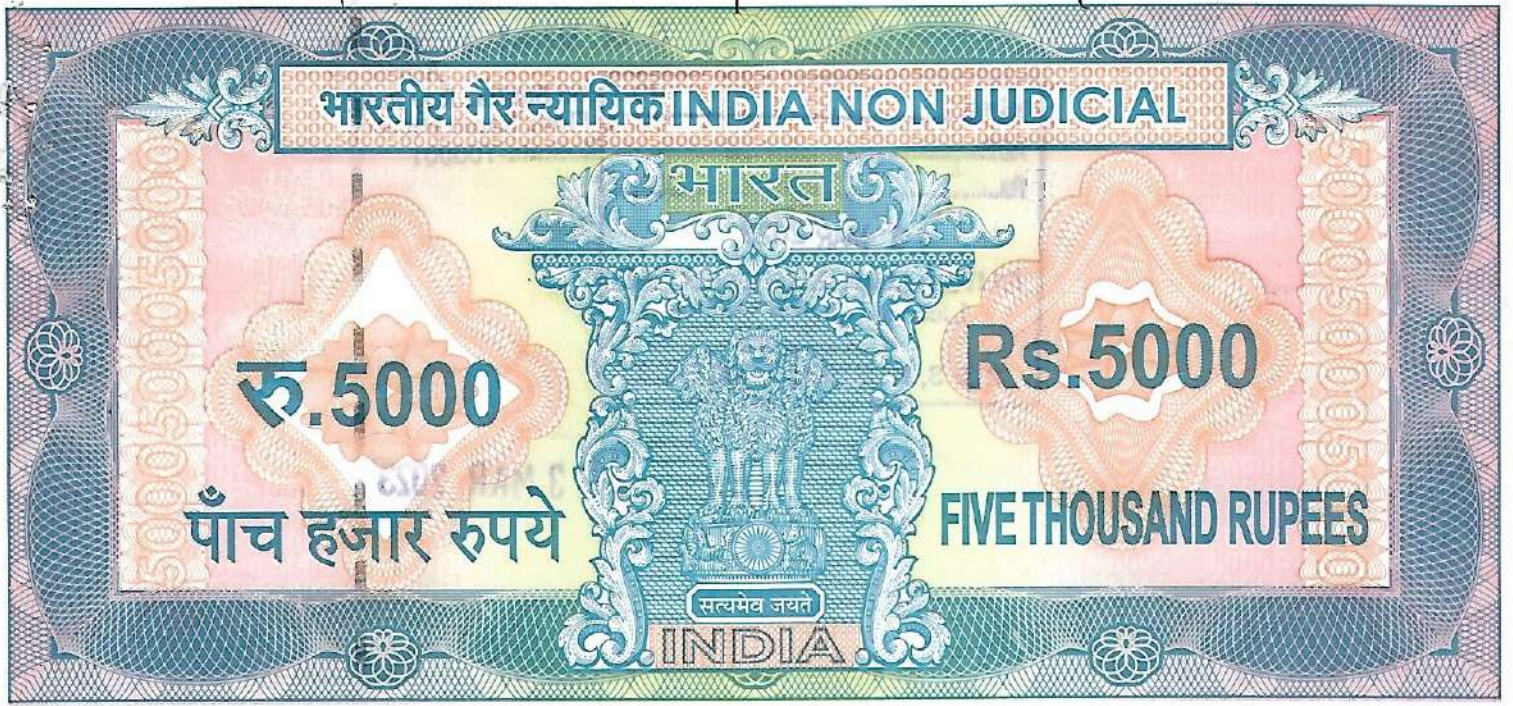


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पश्चिमबङ्ग पश्चिम बङ्गाल WEST BENGAL

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Certified that the instrument is admitted to registration and the same is in accordance with the provisions of the Act and the rules made thereunder and the document is a true copy of the original.

[Signature]
District Sub-Register-11
Alipore, South 24-parganas

DEVELOPMENT AGREEMENT

14 MAR 2023

THIS DEVELOPMENT AGREEMENT made on this 14th day of March, 2023

BETWEEN

(1) SRI SADHAN KARMAKAR (PAN: BARPK5275P, Aadhaar No. 2582 5927 2876), son of Late Jagadish Karmakar, and (2) SMT. SILPI KARMAKAR (PAN: CBAPK8154N, Aadhaar No. 4745 7650 9952), wife of Sri Sadhan Karmakar, both by Nationality Indian, both by faith Hindu, both by occupation Business, both residing at Fourth Floor, Model-1, 272, Kamalgazi, Post Office and Police Station Narendrapur, District South 24 Parganas, Pin-700 103, hereinafter jointly referred to as the **OWNERS** (which term shall unless excluded by or repugnant to the context shall mean and include all their 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 **OTHER PART**.

WHEREAS one Ramdulal Purkait and three others were the recorded owners of Eight anas, i.e. 50% and one Bhusan Chandra Purkait was the recorded owner of rest Eight anas, i.e. 50% share in land about 11 Decimals out of total land measuring about 22 Decimals in Khatian No. 139, Dag No. 893 in Mouza Ramchandrapur, J.L. No. 58, under Police Station Sonarpur, District South 24 Parganas.

AND WHEREAS said Ramdulal Purkait and three other recorded owners jointly sold, transferred and conveyed the aforesaid land to one Ranendra Nath Ghosh alias Ranen Ghosh by executing a Deed of Conveyance, duly registered at the office of the District Registrar Alipore and recorded in Book No. I, being Deed No. 3359 for the 1963 against valuable consideration more particularly mentioned therein

AND WHEREAS said Bhusan Chandra Purkait, the owner of the rest Eight anas, i.e., 50% of total land measuring about 22 Decimals in Khatian No. 139, Dag No. 893 in Mouza Ramchandrapur, J.L. No. 58, under Police Station Sonarpur, District South 24 Parganas sold, transferred and conveyed the same to one Gupi alias, Gopi Nath Das by executing a registered sale deed and the said sale deed was registered at the office of the Sub Registrar, Baruipur and recorded in Book No.1, Volume No. 25, pages from 68 to 71, being No. 620 for the year 1960 for a valuable consideration as mentioned therein.

AND WHEREAS said Gopi Nath Ghosh, while possessing the aforesaid landed property as the absolute owner, sold, transferred conveyed and assigned the same free from all encumbrances to Ranendra Nath Ghosh alias Ranen Ghosh by executing a Sale Deed, duly registered at the office of the District Registrar, Alipore and recorded in Book No.1, being Deed No. 630 for the year 1961.

