

17404/2023

15104/2023

भारतीय गैर न्यायिक

पचास  
रुपये  
रु.50



FIFTY  
RUPEES  
Rs.50

INDIA NON JUDICIAL

8-20 P.M.  
8-20 P.M.  
13/10/23

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AH 670430

2/2366193/23

ADDITIONAL REGISTRAR OF  
ASSURANCES-II, KOLKATA

20 OCT 2023

Certified that the Document is admitted to  
Register. The Signature Sheet and the  
endorsements on this document  
are the property of the Registrar.

Additional Registrar  
of Assurances II Kolkata

DEVELOPMENT AGREEMENT

This Development agreement is made on this the 18<sup>th</sup> day of October, 2023  
in Kolkata

By and between

(1). SMT. RUKMINI DEVI LADIA alias RUKMINI LADIA, having I. T. PAN: ABAPC7481K, Aadhar Card No. 4302 0056 4848 and Mobile No. 9831067710, wife of Late Banwari Lal Ladia, by Religion : Hindu, by nationality : Indian, by occupation : Housewife, residing at Duke Garden Viceroy, 4AB, RB-29, Raghunathpur, Rajarhat, Near : HDFC Bank, Post Office : Teghoria, Police Station : Baguiati, Kolkata- 700059, District : 24 Parganas (North), (2). SRI RAM KISHAN LADIA, having I. T. PAN: ABBPL1427G, Aadhar Card No. 4428 5617 5981 and Mobile No.9830082363, son of Late Parmatma Ram Ladia alias Parmatmaram Lodia, by Religion: Hindu,

Vict Case No. 3568 18/10/23  
J(1)- 250/-  
J(2)- 700/-  
Total

No. 46783  
Name.....  
Address.....  
Rs. ....  
PARTI KRATHI CHOWDHURY  
Aayakar Bhawan  
F-7 Chowringhee Square  
Kolkata-88  
Date..... License: Stamp Vendor

P. K. SINGH  
Advocate  
21, Old Court House Street,  
4th Floor, Room No. 104,  
Kolkata - 700001

27 SEP 2023



Handwritten text, possibly a name or address, partially obscured by the dark stamp.





# SPECIMEN FORM FOR TEN FINGERPRINTS



*Rukminidevi Lodia*

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



*Ram Vishwanath Lodia*

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



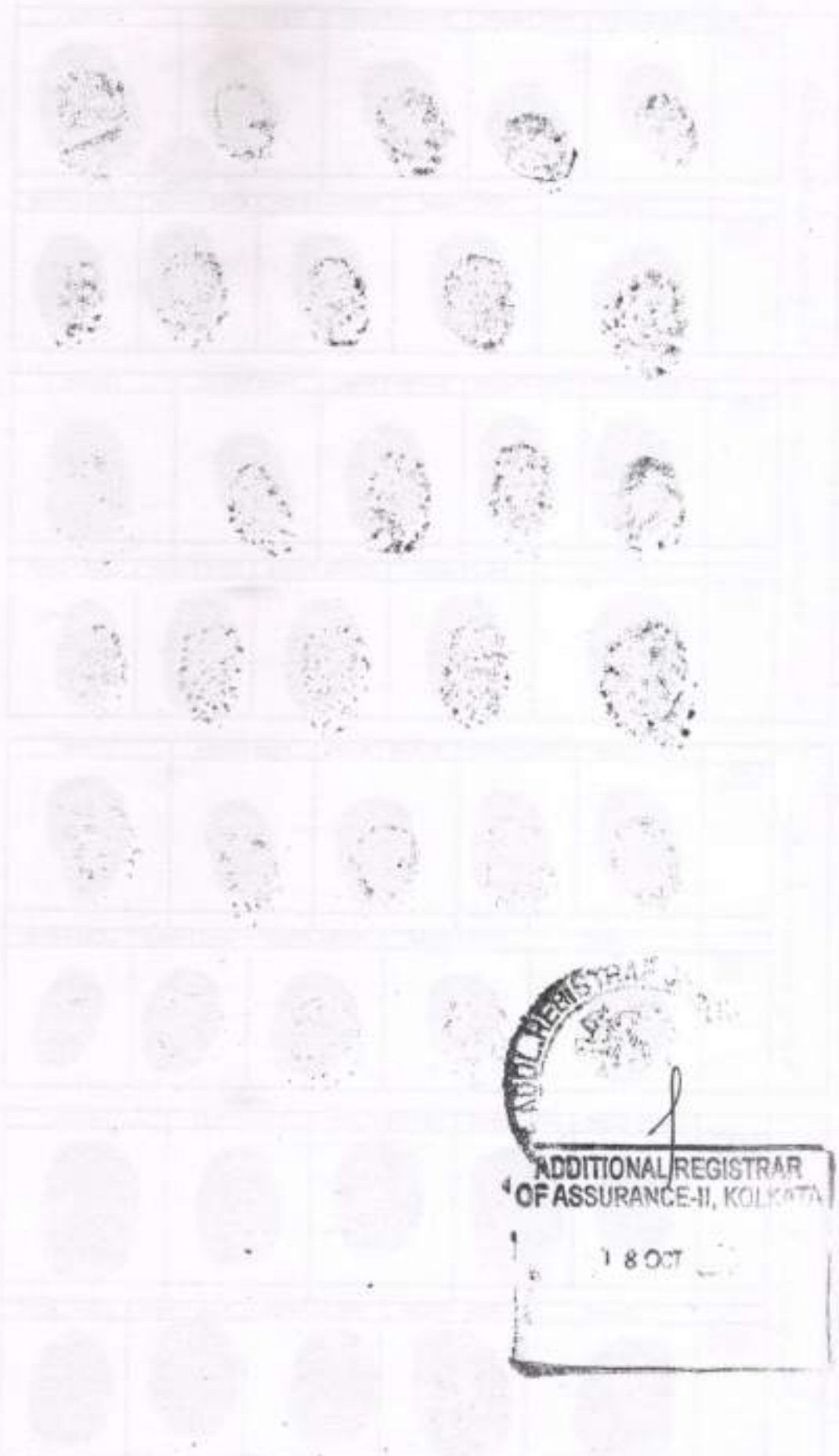
*Sanjay Kumar Lodhi*

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



*Deepak Lal*

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



ADDITIONAL REGISTRAR  
OF ASSURANCE-II, KOLKATA

18 OCT



# SPECIMEN FORM FOR TEN FINGERPRINTS



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

Ajay Kumar Lodha



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

Navendu Shrivastava



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



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

by nationality : Indian, By occupation: Business, residing at 10, Swami Vivekananda Road, Fifth Floor, Near Aditya Hospital, Jessore Road, Post Office : Motijheel, Police Station : Dum Dum, Kolkata- 700074, (3). **SRI SAROJ KUMAR LADIA**, having I. T. PAN : AAYPL5832H, Aadhar Card No. 2686 8580 0032 and Mobile No. 9831255726, son of Late Parmatma Ram Ladia alias Parmatmaram Ladia alias Parmanta Ladia, by Religion : Hindu, by nationality : Indian, by occupation : Business, residing at 10, Swami Vivekananda Road, Fifth Floor, Near Aditya Hospital, Jessore Road, Post Office : Motijheel, Police Station : Dum Dum, Kolkata- 700074, (4). **SRI DEEPAK LADIA**, having I. T. PAN : AAYPL5853A, Aadhar Card No. 4542 8381 0159 and Mobile No. 9831255730, son of Late Atmaram Ladia, by Religion : Hindu, by nationality : Indian, by occupation : Chartered Accountant, residing at "SHARACH LAKEWOODS", Flat- 21, Block- B, 106D, Narkeldanga North Road, Post Office & Police Station : Narkeldanga, Kolkata-700011 and (5). **SRI AJAY KUMAR LADIA**, having I. T. PAN : AAZPL3615K, Aadhar Card No. 6782 9176 4485 and Mobile No.9831146274, son of Late Atmaram Ladia, by Religion : Hindu, by nationality : Indian, by occupation : Business, residing at "SHARACH LAKEWOODS", Flat- 21, Block- B, 106D, Narkeldanga North Road, Post Office & Police Station : Narkeldanga, Kolkata- 700011 – Nos. 1 to 5 ALL hereinafter jointly called and referred to as the "**OWNERS**" / "**FIRST PARTY**"(which term or expression shall unless excluded by or repugnant to the subject or context, be deemed to mean and include their respective heirs, executors, administrators, legal representatives and permitted assigns) of the **ONE PART**;

**AND**

**SINGHI HIGHRISE PRIVATE LIMITED**, [ I. T. PAN: AASCS3743H], a company within the meaning of Companies Act, 2013, having its registered office at 2, MAHARSHI DEBENDRA ROAD, Post Office: BURRABAZAR, Police Station: POSTA, Kolkata 700007 and represented by its authorized director Mr. NARENDRA DHANNANI, son of MR. RAJ KUMAR DHANNANI having Income Tax Permanent Account No.AETPD1911Q, Aadhaar Card Number 388272017773and Mobile No. 9830063363 by faith Hindu, Citizen of India, by occupation Business, residing at 2, N. S. Road, Liluah, Post Office: Liluah, Police Station: Liluah, Howrah-711101, duly authorised vide Board Resolution dated 30.08.2023 and hereinafter referred to as "**DEVELOPER**" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successors-in-office, administrators and representatives) of the **OTHER PART**.



Owners and Developer are hereinafter individually referred to as "Party" and collectively as "Parties".

**NOW THIS AGREEMENT WITNESSES, RECORDS, BINDS AND GOVERNS THE CONTRACTUAL RELATIONSHIP BETWEEN THE PARTIES AS FOLLOWS:**

**1. Background and Subject Matter of Agreement**

- 1.1 **Background:** The Owners are the lawful and absolute Owners of and are fully seized of and possessed of and are otherwise fully and sufficiently entitled to **ALL THAT** 95-year old building together with piece or parcel of land measuring an area of **8 (Eight) Cottahs, 14 (Fourteen) Chittacks and 10 (Ten) Sq. ft.** be the same a little more or less, situate lying at and being Premises No. 14/6, SovaramBasak Street within Ward No. 22 of Kolkata Municipal Corporation, Post Office: Burrabazar, Police Station: Posta, Kolkata- 700007 bearing Assessee No. 11-022-290022-0, Borough No. IV, more fully and particularly described in the **FIRST SCHEDULE** hereunder written and hereinafter referred to as the '**said Premises**' as per devolution of title of the present Owners as set out in the **SECOND SCHEDULE** hereto.
- 1.2 The Owners are desirous of commercially exploiting the said Premises by getting constructed residential/commercial flats/car parking spaces/other structures, etc. thereon ("**Units**") on the said Premises and selling and/or otherwise transferring the Units and other rights therein (hereinafter referred to as "**Project**"), as per plan sanctioned and/or revised plan to be sanctioned by the concerned authorities (hereinafter referred to as "**Plan**"). However, "**Roof Rights**" shall remain with the Owners and the same shall not be transferable and the Developer will not have the right or authority to transfer the same
- 1.3 The Developer herein is a reputed Builder and is undertaking the development of real-estate projects in the State of West Bengal and accordingly, for the purpose of undertaking development of the Project, the Owners have appointed the Developer herein as the exclusive developer for the purpose of construction, erection, development and

marketing of the Project, on the terms and conditions agreed between them.

- 1.4. **Subject Matter of Agreement:** Agreement between the Owners and the Developer with regard to development, construction and sale of the Project on the said Premises.

## 2. Representations and Warranties

- 2.1 **Owners' Representations:** The Owners have represented and warranted to the Developer as follows:

- 2.1.1 **Ownership of the said Premises:** The Owners are the absolute lawful Owners of the said Premises and are seized and possessed of and otherwise fully and sufficiently entitled to the same. The particulars of the various Deeds, executed in favour of the Owners hereto on diverse dates, by virtue of which the said Premises have been acquired by the Owners, are mentioned in the **SECOND SCHEDULE** hereunder written.

- 2.1.2 **Marketable Title:** The Ownership, right, title and interest of the Owners in the said Premises is free from encumbrances such mortgages, charges, liens, claims, demands, , liabilities, attachments, trusts, debutters, executions, acquisitions, requisitions, vestings, alignments and *lispendens* whatsoever and the Owners have a marketable title to the said Premises and are entitled to lawfully retain, own, develop and transfer the said Premises and are also entitled to enter into this Development Agreement under the relevant laws governing the same.

- 2.1.3 **Possession:** The said premises is presently partly tenanted as per list already given to the Developer and as notified to KMC and as mentioned in the Sanctioned Plan and mostly vacant.

- 2.1.4 **No Requisition or Acquisition:** The said Premises is not affected by any requisition or acquisition of any authority and no notice of requisition or acquisition of the said Premises or any portion thereof has been served upon the Owners.

- 2.1.5 **No Vacant Land:** There is no vacant land in the said premises in excess of the ceiling limit and no notice, order or direction has been served upon the Owners under the provisions of the Urban Land (Ceiling & Regulation) Act, 1976 and no proceedings have been initiated and / or



pending in respect thereof or thereunder and the competent authority has, vide Memo No.668-ULC/KOL/ XVI-4089/2018 dated 30.07.2020 issued "No objection" Certificate under the Urban Land (Ceiling & Regulation) Act, 1976 in respect of the said premises.

