per plan to be sanctioned by the Kolkata Municipal Corporation which includes the entire Second and the Third floor of the proposed building with

proportionate share in the land underneath the building excepting owner's allocation as detailed in clause No. 1.7 written hereinabove in the proposed new building to be built over the said plot of land with the right to enter in to any agreement for sale and any type of transfer, lease or in any way deal with the same. Developer's allocation has been more particularly described in in the Schedule "C" hereunder written.

**1.9 THE ARCHITECT** shall mean such person or persons having requisite qualification to be appointed by the Developer for designing and planning the proposed new building.

**1.10 BUILDING PLAN** shall mean architectural and construction plan or plans to be prepared by the Developer at its own cost duly approved by the Owner to be sanctioned by the Kolkata Municipal Corporation on the basis of which the Developer shall construct the proposed new building.

**1.11 TIME** shall mean the maximum time span mutually agreed upon between the parties for completion of construction of the proposed new building and handing over the peaceful possession of the owner's allocation which is twenty four months from the date of

receipt of the sanction plan from the Kolkata Municipal Corporation and/or 30 months from the date of execution of this agreement, whichever is later. The Owner shall extend such time for another six months at the request of the Developer if the construction work is delayed for any reason whatsoever. This is to be noted that time is the main essence of this agreement and the Owner shall be at liberty to sue the Developer for specific performance of contract in case the Developer fails to handover the Owner's allocation to the owner within the stipulated time of twenty two months.

**1.12 TRANSFER** with its grammatical variation shall include possession under an agreement or part performance of a contract by any other means in accordance with the Transfer of Property Act, 1882.

**1.13 TRANSFEREE** shall mean and include any person, Firm, Limited Company, Association of persons or Body of individuals to whom any space in the proposed building would be transferred.

**1.14 WORDS:** Imparting singular shall include plural and vice-versa and the words imparting masculine gender shall include feminine and vice-versa and similarly words imparting neutral gender shall include masculine and feminine gender.

#### **ARTICLE – II , COMMENCEMENT**

This agreement shall be made to have commenced with effect from the date of execution of this agreement.

#### **ARTICLE – III, OWNERS' RIGHT AND REPRESENTATIONS**

**3.1** The owner is absolutely seized and possessed of and/or otherwise well and sufficiently entitled to **ALL THAT** piece and parcel of land measuring about 5 Cottahs, 13 Chittacks and 14 Square feet, be the same a little more or less, along with a single storied building standing thereupon comprised in Mouza Kamdahari, J.L. No. 49, E.P. Nos. 98, 98A S.P. Nos. 153, 153A, C.S. Dag Nos. 115 (Part) and 116 (Part) presently within the limits of Kolkata Municipal Corporation under Ward No. 112 is numbered as 221, Bidhan Pally, Kolkata-700084, more fully described in the Schedule "A" Here under written.

**3.2** None other the owner has any claim, right, title or interest and/or demand over and in respect of the said land or in any portion thereof and the said property is free from all encumbrances, attachments, charges, liens, or by otherwise as per provisions of law.

- 3.3** There is no impediment of any nature whatsoever for the Owner to entrust to the Developer with development of the said property in any manner herein agreed and/or construction of the proposed building strictly in terms of the building plan to be sanctioned by the Kolkata Municipal Corporation and the Owner shall indemnify the Developer from any dispute or loss arising out of the dispute in the title of the plot of land upon which the Developer will construct the proposed building.
- 3.4** After execution of this agreement the Owner shall not under any circumstances encumber, mortgage, lease, sale, transfer or let out or otherwise deal with or dispute the said property or any part or portion thereof till completion of the proposed building by the Developer.
- 3.5** The Owner declares and confirms that there is no suit or other legal proceedings in respect of the said property pending or instituted before any Court of Law which may restrict the Owner to enter into this agreement with the Developer. The Owner hereby undertakes to indemnify the Developer or its successors-in-office, executors, trustees, administrators, legal representatives and assigns if any claim in any nature whatsoever regarding title of the said land is made by any individual or any body Corporate. The Land owner further undertakes to refund the entire amount received from the Developer together with interest at the rate of 8% per annum and compensation of Rs.5,00,000/- (Rupees Five Lakh) only within 30 days from the date of receipt of such demand.
- 3.6** During subsistence of this agreement the Owner shall provide all facilities to the Developer for entry, peaceful and vacant possession of the said property for the purpose of construction of the proposed building over the said property in terms of this agreement.