AND WHEREAS one Bejoy Chandra Biswas was the recorded owner of a land measuring about 53 Decimals in Dag No. 894 under Khatian No. 13 at Mouza Ramchandrapur under Police Station Sonarpur, in the District of South 24 Parganas who sold the said land to said Ranendra Nath Ghosh alias Ranen Ghosh

by executing a sale deed dated 22.06.1962, duly registered before the District Registrar, Alipore and recorded in Book No. 1, being Deed No. 2720 for the year 1962.

AND WHEREAS after such purchase the said Ranendra Nath Gosh alias Ranen Ghosh, while possessing the said landed properties free from all encumbrances, transferred the same in favour of his son Gautam Ghosh by executing a Deed of Gift dated 22nd May, 1992, duly registered before the District Registrar Alipore and recorded in Book No. 1, being Deed No. 9300 for the year 1992.

AND WHEREAS said Gautam Ghosh, represented by his legal attorney Smt. Sushila Dokania, sold, transferred and conveyed the landed property measuring about 50.5 decimals comprised in R.S. Dag No. 894 and 893 of Mouza Ramchandrapur free from all encumbrances to one Radheshyam Dokania, since deceased, by executing a Deed of Conveyance dated 16.03.1994, registered in the office of the District Sub Registrar IV, South 24 Parganas at Alipore and the same has been recorded in Book No.1, being Deed No. 1052 for the year 1994.

AND WHEREAS while enjoying khas possession of the aforesaid land said Radheshyam Dokania died intestate on 14.08.1995 leaving behind his wife Smt. Sushila Dokania, his two daughters namely, Sangita Dokania and Sarika Dokania and his only son Kausik Dokania as his only legal heirs and successors who jointly inherited the aforesaid land left by Late Radheshyam Dokania according to Hindu Succession Act, 1956.

AND WHEREAS said Smt. Sushila Dokania, Sangita Dokania, Sarika Dokania and Kausik Dokania jointly became the owners of two plots of Danga land, being **Scheme Plot No. P/7** measuring about 03 Cottahs and 08 Chittacks, be the same a little more or less, and **Scheme Plot No. P/8** measuring about 01 Cottah and 08 Chittacks, be the same a little more or less, both at Mouza Ramchandrapur, J.L. No. 58, Revenue Survey No. 196, Touzi No. 3-5, Parganas Magura, R.S. Dag No. 893, R.S. Khatian No. 139, P.O. Narendrapur, under Police Station Sonarpur within the local limits of the Bonhooghly 1 No. Gram Panchayat in the District of South 24 Parganas.

AND WHEREAS while seized, possessed the aforesaid land measuring 03 Cottahs and 08 Chittacks in Scheme Plot no. 7, said Smt. Sushila Dokania, Sangita Dokania, Sarika Dokania and Kausik Dokania, executed a Gneral Power of Attorney dated 23rd July, 1997, duly registered at Additional District Registrar at Calcutta Assurance, vide Book No. IV, being No. 1290 for the year 1997 appointing (1) Sri Rajendra Kumar Agarwal, son of Late Bhagirath Mal Agarwal of 18/1, Chanditala Main Road, Police Station Behala, Kolkata-700 053 and (2) Mr. Naresh Chandra Roy, son of Late Rup Kanta Roy of Village Ramchandrapur, P.O. Narendrapur, Police Station Sonarpur, District South 24 Parganas in respect of the aforesaid two plots of land, being **Scheme Plot No. P/7** measuring about 03 Cottahs and 08 Chittacks, be the same a little more or less, and **Scheme Plot No. P/8** measuring about 01 Cottah and 08 Chittacks, be the same a little more or less, both at Mouza Ramchandrapur, J.L. No. 58, Revenue Survey No. 196, Touzi No. 3-5, Parganas Magura, R.S. Dag No. 893, R.S. Khatian No. 139, P.O.

Narendrapur, under Police Station Sonarpur within the local limits of the Bonhooghly 1 No. Gram Panchayat in the District of South 24 Parganas.

AND WHEREAS by virtue of the aforesaid General Power of Attorney said Sri Rajendra Kumar Agarwal and Sri Naresh Chandra Roy, being the constituted attorneys of Smt. Sushila Dokania, Sangita Dokania, Sarika Dokania and Kausik Dokania, sold, transferred and conveyed **ALL THAT** piece and parcel of Danga land, being **Scheme Plot No. P/7** measuring about 03 Cottahs and 08 Chittacks, be the same a little more or less, at Mouza Ramchandrapur, J.L. No. 58, Revenue Survey No. 196, Touzi No. 3-5, Parganas Magura, R.S. Dag No. 893, R.S. Khatian No. 139, P.O. Narendrapur, under Police Station Sonarpur within the local limits of the Bonhooghly 1 No. Gram Panchayat in the District of South 24 Parganas in favour of Sri Nirmal Chandra Das, son of Late Nityananda Das of Shibnagar Mazid Road, P.O. Agartala College, Jogendranagar, West Tripura by executing a Deed of Conveyance dated 30th September, 1997 and the same deed was registered in the office of the District Sub Registrar-IV, South 24 Parganas at Alipore and recorded in Book No. 1, Volume No.7, pages from 49 to 64, being No. 45 for the year 1998, wherein said Rajendra Kumar Agarwal and Sri Naresh Chandra Roy also endorsed their signature as 'Confirming Party'. Be it noted that in the aforesaid deed being No. 45 for the year 1998 dated 30th September, 1997 and the Plan annexed therewith it was inadvertently mentioned that the width of the common passage adjacent to the said land is 12 feet which was later correctly measured and found to be 16 feet wide common passage.

AND WHEREAS by virtue of the aforesaid deed, said Nirmal Chandra Das became the sole and absolute owner in respect of **ALL THAT** piece and parcel of Danga land, being **Scheme Plot No. P/7** measuring about 03 Cottahs and 08 Chittacks, be the same a little more or less, at Mouza Ramchandrapur, J.L. No. 58, Revenue Survey No. 196, Touzi No. 3-5, Parganas Magura, R.S. Dag No. 893, R.S. Khatian No. 139, P.O. Narendrapur, under Police Station Sonarpur within the local limits of the Bonhooghly 1 No. Gram Panchayat in the District of South 24 Parganas, hereinafter referred to as the "said land No.1", more particularly described in the Schedule written hereunder.

AND WHEREAS said Nirmal Chandra Das subsequently mutated his name in the Record of Rights at the office of the Block Land and Land Reforms Officer, Sonarpur as the owner of the same and was allotted L.R. Khatian No. 1124. in respect of the 'said land No.1' in L.R.Dag. No.1004.