- 2.1.6 **Taxes Paid:** The land revenue and outgoings relating to the said Premises have been and/or shall be paid by the Owners till the date of execution of this Agreement.
- 2.1.7 **Custody of Title Deeds:** The copy of title deeds are in exclusive possession and custody of the Owners and no other person or entity has any right or entitlement in respect of the same.
- 2.1.8 **No Guarantee:** No guarantee or any other security that may affect the said Premises in any manner has been given by the Owners.
- 2.1.9 **Legal Proceeding:** There are no adverse orders of any Court of law, tribunal, judicial, quasi-judicial, statutory or any other body or authority affecting the said Premises or any portion thereof and/or the Ownership, right, title and interest of the Owners (or any of them) in respect of the same.
- 2.1.10 **No Previous Agreement:** The Owners have not entered into any agreement, arrangement or understanding whatsoever with any person or entity (other than the Developer) for sale, transfer, lease, development or otherwise dealing with or disposing off the said Premises or any part thereof and have not created any third-party rights whatsoever.
- 2.1.11 **No Restriction:** There is neither any restriction on sale, transfer or development of the said Premises nor any subsisting order, proceeding, notification, declaration or notice affecting the said Premises and no part of the same has been vested, acquired, requisitioned, attached and/or affected under any law.
- 2.1.12 **Authority:** The Owners have full right, power and authority to enter into this Agreement and there is no legal bar or impediment regarding the same.
- 2.2 **Developer's Representations:** The Developer has represented and warranted to the Owners as follows:

- 2.2.1 **Infrastructure, Expertise and Financial Capacity of Developer:** The Developer is carrying on business of construction and development of real estate and has necessary infrastructure and expertise in this field and the financial capacity and resources to undertake the development of the said Premises.
- 2.2.2 **Authority:** The Developer has full right, power and authority to enter into this Agreement and there is no legal bar or impediment regarding the same.
- 2.2.3 **No Abandonment:** The Developer shall not abandon the Project in any manner and shall accord the necessary attention thereto.
- 2.2.4 **Authority:** The Developer has full right, power and authority to enter into this Agreement and appropriate Resolutions/Authorizations to that effect exist.

### 3. **Basic Understanding**

- 3.1 The Owners have made available for the purpose of development the said Premises with a marketable title and which, subject to clause 5.1.3 of this agreement, is free from encumbrances and liabilities and is capable of being developed, constructed upon and sold. The Developer shall at its own costs develop the said Premises and construct residential/commercial flats/car parking spaces/other structures, etc. thereon in accordance with the Building Plan that is sanctioned/revised/modified/ revalidated / renewed / regularized, from time to time by the concerned authorities as per mutually agreed specifications in the manner envisaged in this Agreement. The Units, save and except Roof Rights, shall be transferable in favour of intending buyers (hereinafter referred as "Transferees"). The term 'Transferees' shall also include the Owners (or any of them) and the Developer in respect of any Unit/s that may be retained / acquired by them, respectively.
- 3.2 **Developer to have Development Rights:** For the purposes of development, construction and commercial exploitation of the Project, the Owners have appointed and/or hereby appoint the Developer to develop, construct, market and sell the Project and the Units comprised therein and take all steps in terms of this Agreement, including but not limited to the following:



- 3.2.1 apply for and obtain all necessary approvals, sanctions permissions, no objections, consents, licenses and/or registrations, as may be necessary and/or required for undertaking the development of the Project.
- 3.2.2 install electricity, gas, water, drainage, telecommunication, and other requisite utilities/ connections/equipment as maybe decided by the Developer.
- 3.2.3 serve such notices and enter into such agreements with statutory undertakings or other companies as may be necessary to install the services/utilities.
- 3.2.4 give necessary notices to water, gas, electricity authorities and other statutory authorities as may be necessary in respect of development of the said Premises and pay all costs, fees and outgoings incidental to or consequential to the same.
- 3.2.5 remain responsible for due compliance with all statutory requirements whether local, state or central and shall also remain responsible for any deviation in construction which may not be in accordance with the Plan.
- 3.2.6 remain responsible for any accident and/or mishap taking place due to negligence of the Developer while undertaking construction and completion of the Project in accordance with the approved sanction plan by authorities concerned.
- 3.2.7 and/or procure compliance with, all conditions attaching to the building permission and any other permissions which may be granted during the course of development.
- 3.2.8 comply or procure compliance with, all statutes and any enforceable codes of practice of the Corporation or other authorities affecting the said Premises or the development of the Project.
- 3.2.9 take all necessary steps and/or obtain all permissions, approvals and/or sanctions as may be necessary and/or required and shall do all acts deeds and things required by any statute and comply with the lawful requirements of all the authorities for the development of the said Premises and the Project.

- 3.2.10 incur all costs charges and expenses for the purpose of constructing erecting and completing the Project in accordance with the approved Plan.
- 3.2.11 make proper provision for security during the course of development.
- 3.2.12 not allow any person to encroach nor permit any encroachment by any person and/or persons into or upon the said Premises or any part or portion thereof.
- 3.2.13 not expose the Owners to any liability and shall regularly and punctually make payment of the fees and/or charges of the Government Authorities, Architect, Engineer, suppliers and other agents as may be necessary and/or required for the purpose of construction, erection, completion, marketing and sale of the Project and the Units.
- 3.2.14 To remain solely liable and/or responsible for all acts, deeds, matters and things for undertaking construction of the Project and the Units in accordance with the approved sanction Plan and/or to be sanctioned and to pay perform and observe all the terms conditions covenants and obligations on the part of the Developer to be paid performed and observed.
- 3.2.15 **Consideration:** In consideration of developing the said premises at its own cost and expenses in terms of this agreement, the developer will be entitled to share net revenue from sale proceeds of the total constructed area of the proposed building to the extent of 56.50% whereas the balance 43.50% share of net revenue thereof shall belong to the Owners. In addition to share in net revenue to the extent of 43.50%, the Owners have also been paid the sum of Rs.1,70,00,000.00P. (Rupees One Crore Seventy Lakhs Only) by the developer pursuant to agreement which sum the Owners do hereby acknowledge to have received from the developer.
- 3.2.16 **Refundable Interest-free Security Deposit:** Pursuant to agreement, the developer has paid interest-free Security Deposit of Rs.1,70,00,000.00P. (Rupees One Crore Seventy Lakhs Only) to the Owners which sum will be refunded by the Owners to the developer in instalments to the extent of 25% of collection of sale proceeds of the proposed constructed area(s) every time in the ratio of respective entitlements of the owners *inter se* as spelt out in the fifth schedule hereunder written until full refund of the security deposit.



#### **4. Appointment and Commencement**

- 4.1 **Appointment and Acceptance:** The Parties confirm acceptance of the Basic Understanding between them as recorded in Clause 6 above and all other terms and conditions recorded in this Agreement. The Owners confirm having appointed the Developer as the developer of the said Premises to exclusively execute the Project in accordance with this Agreement. The Developer confirms having accepted such appointment by the Owners.
- 4.2 **Tenure:** This Agreement shall remain valid and in force till all obligations of the Parties towards each other stand fulfilled and performed.
- 4.3 **Project Implementation:** The Developer is entitled to enter into the said Premises in its entirety for the purpose of development in terms of this Agreement and to take all steps for development and sale in terms of this Agreement. It is expressly agreed and declared that legal possession of the said premises shall be deemed to remain vested with the Owners and the Developer shall have the right to exploit the said premises as Licensee until such time the development is completed in all regards, and the Units and other rights in the Project, except Roof Rights therein, are transferred in favour of Transferees. The Developer is entitled to carry out survey, soil testing and other development and construction related works at the said Premises and to do all things and to take all steps for the implementation of the Project. It is expressly made clear that such activities in respect of the said Premises by the Developer for the purpose of development in terms of this Development Agreement is not intended to be and shall not be construed as transfer in terms of Section 2(47) of the Income Tax Act, 1961 or a transfer of possession under Section 53A of the Transfer of Property Act, 1882.

#### **5. Sanction, Approvals and Construction**

- 5.1 **Sanction & Approvals:** The Developer has already caused to be sanctioned a building plan bearing Building Sanction No. 2023040015 dated 16.06.2023, which has been duly approved by ("Building Plan") and has obtained necessary permissions, clearances, no objections etc.

Pursuant to the same the Developer has commenced construction as per the Building Plan. The Developer shall at its own cost and expenses from time to time have the option to cause to be prepared and sanctioned, completely new plan/s for the construction at the said Premises and/or prepare plan/s in modification/s and/or alteration of the existing sanctioned plans as the Developer may, at its discretion, decide. All necessary sanctions, approvals, permissions, clearances, consents, no objections, registrations, licences, etc. that may be required for the implementation of the Project (hereinafter collectively referred to "Approvals") shall be obtained by the Developer at its own costs; including any charges for changes in the Building Plan or any Approvals and for upgradation and alterations from the agreed specifications and the Building Plan, shall be borne by the Developer Provided further that in case any Approvals are necessary because of modifications/changes being made in any Unit at the request of the Transferee(s) of such Unit, then the costs, charges, expenses, outgoings and fees for the same shall be borne and paid by the concerned Transferee(s).

- 5.2 **Architects and Consultants:** The Architects and the other consultants, professionals, advisers, etc. for the Project shall be appointed and changed by the Developer from time to time. All fees, costs, charges and expenses payable to them shall be paid by the Developer.
- 5.3 **Registration & Compliance with Real Estate Laws:** The Developer shall take steps for obtaining the registration and/or approval of the Project from the concerned authority under the Real Estate (Regulation and Development) Act, 2016 and the amendments and substitutes thereof and all rules, regulations, notifications, circulars, orders and byelaws thereunder as may be applicable from time to time (collectively "Real Estate Laws") and all costs, charges, expenses, outgoings and fees for the same shall be borne and paid by the Developer. The Owners shall fully co-operate and assist the Developer regarding the above. It is however clarified that the Owners shall remain liable and responsible at their own costs for timely compliance of all obligations and liabilities of the Owners under Real Estate Laws and to answer and satisfy all queries, questions, requisitions, etc. raised by the concerned authority relating to the title of the Owners to the said Premises for grant of registration and/or approval and/or otherwise.
- 5.4 **Construction of Project:** The Developer shall, at its own costs and expenses, construct, erect and complete the Project in accordance with the



Plan and as per specification of construction given in the FOURTH SCHEDULE hereunder written together with amenities and facilities as per the Schedules hereunder written and/or such other amenities and facilities as may be mutually agreed between the Owners and the Developer from time to time.

- 5.5 **Completion of Construction:** Completion of Construction of the Project shall be deemed to have been made upon the Developer obtaining occupancy certificate or completion certificate on behalf of the owners by the Kolkata Municipal Corporation in respect of the Project.
- 5.6 **Completion Time:** The Developer shall, at its own costs and expenses, construct, erect and complete the Project in accordance with the Plan and the mutually agreed specifications within 36 (thirty six) months from the date of the Agreement (hereinafter referred to "the Completion Date") subject to a grace period of 6 (six) months (hereinafter referred to "Grace Period"). Any delay that may be attributable to Force Majeure and/or reasons beyond the control of the Developer shall also be added to the Completion Time and the Grace Period. In case of delay beyond the Grace Period that is not due to Force Majeure and/or reasons beyond the control of the Developer, then compensation @ Rs.10,000/- (Rupees Ten Thousand Only) per day shall be payable by the Developer to the Owners for the period of such delay.
- 5.7 **Common Areas:** The Developer shall its own costs, construct and/or install and/or make available in the Project, the common areas, amenities and facilities as per the **THIRD SCHEDULE** (hereinafter collectively referred to "the Common Areas").
- 5.8 **Building Materials:** The Project to be constructed at the said Premises shall be constructed, erected and completed with such materials and/or specifications as may be mutually agreed upon by and between the Parties hereto (after taking into account the recommendations of the Architect of the Project). The Developer shall be authorized to apply for and obtain quotas, entitlements and other allocations for cement, steel, bricks and other construction materials and inputs and facilities required for the construction of the Project.
- 5.9 **Utility Connections:** The Developer shall be entitled to use any existing electricity, water and any other utility connection at the said Premises and shall be liable to pay the costs, charges and expenses for use of the same.

The Developer shall be authorized to apply for and obtain temporary/permanent connections of water, electricity, drainage, and other utility connections.

5.10 **Co-operation:** Neither Party shall indulge in any activities that may be detrimental to the development of the said Premises and/or may affect the mutual interest of the Parties. Both parties shall provide all cooperation that may be necessary for successful completion of the Project.

6. **Original Title Documents:** All Original Title Documents and all connected papers in respect of the said Premises shall remain with the Owners.

7. **Power of Attorney:** The Owners shall grant to the Developer and its authorized representatives, a Power of Attorney for the purpose of, inter alia, obtaining all necessary Approvals for the Project (including for making any alteration and / or modification to the Plan) and booking and sale of the Units in the Project. Notwithstanding grant of the aforesaid Power of Attorney, the Owners hereby undertake to execute all necessary papers, documents, plans, etc. for enabling the Developer to perform its obligations and exercise all its rights and entitlements under this Agreement.

8. **Sharing of Sale Proceeds of Units in the Project**

8.1 **Sale of Units:** The Units shall be sold together with undivided, indivisible, impartible, variable, proportionate share and/or interest in the land comprised in the said Premises and the Common Areas, and all receivables regarding the same as also any amount that may be received from the Transferees on account of interest, penalty, compensation and/or forfeited amount and/or transfer/nomination fee, etc. (hereinafter referred as "Sale Proceeds") shall be allocated between the parties in the manner mentioned in the FIFTH SCHEDULE hereunder written. It is further clarified that the amounts receivable by the Developer under Clause 19.1 are not part of the Sale Proceeds and the same shall belong Solely to the Developer.