- 3.7** The Owner shall not do or cause to be done any act, deed, thing or matter nor permit anyone to do any act, deed, thing or matter which may somehow cause obstruction and/or interference in the development of the said property.
- 3.8** The Owner do hereby expressively allows, grants, empowers and authorizes the Developer exclusive and unfettered right, power and authority to sell, transfer, convey, assign or assure or let out or dispose of flats, car parking spaces, commercial spaces forming out of the Developer's allocation in the proposed building. The Developer shall have the authority to enter into agreement or agreement with the intending purchaser or purchasers forming out of the Developer's allocation, to accept earnest money and balance consideration money and subsequently to sell, transfer, convey, assign or assure the same by execution of deed of conveyance or conveyances in respect of the Developer's allocation.
- 3.9** Subsequent to execution of this agreement the Owner shall execute one registered Development Power of Attorney in favour of the Developer for the purpose of development and construction of the building empowering the Developer to sign, execute or grant all such papers or documents, and do all such act or acts as may be required by the developer and also for disposal of and/or dealing with the said property and also for execution of Deed of conveyances in favour of the intending purchasers of the Developer's allocation before the competent registering authority.
- 3.10** It is mutually agreed upon by the parties that if required, the Owner shall execute deed of conveyance in respect of the undivided proportionate and impartible share and interest in the said property in favour of the Developer and/or intending purchaser/purchasers to be nominated by the Developer of flat and/or flats, car parking spaces under the Developer's allocation forming part or portion of the building attributable to and/or in relation to such flats or parking

spaces **PROVIDED HOWEVER** such consideration money as may be received by the Developer on account of such sale of undivided, proportionate share or interest in the said proposed building shall exclusively belong to the Developer for being adjusted towards development costs and the cost of such conveyances including stamp duty, registration fees and all other legal fees and expenses to be borne by the respective intending purchasers and/or nominee/nominees of the Developer.

#### **ARTICLE - IV, DEVELOPER'S RIGHTS**

- 4.1** The owner hereby grants right to the developer to construct, erect and build the new building strictly as per plan to be sanctioned by the Kolkata Municipal Corporation with or without amendments and/or modifications thereof made and caused to be made to the Developer only after obtaining sanction from the competent authority, but the cost of such will be borne by the Developer.
- 4.2** All applications, plans, papers and documents as may be required by the Developer for the purpose of obtaining necessary sanction/modification or alteration of the plan from the appropriate authorities shall be prepared by the Developer and approved by the Owner at Developer's own costs and expenses and the Developer shall bear and pay all fees including architect's fees, charges, and expenses required to be paid or deposited for development of the premises.
- 4.4** The Developer is hereby authorized and empowered by the Owner at all times during subsistence of this agreement in relation to the said construction work so far as may be necessary to apply and obtain temporary or permanent connection of water and electricity to the proposed building and other facilities required for construction of the proposed building .

**ARTICLE - V, DEVELOPER'S OBLIGATIONS**

- 5.1** The Developer hereby agrees to commercially develop the newly constructed building strictly in accordance with the plan to be sanctioned by the Kolkata Municipal Corporation with such modifications or alternations as may be required or be made by the Developer duly approved by the Kolkata Municipal Corporation.
- 5.2** The Developer has agreed to allocate the owner's allocation in the said building as detailed in clause No. 1.7 written herein above and hand over the same to the Owner finished in all respect before which will be treated as a part of consideration of this Agreement.
- 5.3** The Developer shall, during the construction and development of the said property, strictly follow the laws, rules and regulations as laid down by the Government, and/or statutory and/or local body or bodies and other concerned authorities to that effect.
- 5.4** The Developer agrees to bear all Municipal and/or other taxes and rents from the date of possession of the said property till handing over the Owner's allocation to the Owner and transfer of different flats to be constructed over the said property to the intending purchasers.
- 5.5** The Developer shall arrange and provide alternative accommodation for the Owner in the nearby locality within reasonable distance. Such accommodation shall be provided by the Developer from the date of handing over vacant possession of the said premises by the Owner to the Developer and shall continue till handing over the Owner's accommodation in the proposed building by the Developer to the Owner.
- 5.6** The Developer shall pay the electricity bill payable to WBSEDCL and water tax bills, if any, from the date of handing over possession from the Owner.

- 5.7 The Developer shall, subject to Force Majeure, complete the construction and development of the proposed building in all respects in accordance with the sanctioned plan and hand over the Owner's allocation strictly within thirty six months from the date of receipt of the sanctioned plan or from the date of hand over the vacant possession of the said property to the Developer, whichever is later.
- 5.8 If the Developer fails to deliver possession of the Owner's allocation in the proposed building completed in all respects within thirty six months from the date of receipt of sanctioned plan from the Kolkata Municipal Corporation, the Developer shall continue to pay to the Owner a sum of Rs.25,000/- (Rupees twenty five thousand) only per month towards penalty till handing over the Owner's allocation in the said building completed in all respects.

#### **ARTICLE - VI, MISCELLANEOUS**

- 6.1 The owner and the Developer have entered into this agreement purely as a contract and nothing contained herein shall be deemed to be construed as partnership between the Developer and the Owner.
- 6.2 It is understood that from time to time to facilitate the construction of the building by the Developer various deed, matters and things not herein specified may be required to be done by the Developer may need the authority /power of the owners and/or various applications
- 6.3 All the Flat owners will enjoy proportionately the roof of the proposed building, common spaces, lift and undivided share of land, as whole.