AND WHEREAS by virtue of the said General Power of Attorney dated 23rd July, 1997 Sri Rajendra Kumar Agarwal and Sri Naresh Chandra Roy, being the constituted attorneys of Smt. Sushila Dokania, Sangita Dokania, Sarika Dokania and Kausik Dokania, sold, transferred and conveyed **ALL THAT** piece and parcel of Danga land, being **Scheme Plot No. P/8** measuring about 01 Cottahs and 08 Chittacks, be the same a little more or less, at Mouza Ramchandrapur, J.L. No. 58, Revenue Survey No. 196, Touzi No. 3-5, Parganas Magura, R.S. Dag No. 893, R.S. Khatian No. 139, P.O. Narendrapur, under Police Station Sonarpur within the local limits of the Bonhooghly 1 No. Gram Panchayat in the District of South 24 Parganas in favour of Mrs. Chandana Dutta Bhowmik (Das), wife of Sri Nirmal

Chandra Das of Shibnagar Mazid Road, P.O. Agartala College, Jogendranagar, West Tripura by executing a Deed of Conveyance dated 30th September, 1997 and the same deed was registered in the office of the District Sub Registrar-IV, South 24 Parganas at Alipore and recorded in Book No. 1, Volume No.7, pages from 17 to 32, being No. 43 for the year 1998, wherein said Rajendra Kumar Agarwal and Sri Naresh Chandra Roy also endorsed their signature as 'Confirming Party'. Be it noted that in the aforesaid deed being No. 43 for the year 1998 dated 30th September, 1997 and the Plan annexed therewith it was inadvertently mentioned that the width of the common passage adjacent to the said land is 12 feet which was later correctly measured and found to be 16 feet wide common passage.

AND WHEREAS by virtue of the aforesaid deed, said Chandan Dutta Bhowmik (Das) became the sole and absolute owner in respect of ALL THAT piece and parcel of Danga land, being **Scheme Plot No. P/7** measuring about 01 Cottahs and 08 Chittacks, be the same a little more or less, at Mouza Ramchandrapur, J.L. No. 58, Revenue Survey No. 196, Touzi No. 3-5, Parganas Magura, R.S. Dag No. 893, R.S. Khatian No. 139, P.O. Narendrapur, under Police Station Sonarpur within the local limits of the Bonhooghly 1 No. Gram Panchayat in the District of South 24 Parganas, hereinafter referred to as the "said land No.2", more particularly described in the Schedule written hereunder.

AND WHEREAS said Chandan Dutta Bhowmik (Das) subsequently mutated her name in the Record of Rights at the office of the Block Land and Land Reforms Officer, Sonarpur as the owner of the same and was allotted L.R. Khatian No. 1123 in respect of the 'said land No.2' in L.R. Dag No. 1004.

AND WHEREAS said Nirmal Chandra Das and Chandana Dutta Bhowmik (Das) jointly sold, transferred and conveyed the said land No.1 measuring about 03 Cottah and 08 Chittacks and the said land No.2 measuring about 1 Cotta 08 Chattacks, consolidatedly total land measuring about 5 Cottahs, be the same a little more or less, being Scheme Plot Nos. P/7 & P/8, situated in Mouza Ramchandrapur, J.L. No. 58, Revenue Survey No. 196, Touzi No. 3-5, Parganas Magura, R.S. Dag No. 893, corresponding L.R. Dag No. 1004, R.S. Khatian No. 139, corresponding L.R. Khatian Nos. 1123 and 1124, P.O. Narendrapur, under Police Station Sonarpur within the local limits of the Bonhooghly 1 No. Gram Panchayat in the District of South 24 Parganas, hereinafter referred to as the 'said property' in favour of the Owners herein by executing a Deed of Conveyance dated 28th February, 2023, duly registered in the office of the District Sub Registrar-IV, South 24 Parganas at Alipore and recorded in Book No. I, Volume No. 1604-2023, pages from 65847 to 65875, being No. 160402360 for the year 2023 against valuable consideration.

AND WHEREAS for the purpose of developing the said land, the Owners herein came across the present developer and the Developer approached the Land owners 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 Bonhooghly 1 No. Gram Panchayat under certain terms as detailed here under and the Owner accepts such proposal.

ARTICLE - I, DEFINITION

- 1.1 **OWNERS** shall mean (1) **Sri Sadhan Karmakar**, son of Late Jagadish Karmakar, and (Kumar Das, residing at Ramkrishna Nagar, Post office Laskarpur, Police Station Sonarpur, District South 24 Parganas, Pin – 700 153, and (2) **Smt. Silpi Karmakar**, wife of Sri Sadhan Karmakar, both residing at 272, MODEL-1, Near Kamalgazi State Bank, P.O. Narendrapur (formerly Sonarpur), Kolkata-700 103, District South 24 Parganas, West Bengal.
- 1.2 **DEVELOPER** shall mean “**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**, son of Late Indrajit Ghosh Roy, resident of P-14, Ramkrishna Park, Post office Laskarpur, Police Station Sonarpur, Dist. South 24 Parganas, Pin – 700 153, and (2) **Mr. Pramit Ghosh**, 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 **SAID PREMISES** shall mean ALL THAT land measuring about 5 Cottahs, be the same a little more or less, 5 Cottahs, be the same a little more or less, being Scheme Plot Nos. P/7 & P/8, situated in Mouza Ramchandrapur, J.L. No. 58, Revenue Survey No. 196, Touzi No. 3-5, Parganas Magura, R.S. Dag No. 893, vorresponding L.R. Dag No. 1004 under R.S. Khatian No. 139, corresponding L.R. Khatian Nos. 1123 and 1124, P.O. Narendrapur, under Police Station Sonarpur within the local limits of the Bonhooghly 1 No. Gram Panchayat in the District of South 24 Parganas, more fully and particularly described in the Schedule ‘A’ 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 Bonhooghly No.1 Gram Panchayat.
- 1.5 **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.
- 1.6 **BUILDING PLAN** shall mean architectural and construction plan or plans to be prepared by the Developer at its own cost duly approved by the Owners to be sanctioned by the Bonhooghly No.1 Gram Panchayat on the basis of which the Developer shall construct the proposed new building.