9. **Financials**



- 9.1 **Project Finance:** The Developer has arranged for financing of the Project on their own from time to time. The Developer shall not be entitled to deposit the Title Documents of the said Premises with the Financier as security for the purpose of Project Finance.
- 9.2 **Goods & Services Tax, Income Tax and TDS:** The Goods & Services Tax relating to development and construction shall be paid by the Developer who shall comply with the applicable provisions regarding the same. The Goods & Services Tax in respect of the sale of the Units to the Transferees shall be payable by the Transferees, as and when the same becomes due and shall be charged by the Developer from the Transferees in accordance with law. Further, both the owners and developer (all parties) will respectively discharge the statutory compliances in respect of Income Tax and pay their taxes as per their income out of their respective share of sale proceeds arising out of this Agreement.
- 9.3 **Housing Loans:** The Transferees of the Units in the Project shall be entitled to obtain housing loan from banks/financial institutions subject to the terms and conditions of the Agreement for Sale to be executed in their favour and subject to the Project Finance.
- 9.4 **Marketing Costs, Brokerage on sale & Other Charges:** The costs for marketing, marketing materials and the other charges payable for marketing and sales of the Units shall be borne by the Developer. However the brokerage on sale of units will be borne by the owners and the developers as per their respective share of sale proceeds.
- 9.5 **Distribution of Sale Proceeds:** The principal policy decisions regarding the marketing and sales of the Project (i.e. the Units in the Project) including deciding the launch price/sale price/revised price, shall be taken jointly in writing by the Owners (represented by any two of Smt. Rukmini Devi Ladia alias Rukmini Ladia, Ram Kishan Ladia and Deepak Ladia) and the Developer's representative. The sales for the entire Project to the Transferees shall be made jointly by the Developer and Owners. A totally separate bank account /escrow account will be opened by the developer in its name and entire sale proceeds will be directly credited to that account and thereafter total Sale Proceeds (Excluding GST) will be shared Pro-rata ratio as given in FIFTH SCHEDULE subject to clause 6.2.15 by the Owners and developers on sale of each and every unit at every stage of collection of sale proceeds (i.e. at the stage if receipt of earnest money,



part consideration moneys and final consideration money) by cheques / demand drafts / pay orders/RTGS/NEFT and other online mode of payment in all respective names. The Developer shall make payment of the GST and comply with the formalities. In case the Goods and Service Tax is superseded or replaced by any other tax or any additional taxes are imposed, then the same shall also be collected by the Developer and shall also be dealt by the Developer in accordance to the prevailing statutes. Further, all payments to be made to the Owners shall be subject to deduction of TDS as applicable under section 194IC of Income Tax Act, 1961.

9.6 **Unsold Area Demarcation:** In the event of there being any unsold Units after expiry of 12 (Twelve) months from the date of issue of full occupancy certificate or completion certificate for the Project, then the same shall, upon notice by either party to the other in writing requiring separate allocation, be allocated between the Parties as per their respective ratios as far as practicable and in an equitable manner. In the event of any party in course of such allocation receiving lesser area than its / their share as per the agreed ratio then in that event the other party shall pay to such party the market price for additional area received by the other party simultaneously with the handing over of such allocation. Such market price shall be ascertained at 90% of the market value as adopted by Stamp Valuation Authority . In such an event, the respective parties shall pay all additional charges, expenses and/or deposits and/or fees, as mentioned in Clause 19.1 herein, in respect of the respective areas allotted to them to the Developer simultaneously with the handing over of such allocation, and shall also pay any tax that may be applicable in respect of such area allocation being made at that time. However, unless a request of allocation of unsold Units is made by either party to the other after Completion of Construction, the Parties shall not make allocation of the unsold Units and instead continue to sell the same in the same manner as before.

10. **Transfer of Units to Transferees:** The Units in the Project shall be sold and transferred in favour of the Transferees by initially entering into Agreements for Sale and ultimately transferring title by registered Deeds of Conveyance. Both the Owners and the Developer shall be Parties in all such Agreements and Deeds of Conveyance. The costs of such Agreements and Deeds of Conveyance in respect of the entirety of the Project including stamp duty and registration fees and all legal fees and



expenses incidental or related thereto shall be borne and paid by the respective Transferees.

11. **Taxes and Outgoings:** Till the date of this Agreement, all applicable land revenues, rates, taxes and outgoings (hereinafter collectively referred to "Rates") in respect of the said Premises shall be borne and paid by the Owners and those arising for the period thereafter and until Completion of Construction shall be paid borne and discharged by the Developer and from the date of grant of the Completion/Occupancy Certificate, shall be borne, paid and discharged by the respective Transferees in respect of sold out units and both by the Owners and developer in the ratio of their entitlement in respect of unsold / unallocated units.
12. **Maintenance:** The Developer shall frame a scheme for the management and maintenance of the Project. Initially the maintenance of the Project including the Common Areas shall be looked after by the Developer who shall be entitled to collect the costs and service charges for the same (hereinafter referred to "Maintenance Charges"). The Maintenance Charges may be enhanced time to time by the Developer. After sale of 80% of the constructed areas, the Developer shall hand over the maintenance to an Association to be constituted or formed at the instance of the Developer which shall undertake management / maintenance of the Project including the Common Areas and collect Maintenance Charges for this purpose.
13. **Principal Obligations of Developer**
  - 13.1 **Completion of construction within Completion Time:** The Developer shall complete the construction of the Project within the Completion Time and Grace Period subject to Force Majeure and reasons beyond the control of the Developer.
  - 13.2 **Compliance with Laws:** The Developer shall execute the Project and make construction of the Project in conformity with the prevailing laws.
  - 13.3 **Involvement of other consultants, etc.:** The Developer shall be responsible for development and construction of the Project and marketing and sale of the Units with the help of the Architects as also all other consultants, professionals, contractors, etc.

- 13.4 **Adherence by Developer:** The Developer has assured the Owners that it shall implement the terms and conditions of this Agreement and shall adhere to the stipulations of time limits in terms of this Agreement.
- 13.5 **Construction at Developer's Risk and Cost:** The Developer shall construct and complete the Project at its own cost and risk. The Developer shall be responsible and liable to Government, and other authorities concerned and to the occupants/Transferees/third parties for any loss or for any lawful claim arising from such construction and hereby indemnifies and agrees to keep indemnified the Owners against any claims, losses or damages for any default or failure or breach on the part of the Developer.
- 13.6 **Approvals for Project:** The Developer shall obtain all Approvals required from various Government authorities to commence, execute and complete the Project. The Owners shall fully assist and co-operate with the Developer in this regard and shall sign all documents and papers that may be required for the same.
- 13.7 **Responsibility for Marketing:** The Units in the Project shall be marketed and sold by the Developer who shall decide the marketing strategy, budget, selection of publicity material, media etc. in mutual discussion with Land Owners.
- 13.8 **Assignment:** The Developer shall not assign this Agreement or any rights or benefits hereunder to outside parties without the prior written consent of the Owners
- 13.9 **Stamp Duty and Registration Fee:** The Developer shall pay and bear the entire amount of Stamp Duty and the registration fee payable in respect of this Development Agreement and the Power of Attorney granted pursuant hereto.

#### 14. **Principal Obligations of Owners**

- 14.1 **Title:** The Owners shall ensure that their title to the said Premises continues to remain marketable and free from all encumbrances, charges, liens, claims, demands, mortgages, occupancy rights, trusts, debutters, prohibitions, restrictions, executions, acquisitions, requisitions, attachments, vestings, alignments, easements, liabilities and lispendens subject to subsisting tenancies in respect of a portion thereof as mentioned in clause 5.1.3 above. The Owners shall forthwith



rectify/remedy defects or deficiencies, if any, in the title and resolve any issue that may arise regarding title or any encumbrance etc. at their own costs and keep the Developer fully indemnified in this regard.

- 14.2 **Co-operation with Developer:** The Owners undertake to fully cooperate with the Developer for obtaining all Approvals required for development of the said Premises and to sign all documents and papers that may be required for the same.
- 14.3 **Documentation and Information:** The Owners undertake to provide the Developer with necessary documentation and information relating to the said Premises as may be required by the Developer from time to time.
- 14.4 **No Obstruction to Developer:** The Owners covenant not to do any act, deed or thing whereby the Developer may be prevented from discharging its functions and/or exercising its rights and entitlements under this Agreement.
- 14.5 **No Dealing with the said Premises:** The Owners hereby covenant not to let out, grant lease, mortgage and/or charge the said Premises or any portion thereof save in the manner envisaged by this Agreement and subject to what has been stated in Clause 5.1.3 of this Agreement.
- 14.6 **Adherence by Owners:** The Owners have assured the Developer that they shall implement the terms and conditions of this Agreement and shall adhere to the stipulations of time limits in terms of this Agreement.

## 15. Indemnity

- 15.1 **By the Developer:** The Developer hereby indemnifies and agrees to keep the Owners saved, harmless and indemnified of from and against any and all actions, suits, proceedings, claims, losses, damages, costs, charges, expenses, liabilities, demands and consequences whatsoever suffered by the Owners relating to the development and/or to the construction of the Project and arising from any breach of this Agreement by the Developer and/or arising from any breach, default or violation of any law, permission, rules, regulations or bye-laws relating to development and construction and/or arising out of any accident due to negligence of the Developer during development and construction and/or arising from any of the declarations, representations, agreements and assurances made or

given by the Developer being incorrect and/or arising due to any act, omission, breach or default of the Developer.

- 15.2 **By Owners:** The Owners hereby jointly and severally indemnify and agree to keep the Developer saved, harmless and indemnified of from and against any and all actions, suits, proceedings, claims, losses, damages, costs, charges, expenses, liabilities, demands and consequences whatsoever suffered by Developer relating to the Ownership and title of the said Premises and arising from any breach of this Agreement by the Owners (or any of them) and/or arising from any defect/deficiency in title of the said Premises and/or any encumbrance save and except what has been provided for in Clause 5.1.3 of this agreement and/or arising from any of the declarations, representations, agreements and assurances made or given by the Owners (or any of them) being incorrect and/or arising due to any act, omission, breach or default of the Owners (or any of them).

## 16. Miscellaneous

- 16.1 **Developer to Collect Additional Payments & Deposits:** The Developer shall be entitled to collect in respect of all Units of the Project, all additional charges, expenses and/or deposits. These shall include corpus deposit/sinking fund, deposit/expenses for formation of the Maintenance Company/Organization /Society, Common Expenses, Maintenance Charges, taxes and deposits for the same, purchase and installation of generator, deposits demanded by the electric supply authority and other agencies as also the charges and expenses for HT electric equipment and cabling, Project Advocates' Fees, charges for additional work and amenities that may be provided in addition/modification of the specifications agreed with the Transferees, charges, out pocket expenses and fees payable for changes/regularization/ completion under applicable Rules or provisions, etc. It is clarified that the aforesaid additional charges, expenses and/or deposits shall belong exclusively to the Developer to be used and accounted for exclusively for the specified purposes and shall not be included as part of Sale Proceeds.
- 16.2 **Documentation:** The documents for transfer including Agreements for Sale of Units and Deeds of Conveyance for the Units/Project shall be prepared by (1) Mr. P.K. Singh, Advocate of 21, Old Court House Street, 3<sup>rd</sup> Floor, Kolkata 700001 and (ii) Mr. Subrata Kumar Sinha, Advocate of 15, Barui Para Lane, Howrah - 711104 ("**Project Advocates**"). The,



stamp duty, registration fee and other incidental charges and expenses relating to execution and registration of the Agreements for Sale and the Deeds of Conveyance as also the legal fees for preparation of the same shall be paid by the Transferees of all Units of the Project.

- 16.3 **Additional/Further Construction:** If at any time additional/further constructions become permissible on the said Premises in order to absorb the unutilized FAR of the existing sanction then such additional/further construction rights shall be offered to the Developer by the owner on the terms of the this agreement. Apart for above if at any time additional/further constructions become permissible on the said Premises due to any additional FAR due to Green Building certification, Metro, flyover, or for any other reason in future , then such additional/further constructions shall First be offered to Developer by the Owners at costs to be incurred by Developer and the sale proceeds thereof shall be shared by the Owners and the Developer in such ratio as may be mutually decided.
- 16.4 **Entire Agreement:** This Agreement constitutes the entire agreement between the Parties and revokes and supersedes all previous discussions, correspondence and agreements between the Parties, written, oral or implied.
- 16.5 **Validity:** The parties are executing this Agreement as a legally binding contract with intent to be bound by the terms hereof. If any term or provision herein contained shall be held to be invalid or unenforceable, the same shall not affect the validity or enforceability of the other provisions of this Agreement and the parties shall endeavor to replace such term or provision with a valid and enforceable term or provision which corresponds best to the original intention.
- 16.6 **Essence of the Contract:** The Owners and the Developer expressly agree that the mutual covenants and promises contained in this Agreement shall be the essence of this contract.
- 16.7 **No Partnership:** The Owners and the Developer have entered into this Agreement purely on a principal-to-principal basis and nothing contained herein shall be deemed to be or construed as a partnership between the Parties in any manner nor shall the Parties constitute an association of persons.

- 16.8 **No Implied Waiver:** Failure or delay by either Party to enforce any rights under this Agreement shall not amount to an implied waiver of any such rights. A waiver on occasion shall not be deemed to be waiver of the same or any other breach or non-fulfillment on a future occasion.
- 16.9 **Further Acts:** The Parties shall do all further acts, deeds and things as may be necessary to give complete and meaningful effect to this Agreement.
- 16.10 **Name of the Project:** The name of the New Building shall be "LADIA HEIGHTS".
- 16.11 **No Transfer at present:** Nothing in these presents shall be construed as a transfer, demise, assignment or conveyance in law of the said Premises or any part thereof to the Developer by the Owners. No transfer of any title is intended to be or is being made by virtue of this Agreement. The transfer of title is intended to and shall take place only after completion of the Project.

## 17. Force Majeure

- 17.1 Force Majeure shall mean and include an event preventing either Party from performing any or all of its obligations under this Agreement including which arises from, or is attributable to Acts of God, natural calamities, epidemics, pandemics, lockdowns, unforeseen occurrences, acts, events, omissions or accidents which are beyond the reasonable control of the Party so prevented, including, without limitation, any abnormally inclement weather, flood, lightening, storm, tempest, fire, explosion, earthquake, subsidence, epidemic, medical/health emergencies, natural or physical disaster, war, military operations, riot, crowd disorder, strike, lock-outs, labor unrest or other industrial action, terrorist action, civil commotion, non-availability/shortage of construction material in West Bengal, delays due to elections or any legislation, regulation, ruling or omissions (including delay or failure to grant any necessary permissions or sanctions for reasons outside the control of either Party) or any Government directions or Court orders.
- 17.2 If either Party is delayed in or prevented from performing any of its obligations under this Agreement by any event of force majeure, then such Party shall not be deemed to have defaulted in the performance of its



contractual obligations and the time periods mentioned in this Agreement shall stand suitably extended.