**ARTICLE - VII, ARBITRATION & JURISDICTION**

- 7.1 Save and except what has specially stated hereunder all disputes, differences between the parties arising out of the meaning, construction of this agreement of their respective rights and liabilities in terms of this agreement shall be adjudicated by the sole Arbitrator to be appointed by the parties on mutual consent or by two independent Arbitrators, one to be appointed by each of the parties, who shall jointly appoint an Umpire at the commencement of references and the decision of the Arbitrators or the Umpire as the case may be, shall be final and conclusive on the subject as between the parties herein.
- 7.2 Notwithstanding the foregoing provisions, the right to use specific performance of Contract by one part against the other as per the terms and conditions of this Agreement shall remain unaffected.
- 7.3 All the Courts within the limits of Alipore, District South 24 Parganas and the High Court at Calcutta.

**SCHEDULE "A" ABOVE REFERRED TO**

**(Description of the Property)**

ALL THAT piece and parcel of the plot of Bastu land measuring about 5 Cottahs, 13 Chittacks and 14 Square feet, be the same a little more or less, along with a one storied residential building measuring about 300 square feet, be the same a little more or less, having cemented floor standing thereupon comprised in Mouza Kamdahari, J.L. No. 49, E.P. Nos. 98, 98A S.P. Nos. 153, 153/1 C.S. Dag Nos. 115 (Part) and 116 (Part) presently within the limits of Kolkata Municipal Corporation under Ward No. 112 now numbered as 221, Bidhan Pally, Police Station Bansdroni, Kolkata-700084 and the same is butted and bounded by:-

- ON THE NORTH : Colony Road (20 feet wide);
- ON THE SOUTH : E.P. No. 99;
- ON THE EAST : E.P. No. 98 and 21 feet wide K.M.C. Road;
- ON THE WEST : E.P. No. 89.

**SCHEDULE "B" ABOVE REFERRED TO :**  
**(LAND OWNERS' ALLOCATION)**

**LAND OWNER'S ALLOCATION** shall mean and includes

(a) 50% of the total sanctioned F.A.R. in the residential units of the proposed newly constructed building upon the said land together with the right to use the common facilities and proportionate share of land underneath the building.

(b) Three Nos. of covered car Parking spaces in the Ground floor of the proposed building.

(c) One Commercial space in the Ground floor of the proposed building.

Demarcation of the residential units in different floors of the proposed building and Built up area of each of the residential units, covered car parking spaces and commercial space under the Owner's allocation would be made subsequently on preparation/receipt of the sanctioned building plan by executing a Supplementary Development Agreement. The said owner's allocation with built up area shall be properly demarcated by red verges in the copy of the sanctioned building plan and shall be a part of the supplementary agreement. The Owner's allocation shall be completed and finished in all respects and shall be handed over to the Owner first before disposing of other portions from the Developer's allocation. The fittings, fixtures and arrangements as will be installed or provided in the Owners' allocation shall be of standard quality. The Owner shall be at liberty to sell out the Owner's allocation in the proposed building to the Developer or to third party(s) at some mutually agreed rate.

Apart from the above, the Developer shall pay Rs.40,00,000/- (Rupees Forty Lakh) only to the Land Owner as Security Deposit which shall be refunded by the Land Owner to the Developer at the time of taking over the Owner's Allocation in the proposed building.

It is to be noted that the Developer/Second Party shall construct the proposed building with standard and specified quality material and strictly as per sanctioned Building Plan and any deviation of the Building Plan, if required, shall be done only through mutual agreement between the parties hereto and as per subsequent sanction of the Kolkata Municipal Corporation.

**SCHEDULE "C" ABOVE REFERRED TO**

**(Developer's Allocation)**

**DEVELOPER'S ALLOCATION** shall mean and include the whole of the proposed newly constructed building as per plan to be sanctioned by the Kolkata Municipal Corporation with proportionate share in the land underneath the building excepting owner's allocation as detailed in clause No. 1.7 written hereinabove in the proposed new building to be built over the said plot of land with the right to enter in to any agreement for sale and any type of transfer, lease or in any way deal with the same.

The flats under the Developer's allocation shall be completed in all respects together with the undivided proportionate impartible share or interest in the land underneath and the common facilities, amenities, spaces and all management, maintenance, charges whatsoever will be applied therein.

**SCHEDULE "D" ABOVE REFERRED TO**

**(Common Areas/Service Attached with the Land Owner's Allocation)**

1. Stair-case on all floors as per specification Marble finished.
2. Stair-case landings on all floors as per specifications Marble finished.
3. Lift, Lift wall, Lift machine room.
4. Common passages and lobbies on the Ground Floor including passages on the Eastern, Western, Southern and Northern side of

the Building and all passage for ingress and egress from the Flats to the Municipal road.