- 1.7 **TRANSFER** shall mean as a grammatical variant or shall include a transfer by possession and by any other means adopted for effecting what is understood as a transfer of space/flat in the proposed multi-storied building in the intending purchaser/ purchasers thereof save and except the Owner's allocation hereinafter referred to.
- 1.8 **TRANSFeree** shall mean a person to whom any space/flat in the proposed multi-storied building will be transferred by Deed of Conveyance for a valuable consideration except the Owners' allocation as mentioned hereinafter.
- 1.9 **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 owners' allocation which is Thirty Six months from the date of receipt of the sanction plan. The said time for construction and completion of proposed building may be mutually extended for further period of 6 (Six) months on the happening of any eventuality which may be beyond the control of the Developer. This is to be noted that time is the main essence of this agreement and the Owners shall be at liberty to sue the Developer for specific performance of contract in case the Developer fails to handover the Owners' allocation to the owners within the stipulated time.
- 1.10 **COMMENCEMENT** shall mean the date of execution of this agreement.
- 1.11 **COVERED AREA** shall mean the plinth area of the proposed building measuring at the floor level of the basement or any floor and as shall be computed by inclusion of the thickness of the internal and external walls, save that if any wall be common between two separate portions/flats/rooms, then only half depth of the thickness of the wall to be included for computing the area of each separate portion/flat/room.
- 1.12 **COMMON AREA** shall mean and include the corridors, passage, ways, lifts, stair-ways, stair head room, landing and other portions of the proposed building intended or required for ingress and egress from any portion/flat for the use of the co-owners of the flats/rooms, i.e., water pump room in the ground floor and open terrace on the top floor, drive ways, gates, common lavatory, boundary wall etc. as per sanctioned building plan or plans.
- 1.13 **COMMON PORTIONS** shall mean common installations in the proposed building for common use and utility, i.e., plumbing, electrical, drainage and other installations, fittings, fixtures and machinery which are not exclusive for any portion/flat and which are specified as common by the Developer.
- 1.14 **COMMON FACILITIES AND AMENITIES** shall mean and include corridors, staircase, water pump, pump house, overhead tank, underground reservoir and such other facilities which may be mutually agreed upon by and between the parties and required for the location free enjoyment,

maintenance, upkeep and/or proper management of the proposed building including the top floor roof and terrace of the proposed building.

- 1.15 PROPORTIONATE** shall mean where it refers to the share of any purchaser/purchasers who shall be agreed to purchase or own any flat or proportion in the new building including the land or common areas or parts then such proportionate share shall be the same as to the covered area of the flats in the proposed building the owner's area and where it refers to any rate/taxes, common expenses then such share of the whole shall be determined on the basis of which such rates/taxes as are being respective levied.
- 1.16. PROJECT** shall mean the development of the land by construction of the proposed multi-storied building for selling of the flats/ portions of the said building and other jobs as envisaged hereunder save and except the Owners' allocation.
- 1.17 HOLDING ORGANIZATION** shall mean Association, Limited Company or Co-operative or Registered Society that may be nominated or formed by the owner/developer for the common purpose.
- 1.18. GENERAL LIMITED COMMON ELEMENTS** shall mean those limited common elements which are for the use and benefit of all the units.
- 1.19 ROOF** shall mean and include the roof of the proposed building on the top of the terrace and the roof right will be exclusively belong to the owners and the flat owners.
- 1.20 SUPER BUILT UP AREA** shall mean covered area plus proportionate share of stair, lift & corridor plus 25% of the covered area.
- 1.21 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,

TITLE AND DECLARATION

- 2.1** The Owners hereby declare that they have good and absolute right, title and interest in the said land without any claim of right, title or interest of any person or persons adversely against the Owners. The Developer is free and at liberty to make such investigations with regard to the title of the Owners to which the Owners shall extend their cooperation.
- 2.2** The Owners hereby undertake and assure that the Developer will be entitled to construct and complete the entire building with all responsibility and benefits as agreed by and between the parties and the Developer will further be entitled to transfer by way of sale or otherwise as the absolute owner of

the Developer's allocation either in one lot or in several lots with proportionate share in the land of the said premises without interference of or from the owners or any other person or persons claiming through under or in trust of the owners.

ARTICLE - III,

ALLOCATION OF SHARES IN THE PROPOSED BUILDING

Allocation of the Owners: - In consideration of the Owners having granted Developer an exclusive consent to develop the said property the owner shall be entitled to be allocated 40% of the total constructed area in the proposed building upon the said land together proportionate undivided share of land underneath with the right to use the common facilities of the building. Owners' allocation in different floors of the proposed building shall be made on receipt of the sanctioned building plan by executing a Supplementary agreement.

Owner's allocation in the proposed building is more particularly described in the Schedule 'B' hereunder written

It is pertinent to mention that the Developer/Second Party shall construct the proposed building with standard and specified quality material as detailed in Schedule 'E' hereunder written 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 Bonhooghly No.1 Gram Panchayat.

Allocation of the Developer:- The Developer's allocation in the proposed building shall comprise the rest 60% of the of the constructed area in the proposed building together with proportionate share in the land underneath the building excepting owners' allocation written hereinabove in the proposed 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 Developer's allocation in different floors of the proposed building shall be made amicably on receipt of sanctioned building plan by executing a Supplementary agreement.

Developer's allocation in the proposed building is more particularly described in the Schedule 'C' hereunder written

ARTICLE - IV

INTEREST FREE REFUNDABLE SECURITY DEPOSIT

The Developer has furnished an interest-free refundable Security of Rs.40,00,000/- (Rupees Forty Lakh) only to the Owners simultaneous with the execution of these presents, and the said amount shall be refunded back to the Developer by the Owners simultaneous with the taking over of Owners' allocation in the proposed building from the Developer.

ARTICLE-V
EXPLORATION AND DEVELOPMENT RIGHTS

- 5.1 The Owners hereby grant exclusive right to the Developer to built-up and accept the said land for construction of building and the Developer shall be entitled to enter into contract or agreements or sub-contracts with any person, company or concern at its own risk and responsibility without encumbering the said property of the Owners in any manner whatsoever.

ARTICLE-VI
DEVELOPER'S RIGHT

- 6.1 The owners hereby grant right to the developer to construct, erect and build the proposed multi-storied building strictly in terms of the plan sanctioned by the Bonhooghly No.1 Gram Panchayat with or without any amendment and/or modification thereto cause to be made by the Developer from appropriate authority along with full responsibility of such construction.
- 6.2 However, nothing herein contained shall be constructed as a demise or assignment or conveyance in law by the Owners of the said premises or any part thereof to the Developer so as to create any title in respect thereof other than an exclusive license to the Developer to execute the work herein contemplated as such Developer and to deal with the Developer's allocation in the proposed new building by way of sale/transfer to the intending purchasers.
- 6.3 All applications, plans and other papers and documents as may be required by the Developer for the purpose of obtaining necessary modification or alteration of the plan from the appropriate authorities shall be prepared by the Developer and approved by the Owners at Developer's own costs and expenses and the Developer shall bear and pay all fees including architect, fees, charges, and expenses required to be paid or deposited for development of the premises.
- 6.4 The Developer is hereby authorized and empowered by the Owners 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 - VII
CONSIDERATION

- 7.1. In consideration of the Owners having agreed to permit the Developer to commercially exploit the said land by constructing, erecting and building a multi storied building in accordance with the building plan as has been sanctioned by the Rajpur Sonarpur Municipality with such modification or alteration as may be required or made by the Developer, the Developer has agreed to allocate to the Owners their allocation, together with proportionate share in the common parts and the common utilities.