18. **Amendment/Modification:** The parties may add to, alter, amend and/or modify this Agreement or any part hereof in such manner as may be mutually agreed in writing provided however it shall not be necessary to register such writing. No amendment or modification of this Agreement or any part hereof shall be valid and effective unless it is by an instrument in writing executed by both the Parties and/or unless the same is mutually accepted and admitted by the Parties.
19. **Notice:** Any notice or other written communication given under or in connection with this Agreement may be delivered by hand against written acknowledgment, or sent by email or sent by registered post with acknowledgement due to the address of the relevant Party mentioned in this agreement or such other address as may be notified in writing by each Party from time to time.
20. **Dispute Resolution:** Any dispute or difference between the parties hereto relating to and/or concerning the said Premises or any portion thereof and/or arising out of and/or relating to and/or concerning this Agreement or any term or condition herein contained and/or any breach thereof and/or relating to interpretation thereof shall be resolved by mutual discussions between the parties amicably, failing which the same shall be referred to arbitration to a sole arbitrator who shall be appointed by the mutual consent of parties within 30 (thirty) days from either of the parties seeking reference of a dispute to arbitration. The arbitration shall be held at Kolkata in accordance with the Arbitration and Conciliation Act, 1996 as amended from time to time. The parties have agreed that the Arbitrator shall have summary powers and may make or give interim orders, awards and/or directions and shall be entitled to grant specific performance, damages, interest, etc. The Arbitrator shall be entitled to avoid all rules relating to evidence and procedure as are expressly avoidable under the law but shall give reasons for the award. The Award(s) made by the Arbitrator shall be final and the parties agree to be bound by the same.
21. **Jurisdiction:** In connection with the aforesaid agreement, the Courts at Kolkata alone shall have exclusive jurisdiction to receive, entertain, try and determine all actions and proceedings.

## 22. **Rules of Interpretation**

- 22.1 **Statutes:** In this Agreement, any reference to a statute, statutory provision or subordinate legislation shall be construed as referring to that statute, statutory provision or subordinate legislation as amended, modified, consolidated, re-enacted or replaced and in force from time to time, whether before or after the date of this Agreement and shall also be construed as referring to any previous statute, statutory provision or subordinate legislation amended, modified, consolidated, re-enacted or replaced by such statute, statutory provision or subordinate legislation. Any reference to a statutory provision shall be construed as including references to all statutory instruments, orders, regulations or other subordinate legislation made pursuant to that statutory provision.
- 22.2 **Number:** In this Agreement, any reference to singular includes plural and vice-versa.
- 22.3 **Gender:** In this Agreement, words denoting any gender includes all other genders.
- 22.4 **Party:** In this Agreement, any reference to a Party is to a party to this Agreement.
- 22.5 **Clause or Paragraph:** In this Agreement, any reference to a clause or paragraph or schedule (other than to a schedule to a statutory provision) is a reference to a clause or paragraph or schedule (as the case may be) of this Agreement and the schedules form part of and are deemed to be incorporated in this Agreement.
- 22.6 **Including:** In this Agreement, any phrase introduced by the terms "including", "include", "in particular" or any similar expression shall be construed as illustrative and shall not limit the sense of the words preceding those terms.
- 22.7 **Headings:** In this Agreement, the headings are inserted for convenience of reference only and are not intended to impact the interpretation or meaning of any clause and shall consequently not affect the construction of this Agreement.

## 23. **Schedules:**



**FIRST SCHEDULE**  
**("Said Premises")**

**ALL THAT** 95-year old and dilapidated building together with appurtenant land contained in total land area of about 8 (Eight) Cottahs 14 (Fourteen) Chittacks and 10 (Ten) Square Feet more or less being Municipal Premises No. 14/6, SovaramBasak Street, within the limits of the Kolkata Municipal Corporation, Ward No. 22, bearing Municipal Assessee No. 11-022-29-0022-0, Borough No. IV, Police Station: Posta (previously P.S.- Burrabazar), Kolkata-700007 together with all easement rights and privileges as well as common amenities and facilities thereof and delineated with the "RED" border line in the MAP or PLAN annexed hereto being the part of these presents, which is butted and bounded as follows:-

On the North:	By Municipal Premises No. 1/1, Ganguly Lane;
On the East:	By Municipal Premises No. 12, SovaramBasak Street;
On the South:	By Partly Municipal Premises No. 15, SovaramBasak Street and partly Municipal Premises No. 23, MaharshiDevendra Road; and
On the West:	By SovaramBasak Street.

**OR HOWSOEVER OTHERWISE** the same may be butted, bounded, called, known, numbered, described or distinguished.

**SECOND SCHEDULE**

**("Details of devolution of title of the said Premises on the Owners")**

- 1) In the year 1919, one AnandaramLadia alias AnandaramLodia, since deceased, son of Late SheodayalLodia of 71, Cross Street, in the Town of Calcutta, purchased bastu land measuring 9 (Nine) Cottahs more or

less together with structure standing thereon in the Southern portion of the Premises No. 1, Ganguly Lane, in the Town of Calcutta from Provabati Devi (Ganguly), widow of ArkoPrakashGanguly of 12/1, Ganguly Lane, in the Town of Calcutta, at a total consideration of Rs. 90,000/- (Rupees Ninety Thousand) only for self and his other deceased two brothers' sons namely, RangalalLadia alias RangolalLodia, since deceased, son of Late Shamlaladia and Radha Krishna Ladia, since deceased, son of Late Gopi Ram Ladia, out of their family savings/fund, by one Deed of Indenture by way of Deed of Sale dated 8<sup>th</sup> February, 1919 in his name, executed by said Provabati Devi (Ganguly), since deceased and mentioned as the Vendor of the First Part therein, in favour of said Anandaram Ladia alias Anandaram Lodia, since deceased, with the confirmation of Anadi NathGanguly, son of Late Amarendra Coomar Ganguly of 12/1, Ganguly Lane, in the Town of Calcutta, mentioned as the Party of the Second Part therein and Agendra Coomar Ganguly, Ardhendra CoomarGanguly and Atindra CoomarGanguly, all sons of Late Arko Prakash Ganguly, all of 12/1, Ganguly Lane, in the Town of Calcutta, jointly mentioned as the Parties of the Third Part therein, which had been registered in the Office of the Sub-Registrar of Assurances at Calcutta, recorded in Book No. 1, Volume No. 7, at Pages 168 to 179, Being No. 1205 for the year 1919.

- 2) The aforementioned property had been purchased by said AnandaramLadia alias AnandaramLodia, RangalalLadia alias RangolaLadia and Radha Krishna Ladia by the joint fund of their family, but said property had been registered in the name of said AnandaramLadia alias AnandaramLodia, since deceased, being the senior member of the said Ladia family and it had been purchased for himself



and on behalf of his said two deceased brothers' sons RangalalLadia alias RangolalLodia, and Radha Krishna Ladia, both since deceased.

- 3) The above named AnandaramLadia alias AnandaramLodia, RangalalLadia alias RangolalLodia and Radha Krishna Ladia, all since deceased, got possession of the said property at the said premises by the strength of the said Registered Deed of Sale dated 8th February, 1919, Being No. 1205 for the year 1919.
- 4) A Building Plan being Building Plan No. 284 dated 4th October, 1920 had been sanctioned for the construction of a 4 (Four) storied Building on the said Premises at the said Premises No. 1, Ganguly Lane, in the Town of Calcutta, by the Office of the Building Department, District : I, Corporation of Calcutta, in the name of said AnandaramLadia alias AnandaramLodia, since deceased.
- 5) The said Anandaram Ladia alias Anandaram Lodia, since deceased, with his said two deceased brothers' sons namely, RangalalLadia alias RangolalLodia and Radha Krishna Ladia, all since deceased, started construction of the said 4 (Four) Storied Building on the said Premises at the said Premises by their joint fund.
- 6) During construction of the said 4 (Four) storied Building at the said premises by said AnandaramLadia alias AnandaramLodia, since deceased, with his two deceased brothers' sons namely, RangalalLadia alias RangolalLodia and Radha Krishna Ladia, both since deceased, they jointly intended and/or desired to have kitchens on the roof of the Fourth Floor and one plan for the said extension had been deposited in the Office of the Building Department, District : I, Corporation of the Calcutta for the sanction of the same, accordingly the said revised/extended Plan had

been sanctioned vide Plan No. 143 dated 2nd July, 1921 by the said Office.

- 7) The said AnandaramLadia alias AnandaramLodia, RangalalLadia alias RangolalLodia and Radha Krishna Ladia, all since deceased, completed the construction of said Partly 5 (Five) storied Building in the year 1923 by their joint fund as per terms of said sanctioned Building Plan vide No. 284 dated 4th October, 1920 as revised by Plan vide No. 143, dated 2nd July, 1921.
- 8) The said AnandaramLadia alias AnandaramLodia, RangalalLadia alias RangolalLodia and Radha Krishna Lodia, all since deceased, were thus the joint Owners of the said bastu land measuring 9 (Nine) Cottahs more or less together with said partly 5 (Five) storied Building standing thereon having covered area of 4702 (Four Thousand Seven Hundred and Two) Square Feet more or less in the Ground Floor, having covered area of 4285 (Four Thousand Two Hundred Eighty Five) Square Feet more or less in the First Floor, having covered area of 3327 (Three Thousand Three Hundred Twenty Seven) Square Feet more or less in the Second Floor and Third Floor each and having covered area of 1009 (One Thousand Nine) Square Feet more or less in the Fourth Floor at being Premises No.1, Ganguly Lane, within the limits of the Corporation of Calcutta having undivided  $\frac{1}{3}$ rd share each.
- 9) During peaceful enjoyment of the undivided  $\frac{1}{3}$ rd share of the said Premises measuring 9 (Nine) Cottahs more or less together with said partly 5 (Five) storied Building standing thereon, at Premises No. 1, Ganguly Lane, the said Radha Krishna Ladia died intestate on 19th June, 1927 leaving behind him surviving his only son ParmatmaramLadia alias ParmatmaramLodia alias ParmantaLadia, since deceased, as his legal heir



and successor to inherit his entire estate including the undivided 1/3rd share of the said property at the said premises left by him.

- 10) After death of said Radha Krishna Ladia, said ParmatmaramLadia alias ParmatmaramLodia alias ParmantaLadia, became the Owners of the undivided 1/3rd share of the said Property at the said premises in place of said Late Radha Krishna Ladia.
- 11) Subsequently, the said Premises No. 1, Ganguly Lane was recorded, known and identified as Premises No. 14/6, SovaramBasak Street in the records of the then Office of Corporation of Calcutta in place of 1, Ganguly Lane.
- 12) The name of said AnandaramLadia alias AnandaramLodia, RangalalLadia alias RangolalLodia and ParmatmaramLadia alias ParmatmaramLodia alias ParmantaLadia, all since deceased, had been mutated and recorded in the Office of the Corporation of Calcutta, then Calcutta Municipal Corporation in respect of the said bastu land measuring 9 (Nine) Cottahs more or less together with said partly 5 (Five) storied Building standing thereon having covered area of 4702 (Four Thousand Seven Hundred Two) Square Feet more or less in the Ground Floor, having covered area of 4285 (Four Thousand Two Hundred Eighty Five) Square Feet more or less in the First Floor, having covered area of 3327 (Three Thousand Three Hundred Twenty Seven) Square Feet more or less in the Second Floor and Third Floor each and having covered area of 1009 (One Thousand Nine) Square Feet more or less in the Fourth Floor at Premises No. 14/6, SovaramBasak Street, Municipal Ward No. 22, vide Municipal Assessee No. 11-022-29-0022-0, Police Station : Burrabazar, Calcutta – 700007 and they used to pay the taxes in respect of the said premises in their names as the lawful joint Owners thereof having undivided 1/3rd share each.

- 13) During peaceful enjoyment of the undivided  $\frac{1}{3}$ rd share of the said property at the said premises by said Anandaram Ladia alias Anandaram Lodia, he died intestate on 17th August, 1950 leaving behind him surviving his only and one male issue named ShrinivasLadia, since deceased, as his only legal heir and successor to inherit the said undivided  $\frac{1}{3}$ rd share of said property at the said premises left by him.
- 14) After the death of said AnandaramLadia alias AnandaramLodia, said Shrinivas Ladia, since deceased, became the Owners of the undivided  $\frac{1}{3}$ rd share of the said property at the said premises in place of Late Anandaram Ladia alias Anandaram Lodia.
- 15) The said ShrinivasLadia died intestate on 1st June, 1965, leaving behind him surviving his three grandsons namely, SanwarmalLadia, KeshardeoLadia and Om PrakashLadia, all since deceased, being the sons of his pre deceased son BaluramLadia, who died on 24th March, 1965 and his surviving son AtmaramLadia, since deceased, as his legal heirs and successors to inherit the said undivided  $\frac{1}{3}$ rd share of the said property at the said premises left by him.
- 16) After the death of said Baluram Ladia, said Sanwarmal Ladia, Keshardeo Ladia and Om Prakash Ladia, all since deceased, became the joint Owners of the undivided  $\frac{1}{6}$ th share of the said Property at the said premises having undivided  $\frac{1}{18}$ th share each and said AtmaramLadia became the Owners of the undivided  $\frac{1}{6}$ th share of the said Property at the said premises in place of said Late ShrinivasLadia.
- 17) During peaceful enjoyment of the undivided  $\frac{1}{18}$ th share of the said property at the said premises by said Om PrakashLadia, he died intestate on 5th October, 1968 leaving behind him surviving his widow Prabha Devi Ladia, as his only legal heir/heirress and successor to inherit the said



- undivided 1/18th share of the said property at the said premises left by him.
- 18) After the death of the said Om Prakash Ladia, said Prabha Devi Ladia became the Owners of the undivided 1/18th share of the said property at the said premises in place of said Late Om PrakashLadia.
  - 19) During peaceful enjoyment of the undivided 1/3rd share of the said property at the said premises by said RangalalLadia alias RangolalLodia, he died intestate on 16th October, 1969, leaving behind him surviving his three sons namely ParmeshwarLalLadia, MurariLalLadiaand BanwariLalLadia, all since deceased, as his legal heirs and successors to inherit the said undivided 1/3rd share of the said property at the said premises left by him.
  - 20) After the death of the said RangalalLadia alias RangolalLodia, said ParmeshwarLalLadia, MurariLalLadia and BanwariLalLadia, all since deceased, became the joint Owners of the said undivided 1/3rd share of the said property at the said premises having undivided 1/9th share each in place of said Late RangalalLadia alias RangolalLodia.
  - 21) KeshardeoLadia died intestate on 5th September, 1972, leaving behind him surviving his two sons namely Anil Kumar Ladia, since deceased and Sri Amar Kumar Ladia alias Amar Ladia, as his legal heirs and successors to inherit the said undivided 1/18th share of the said property at the said premises having undivided 50% share each.
  - 22) After the death of said KeshardeoLadia, said Anil Kumar Ladia, since deceased and Sri Amar Kumar Ladia alias Amar Ladia became the joint Owners of the undivided 1/18th share of the said Property at the said premises having undivided 1/36th share each, in place of said Late KeshardeoLadia.