5. Water pumps, water tanks/reservoir in the Ground Floor and on the roof of the top floor, water pipes, motor pump and pipes, ducts and all other common plumbing installations.
6. Common electrical wiring, fitting and fixtures as per the given specification.
7. Drainage and sewerage, pits and pipeline over and under the passage and septic tank.
8. Space for pump for lifting water in the overhead tank.
9. Boundary walls and main gate.
10. Roof of the building properly roof treated.
11. Lighting in the common areas.
12. Caretaker's room with common toilet.

**SCHEDULE "E" ABOVE REFERRED TO**

**(Specification)**

- Structure : R.C.C. framed structure with column and beams.
- Walls : 200 mm thick first class brick work on the external face and partition wall 125 mm thick wall for partition of two flats and 75 mm thick brick wall for all internal walls, inside plastered walls should be finished with Plaster of Paris and all outside plastered walls will be with painted with two coats of cement based paints, like weather coat or equivalent quality.
- Doors : All door frames would be of sal-wood and all doors would be commercial flush doors finished with synthetic paint. Main doors of the flats would be Teak finish Flush Doors and fitted with eye-hole and night latches.
- Windows : All windows will be of anodized aluminum frames with glass panes (sliding windows).

Flooring : All floors would be made of vitrified tiles (2'x2') with skirting up to 4 inches and the floor of the bathrooms and kitchens of anti-skid vitrified tiles.

Kitchen : One 8'x2' Granite Kitchen cooking platform with 2 ½ ' high glazed tiles to be fitted over the cooking range of kitchen and one Granite sink of 2'x2' size fitted with one C.P. Sink-cock on C.P. Stop Cock and C.P. Piller-cock.

Toilet & WC: Fittings with vitreous European Wash Basin with chromium plated bib-cock, PVC low down cistern with one C.P. Shower, one C.P. Stop-cock and two C.P. Water taps all of ISI standards according to the Developer's choice and walls would be fitted with glazed tiles up to 7' height including skirting would be fitted in the toilets. All the plumbing connections would be in concealed form.

Electrical : All electrical would be concealed. All the electrical wiring would be done with wire and all electrical would be of brand or equivalent.

Drawing/Dining shall have 4 light points, 2 fan points, 1 Television Point, 1 Fridge point, one Washing Machine point close to Bathroom/Kitchen, one Cable line point, 2 plug points and one Power Point.

Each of the Bed Rooms shall have 1 Fan point, 2 light points and 1 Plug point and 1 A.C. point in one Bed Room only.

Kitchen Shall have 1 light point, 1 plug point and 1 point for Chimney or Exhaust fan.

Each of the Bathrooms shall have 1 light point, 1 point for Exhaust fan and 1 point for Geysers.

Balcony shall have 1 light point and one plug point.

At the Main entrance: 1 light point and 1 point for calling bell.

Water Supply: Construction of underground reservoir and other necessary arrangements to accommodate water supply from the Municipality water source.

**IN THE WITNESS WHEREOF** the parties hereto have hereunto set and subscribed their respective hands the day and year herein above written.

SIGNED AND DELIVERED  
by the **OWNER** at Kolkata

In presence of:

1. Sanjoy Roy  
396/D N.S.C Bose Road  
KOL - 700047
2. Santanu Paul  
Nandul Bagan,  
P.O. Laskarpur,  
P.S. Sonarpur,  
KOL - 153.

Krishna Chatterjee  
**LAND OWNER**

SIGNED AND DELIVERED  
by the **DEVELOPER** at Kolkata  
in presence of:

1. Sanjoy Roy
2. Santanu Paul

GHOSH HOUSING PROJECTS LLP

Anirban Ghosh

Partner

GHOSH HOUSING PROJECTS LLP

Ramuf Ghosh

Partner

**DEVELOPER**

Prepared in my chamber.

S. N. Bhattacharya  
(Advocate).

Bar Council Enrolment No. WB-1593/1995.

**RECEIPT**

Received a sum of Rs.40,00,000/- (Rupees Forty Lakh) only from the within named Developer ad detailed in the Memo of Consideration written here under, which shall be appropriated towards advance against sale of the portion of flats under the Owner's allocation in the proposed Building at the rate of Rs.3,800/- (Rupees Three Thousand Eight Hundred) only per square feet Built up area.