- 7.2** The said Owners' allocation shall be constructed, erected and completed as the building sanction plan and the specification of such construction shall be as mentioned in the Schedule 'E' hereunder written.
- 7.3** Neither the Owners shall be liable to pay or contribute, nor the Developer shall be entitled to call upon the Owners to pay and contribute any amounts towards the cost of construction of the building or any part thereof except Security Deposit to be made to the WBSEDCL for electrical connection to the proposed building and the said deposit to be made by the Owners and the Developer in equal proportion.

ARTICLE - VIII
PROCEDURE

- 8.1** The Owners shall grant to the Developer or its nominee or nominees such Development power of attorney as may be required for the purpose of Building sanction Plan and all necessary permission and approvals from the different authorities in connection with construction of the proposed building and electricity and water supply connections and all other connections including drainage and sewerage connection from the Bonhooghly No.1 Gram Panchayat and other authorities and dealing with all authorities in respect of execution of the Project on behalf of the Owners and also for transferring the developer's allocation to any intending purchaser or purchasers.
- 8.2** The Owners shall sell and transfer the undivided proportionate share in the land comprised in the said premises after retaining such portion for himself as would be proportionate for the areas in the building in their allocation, as per nomination and requirement of the Developer out of its allocation in favour of the Developer and/or in favour of the persons nominated for the purpose by the Developer, without demanding any consideration for such transfer.
- 8.3** All costs and expenses for preparation, engrossing and registration of such deeds shall be borne and paid by the purchasers for their respective units.

ARTICLE - IX
POSSESSION & CONSTRUCTION

- 9.1** It has been agreed by and between the Owners and the Developer that the Developer shall have the entire responsibility of construction of the said building and the Owners shall have no responsibility regarding construction of the said building.
- 9.2** The Developer agreed to commence work of Development of all that land measuring about 5 Cottahs, be the same a little more or less, being Scheme Plot Nos. P/7 & P/8, situated in Mouza Ramchandrapur, J.L. No. 58,

Revenue Survey No. 196, Touzi No. 3-5, Parganas Magura, R.S. Dag No. 893, corresponding L.R. Dag No. 1004 under R.S. Khatian No. 139, corresponding L.R. Khatian Nos. 1123 and 1124, P.O. Narendrapur, under Police Station Sonarpur within the local limits of the Bonhooghly 1 No. Gram Panchayat in the District of South 24 Parganas, and complete the same within 36 (Thirty Six) months from the date of proposed plan sanctioned by the competent authority.

- 9.3** That Developer, upon completion of construction and making the portion habitable, shall deliver the Owner's allocation before delivering possession to any of its purchaser or purchasers of any unit of the developer's allocation.
- 9.4** The Developer shall pay the municipal taxes and other statutory outgoings in respect of the said property from the date of taking over possession of the property from the Owners till the property is separately assessed by the Bonhooghly 1 No. Gram Panchayat.

ARTICLE - X

COMMON FACILITIES

- 10.1** As soon as the new building on the said premises is completed and made fully habitable for residential purpose, upon obtaining necessary certificate for occupation from the Competent Authority, the Developer shall give written notice to the Owners requiring it to take possession of the Owners' allocation in the building and thereafter the Owners shall take delivery of possession of their allocation as herein provided for, and there being no actionable deviation made by the Developer in the construction, the Owners shall give and grant unto the Developer a certificate in writing admitting and acknowledging such delivery of possession of his allocation in full satisfaction.
- 10.2** The Owners and the Developer or the persons claiming through them shall punctually and regularly pay for their respective allocation, such rates and taxes and other statutory outgoing on the property proportionately to the Bonhooghly 1 No. Gram Panchayat and to such other authority or authorities having statutory jurisdiction to levy and taxes or impositions.
- 10.3** Till all the saleable units within the Developer's allocation are sold away, the Developer in consultation with the Owners shall frame rules for mode of user and enjoyment of the residential and other units of accommodation in the said building, and till formation of a body of the co-owners of the building including the Owners herein and the purchasers of the Developer, it will be the responsibility of the Developer to arrange for maintenance of the common areas and the common utilities of the building and therefore the Developer will be entitled to realize the cost proportionately from occupiers of the several units of accommodation.

ARTICLE - XI
COMMON RESTRICTIONS

It has been agreed by and between the parties hereto that the Owners' allocation in the building shall be subject to the same restrictions on transfer and use as would be applicable to the Developer's allocation in the new building intended for the common benefits of all occupiers of the entire completed building which shall include are following :

1. The Owners and the Developer or their nominees shall not use or permit to use their respective portions in the building or any portion thereof for carrying on any obnoxious, illegal and immoral trade or activity nor use the same for any purpose which may cause any nuisance, obstruction or hazard to the other occupiers of the new building.
2. Neither party shall demolish or permit to demolish any wall or other structures in their respective portions or any part thereof or make any structural alteration therein without the consent of all other co-owners and without obtaining necessary permission from the concerned statutory authorities.
3. Both the parties shall abide by all laws, bye-laws, rules and regulations of the Government and/or local bodies and shall be responsible for any violation and/or breach of any of the laws, bye-laws, rules and regulations in their respective allocations.
4. The respective allottees shall keep the interior walls, sewers, drains, pipes and other fittings and fixtures, floor and ceiling etc. in their respective allocations of the building in good condition and repair and in particular so as not to cause any damage to the building or any other space or accommodation therein, and shall keep the other indemnified from and against the consequences of any breach.
5. No party or person(s) claiming through any of the parties herein shall keep or store anything in any of the common areas nor shall otherwise cause any hindrance in any manner whatsoever to the use of the common areas and the common utilities by the co-Owners for the purpose they are meant.
6. No party shall throw or accumulate any filth, rubbish, waste or refuse or permit the same to be thrown or accumulated in or around the building or in the compound, corridors or any other portion of the common areas of the building and the premises.
7. In the event of any transfer being made by the parties of their respective allocations, the above conditions shall be made applicable to and binding upon the transferee(s).