- 23) During peaceful enjoyment of the undivided  $\frac{1}{6}$ th share of the said property at the said premises by said AtmaramLadia, he died intestate on 5th March, 1984 leaving behind him surviving his two sons namely Sri Deepak Ladia, Purchaser No. 4 herein and Sri Ajay Kumar Ladia, Purchaser No. 5 herein as his legal heirs and successors to inherit the said undivided  $\frac{1}{6}$ th share left by him having undivided half share each.
- 24) After the death of said AtmaramLadia, said Sri Deepak Ladia and Sri Ajay Kumar Ladia, Purchaser No. 4 & 5 herein respectively, became the joint Owners of the undivided  $\frac{1}{6}$ th share of the said property at the said premises having undivided  $\frac{1}{12}$ th share each in place of said Late Atmaram Ladia.
- 25) The said SanwarmalLadia died intestate on 27th September, 1994, leaving behind him surviving his two sons namely Sri Arun Kumar Ladia and Sri Alok Kumar Ladia as his legal heirs and successors to inherit the said undivided  $\frac{1}{18}$ th share of the property at the said premises left by him having undivided half share each.
- 26) After the death of said SanwarmalLadia, said Sri Arun Kumar Ladia and Sri Alok Kumar Ladia became the joint Owners of the undivided  $\frac{1}{18}$ th share of the said property at the said premises having undivided  $\frac{1}{36}$ th share each in place of said Late SanwarmalLadia
- 27) During peaceful enjoyment of the undivided  $\frac{1}{3}$ rd share of the said property at the said premises by said ParmatmaramLadia alias ParmatmaramLodia alias ParmantaLadia, he died intestate on 10th June, 1998, leaving behind him surviving his three sons namely Sri Ram KishanLadia, Sri Saroj Kumar Ladia and Sri Sajjan Kumar Ladia alias Sajjan Kumar Ladia, as his legal heirs and successors to inherit the said



- undivided 1/3rd share of the said property at the said premises left by him having undivided 1/3rd share each.
- 28) After the death of said Parmatmaram Ladia alias Parmatmaram Lodia alias Parmanta Ladia, said Sri Ram Kishan Ladia, Sri Saroj Kumar Ladia and Sri Sajjan Kumar Ladia alias Sajjan Kumar Ladia became the joint Owners of the said undivided 1/3rd share of the said property at the said premises having undivided 1/9th share each in place of said Late Parmatmaram Ladia alias Parmatmaram Lodia alias Parmanta Ladia.
- 29) During peaceful enjoyment of the said 1/9th share of the said property at the said premises by said Murari Lal Ladia, he died intestate on 6th December, 1998, leaving behind him surviving his widow Smt. Gita Devi Ladia, as his only legal heir/heirress and successor to inherit the said undivided 1/9th share of the said property at the said premises left by him.
- 30) After the death of said Murari Lal Ladia, said Smt. Gita Devi Ladia became the Owners of the undivided 1/9th share of the said property at the said premises in place of said Late Murari Lal Ladia.
- 31) The said Parmeshwar Lal Ladia died intestate on 9th December, 2009, leaving behind him surviving his three sons namely Sri Raja Ram Ladia alias Sri Rajaram Ladia, Sri Shreekant Ladia and Sri Harikant Ladia as his legal heirs and successors to inherit the said undivided 1/9th share of the said property at the said premises left by him having undivided 1/3rd share each.
- 32) After the death of said Parmeshwar Lal Ladia, said Sri Raja Ram Ladia alias Sri Rajaram Ladia, Sri Shreekant Ladia and Sri Harikant Ladia, became the joint Owners of the said undivided 1/9th share of the said property at the said premises having undivided 1/27th share each in place of said Late Parmeshwar Lal Ladia.

- 33) During peaceful enjoyment of the said 1/36th share of the said property at the said premises by said Anil Kumar Ladia, he died intestate on 4th June, 2014, leaving behind his wife Smt. Rekha Ladia, as his only legal heir/heirress and successor to inherit the said undivided 1/36th share of the said property at the said premises left by him.
- 34) After the death of said Anil Kumar Ladia, said Smt. RekhaLadia became the Owners of the undivided 1/36th share of the said property at the said premises in place of said Late Anil Kumar Ladia.
- 35) During peaceful enjoyment of the undivided 1/9th share of the said bastu land measuring 8 (Eight) Cottahs 14 (Fourteen) Chittacks 10 (Ten) Square Feet more or less together with old dilapidated partly 5 (Five) storied Building standing thereon with some small Shop Room occupied by the Tenants in the Ground Floor thereof at being Municipal Premises No. 14/6, SovaramBasak Street, within the limits of the Kolkata Municipal Corporation, Municipal Ward No. 22, vide Municipal Assessee No. 11-022-29-0022-0, Police Station : Burrabazar, now Posta, Kolkata-700007 by said Smt. Gita Devi Ladia without any interruption by anybody, she sold, transferred and conveyed the said undivided 1/9th share of the said bastu land measuring 8 (Eight) Cottahs 14 (Fourteen) Chittacks 10 (Ten) Square Feet more or less together with said partly 5 (Five) storied Building standing thereon at the said Municipal Premises No. 14/6, SovaramBasak Street, Municipal Ward No. 22, Police Station : Burrabazar, now Posta, Kolkata- 700007 to said BanwariLalLadia, since deceased, Sri Ram KishanLadia, Sri Saroj Kumar Ladia, Sri Deepak Ladia and Sri Ajay Kumar Ladia, out of which undivided 22.2222% share had been sold to each of said BanwariLalLadia, since deceased, Sri Ram KishanLadia and Sri Saroj Kumar Ladia, and undivided 16.6667% share had been sold to each of said Sri Deepak Ladia and Sri Ajay Kumar



- Ladia, by one Deed of Conveyance dated 19th August, 2017 which had been registered in the Office of the Additional Registrar of Assurances – II at Kolkata, recorded in Book No. 1, Volume No. 1902-2017, at Pages 92896 to 92960, Being No. 190202751 for the year 2017.
- 36) The said BanwariLalLadia, since deceased, Sri Ram KishanLadia and Sri Saroj Kumar Ladia became the Owners of the undivided  $2/81^{\text{st}}$  share each and said Sri Deepak Ladia and Sri Ajay Kumar Ladia became the Owners of the undivided  $1/54^{\text{th}}$  share each of the said Premises measuring 8 (Eight) Cottahs 14 (Fourteen) Chittacks 10 (Ten) Square Feet more or less together with the said partly 5 (Five) storied old dilapidated Building standing thereon at the said Municipal Premises No. 14/6, SovaramBasak Street, Municipal Ward No. 22, Police Station : Burrabazar, now Posta, Kolkata- 700007 by the strength of the said registered Deed of Conveyance dated 19<sup>th</sup> August, 2017, Being No. 2751 for the year 2017.
- 37) The said BanwariLalLadia, since deceased, Sri Ram KishanLadia and Sri Saroj Kumar Ladia became the Owners of the undivided  $11/81^{\text{st}}$  share each, out of which undivided  $1/9^{\text{th}}$  share had been devolved upon each of them by way of inheritance and undivided  $2/81^{\text{st}}$  share had been purchased from said Smt. Gita Devi Ladia by each of them by the strength of the said registered Deed of Conveyance dated 19<sup>th</sup> August, 2017 in respect of the said Premises with said partly 5 (Five) storied Building standing thereon at the said Municipal Premises No. 14/6, SovaramBasak Street, Municipal Ward No. 22, Police Station : Burrabazar, now Posta, Kolkata- 700007.
- 38) The said Sri Deepak Ladia and Sri Ajay Kumar Ladia became the Owners of the undivided  $11/108^{\text{th}}$  share each, out of which undivided  $1/12^{\text{th}}$  share had been devolved upon each of them by way of inheritance and undivided  $1/54^{\text{th}}$  share had been purchased from said Smt. Gita Devi

Ladia by each of them by the strength of the said registered Deed of Conveyance dated 19<sup>th</sup> August, 2017 in respect of the said Premises with said partly 5 (Five) storied Building standing thereon at the said Municipal Premises No. 14/6, SovaramBasak Street, Municipal Ward No. 22, Police Station : Burrabazar, now Posta, Kolkata- 700007.

- 39) The said BanwariLalLadia, since deceased, was the Owners of undivided 11/81<sup>st</sup> share of the said bastu land measuring 8 (Eight) Cottahs 14 (Fourteen) Chittacks 10 (Ten) Square Feet more or less together with said partly 5 (Five) storied Building standing thereon at being Municipal Premises No. 14/6, SovaramBasak Street, within the limits of the Kolkata Municipal Corporation, Municipal Ward No. 22, vide Municipal Assessee No. 11-022-29-0022-0, Borough No. IV, Police Station :Burrabazar, now Posta, Kolkata- 700007.
- 40) During peaceful enjoyment of the said undivided 11/81<sup>st</sup> share of the said property at the said Municipal premises by said BanwariLalLadia without any interruption by anybody, he died intestate on 28<sup>th</sup> December, 2017 leaving behind him surviving his wife Smt. Rukmini Devi Ladia alias RukminiLadia and his 3 (Three) sons namely, Sri Prakash Ladia, Sri Vikash Ladia and Sri Ashish Ladia, as his legal heirs and successors to inherit the entire estate including the said undivided 11/81<sup>st</sup> share of the said property at the said Municipal premises left by him as per Hindu School of Law having undivided 1/4<sup>th</sup> share each.
- 41) After the death of said BanwariLalLadia, said Smt. Rukmini Devi Ladia alias RukminiLadia, Sri PrakashLadia, Sri VikashLadia and Sri AshishLadia, became the Joint Owners of the said undivided 11/81<sup>st</sup> share of the said property at the said Municipal premises, in place of said Late BanwariLalLadia, having undivided 1/4<sup>th</sup> share each.



- 42) During peaceful enjoyment of the undivided  $1/4^{\text{th}}$  share of the said undivided  $11/81^{\text{st}}$  share of the said property at the said Municipal premises each by said Sri PrakashLadia, Sri VikashLadia and Sri AshishLadia, totaling undivided  $3/4^{\text{th}}$  share of the said undivided  $11/81^{\text{st}}$  share, they jointly gifted the undivided  $3/4^{\text{th}}$  share of the said undivided  $11/81^{\text{st}}$  share of the said property at the Municipal premises to their mother Smt. Rukmini Devi Ladia alias RukminiLadia, for her better future, comfort and livelihood by one Deed of Gift dated 8<sup>th</sup> January 2018, which had been registered in the Office of the Additional Registrar of Assurances – II at Kolkata, recorded in Book No. 1, Volume No. 1902-2018, at Pages 3290 to 3344, Being No. 00087 for the year 2018.
- 43) The said Smt. Rukmini Devi Ladia alias RukminiLadia accepted the said Deed of Gift dated 8<sup>th</sup> January, 2018 and she became the Owners of the undivided  $11/81^{\text{st}}$  share of the said property at the said Municipal premises, out of which undivided  $1/4^{\text{th}}$  share of the said undivided  $11/81^{\text{st}}$  share had been devolved upon her from her deceased husband and undivided  $3/4^{\text{th}}$  share of the undivided  $11/81^{\text{st}}$  share had been gifted from her said three sons by the strength of the said registered Deed of Gift dated 8<sup>th</sup> January, 2018, Being No. 00087 for the year 2018.
- 44) During peaceful enjoyment of the said undivided  $1/9^{\text{th}}$  share of the said bastu land measuring 8 (Eight) Cottahs 14 (Fourteen) Chittacks 10 (Ten) Square Feet more or less together with partly 5 (Five) storied Building standing thereon at being Municipal Premises No. 14/6, SovaramBasak Street, within the limits of the Kolkata Municipal Corporation, Municipal Ward No. 22, vide Municipal Assessee No. 11-022-29-0022-0, Borough No. IV, Police Station : Burrabazar, now Posta, Kolkata- 700007 by said Sri Sajjan Kumar Ladia alias Sajjan Kumar Ladia without any

interruption by anybody, he sold, transferred and conveyed the said undivided  $1/9^{\text{th}}$  share of the said Premises with said partly 5 (Five) storied Building standing thereon at the said Municipal Premises to said Smt. Rukmini Devi Ladia alias RukminiLadia, Sri Ram KishanLadia, Sri Saroj Kumar Ladia, Sri Deepak Ladia and Sri Ajay Kumar Ladia, by one Deed of Conveyance dated 24<sup>th</sup> January, 2018 having 22.2222% share each of said Smt. Rukmini Devi Ladia alias RukminiLadia, Sri Ram KishanLadia and Sri Saroj Kumar Ladia, and having undivided 16.6667% share each of said Sri Deepak Ladia and Sri Ajay Kumar Ladia, which had been registered in the Office of the Additional Registrar of Assurances – II at Kolkata, recorded in Book No. 1, Volume No. 1902-2018, at Pages 8364 to 8438, Being No. 190200237 for the year 2018.