**MEMO OF CONSIDERATION**

<b><u>Sl. No.</u></b>	<b><u>Mode of Payment.</u></b>	<b><u>Date</u></b>	<b><u>Bank &amp; Branch</u></b>	<b><u>Amount</u></b>
1.	IMPS/027720210090	03.10.2020	ICICI Bank	Rs.1,00,000/-
2.	RTGS	17.10.2020	ICICI Bank	Rs.29,00,000/-
3.	NEFT/023039280821	09.11.2020	ICICI Bank	Rs.3,00,000/-
4.	Cheque No. 000681	01.01.2021	ICICI Bank	Rs.1,00,000/-
5.	Cheque No. 000683	21.01.2021	ICICI Bank	Rs.6,00,000/-
Total				Rs.40,00,000/-

Rupees Forty Lakh only.

Krishna Chatterjee.

**LAND OWNER**

Witnesses:

1. Jonyoy Roy

2. Santanu Paul

Krishna Chatterjee.

GHOSH HOUSING PROJECTS LLP  
Partner  
Pranab Ghosh

SPECIMEN FORM FOR TEN FINGERPRINTS



*Krishna Chatterjee*

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



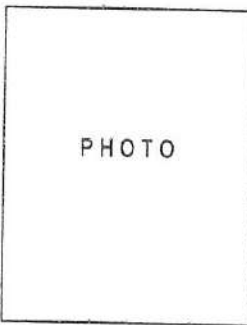
*Anil Kumar*

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



*Anurag Singh*

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



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





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

GRN: 192020210208532341  
GRN Date: 19/01/2021 17:31:18  
BRN: IK0AXVIKP9

Payment Mode: Online Payment  
Bank: State Bank of India  
BRN Date: 19/01/2021 17:33:24

808/21

DEPOSITOR'S DETAILS

Id No. : 2000099652/5/2021  
[Query No./Query Year]

Name : S N BHATTACHARYA  
Contact No. : Mobile No. : +91 9830021148  
E-mail :  
Address : A6 DIGANTIKA BLOCK AH SALT LAKE KOL 91  
Applicant Name : Mr S N BHATTACHARYA  
Office Name :  
Office Address :  
Status of Depositor : Advocate  
Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement  
Payment No 5

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount [ ₹ ]
1	2000099652/5/2021	Property Registration- Stamp duty	0030-02-103-003-02	15021
2	2000099652/5/2021	Property Registration-Registration Fees	0030-03-104-001-16	40021

In Words : Rupees, Fifty Five Thousand Forty Two only

Total 55042



Government of West Bengal  
Directorate of Registration & Stamp Revenue

e-Assessment Slip

Query No / Year	2000099652/2021	Office where deed will be registered
Query Date	15/01/2021 2:26:58 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	S N BHATTACHARYA 10, K.S.ROY ROAD,Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9830021148, 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 : 40,00,000/-]	
Set Forth value	Market Value	
	Rs. 1,04,31,718/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 20,021/- (Article:48(g))	Rs. 40,053/- (Article:E, E, B,)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 5,000/-
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)	

Land Details :

District: South 24-Parganas, P.S:- Banskroni, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Bidhan Pally, , Premises No: 221, , Ward No: 112 Pin Code : 700084

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :- )		Bastu	5 Katha 13 Chatak 14 Sq Ft		1,02,06,718/-	Width of Approach Road: 21 Ft., Adjacent to Metal Road,
Grand Total :				9.6227Dec	0/-	102,06,718 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	300 Sq Ft.	0/-	2,25,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 300 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		300 sq ft	0/-	2,25,000 /-	



Query No: 2000099652 of 2021, Printed On : Feb 2 2021 4:04PM, Generated from Registration office



ভারত সরকার  
Government of India



কৃষ্ণা চ্যাটার্জী  
Krishna Chatterjee  
পিতা : কমল কুমার রায়  
Father : Kamal Kumar Roy  
জন্মতারিখ / DOB : 18/11/1967  
মহিলা / Female



9338 5620 1912

আমার আধার, আমার পরিচয়

Krishna Chatterjee.



ভারত সরকার  
Unique Identification Authority of India

ঠিকানা: ওয়াই/ও: অমিতাভ চ্যাটার্জী, Address: W/O: Amilava  
28, ডি. পি. পি. রোড, নাকতলা, Chatterjee, 28, D. P. P. ROAD,  
কোলকাতা, নাকতলা, পশ্চিম বঙ্গ, Naktala, Kolkata, Naktala, West  
700047 Bengal, 700047