ARTICLE - XII

OWNERS' OBLIGATION

- 12.1** The Owners shall hand over the possession of the said land as is it condition along with the photo copies of relevant documents in respect of the title of the property to the Developer herein. However, if any original document is required for inspection in that case the owners shall provide the same at the developer's cost.
- 12.2** The Owners hereby agree and covenant with the Developer not to cause any interference or hindrance in the construction of the proposed building at any stage provided the Developer will obey to the sanctioned building plan with permitted alterations, modifications and/or reversions by the competent authority.
- 12.3** The Owners hereby agree and undertake to execute a Registered Development Power of Attorney in favour of the Developer herein or its nominee empowering the Attorney to sell out the Developer's allocation of the proposed building, however the Developer shall not be entitled to sell its allocation to the prospective buyers until owners' allocation is secured in the mention provided.
- 12.4** The Owners hereby undertakes to pay GST at the applicable rate in respect of the owners' allocation of the proposed building.
- 12.5** The Owners shall not hold the Developer liable in case there be any unavoidable delay in completion of the construction owing to reasons not attributable to willful latches and negligence on the part of the Developer and/or due to acts of God and force majeure. Circumstances however, if these delay attributed to willful and intentional omission or negligence for delivery of Owners' allocation within the stipulated period, the developer shall be liable to pay liquidated damage Rs.25.000/- (Rupees Twenty Five thousand) only per month till the Owners' allocation is allotted in habitable condition. Be it mentioned here that if the Developer unable to finish within the stipulated period in that case another six months may be extended by the owners to the Developer.
- 12.6** The Owners shall not cause stoppage of work of the Developer at any stage during the construction by bringing a suit against the Developer and an order of injunction, so long as there is no actionable deviation from the sanctioned building plan and/or abandonment of work by the Developer as well as violation of the terms and conditions of this Development agreement.
- 12.7** The Owner agree and covenant with the Developer not to do any act, deed or thing whereby the Developer may be prevented from selling, assigning and/or disposing of any of the Developer's allocated portion in the building or at the said property, provided that the possession of the Owners' allocated portion will be offered for delivering to them before delivering any portion to any of the Developer's purchasers out of the allocation of the Developer. The Developer shall indemnify the owners adequately and reasonably if any

infraction of statutory rules of whatever nature committed during the tenure of the agreement.

- 12.8** The Owners hereby agree and covenant with the Developer not to let out, grant, lease, mortgage and/or charge the Developer's allocation in the said premises, provided however, nothing herein contained shall restrict the right of the Owners to lease, transfer mortgage assign or charge the Owners' allocation.
- 12.9** The Owners hereby agree and covenant with the Developer to pay maintenance charges for Owners' allocation to the flat holders association upon its formation, and till then to the Developer, who shall maintain the building till formation of flat holders association.
- 12.10** The Owners hereby agree and undertake to contribute 50% of the total Security Deposit to be made to the WBSEDCL for electric connection to the proposed building, while the Developer or purchasers of units under the Developer's allocation shall pay the rest 50% amount of Security Deposit.
- 12.11** The Owners hereby agree and declare that the Developer shall be entitled to apply for getting additional sanction from the Rajpur Sonarpur Municipality of additional floor and further declare that in the event of such approval by the Rajpur Sonarpur Municipality, the Owners shall be eligible to get 50% of area while the Developer shall get the rest 50% over the said additional sanction.
- 12.12** Tax liabilities:- The parties hereto shall bear tax liabilities in respect of their respective shares in the proposed building.

ARTICLE - XIII

DEVELOPER'S OBLIGATION

- 13.1** The Developer hereby agrees and covenants with the Owners to start construction of the proposed building in accordance with the sanctioned building plan and to complete the construction within 36 (Thirty Six) months from the date of receipt of the sanctioned plan provided that the work is not hindered or stopped at any stage by any act of the Owners, acts of God, force majeure or any other reason beyond the control of the Developer.
- 13.2** The Developer hereby agrees and covenants with the Owners not to violate or contravene any of the statutory provisions or rules or regulations applicable for construction of the said building and agrees to keep the Owner indemnified against all consequences of deviation etc. if made by the Developer.
- 13.3** The Developer further agrees and covenants with the Owners not to do any act, deed or thing whereby the Owners may be prevented from occupying,

enjoying, selling, assigning and/or disposing off the Owner's allocation in the building at the said premises or any part or portion thereof.

- 13.4** The Developer shall handover the copy of the Completion Certificate to the Owners as and when the same is ready for delivery by the Bonhooghly No.1 Gram Panchayat.
- 13.5** The Developer shall handover the Owners' allocation in the proposed building completed in all respects after installation of common meter and the lift.

ARTICLE - XIV
MISCELLANEOUS

- 14.1** The Owners and the Developer have entered into this agreement for development purely as contract and nothing herein contained shall be construed as partnership between the Owners and the Developer and the parties hereto shall not constitute as an association of persons.
- 14.2** It is understood and accepted that from time to time to facilitate construction of the proposed new building by the Developer various acts, deeds, matters and things not herein specified may be required to be done by the Developer and therefore the Developer may need the authority of the Owners and various applications and other documents may be required to be signed or made by the Owners for which specific provisions may not have been made or mentioned hereinabove. The Owners hereby undertake to do all such lawful acts, deeds, matters and they shall execute any such additional power of attorney and/or authorization as may be required by the Developer for the aforesaid lawful purposes including sale right of the developer's allocation and the Owners also undertake to sign and execute all such additional application and other documents as the case may be, provided that all such acts, deeds, matters and things do not in any way infringe on the rights of the Owners and /or against the spirit of this agreement or violates or contravenes any statutory provisions, rules, regulations, notification and orders.
- 14.3** Any notice required to be given by the Developer shall without prejudice to any other mode of service available, be deemed to have been served on the Owners if delivered by hand and duly acknowledged or sent by prepaid registered post/Speed post with acknowledgement due and shall likewise be deemed to have been served on the Developer by the Owners if delivered by hand or sent by prepaid registered post/speed post to the office of the Developer.
- 14.4** The Developer in consultation with the Owners shall frame scheme under the existing statutory rules, regulations and provisions for management and administration of the said building and the

common parts and the common utilities therein, which shall have to be abided by the parties hereto as also by their respective transferees in case of transfers to the purchasers by way of suitable covenants incorporated in the deed(s) of transfer.

ARTICLE - XV

SETTLEMENT OF DISPUTES

Any dispute between the parties arising in the course of execution of the Development Project herein contemplated may be taken to Court after first trying to settle amicably, but the Owners shall not be entitled to an order of injunction, unless there be a case of illegal construction or violation of any terms and conditions of this Development Agreement by the Developer and in case of such allegation being found untrue, the Developer will be entitled to damages for the delay if any in completion of the construction.

ARTICLE - XVI

NAME OF THE PROPOSED BUILDING

The name of the proposed building will be given by the Developer.

ARTICLE - XVII

PENALTY

The Developer shall be liable to pay penalty at the rate of Rs.25,000/- (Rupees Twenty Five Thousand) only per month to the Owner in case the Developer fails to hand over physical possession of the Owners' allocation within 36 months from the date of sanction of building plan.