- 45) During peaceful enjoyment of the said undivided  $1/36^{\text{th}}$  share of the said bastu land measuring 8 (Eight) Cottahs 14 (Fourteen) Chittacks 10 (Ten) Square Feet more or less together with partly 5 (Five) storied Building standing thereon at being Municipal Premises No. 14/6, SovaramBasakStreet, within the limits of the Kolkata Municipal Corporation, Municipal Ward No. 22, vide Municipal Assessee No. 11-022-29-0022-0, Borough No. IV, Police Station : Burrabazar, now Posta, Kolkata- 700007 by said Sri Amar Kumar Ladia alias Amar Ladia without any interruption by anybody, he sold, transferred and conveyed the said undivided  $1/36^{\text{th}}$  share of the said Premises with partly 5 (Five) storied Building standing thereon at the said Municipal Premises to said Smt. Rukmini Devi Ladia alias RukminiLadia, Sri Ram KishanLadia, Sri Saroj Kumar Ladia, Sri Deepak Ladia and Sri Ajay Kumar Ladia, by one Deed of Conveyance dated 24<sup>th</sup> January, 2018 having 22.2222% share each of said Smt. Rukmini Devi Ladia alias RukminiLadia, Sri Ram KishanLadia and Sri Saroj Kumar Ladia, and having undivided 16.6667%



- share each of said Sri Deepak Ladia and Sri Ajay Kumar Ladia, which had been registered in the Office of the Additional Registrar of Assurances – II at Kolkata, recorded in Book No. 1, Volume No. 1902-2018, at Pages 8290 to 8363, Being No. 190200238 for the year 2018.
- 46) During peaceful enjoyment of the said undivided  $1/27^{\text{th}}$  share of the said bastu land measuring 8 (Eight) Cottahs 14 (Fourteen) Chittacks 10 (Ten) Square Feet more or less together with partly 5 (Five) storied Building standing thereon at being Municipal Premises No. 14/6, SovaramBasak Street, within the limits of the Kolkata Municipal Corporation, Municipal Ward No. 22, vide Municipal Assessee No. 11-022-29-0022-0, Borough No. IV, Police Station : Burrabazar, now Posta, Kolkata- 700007 by said Sri Raja Ram Ladia alias Sri RajaramLadia without any interruption by anybody, he sold, transferred and conveyed the said undivided  $1/27^{\text{th}}$  share of the said Premises with partly 5 (Five) storied Building standing thereon at the said Municipal Premises to said Smt. Rukmini Devi Ladia alias RukminiLadia, Sri Ram KishanLadia, Sri Saroj Kumar Ladia, Sri Deepak Ladia and Sri Ajay Kumar Ladia, by one Deed of Conveyance dated 24<sup>th</sup> January, 2018 having 22.2222% share each of said Smt. Rukmini Devi Ladia alias RukminiLadia, Sri Ram KishanLadia and Sri Saroj Kumar Ladia, and having undivided 16.6667% share each of said Sri Deepak Ladia and Sri Ajay Kumar Ladia, which had been registered in the Office of the Additional Registrar of Assurances – II at Kolkata, recorded in Book No. 1, Volume No. 1902-2018, at Pages 8216 to 8289, Being No. 190200239 for the year 2018.
- 47) During peaceful enjoyment of the said undivided  $1/27^{\text{th}}$  share of the said bastu land measuring 8 (Eight) Cottahs 14 (Fourteen) Chittacks 10 (Ten) Square Feet more or less together with partly 5 (Five) storied Building standing thereon at being Municipal Premises No. 14/6, SovaramBasak

Street, within the limits of the Kolkata Municipal Corporation, Municipal Ward No. 22, vide Municipal Assessee No. 11-022-29-0022-0, Borough No. IV, Police Station : Burrabazar, now Posta, Kolkata- 700007 by said Sri ShreekantLadia without any interruption by anybody, he sold, transferred and conveyed the said undivided  $1/27^{\text{th}}$  share of the said Premises with partly 5 (Five) storied Building standing thereon at the said Municipal Premises to said Smt. Rukmini Devi Ladia alias RukminiLadia, Sri Ram KishanLadia, Sri Saroj Kumar Ladia, Sri Deepak Ladia and Sri Ajay Kumar Ladia, by one Deed of Conveyance dated 24<sup>th</sup> January, 2018 having 22.2222% share each of said Smt. Rukmini Devi Ladia alias RukminiLadia, Sri Ram KishanLadia and Sri Saroj Kumar Ladia, and having undivided 16.6667% share each of said Sri Deepak Ladia and Sri Ajay Kumar Ladia, which had been registered in the Office of the Additional Registrar of Assurances – II at Kolkata, recorded in Book No. 1, Volume No. 1902-2018, at Pages 8140 to 8215, Being No. 190200240 for the year 2018.

- 48) Smt. Rukmini Devi Ladia alias RukminiLadia, Sri Ram KishanLadia and Sri Saroj Kumar Ladia became the Owners of the undivided 22.2222% share each of the said undivided  $1/9^{\text{th}}$  share of the said Municipal premises and said Sri Deepak Ladia and Sri Ajay Kumar Ladia became the Owners of the undivided 16.6667% share each of the said undivided  $1/9^{\text{th}}$  share of the said Municipal premises from said Sri Sajjan Kumar Ladia alias Sajjan Kumar Ladia by the strength of the said registered Deed of Conveyance dated 24<sup>th</sup> January, 2018, Being No. 190200237 for the year 2018.
- 49) Smt. Rukmini Devi Ladia alias RukminiLadia, Sri Ram KishanLadia and Sri Saroj Kumar Ladia became the Owners of the undivided 22.2222% share each of the said undivided  $1/36^{\text{th}}$  share of the said Municipal



premises and said Sri Deepak Ladia and Sri Ajay Kumar Ladia became the Owners of the undivided 16.6667% share each of the said undivided  $1/36^{\text{th}}$  share of the said Municipal premises from said Sri Amar Kumar Ladia alias Amar Ladia by the strength of the said registered Deed of Conveyance dated 24<sup>th</sup> January, 2018, Being No. 190200238 for the year 2018.

50) Smt. Rukmini Devi Ladia alias RukminiLadia, Sri Ram KishanLadia and Sri Saroj Kumar Ladia became the Owners of the undivided 22.2222% share each of the said undivided  $1/27^{\text{th}}$  share of the said Municipal premises and said Sri Deepak Ladia and Sri Ajay Kumar Ladia became the Owners of the undivided 16.6667% share each of the said undivided  $1/27^{\text{th}}$  share of the said Municipal premises from said Sri Raja Ram Ladia alias Sri RajaramLadia by the strength of the said registered Deed of Conveyance dated 24<sup>th</sup> January, 2018, Being No. 190200239 for the year 2018.

51) Smt. Rukmini Devi Ladia alias RukminiLadia, Sri Ram KishanLadia and Sri Saroj Kumar Ladia became the Owners of the undivided 22.2222% share each of the said undivided  $1/27^{\text{th}}$  share of the said Municipal premises and said Sri Deepak Ladia and Sri Ajay Kumar Ladia became the Owners of the undivided 16.6667% share each of the said undivided  $1/27^{\text{th}}$  share of the said Municipal premises from said Sri ShreekantLadia by the strength of the said registered Deed of Conveyance dated 24<sup>th</sup> January, 2018, Being No. 190200240 for the year 2018.

52) Thus the said (1) Smt. Rukmini Devi Ladia alias RukminiLadia, (2) Sri Ram KishanLadia and (3) Sri Saroj Kumar Ladia became the Owners of the undivided  $89/486^{\text{th}}$  share each, (4) Sri Deepak Ladia and (5) Sri Ajay Kumar Ladia became the Owners of the undivided  $89/648^{\text{th}}$  share each, (6) Smt. Prabha Devi Ladia is the Owners of the undivided  $1/18^{\text{th}}$  share,

(7) Sri Harikant Ladia became the Owners of the undivided  $1/27^{\text{th}}$  share and (8) Sri Arun Kumar Ladia, (9) Sri Alok Kumar Ladia and (10) Smt. Rekha Ladia became the Owners of the undivided  $1/36^{\text{th}}$  share each of the said Bastu land measuring 9 (Nine) Cottahs more or less on physical requirement 8 (Eight) Cottahs 14 (Fourteen) Chittacks 10 (Ten) Square Feet more or less together with old dilapidated about 94 years old partly 5 (Five) storied Building standing thereon having covered area of 4702 (Four Thousand Seven Hundred and Two) Square Feet more or less in the Ground Floor, having covered area of 4285 (Four Thousand Two Hundred Eighty Five) Square Feet more or less in the First Floor, having covered area of 3327 (Three Thousand Three Hundred and Twenty Seven) Square Feet more or less in each of the Second and Third Floor and having covered area of 1009 (One Thousand Nine) Square Feet more or less in the Fourth Floor at being Municipal Premises No. 14/6, Sovaram Basak Street, within the limits of the Calcutta Municipal Corporation, now Kolkata Municipal Corporation, Municipal Ward No. 22, vide Municipal Assessee No. 11-022-29-0022-0, Borough No. IV, Police Station : Burrabazar, now Posta, Kolkata- 700007 and they had been possessing and enjoying the same as per their undivided share stated above.

53) During peaceful enjoyment of the said undivided  $1/27^{\text{th}}$  share of the said bastu land measuring 8 (Eight) Cottahs 14 (Fourteen) Chittacks 10 (Ten) Square Feet more or less together with partly 5 (Five) storied Building standing thereon at being Municipal Premises No. 14/6, Sovaram Basak Street, within the limits of the Kolkata Municipal Corporation, Municipal Ward No. 22, vide Municipal Assessee No. 11-022-29-0022-0, Borough No. IV, Police Station : Burrabazar, now Posta, Kolkata- 700007 by said



Sri HarikantLadia without any interruption by anybody, he sold, transferred and conveyed the said undivided 1/27<sup>th</sup> share of the said Premises with partly 5 (Five) storied Building standing thereon at the said Municipal Premises to said Smt. Rukmini Devi Ladia alias RukminiLadia, Sri Ram KishanLadia, Sri Saroj Kumar Ladia, Sri Deepak Ladia and Sri Ajay Kumar Ladia, by one Deed of Conveyance dated 12<sup>th</sup> May, 2018 having 22.2222% share each of said Smt. Rukmini Devi Ladia alias RukminiLadia, Sri Ram KishanLadia and Sri Saroj Kumar Ladia, and having undivided 16.6667% share each of said Sri Deepak Ladia and Sri Ajay Kumar Ladia, which had been registered in the Office of the Additional Registrar of Assurances – II at Kolkata, recorded in Book No. 1, Volume No. 1902-2018, at Pages 56396 to 56477, Being No. 190201735 for the year 2018.

- 54) During peaceful enjoyment of the said undivided 1/18<sup>th</sup> share of the said bastu land measuring 8 (Eight) Cottahs 14 (Fourteen) Chittacks 10 (Ten) Square Feet more or less together with partly 5 (Five) storied Building standing thereon at being Municipal Premises No. 14/6, SovaramBasak Street, within the limits of the Kolkata Municipal Corporation, Municipal Ward No. 22, vide Municipal Assessee No. 11-022-29-0022-0, Borough No. IV, Police Station : Burrabazar, now Posta, Kolkata- 700007 by said Smt. PrabhaLadia alias Prabha Devi Ladia without any interruption by anybody, she sold, transferred and conveyed the said undivided 1/18<sup>th</sup> share of the said Premises with partly 5 (Five) storied Building standing thereon at the said Municipal Premises to said Smt. Rukmini Devi Ladia alias RukminiLadia, Sri Ram KishanLadia, Sri Saroj Kumar Ladia, Sri Deepak Ladia and Sri Ajay Kumar Ladia, by one Deed of Conveyance dated 12<sup>th</sup> May, 2018 having 22.2222% share each of said Smt. Rukmini Devi Ladia alias RukminiLadia, Sri Ram KishanLadia and Sri Saroj

Kumar Ladia, and having undivided 16.6667% share each of said Sri Deepak Ladia and Sri Ajay Kumar Ladia, which had been registered in the Office of the Additional Registrar of Assurances – II at Kolkata, recorded in Book No. 1, Volume No. 1902-2018, at Pages 56478 to 56558, Being No. 190201733 for the year 2018.

- 55) During peaceful enjoyment of the said undivided  $1/36^{\text{th}}$  share of the said bastu land measuring 8 (Eight) Cottahs 14 (Fourteen) Chittacks 10 (Ten) Square Feet more or less together with partly 5 (Five) storied Building standing thereon at being Municipal Premises No. 14/6, SovaramBasak Street, within the limits of the Kolkata Municipal Corporation, Municipal Ward No. 22, vide Municipal Assessee No. 11-022-29-0022-0, Borough No. IV, Police Station : Burrabazar, now Posta, Kolkata- 700007 by said Sri Arun Kumar Ladia without any interruption by anybody, he sold, transferred and conveyed the said undivided  $1/36^{\text{th}}$  share of the said Premises with partly 5 (Five) storied Building standing thereon at the said Municipal Premises to said Smt. Rukmini Devi Ladia alias RukminiLadia, Sri Ram KishanLadia, Sri Saroj Kumar Ladia, Sri Deepak Ladia and Sri Ajay Kumar Ladia, by one Deed of Conveyance dated 12<sup>th</sup> May, 2018 having 22.2222% share each of said Smt. Rukmini Devi Ladia alias RukminiLadia, Sri Ram KishanLadia and Sri Saroj Kumar Ladia, and having undivided 16.6667% share each of said Sri Deepak Ladia and Sri Ajay Kumar Ladia, which had been registered in the Office of the Additional Registrar of Assurances – II at Kolkata, recorded in Book No. 1, Volume No. 1902-2018, at Pages 56641 to 56722, Being No. 190201731 for the year 2018.
- 56) During peaceful enjoyment of the said undivided  $1/36^{\text{th}}$  share of the said bastu land measuring 8 (Eight) Cottahs 14 (Fourteen) Chittacks 10 (Ten) Square Feet more or less together with partly 5 (Five) storied Building



standing thereon at being Municipal Premises No. 14/6, SovaramBasak Street, within the limits of the Kolkata Municipal Corporation, Municipal Ward No. 22, vide Municipal Assessee No. 11-022-29-0022-0, Borough No. IV, Police Station : Burrabazar, now Posta, Kolkata- 700007 by said Sri Alok Kumar Ladia without any interruption by anybody, he sold, transferred and conveyed the said undivided  $1/36^{\text{th}}$  share of the said Premises with partly 5 (Five) storied Building standing thereon at the said Municipal Premises to said Smt. Rukmini Devi Ladia alias RukminiLadia, Sri Ram KishanLadia, Sri Saroj Kumar Ladia, Sri Deepak Ladia and Sri Ajay Kumar Ladia, by one Deed of Conveyance dated 12<sup>th</sup> May, 2018 having 22.2222% share each of said Smt. Rukmini Devi Ladia alias RukminiLadia, Sri Ram KishanLadia and Sri Saroj Kumar Ladia, and having undivided 16.6667% share each of said Sri Deepak Ladia and Sri Ajay Kumar Ladia, which had been registered in the Office of the Additional Registrar of Assurances – II at Kolkata, recorded in Book No. 1, Volume No. 1902-2018, at Pages 56559 to 56640, Being No. 190201736 for the year 2018.