9338 5620 1912



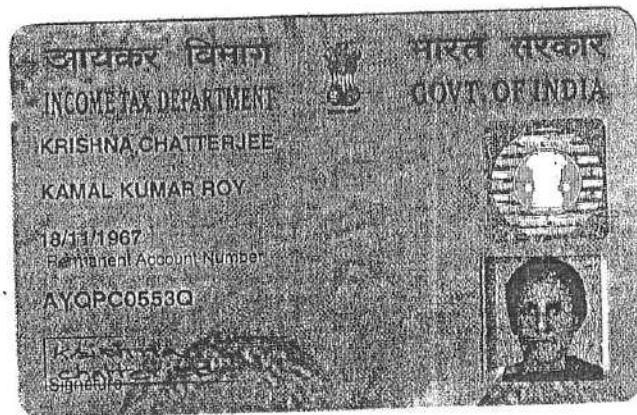
1947



help@uidai.gov.in



www.uidai.gov.in



Krishna Chatterjee



भारत सरकार  
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India

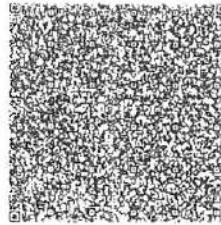
Enrolment No.: 150770890/12138

Download Date: 02/03/2020

To  
Avishek Ghosh Roy  
S/O Indrajit Ghosh Roy  
p-14, ramkrishna park garia  
Rajpur Sonarpur (M)  
Laskarpur  
South 24 Parganas West Bengal 700153  
9836558883

Issue Date: 25/05/2017

Signature valid



आपका आधार क्रमांक / Your Aadhaar No

2861 2849 3068

VID : 9194 7572 7169 9566

मेरा आधार, मेरी पहचान



भारत सरकार  
Government of India



Download Date: 02/03/2020



Avishek Ghosh Roy  
Date of Birth (X) : 14/05/1988  
Male: MALE

Issue Date: 25/05/2017

2861 2849 3068

VID : 9194 7572 7169 9566

मेरा आधार, मेरी पहचान

*Avishek Ghosh Roy*

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

AVISEK GHOSH ROY  
INDRAJIT GHOSH ROY  
19/04/1989

Permanent Account Number  
AWIPG5631R

*Indrajit Roy*  
Signature



*Indrajit Roy*

भारत सरकार  
GOVERNMENT OF INDIA



अभिज्ञ (धर)  
Pramit Ghosh  
जन्मतिथि/ DOB: 06/08/1990  
पुल्ल MALE



2373 2418 5256

आमार आधार, आमार पहिचन

*Pramit Ghosh*



भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ठिकाना:

Address

अस/3: प्रतीम कुमार घोष, पि 53 रामकृष्ण पार्क, राजपुर  
सोनारपुर (एम), दक्षिण 28  
परागना,  
पश्चिम बंग - 700153

Sri Prateek Kumar Ghosh, P-53  
RAMKRISHNA PARK, RAJPU  
Sonarpur (M), South 28  
Paragan,  
West Bengal - 700153

2373 2418 5256

MEERA AADHAAR, MERI PEHACHAN

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT OF INDIA

PRAMIT GHOSH

PRATEEP KUMAR GHOSH

08/04/1999  
Permanent Account Number  
ASEPQ7823Q

*Prateep*  
Signature



28/02/16

*Pramit Ghosh*





ভারত সরকার  
Government of India



শান্তনু পাল  
Santanu Paul  
পিতা : পরিতোষ পাল  
Father : Paritosh Pal

জন্মতারিখ / DOB: 10/08/1965  
পুরুষ / Male

5104 0096 7757



আধার - সাধারণ মানুষের অধিকার

*Santanu Paul*



ঠিকানা: /: পরিতোষ পাল,  
নারকেলবাগান, রাজপুর সোনারপুর (এম)  
দক্ষিণপুর্ব, দক্ষিণ ২৪ পরগনা  
পশ্চিম বঙ্গ

ভারতীয় পরিচয় পরিষদ  
Unique Identification Authority of India

Address: S/O: Paritosh  
Paul, NARKELBAGAN,  
Rajpur Sonarpur (M), South  
24 Parganas, Laskarpur,  
West Bengal, 700153

5104 0096 7757

1947  
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

ई- स्थायी लेखा संख्या कार्ड

e- Permanent Account Number (e-PAN) Card

AAWFG0165C

नाम / Name

GHOSH HOUSING PROJECTS LLP

निगमन/गठन की तारीख

17/11/2020

Date of Incorporation / Formation



Signature valid

Digitally signed by Income Tax  
PAN Services Unit, NSDL  
eGovernance  
Date: 2020.12.12 09:34:03 IST  
Reason: I am the PAN Sign  
Location: Mumbai

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

Cut

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card  
AAWFG0165C



नाम / Name

GHOSH HOUSING PROJECTS LLP

निगमन/गठन की तारीख  
Date of Incorporation/Formation  
17/11/2020

यदि कार्ड के खोने/पाने पर कृपया सूचित करें/लौटारें:  
आयकर पैन सेवा इकाई, एन एस डी एल  
5 वीं मंजिल, मंत्री स्टर्लिंग,  
प्लॉट नं. 341, सर्वे नं. 997/8,  
मॉडल कॉलोनी, दीप बंगला चौक के पास,  
पुणे - 411 016.

If this card is lost / someone's lost card is found,  
please inform / return to :

Income Tax PAN Services Unit, NSDL  
5th Floor, Mantri Sterling,  
Plot No. 341, Survey No. 997/8,  
Model Colony, Near Deep Bungalow Chowk,  
Pune - 411 016.