SCHEDULE "A" ABOVE REFERRED TO

(Description of the Property)

ALL THAT piece and parcel of the plot of land measuring about land measuring about 5 Cottahs, be the same a little more or less, being Scheme Plot Nos. P/7 & P/8, situated in Mouza Ramchandrapur, J.L. No. 58, Revenue Survey No. 196, Touzi No. 3-5, Parganas Magura, R.S. Dag No. 893, corresponding L.R. Dag No. 1004 under R.S. Khatian No. 139, corresponding L.R. Khatian Nos. 1123 and 1124, P.O. Narendrapur, under Police Station Sonarpur, now Narendrapur within the local limits of the Bonhooghly 1 No. Gram Panchayat in the District of South 24 Parganas, Pincode - 700 103, and the same is butted and bounded by:-

ON THE NORTH : R.S. Dag No. 864;
 ON THE SOUTH : 16 feet wide Passage;
 ON THE EAST : Scheme Plot No.9;
 ON THE WEST : R.S. Dag No. 893(P).

SCHEDULE "B" ABOVE REFERRED TO :

(OWNERS' ALLOCATION)

OWNER'S ALLOCATION shall mean and includes 40% of the total constructed area in the proposed building together proportionate undivided share of land underneath with the right to use the common facilities of the building. Owners' allocation in different floors of the proposed building shall be made on receipt of the sanctioned building plan by executing a Supplementary agreement.

Owner's allocation in the proposed building is more particularly described in the Schedule 'B' hereunder written

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.

SCHEDULE "C" ABOVE REFERRED TO
(Developer's Allocation)

DEVELOPER'S ALLOCATION shall mean and include the rest 60% of the total constructed area in the proposed building as per plan to be sanctioned by the Bohooghly 1No.1 Gram Panchayat after providing 40% of the same as Owners' allocation together with proportionate share in the land underneath the 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 Developer's allocation in different floors of the proposed building shall be made amicably on receipt of sanctioned building plan by executing a Supplementary agreement.

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 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. Water supply from Municipal connection.
12. Lighting in the common areas.
13. 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 wail putty and all outside plastered walls will be with painted with two coats of Asian Paints Ultima 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) covered by box shape M.S. Grill.
- 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' 6" high glazed tiles to be fitted over the cooking range of kitchen and one sink of 16"x20" 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 (Hindware/ Parryware or equivalent) 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 Crabtree/Finolex wire and all electrical would be of Anchor or equivalent brand.

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, 1 point for water purifier.

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

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 **OWNERS** at Kolkata
In presence of:

1. Santanu Paul
Narail Bagan
No 1-153,
2. Pradip Saha
B.10, Jalmdara Pally
Col-84

1. Sadkar Karmakar

2. Silpi Karmakar

OWNERS

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

1. *Santanu Paul*
2. *Pradyip Saha*

GHOSH HOUSING PROJECTS LLP

Anirban

Pradyip Ghosh

Partner

DEVELOPER

Prepared in my chamber.

S. N. Bhattacharya
(Advocate).

1593

Bar Council Enrolment No. WB-1995/1995.

RECEIPT

Received a sum of Rs.40,00,000/- (Rupees Forty Lakh) only from the within named Developer towards interest-free Security Deposit as per the Memo of Consideration written here under, and such deposit shall be refunded back to the Developer simultaneous with the taking over of my allocation out of the Owners' allocation in the proposes building.

MEMO OF CONSIDERATION

<u>Sl. No.</u>	<u>Mode of Payment.</u>	<u>Date</u>	<u>Bank & Branch</u>	<u>Amount</u>
1.	RTGS	26/2/23	ICICI, Mahamayatala	Rs.20,00,000/-
2.	RTGS	27/2/23	Do	Rs.20,00,000/-
Total				Rs.40,00,000/-

Rupees Forty Lakh only.

Witnesses:

1. Purandap Sahu

1. Sadhan Karmakar

2. Santanu Paul

2. Silpi Karmakar

OWNERS

SPECIMEN FORM FOR TEN FINGERPRINTS



Sadharan Karmakar

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



Bilfi Karmakar

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



Siraj

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



Pranav Ghosh

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



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SHANTANU PAUL

PARITOSH PAUL

10/08/1985
Permanent Account Number
BSUPP2789Q

Shantanu Paul

Signature



12102011

Shantanu Paul

Major Information of the Deed



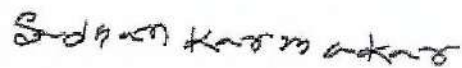


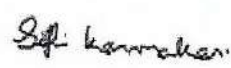
Deed No :	I-1603-03862/2023	Date of Registration	14/03/2023
Query No / Year	1603-2000650644/2023	Office where deed is registered	
Query Date	13/03/2023 11:51:15 AM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	S N BHATTACHARYA 10, K.S. Roy Road,,Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 7980115521, Status :Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4311] Other than Immovable Property, Receipt [Rs : 40,00,000/-]		
Set Forth value	Market Value		
	Rs. 59,39,996/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,001/- (Article:48(g))	Rs. 40,039/- (Article:E, B)		
Remarks			

Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Gram Panchayat: BANGOOGHLY-I, Mouza: Ramchandrapur, JI No: 58, Pin Code : 700103

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1004 (RS :-)	LR-1123	Bastu	Danga	1 Katha 8 Chatak		17,81,999/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road, ,Last Reference Deed No :1604-I -02360-2023
L2	LR-1004 (RS :-)	LR-1124	Bastu	Danga	3 Katha 8 Chatak		41,57,997/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road, ,Last Reference Deed No :1604-I -02360-2023
		TOTAL :			8.25Dec	0 /-	59,39,996 /-	
		Grand Total :			8.25Dec	0 /-	59,39,996 /-	






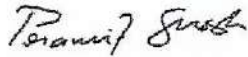
Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr SADHAN KARMAKAR Son of Late JAGADISH KARMAKAR Executed by: Self, Date of Execution: 14/03/2023 , Admitted by: Self, Date of Admission: 14/03/2023 ,Place : Office			Signature 
	14/03/2023	LTI 14/03/2023	14/03/2023	
Fourth Floor, Model -1, 272 Kamal Gazi,, City:- Rajpur-sonarpur, P.O:- Narendrapur, P.S:-Sonarpur District:-South 24-Parganas, West Bengal, India, PIN:- 700103 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: Baxxxxxx5p, Aadhaar No: 25xxxxxxxx2876, Status :Individual, Executed by: Self, Date of Execution: 14/03/2023 , Admitted by: Self, Date of Admission: 14/03/2023 ,Place : Office				
2	Name Mrs SILPI KARMAKAR Wife of Mr SADHAN KARMAKAR Executed by: Self, Date of Execution: 14/03/2023 , Admitted by: Self, Date of Admission: 14/03/2023 ,Place : Office			Signature 
	14/03/2023	LTI 14/03/2023	14/03/2023	
Fourth Floor, Model -1, 272 Kamalgazi,, City:- Rajpur-sonarpur, F.O:- Narendrapur, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700103 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: Cbxxxxxx4n, Aadhaar No: 47xxxxxxxx9952, Status :Individual, Executed by: Self, Date of Execution: 14/03/2023 , Admitted by: Self, Date of Admission: 14/03/2023 ,Place : Office				