- 57) During peaceful enjoyment of the said undivided  $1/36^{\text{th}}$  share of the said bastu land measuring 8 (Eight) Cottahs 14 (Fourteen) Chittacks 10 (Ten) Square Feet more or less together with partly 5 (Five) storied Building standing thereon at being Municipal Premises No. 14/6, SovaramBasak Street, within the limits of the Kolkata Municipal Corporation, Municipal Ward No. 22, vide Municipal Assessee No. 11-022-29-0022-0, Borough No. IV, Police Station : Burrabazar, now Posta, Kolkata- 700007 by said Smt. RekhaLadia without any interruption by anybody, she sold, transferred and conveyed the said undivided  $1/36^{\text{th}}$  share of the said Premises with partly 5 (Five) storied Building standing thereon at the said Municipal Premises to said Smt. Rukmini Devi Ladia alias

RukminiLadia, Sri Ram KishanLadia, Sri Saroj Kumar Ladia, Sri Deepak Ladia and Sri Ajay Kumar Ladia, by one Deed of Conveyance dated 12<sup>th</sup> May, 2018 having 22.2222% share each of said Smt. Rukmini Devi Ladia alias RukminiLadia, Sri Ram KishanLadia and Sri Saroj Kumar Ladia, and having undivided 16.6667% share each of said Sri Deepak Ladia and Sri Ajay Kumar Ladia, which had been registered in the Office of the Additional Registrar of Assurances – II at Kolkata, recorded in Book No. 1, Volume No. 1902-2018, at Pages 56314 to 56395, Being No. 190201734 for the year 2018.

- 58) Thus the said (1) Smt. Rukmini Devi Ladia alias RukminiLadia, (2) Sri Ram KishanLadia and (3) Sri Saroj Kumar Ladia became the Owners of the undivided 2/9<sup>th</sup> share each, (4) Sri Deepak Ladia and (5) Sri Ajay Kumar Ladia became the Owners of the undivided 1/6<sup>th</sup> share each of the said Bastu land measuring 9 (Nine) Cottahs more or less on physical requirement 8 (Eight) Cottahs 14 (Fourteen) Chittacks 10 (Ten) Square Feet more or less together with old dilapidated about 94 years old partly 5 (Five) storied Building standing thereon having covered area of 4702 (Four Thousand Seven Hundred and Two) Square Feet more or less in the Ground Floor, having covered area of 4285 (Four Thousand Two Hundred Eighty Five) Square Feet more or less in the First Floor, having covered area of 3327 (Three Thousand Three Hundred and Twenty Seven) Square Feet more or less in each of the Second and Third Floor and having covered area of 1009 (One Thousand Nine) Square Feet more or less in the Fourth Floor at being Municipal Premises No. 14/6, SovaramBasak Street, within the limits of the Calcutta Municipal Corporation, now Kolkata Municipal Corporation, Municipal Ward No. 22, vide Municipal Assessee No. 11-022-29-0022-0, Borough No. IV, Police Station :Burrabazar, now Posta, Kolkata- 700007 and they had



been possessing and enjoying the same as per their undivided share stated above.

### **THIRD SCHEDULE**

#### **(Common Areas, Common Facilities and Common Expenses)**

The Owners of the land, developer, occupiers, society or syndicate or Association shall allow each other the following easement and quasi-easements, rights and privileges:

- i) Land under the said building described in the First Schedule herein before.
- ii) All side spaces, paths, passages, drains, ways, in the said building.
- iii) General lighting of the common portions and space for installations of electric meter in general and separate.
- iv) Drains and sewers from the building in the Municipal connection drains and/or sewerage.
- v) Stair case and staircases landing.
- vi) Lobbies in each floor.
- vii) Common septic tank.
- viii) Common water pump.
- ix) Common water reservoir.
- x) Water and sewerage eviction from the pipes of every Unit, to drain and sewerage common to the said building.
- xi) Common electric line.
- xii) Lift facilities.
- xiii) Durwan and/or care-takers room.
- xiv)

### **FOURTH SCHEDULE**

#### **(Specifications)**

## 1. FOUNDATION & SUPERSTRUCTURE

- 1.1. Deep RCC pile foundation.
- 1.2. RCC framed structure on concrete piles.

## 2. WALLS

- 2.1. Plaster of Paris interiors.
- 2.2. Attractive external finish with best quality Putty.

## 3. WINDOWS

- 3.1. Aluminum sliding windows with large glass panes.
- 3.2. Grill in windows.

## 4. DOORS

- 4.1. Door frames of Sal wood.
- 4.2. 35 mm thick solid core commercial hot-pressed phenol bonded Flush doors with accessories.

## 5. FLOORING

- 5.1. Marble flooring.

## 6. KITCHEN

- 6.1. Coloured/Designed ceramic tiles up to height of 5'0".
- 6.2. Cuddapah stone kitchen counter top.
- 6.3. Stainless Steel sink in kitchen counter.
- 6.4. Provision for exhaust fan.

## 7. BATHROOMS

- 7.1. Coloured/Designed ceramic tiles on walls up to height of 5 ft.



- 7.2. Concealed plumbing system using standard make pipes and fittings.
- 7.3. White sanitary ware of ISI mark with C. P. fittings.
- 7.4. Provision for exhaust fan.
- 8. LIFT**
- 8.1. 8 (Eight) passengers automatic lift for co-Owners.
- 9. ELECTRICALS**
- 9.1. PVC conduit pipes with copper wiring.
- 9.2. 15 and 5 Amp. Points-one each in living room, bedrooms, bathroom and kitchen.
- 9.3. Electrical Call Bell point at entrance of residential flats.
- 9.4. Concealed Telephone point in living room and all bed rooms.
- 9.5. T.V. point in living room and all bed rooms.
- 10. SPECIAL FEATURES**
- 10.1. Common Staff toilet in ground floor.
- 10.2. Boundary walls with decorative grills and gate.
- 10.3. KMC Water Supply by pump motor from underground reservoir via overhead tank to flats/units.
- 10.4. Roof treatment for water proofing.

#### **FIFTH SCHEDULE**

(Share of Sale Proceeds of Owner and Developer)

SL. No.	Owners' Names	% Revenue Share
1.	Smt. Rukmini Devi Ladia alias Rukmini Ladia	9.67
2.	Sri Ram Kishan Ladia	9.67
3.	Sri Saroj Ladia	9.67
4.	Sri Deepak Ladia	7.25

5.	Sri Ajay Ladia	7.24
1	Total Share of Sale Proceeds of Land Owners	43.50
2	Total Share of Sale Proceeds of Developer	56.50
	Total	100.00

#### 24. Execution and Delivery

In Witness Whereof the Parties have executed this Agreement on the date mentioned above.

Signed, Sealed and Delivered by the  
Land Owners at Kolkata:

Rukmini Ladia  
Rukmini devi Ladia  
Smt Rukmini Devi Ladia alias  
Rukmini Ladia)

Team Kishan Ladia  
(Sri Ram Kishan Ladia)

Saroj Kumar Ladia  
(Sri Saroj Ladia)

Deepak Ladia  
(Sri Deepak Ladia)

Ajay Kumar Ladia  
(Sri Ajay Kumar Ladia)

[OWNERS]

WITNESSES:

1. Himanshu Ladia  
10, Swaminivikram Road  
Kolkata - 700074
2. Rakesh Ladia  
Duke Garden  
RB 29 Raghunathpur  
Vidya Nagar, Kolkata 700059



Signed, Sealed and Delivered by the  
Developer at Kolkata in the presence of :

Witnesses:

1. Prabhakar Kumar Sinha  
21, Old Court House Street  
Kolkata - 700 01
2. Baiji Nath Singh  
928/1/2, Pringe Road Ramkrishna  
Tally Barrack Pore (N) 24 Bgs.

SINGHI HIGHRISE (P) LTD.

Narendra Ghemani  
Director

[DEVELOPER]

Drafted by:

P.K. Singh

P.K. Singh, Advocate

High Court, Calcutta

WB-598/89.







Government of West Bengal

Department of Finance (Revenue), Directorate of Registration and Stamp Revenue

OFFICE OF THE A.R.A. - II KOLKATA, District Name :Kolkata







Signature / LTI Sheet of Query No/Year 19022002366193/2023

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mrs RUKMINI DEVI LADIA Alias Mrs RUKMINI LADIA DUKE GARDEN VICEROY, RAGHUNATHPUR, Flat No: 4AB, RB 29, City:- , P.O:- TEGHORIA, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059	Land Lord		10752. 	Rukmini Ladia 18/10/2023
2	Mr RAM KISHAN LADIA SWAMI VIVEKANAND ROAD, 10, City:- , P.O:- MOTIJHEEL, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700074	Land Lord		10753. 	Ramkishan Ladia 18/10/2023



I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
3	Mr SAROJ KUMAR LADIA SWAMI VIVEKANAND ROAD, 10, City:- , P.O:- MOTJHEEL, P.S:-Dum Dum, District-North 24- Parganas, West Bengal, India, PIN:- 700074	Land Lord		10754 	Saroj Kumar Ladia 18/10/2023
4	Mr DEEPAK LADIA Block/Sector: BLOCK B, Flat No: 21, 106D, Narikel Danga North Road, City:- , P.O:- NARIKELDANGA, P.S:- Narikeldanga, District:- South 24-Parganas, West Bengal, India, PIN:- 700011	Land Lord		10751 	Deepak Ladia 18/10/2023
5	Mr AJAY KUMAR LADIA Flat No: 21, 106D, Narikel Danga North Road, City:- , P.O:- NARIKELDANGA, P.S:- Narikeldanga, District:- South 24-Parganas, West Bengal, India, PIN:- 700011	Land Lord		10755 	Ajay Kumar Ladia 18/10/2023

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
6	Mr NARENDRA DHANNANI N. S. ROAD, LILUAH, 2, City:- Howrah, P.O:- LILUAH, P.S:-Liluah, District-Howrah, West Bengal, India, PIN:- 711101	Representative of Developer [SINGHI HIGHRISE PRIVATE LIMITED]		10756 	Narendra Dhannani 18/10/2023
Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr PRAKASH LADIA Son of Mr BANWARI LADIA RAGHUNATHPUR, 4AB, RB-29, City:-, P.O:- TEGHORIA, P.S:-Baguiati, District-North 24-Parganas, West Bengal, India, PIN:- 700059	Mrs RUKMINI DEVI LADIA, Mr RAM KISHAN LADIA, Mr SAROJ KUMAR LADIA, Mr DEEPAK LADIA, Mr AJAY KUMAR LADIA, Mr NARENDRA DHANNANI		10757 	Prakash Ladia 18/10/2023

(Satyajit Biswas)  
 ADDITIONAL REGISTRAR  
 OF ASSURANCE  
 OFFICE OF THE A.R.A. -  
 II KOLKATA  
 Kolkata, West Bengal





**Government of West Bengal**  
**Directorate of Registration & Stamp Revenue**  
**FORM-1564**  
**Miscellaneous Receipt**

Visit Commission Case No / Year	1902003568/2023	Date of Application	18/10/2023
Query No / Year	19022002366193/2023		
Transaction	[0110] Sale, Development Agreement or Construction agreement		
Applicant Name of QueryNo	Mr PRABHAT SINGH		
Stampduty Payable	Rs.75,021/-		
Registration Fees Payable	Rs.1,70,021/-		
Applicant Name of the Visit Commission	Mr P K Sharma		
Applicant Address	H C		
Place of Commission	DUKE GARDEN VICEROY, RAGHUNATHPUR, Flat No: 4AB, RB 29, City:- , P.O:- TEGHORIA, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059		
Expected Date and Time of Commission	18/10/2023 6:00 PM		
Fee Details	J1: 250/-, J2: 700/-, PTA-J(2): 0/-, Total Fees Paid: 950/-		
Remarks			



Government of West Bengal  
GRIPS 2.0 Acknowledgement Receipt  
Payment Summary



161020232026193895

GRIPS Payment Detail

GRIPS Payment ID: 161020232026193895 Payment Init. Date: 16/10/2023 18:03:40  
Total Amount: 244992 No of GRN: 1  
Bank/Gateway: SBI EPay Payment Mode: SBI Epay  
BRN: 4462369867126 BRN Date: 16/10/2023 18:04:30  
Payment Status: Successful Payment Init. From: Department Portal

Depositor Details

Depositor's Name: Mr DEEPAK LADIA  
Mobile: 9831255730

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192023240261938968	Directorate of Registration & Stamp Revenue	244992
Total			244992

IN WORDS: TWO LAKH FORTY FOUR THOUSAND NINE HUNDRED NINETY TWO ONLY.

DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.

PAID





Govt. of West Bengal  
Directorate of Registration & Stamp  
Revenue  
GRIPS eChallan



192023240261938968

GRN Details

GRN:	192023240261938968	Payment Mode:	SBI Epay
GRN Date:	16/10/2023 18:03:40	Bank/Gateway:	SBIePay Payment Gateway
BRN :	4462369867126	BRN Date:	16/10/2023 18:04:30
Gateway Ref ID:	5166566529	Method:	Indian Bank NB
GRIPS Payment ID:	161020232026193895	Payment Init. Date:	16/10/2023 18:03:40
Payment Status:	Successful	Payment Ref. No:	2002366193/2/2023

[Query No\*/Query Year]

Depositor Details

Depositor's Name: Mr DEEPAK LADIA  
Address: 14/6, SOVARAM BYSACK STREET, KOLKATA-700007  
Mobile: 9831255730  
Email: cadeepakladia@gmail.com  
Period From (dd/mm/yyyy): 16/10/2023  
Period To (dd/mm/yyyy): 16/10/2023  
Payment Ref ID: 2002366193/2/2023  
Dept Ref ID/DRN: 2002366193/2/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002366193/2/2023	Property Registration- Stamp duty	0030-02-103-003-02	74971
2	2002366193/2/2023	Property Registration- Registration Fees	0030-03-104-001-16	170021
			Total	244992

IN WORDS: TWO LAKH FORTY FOUR THOUSAND NINE HUNDRED NINETY TWO ONLY.