Tel: 91-20-2721 8080; Fax: 91-20-2721 8081  
e-mail: tuinfo@nsdl.co.in

Electronically issued and Digitally signed ePAN is a valid mode of issue of Permanent Account Number (PAN) post amendments in clause (c) in the Explanation occurring after sub-section (8) of Section 139A of Income Tax Act, 1961 and sub-rule (6) of Rule 114 of the Income Tax Rules, 1962. For more details,

### Major Information of the Deed

Deed No :	I-1604-00808/2021	Date of Registration	05/02/2021
Query No / Year	1604-2000099652/2021	Office where deed is registered	
Query Date	15/01/2021 2:26:58 PM	1604-2000099652/2021	
Applicant Name, Address & Other Details	S N BHATTACHARYA 10, K.S.ROY ROAD, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9830021148, 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 : 40,00,000/-]		
Set Forth value	Market Value		
	Rs. 1,04,31,718/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 20,321/- (Article 48(g))	Rs. 40,053/- (Article: E, E, B.)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip. (Urban area)		

#### Land Details :




District: South 24-Parganas, P.S:- Bansdroni, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Bidhan Pally., Premises No: 221, , Ward No: 112 Pin Code : 700084

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	5 Katha 13 Chatak 14 Sq Ft		1,02,06,718/-	Width of Approach Road: 21 Ft., Adjacent to Metal Road,
<b>Grand Total :</b>				9.6227Dec	0/-	102,06,718 /-	

#### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	300 Sq Ft.	0/-	2,25,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 300 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
<b>Total :</b>		300 sq ft	0/-	2,25,000 /-	




**Land Lord Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mrs KRISHNA CHATTERJEE</b> Wife of Late AMITAVA CHATTERJEE Executed by: Self, Date of Execution: 21/01/2021 , Admitted by: Self, Date of Admission: 28/01/2021 ,Place : Office			
	28/01/2021	LTI 28/01/2021		28/01/2021
221, BIDHAN PALLY, P.O:- GARIA, P.S:- Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN - 700084 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AYxxxxxx3Q, Aadhaar No: 93xxxxxxxx1912, Status :Individual, Executed by: Self, Date of Execution: 21/01/2021 , Admitted by: Self, Date of Admission: 28/01/2021 ,Place : Office				




**Developer Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>GHOSH HOUSING PROJECTS LLP</b> 3330 E M BYPASS EXTENSION SOUTH, P.O:- NARENDRAPUR, P.S:- Sonarpur, Rajpur-sonarpur, District:- South 24-Parganas. West Bengal, India, PIN - 700103 , PAN No.:: AAxxxxx5C,Aadhaar No Not Provided by JIDAI, Status :Organization, Executed by: Representative




**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr AVISEK GHOSH ROY (Presentant)</b> Son of Late INDRAJIT GHOSH ROY Date of Execution - 21/01/2021, , Admitted by: Self, Date of Admission: 28/01/2021, Place of Admission of Execution: Office			
	Jan 28 2021 2:00PM	LTI 28/01/2021		28/01/2021
P-14, RAMKRISHNA PARK, P.O:- LASKARPUR, P.S:- Sonarpur, Rajpur-sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700153, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AWxxxxx1R, Aadhaar No: 28xxxxxxxx3068 Status : Representative, Representative of : GHOSH HOUSING PROJECTS LLP (as PARTNER)				

2

Name	Photo	Finger Print	Signature
<b>Mr PRAMIT GHOSH</b> Son of Mr PRATEEP KUMAR GHOSH Date of Execution - 21/01/2021, , Admitted by: Self, Date of Admission: 28/01/2021, Place of Admission of Execution: Office	 <small>Jan 28 2021 2:01PM</small>	 <small>LTI 28/01/2021</small>	 <small>28/01/2021</small>
P-53, RAMKRISHNA PARK, P.O:- LASKARPUR, P.S:- Sonarpur, Rajpur-sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700153, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: ASxxxxxx8Q, Aadhaar No: 23xxxxxxxx5256 Status : Representative, Representative of : GHOSH HOUSING PROJECTS LLP (as PARTNER)			

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr SANTANU PAUL</b> Son of Mr PARITOSH PAUL NARDEL BAGAN, P.O:- LASKARPUR, P.S:- Sonarpur, Rajpur-sonarpur, District:- South 24-Parganas, West Bengal, India, PIN - 700153	 <small>28/01/2021</small>	 <small>28/01/2021</small>	 <small>28/01/2021</small>

Identifier Of Mrs KRISHNA CHATTERJEE, Mr AVISEK GHOSH ROY, Mr PRAMIT GHOSH

**Transfer of property for L1**

SI.No	From	To. with area (Name-Area)
1	Mrs KRISHNA CHATTERJEE	GHOSH HOUSING PROJECTS LLP-9.62271 Dec

**Transfer of property for S1**

SI.No	From	To. with area (Name-Area)
1	Mrs KRISHNA CHATTERJEE	GHOSH HOUSING PROJECTS LLP-300.00000000 Sq Ft

h 05-02-2021

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

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

*R. Guha*

**Pradipta Kishore Guha**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - IV SOUTH 24-**  
**PARGANAS**  
**South 24-Parganas, West Bengal**

On 28-01-2021

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

Presented for registration at 12:17 hrs on 28-01-2021, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Mr AVISEK GHOSH ROY .