Developer Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	GHOSH HOUSING PROJECTS LLP 3330, E.M. BYPASS EXTENSION (SOUTH), City:- Rajpur-sonarpur, P.O:- NARENDRAPUR, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700103 , PAN No.:: Aaxxxxxx5c,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr AVISEK GHOSH ROY (Presentant) Son of Late INDRAJIT GHOSH ROY Date of Execution - 14/03/2023, , Admitted by: Self, Date of Admission: 14/03/2023, Place of Admission of Execution: Office			
	Mar 14 2023 12:17PM	LTI 14/03/2023	14/03/2023	
P-14 RAMKRISHNA PARK, City:- Rajpur-sonarpur, P.O:- LASKARPUR, P.S:-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
	Mr PRAMIT GHOSH Son of Mr PRATEEP GHOSH Date of Execution - 14/03/2023, , Admitted by: Self, Date of Admission: 14/03/2023, Place of Admission of Execution: Office			
	Mar 14 2023 12:19PM	LTI 14/03/2023	14/03/2023	
P-54, RAMKRISHNA PARK,, City:- Rajpur-sonarpur, P.O:- LASKARPUR, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700153, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: Asxxxxx8q, Aadhaar No: 23xxxxxxxx5256 Status : Representative, Representative of : GHOSH HOUSING PROJECTS LLP (as PARTNER)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SANTANU PAUL Son of Mr PARITOSH PAUL NARKELBAGAN, City:- Rajpur-sonarpur, P.O:- LASKARPUR, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700153			
	14/03/2023	14/03/2023	14/03/2023

Identifier Of Mr SADHAN KARMAKAR, Mrs SILPI KARMAKAR, Mr AVISEK GHOSH ROY, Mr PRAMIT GHOSH

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Mr SADHAN KARMAKAR	GHOSH HOUSING PROJECTS LLP-1.2375 Dec
2	Mrs SILPI KARMAKAR	GHOSH HOUSING PROJECTS LLP-1.2375 Dec

Transfer of property for L2

SI.No	From	To. with area (Name-Area)
1	Mr SADHAN KARMAKAR	GHOSH HOUSING PROJECTS LLP-2.8875 Dec
2	Mrs SILPI KARMAKAR	GHOSH HOUSING PROJECTS LLP-2.8875 Dec

Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Gram Panchayat: BANGOOGHLY-I, Mouza: Ramchandrapur, JI No: 58,
Pin Code : 700103

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1004, LR Khatian No:- 1123	Owner:চন্দনা দত্ত ভৌমিক (দাস), Gurdian:সমরদাস , Address:আগরতলা , Classification:ডাঙ্গা, Area:0.03000000 Acre,	Seller is not the recorded Owner as per Applicant.
L2	LR Plot No:- 1004, LR Khatian No:- 1124	Owner:নির্মলচন্দ্র দাস, Gurdian:নিত্যানন্দ , Address:ত্রিপুরা , Classification:ডাঙ্গা, Area:0.06000000 Acre,	Seller is not the recorded Owner as per Applicant.

Endorsement For Deed Number : I - 160303862 / 2023

On 14-03-2023

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 10:38 hrs on 14-03-2023, at the Office of the D.S.R. - III 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 59,39,996/-

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

Execution is admitted on 14/03/2023 by 1. Mr SADHAN KARMAKAR, Son of Late JAGADISH KARMAKAR, Fourth Floor, Model -1, 272 Kamal Gazi,, P.O: Narendrapur, Thana: Sonarpur, , City/Town: RAJPUR-SONARPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700103, by caste Hindu, by Profession Business, 2. Mrs SILPI KARMAKAR, Wife of Mr SADHAN KARMAKAR, Fourth Floor, Model -1, 272 Kamalgazi,, P.O: Narendrapur, Thana: Sonarpur, , City/Town: RAJPUR-SONARPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700103, by caste Hindu, by Profession Business

Indetified by Mr SANTANU PAUL, , , Son of Mr PARITOSH PAUL, NARKELBAGAN, 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 14-03-2023 by Mr AVISEK GHOSH ROY, PARTNER, GHOSH HOUSING PROJECTS LLP (Partnership Firm), 3330, E.M. BYPASS EXTENSION (SOUTH), City:- Rajpur-sonarpur, P.O:- NARENDRAPUR, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700103

Indetified by Mr SANTANU PAUL, , , Son of Mr PARITOSH PAUL, NARKELBAGAN, 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 14-03-2023 by Mr PRAMIT GHOSH, PARTNER, GHOSH HOUSING PROJECTS LLP (Partnership Firm), 3330, E.M. BYPASS EXTENSION (SOUTH), City:- Rajpur-sonarpur, P.O:- NARENDRAPUR, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700103

Indetified by Mr SANTANU PAUL, , , Son of Mr PARITOSH PAUL, NARKELBAGAN, 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 40,039.00/- (B = Rs 40,000.00/- ,E = Rs 7.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 40,007/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 13/03/2023 8:25PM with Govt. Ref. No: 192022230330575098 on 13-03-2023, Amount Rs: 40,007/-, Bank: SBI EPay (SBlePay), Ref. No. 0320463659525 on 13-03-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,001/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 2,001/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 211999, Amount: Rs.5,000.00/-, Date of Purchase: 13/03/2023, Vendor name: S Mukherjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 13/03/2023 8:25PM with Govt. Ref. No: 192022230330575098 on 13-03-2023, Amount Rs: 2,001/-, Bank: SBI EPay (SBlePay), Ref. No. 0320463659525 on 13-03-2023, Head of Account 0030-02-103-003-02



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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

**Volume number 1603-2023, Page from 109570 to 109601
being No 160303862 for the year 2023.**



Dhar

Digitally signed by Debasish Dhar
Date: 2023.03.14 14:12:31 +05:30
Reason: Digital Signing of Deed.

**(Debasish Dhar) 2023/03/14 02:12:31 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.**

(This document is digitally signed.)