PAID

# Ministry Of Corporate Affairs

Date : 17-10-2023 4:37:37pm

## Company Information

CIN	U70102WB2012PTC188338
Company Name	SINGHI HIGHRISE PRIVATE LIMITED
ROC Name	ROC Kolkata
Registration Number	188338
Date of Incorporation	16/11/2012
Email Id	view1234@gmail.com
Registered Address	2, MAHARSHI DEBENDRA ROAD, Kolkata, KOLKATA, West Bengal, India, 700007
Address at which the books of account are to be maintained	-
Listed in Stock Exchange(s) (Y/N)	No
Category of Company	Company limited by shares
Subcategory of the Company	Non-government company
Class of Company	Private
ACTIVE compliance	ACTIVE Compliant
Authorised Capital (Rs)	50,00,000
Paid up Capital (Rs)	1,00,000
Date of last AGM	30/09/2022
Date of Balance Sheet	31/03/2022
Company Status	Active

SINGHI HIGHRISE (P) LTD.

*Narendra Ghannani*

Director

## Jurisdiction

ROC (name and office)	ROC Kolkata
RD (name and Region)	RD, Eastern Region



Dated this 18<sup>th</sup> day of October, 2023

Between

Rukmini Devi Ladia & Ors.

... Owners

And

Singhi High Rise Private Limited

... Developer

DEVELOPMENT AGREEMENT

Drafted by:

P. K. Singh, Advocate

21, Old Court House Street,

3<sup>rd</sup> floor, Kolkata-700 001.

### Major Information of the Deed

Deed No :	I-1902-15104/2023	Date of Registration	26/10/2023
Query No / Year	1902-2002366193/2023	Office where deed is registered	
Query Date	17/09/2023 11:37:40 PM	A.R.A. - II KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	PRABHAT SINGH IA-163 SALT LAKE CITY SECTOR-III, Thana : South Bidhannagar, District : North 24-Parganas, WEST BENGAL, PIN - 700097, Mobile No. : 9831084343, Status :Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 1,70,00,000/-]		
Set Forth value	Market Value		
Rs. 1,70,00,000/-	Rs. 5,06,93,097/-		
Stampduty Paid(SD)	Registration Fee Paid:		
Rs. 75,021/- (Article:48(g))	Rs. 1,70,021/- (Article:E, E, B)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assesment slip.(Urban area)		

### Land Details :

District: Kolkata, P.S:- Burrobazar, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Sovaram Basak Street, , Premises No: 14/B, , Ward No: 022 Pin Code : 700007

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	8 Katha 14 Chatak 10 Sq Ft	1,50,00,000/-	4,35,11,604/-	Property is on Road ,Last Reference Deed No :1902-I -02751-2017
Grand Total :				14.6667Dec	150,00,000 /-	435,11,604 /-	



**Structure Details :**

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	13143 Sq Ft.	20,00,000/-	71,81,493/-	Structure Type: Structure, CS: 2
<p>Gr. Floor, Area of floor : 3423 Sq Ft., Commercial Use, Cemented Floor, Age of Structure: 95 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 3545 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 95 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 2, Area of floor : 2646 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 95 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 3, Area of floor : 2594 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 95 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 4, Area of floor : 935 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 55 Years, Roof Type: Tin Shed, Extent of Completion: Complete</p>					
<b>Total :</b>		<b>13143 sq ft</b>	<b>20,00,000 /-</b>	<b>71,81,493 /-</b>	

**Land Lord Details :**

Sl No	Name, Address, Photo, Finger print and Signature
1	<p><b>Mrs RUKMINI DEVI LADIA, (Alias: Mrs RUKMINI LADIA)</b>                      Wife of Late BANWARI LAL LADIA DUKE GARDEN VICEROY, RAGHUNATHPUR, Flat No: 4AB, RB 29, City:- , P.O.- TEGHORIA, P.S.-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: ABxxxxxx1K, Aadhaar No: 43xxxxxxxx4848, Status : Individual, Executed by: Self, Date of Execution: 18/10/2023                      , Admitted by: Self, Date of Admission: 18/10/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 18/10/2023                      , Admitted by: Self, Date of Admission: 18/10/2023 ,Place : Pvt. Residence</p>
2	<p><b>Mr RAM KISHAN LADIA</b>                      Son of Late PARMATMA RAM LADIA SWAMI VIVEKANAND ROAD, 10, City:- , P.O.- MOTIJHEEL, P.S.-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700074 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: ABxxxxxx7G, Aadhaar No: 44xxxxxxxx5981, Status : Individual, Executed by: Self, Date of Execution: 18/10/2023                      , Admitted by: Self, Date of Admission: 18/10/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 18/10/2023                      , Admitted by: Self, Date of Admission: 18/10/2023 ,Place : Pvt. Residence</p>
3	<p><b>Mr SAROJ KUMAR LADIA</b>                      Son of Late PARMATMA RAM LADIA SWAMI VIVEKANAND ROAD, 10, City:- , P.O.- MOTIJHEEL, P.S.-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700074 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AAxxxxxx2H, Aadhaar No: 26xxxxxxxx0032, Status : Individual, Executed by: Self, Date of Execution: 18/10/2023                      , Admitted by: Self, Date of Admission: 18/10/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 18/10/2023                      , Admitted by: Self, Date of Admission: 18/10/2023 ,Place : Pvt. Residence</p>

4	<p><b>Mr DEEPAK LADIA (Presentant )</b>  Son of Late ATMARAM LADIA Block/Sector: BLOCK B, Flat No: 21, 106D, Narikel Danga North Road, City:- , P.O:- NARIKELDANGA, P.S:-Narikeldanga, District:-South 24-Parganas, West Bengal, India, PIN:- 700011 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AAxxxxxx3A, Aadhaar No: 67xxxxxxxx4485, Status :Individual, Executed by: Self, Date of Execution: 18/10/2023  , Admitted by: Self, Date of Admission: 18/10/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 18/10/2023  , Admitted by: Self, Date of Admission: 18/10/2023 ,Place : Pvt. Residence</p>
5	<p><b>Mr AJAY KUMAR LADIA</b>  Son of Late ATMARAM LADIA Flat No: 21, 106D, Narikel Danga North Road, City:- , P.O:- NARIKELDANGA, P.S:-Narikeldanga, District:-South 24-Parganas, West Bengal, India, PIN:- 700011 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AAxxxxxx5K, Aadhaar No: 67xxxxxxxx4485, Status :Individual, Executed by: Self, Date of Execution: 18/10/2023  , Admitted by: Self, Date of Admission: 18/10/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 18/10/2023  , Admitted by: Self, Date of Admission: 18/10/2023 ,Place : Pvt. Residence</p>

**Developer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<p><b>SINGHI HIGHRISE PRIVATE LIMITED</b>  2, Maharshi Debendra Road, City:- Kolkata, P.O:- BURRABAZAR, P.S:-Posta, District:-Kolkata, West Bengal, India, PIN:- 700007 , PAN No.:: AAxxxxxx3H,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative</p>

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<p><b>Mr NARENDRA DHANNANI</b>  Son of Mr RAJ KUMAR DHANNANI N. S. ROAD, LILUAH, 2, City:- Howrah, P.O:- LILUAH, P.S:-Liluah, District:-Howrah, West Bengal, India, PIN:- 711101, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AExxxxxx1Q, Aadhaar No: 38xxxxxxxx7773 Status : Representative, Representative of : SINGHI HIGHRISE PRIVATE LIMITED (as DIRECTOR)</p>

**Identifier Details :**

Name	Photo	Finger Print	Signature
<p><b>Mr PRAKASH LADIA</b>  Son of Mr BANWARI LADIA  RAGHUNATHPUR, 4AB, RB-29, City:- , P.O:- TEGHORIA, P.S:-Baguiati, District:- North 24-Parganas, West Bengal, India, PIN:- 700059</p>			
Identifier Of Mrs RUKMINI DEVI LADIA, Mr RAM KISHAN LADIA, Mr SAROJ KUMAR LADIA, Mr DEEPAK LADIA, Mr AJAY KUMAR LADIA, Mr NARENDRA DHANNANI			



Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mrs RUKMINI DEVI LADIA	SINGHI HIGHRISE PRIVATE LIMITED-3.25893 Dec
2	Mr RAM KISHAN LADIA	SINGHI HIGHRISE PRIVATE LIMITED-3.25893 Dec
3	Mr SAROJ KUMAR LADIA	SINGHI HIGHRISE PRIVATE LIMITED-3.25893 Dec
4	Mr DEEPAK LADIA	SINGHI HIGHRISE PRIVATE LIMITED-2.44493 Dec
5	Mr AJAY KUMAR LADIA	SINGHI HIGHRISE PRIVATE LIMITED-2.44493 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mrs RUKMINI DEVI LADIA	SINGHI HIGHRISE PRIVATE LIMITED-2920.37460000 Sq Ft
2	Mr RAM KISHAN LADIA	SINGHI HIGHRISE PRIVATE LIMITED-2920.37460000 Sq Ft
3	Mr SAROJ KUMAR LADIA	SINGHI HIGHRISE PRIVATE LIMITED-2920.37460000 Sq Ft
4	Mr DEEPAK LADIA	SINGHI HIGHRISE PRIVATE LIMITED-2190.93810000 Sq Ft
5	Mr AJAY KUMAR LADIA	SINGHI HIGHRISE PRIVATE LIMITED-2190.93810000 Sq Ft

Endorsement For Deed Number : I - 190215104 / 2023

On 18-10-2023

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

Presented for registration at 20:20 hrs on 18-10-2023, at the Private residence by Mr DEEPAK LADIA , one of the Executants.

**Certificate of Market Value(WB PUVI rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 5,06,93,097/-

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

Execution is admitted on 18/10/2023 by 1. Mrs RUKMINI DEVI LADIA, Alias Mrs RUKMINI LADIA, Wife of Late BANWARI LAL LADIA, DUKE GARDEN VICEROY, RAGHUNATHPUR, Flat No: 4AB, RB 29, P.O: TEGHORIA, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by Profession House wife, 2. Mr RAM KISHAN LADIA, Son of Late PARMATMA RAM LADIA, SWAMI VIVEKANAND ROAD, 10, P.O: MOTIJHEEL, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700074, by caste Hindu, by Profession Business, 3. Mr SAROJ KUMAR LADIA, Son of Late PARMATMA RAM LADIA, SWAMI VIVEKANAND ROAD, 10, P.O: MOTIJHEEL, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700074, by caste Hindu, by Profession Business, 4. Mr DEEPAK LADIA, Son of Late ATMARAM LADIA, Sector: BLOCK B, Flat No: 21, 106D, Road: Narikel Danga North Road, , P.O: NARIKELDANGA, Thana: Narikeldanga, , South 24-Parganas, WEST BENGAL, India, PIN - 700011, by caste Hindu, by Profession Business, 5. Mr AJAY KUMAR LADIA, Son of Late ATMARAM LADIA, Flat No: 21, 106D, Road: Narikel Danga North Road, , P.O: NARIKELDANGA, Thana: Narikeldanga, , South 24-Parganas, WEST BENGAL, India, PIN - 700011, by caste Hindu, by Profession Business  
Identified by Mr PRAKASH LADIA, , Son of Mr BANWARI LADIA, RAGHUNATHPUR, 4AB, RB-29, P.O: TEGHORIA, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by profession Business

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

Execution is admitted on 18-10-2023 by Mr NARENDRA DHANNANI, DIRECTOR, SINGHI HIGHRISE PRIVATE LIMITED (Private Limited Company), 2, Maharshi Debendra Road, City:- Kolkata, P.O:- BURRABAZAR, P.S:-Posta, District:-Kolkata, West Bengal, India, PIN:- 700007

Identified by Mr PRAKASH LADIA, , Son of Mr BANWARI LADIA, RAGHUNATHPUR, 4AB, RB-29, P.O: TEGHORIA, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by profession Business



Satyajit Biswas

ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - II KOLKATA

Kolkata, West Bengal

On 20-10-2023

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 1,70,021.00/- ( B = Rs 1,70,000.00/- ,E = Rs 21.00/- ) and Registration Fees paid by by online = Rs 1,70,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 18/10/2023 6:04PM with Govt. Ref. No: 192023240281938968 on 18-10-2023, Amount Rs: 1,70,021/-,  
Bank: SBI EPay ( SBIePay), Ref. No. 4462369867126 on 18-10-2023, Head of Account 0030-03-104-001-16



**Payment of Stamp Duty**

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

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 16/10/2023 6:04PM with Govt. Ref. No: 192023240261938968 on 16-10-2023, Amount Rs: 74,971/-, Bank: SBI EPay ( SBIPay), Ref. No. 4482369867126 on 16-10-2023, Head of Account 0030-02-103-003-02

*for*

Satyajit Biswas  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - II KOLKATA  
Kolkata, West Bengal

On 26-10-2023

**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.

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 75,021/- and Stamp Duty paid by Stamp Rs 50,00/-  
Description of Stamp

1. Stamp: Type: Impressed, Serial no 46783, Amount: Rs.50.00/-, Date of Purchase: 27/09/2023, Vendor name: PARTHA SARATHI CHOWDHURY

*for*

Satyajit Biswas  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - II KOLKATA  
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1902-2023, Page from 541042 to 541108  
being No 190215104 for the year 2023.



Digitally signed by SATYAJIT BISWAS  
Date: 2023.11.11 15:05:02 +05:30  
Reason: Digital Signing of Deed.

(Satyajit Biswas) 11/11/2023

ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - II KOLKATA  
West Bengal.