**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 1,04,31,718/-

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

Execution is admitted on 28/01/2021 by Mrs KRISHNA CHATTERJEE, Wife of Late AMITAVA CHATTERJEE, 221, BIDHAN PALLY, P.O: GARIA, Thana: Bansdrani, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession House wife

Indetified by Mr SANTANU PAUL, , , Son of Mr PARITOSH PAUL, NARKEL BAGAN, P.O: LASKARPUR, Thana: Sonarpur, , City/Town: RAJPUR-SONARPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700153, by caste Hindu, by profession Service

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

Execution is admitted on 28-01-2021 by Mr AVISEK GHOSH ROY, PARTNER, GHOSH HOUSING PROJECTS LLP (I LP), 3330 E M BYPASS EXTENSION SOUTH, P.O:- NARENDRAPUR, P.S:- Sonarpur, Rajpur-sonarpur, District:- South 24-Parganas, West Bengal, India, PIN - 700103

Indetified by Mr SANTANU PAUL, , , Son of Mr PARITOSH PAUL, NARKEL BAGAN, P.O: LASKARPUR, Thana: Sonarpur, , City/Town: RAJPUR-SONARPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700153, by caste Hindu, by profession Service

Execution is admitted on 28-01-2021 by Mr PRAMIT GHOSH, PARTNER, GHOSH HOUSING PROJECTS LLP (LLP), 3330 E M BYPASS EXTENSION SOUTH, P.O:- NARENDRAPUR, P.S:- Sonarpur, Rajpur-sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700103

Indetified by Mr SANTANU PAUL, , , Son of Mr PARITOSH PAUL, NARKEL BAGAN, P.O: LASKARPUR, Thana: Sonarpur, , City/Town: RAJPUR-SONARPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700153, by caste Hindu, by profession Service

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 40,053/- ( B = Rs 40,000/- ,E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 32/-, by online = Rs 40,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 19/01/2021 5:33PM with Govt. Ref. No: 192020210208532341 on 19-01-2021, Amount Rs: 40,021/-, Bank: State Bank of India ( SBIN0000001), Ref. No. IK0AXVIKP9 on 19-01-2021, Head of Account 0030-03-104-001-16


**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 20,021/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 15,021/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 95059, Amount: Rs.5,000/-, Date of Purchase: 20/01/2021, Vendor name: Suranjan Mukherjee

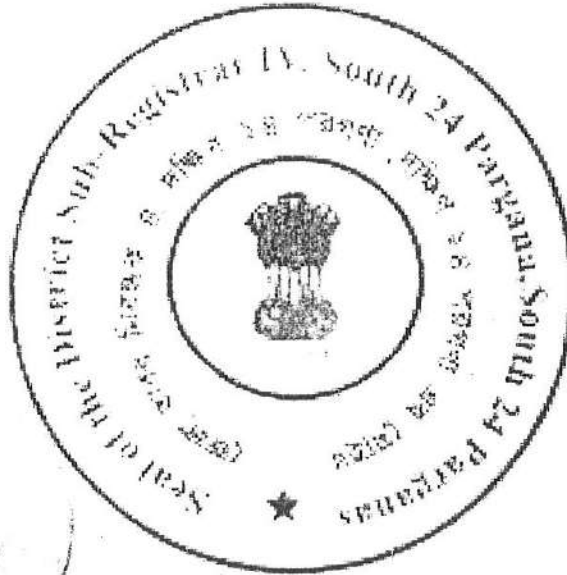
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 19/01/2021 5:33PM with Govt. Ref. No: 192020210208532341 on 19-01-2021, Amount Rs: 15,021/-, Bank: State Bank of India ( SBIN0000001), Ref. No. IK0AXVIKP9 on 19-01-2021, Head of Account 0030-02-103-003-02

  
**Pradipta Kishore Guha**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - IV SOUTH 24-**  
**PARGANAS**  
**South 24-Parganas, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2021, Page from 106337 to 106378  
being No 160400808 for the year 2021.



Digitally signed by PRADIPTA KISHORE  
GUHA  
Date: 2021.03.30 14:39:16 +05:30  
Reason: Digital Signing of Deed.

(Pradipta Kishore Guha) 2021/03/30 02:39:16 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS  
West Bengal.

(This document is digitally signed.)