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

District Sub-Registrar-V
Alipore, South 24 Parganas

21 JUL 2022

DEVELOPMENT AGREEMENT

THIS AGREEMENT is made on this the **20th day of July, 2022** (Two Thousand and Twenty two) -

BETWEEN

(1) SMT. SAMITA DUTT, (PAN : AFEPD7176D, AADHAAR-997019386941), wife of Sri Indrajit Dutt and only daughter and being only child of Sri Tarun Tapan Sinha, by faith : Hindu, by nationality : Indian, by occupation : Housewife, residing at 6/2B, Fern Road, Ballygunge and also at 16A, Deshpriya Park Road, Police Station : Tollygunge, Post Office : Kalighat, Kolkata : 700026,

19259

12 JUL 2022

No. Rs. 100/- Date,

Name: **B.C. LAHIRI**
Advocate

Address: Alipore Judge's Court, Kol-27
Alipore Collectorate, 24 Pgs.(S).

SUBHANKAR DAS
STAMP VENDOR

Alipore Police Court, Kol-27

Vendor:

Spay

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V. C. T. F
2638

for HI-RISE APARTMENT MAKERS PVT. LTD.

Spay
Director

Director



V. C. T. F
2639

Samir Dutt



*Identified by me
Subir Kumar Dutt
Adv
Alipore Police Court
Kol-27*

(2) **SMT. SANDHYARATI MUKERJI** (PAN : AZFPM1345J & AADHAAR-498598078393) daughter of Late Nityananda Ganguly, wife of Sri Kapil Mukherji, by faith : Hindu, by occupation : Housewife, by Nationality : Indian residing at 71/1B, Bakul Bagan Road, Police Station : Bhowanipore, Kolkata : 700025,

(3) **SRI SOURAV SENGUPTA**, (PAN : BFHPS5261L & AADHAAR-379309434177) son of Late Sibn Sengupta, by faith : Hindu, by occupation : Service, by Nationality : Indian, and

(4) **SMT. MADHUMITA SENGUPTA** (PAN : BFLPS0799M & AADHAAR-516163507360) wife of Sri Sourav Sengupta, by faith : Hindu, by occupation : Housewife, by Nationality : Indian, both are residing at 16A, Deshpriya Park Road, Police Station : Tollygunge, Post Office : Kalighat, Kolkata : 700026, hereinafter jointly called and referred to as the "**OWNERS**" which terms or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include respect their respective heirs, executors, administrators, legal representatives, successors, nominees and assigns) of the **ONE PART**.

A N D

HI-RISE APARTMENT MAKERS PRIVATE LIMITED (PAN No. AAACH6689R), a company incorporated under the Companies Act, 1956, having its registered office at 79B, Rash Behari Avenue, P.S. Tollygunge, P.O. Rash Behari Avenue, Kolkata : 700026, hereinafter called the "**DEVELOPER**" represented by its Director **SRI AJOY SEN**, (PAN-AJFPS6224A & AADHAAR-605480633856) son of Sri Badal Krishna Sen, residing at 79B, Rash Behari Avenue, P.S. Tollygunge, P.O. Rash Behari Avenue, Kolkata : 700026 (which expression shall unless excluded by or repugnant to the context be deemed to include its successors-in-interest, representatives and assigns) of the **OTHER PART**;

TITLE OF THE PROPERTY:

- **WHEREAS** by a Deed of Indenture bearing dated 30.11.1932 one Nitya Nanda Ganguly was the Owner of **ALL THAT** piece and parcel of land hereditaments and premises measuring about 4 cottahs 13 chittaks 15 square feet situate lying at and being a portion of the Plot No. 200 (Separately numbered as Sub-Plot No. 200/6 with a frontage of 56 ft.) of the surplus lands in the Improvement Scheme No. XV-B of the Calcutta Improvement Trust formed out of the revenue Holding Nos.101, 103, 104, 105/101, 106 and 107 in Division 6, Sub-Division "Q" Dishi Panchannagram in Monoharpukur Police Station, Tollygunge Registration Sub-District Alipore, District : 24-Parganas together with all rights of way and other rights in the 20 ft. wide passage on the South, which document was registered at the office of the District Sub-Registrar at Alipore and recorded in Book No. I, Volume No. 79, Pages 248 to 253, being No. 4151 for the year 1932.
- **AND WHEREAS** after the purchased as aforesaid the said Nitya Nanda Ganguly duly mutated his name in the records of the Calcutta Corporation and constructed a building in the year 1933 thereon in Two blocks.
- **AND WHEREAS** after construction of the building the said Two Blocks of the Premises has been numbered as 16A and 16B, Deshpriya Park Road respectively.
- **AND WHEREAS** while thus seized and possessed or otherwise well and sufficiently entitled to the said property, the said Nitya Nanda Ganguly died intestate on 7th February 1980 leaving behind and surviving his widow Smt. Sibani Ganguly and only daughter Smt. Sandhyarati Mukerji as his legal heirs and successors.



V. C. T. P
2640

- Sandhyaarati Mukerji



V. C. T. P
2641

- Sonson Sun Gupta



V. C. T. P
2642

- Madhumita Sengupta.



V. C. T. P
2643



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Sub Registrar
Ad
Alipore Police Const -
Kai-27

- **AND WHEREAS** by virtue of the aforesaid happenings Smt. Sibani Ganguly and Smt. Sandhyarati Mukherjee being the Owners of the aforesaid properties and paying taxes thereon.
- **AND WHEREAS** by a Deed of Conveyance bearing date 09/03/1988 Smt. Sibani Ganguly and Smt. Sandhyarati Mukherjee sold, transferred, conveyed, assigned and assured in favour of Tarun Tapan Sinha, **ALL THAT** piece and parcel of land measuring an area of 2.41 cottahs, equivalent to 2 Cottah 6 Chittack 30 square feet together with building thereon at Premises No. 16A, Deshpriya Park Road, Police Station : Tollygunge, Kolkata : 700026 which document was registered at the office of the District Registrar at Alipore and duly recorded in Book No. I, Volume No. 49, pages from 311 to 327, being Deed No. 2785 for the year 1988.
- **AND WHEREAS** Smt. Sibani Ganguly died intestate on 25.10.2012 leaving behind and surviving her only daughter Smt. Sandhyarati Mukherjee, as her only legal heirs and successors.
- **AND WHEREAS** by virtue of the aforesaid events Smt. Sandhyarati Mukherjee, is the Owner of **ALL THAT** piece and parcel of land measuring an area of 2.41 cottahs, equivalent to 2 Cottah 6 Chittack 30 square feet together with building thereon at Premises No. 16B, Deshpriya Park Road, Police Station : Tollygunge, Kolkata : 700026 and paying taxes thereon without any interruption.
- **AND WHEREAS** thereafter said Smt. Sandhyarati Mukherjee sold, transferred and conveyed **ALL THAT** ground floor measuring an area 650 Square feet together with proportionate share or interest in the land together with common rights of water, water pipes, overhead water tank and sewerage and drainage system only at Premises No. 16B, Deshpriya Park Road, Police Station : Tollygunge, Kolkata : 700026 at or for the highest marketable price free from all encumbrances, by way of a Deed of Conveyance dated 21st January, 2013, which was executed and registered before the Office of the Additional District Sub-Registrar, Alipore and duly recorded in Book No. I, CD Volume No. 2, pages from 1913 to 1935, being No. 371 for the year 2013.
- **AND WHEREAS** By virtue of above circumstances SRI TARUN TAPAN SINHA, son of Manindra Kumar Sinha became the absolute Owner of Premises No. 16A, Deshpriya Park Road, Police Station : Tollygunge, Kolkata : 700026 and SMT. SANDHYARATI MUKHERJEE, SRI SOURAV SENGUPTA and SMT. MADHUMITA SENGUPTA became the joint undivided Owners of Premises no. 16B, Deshpriya Park Road, Police Station : Tollygunge, Kolkata : 700026.
- **AND WHEREAS** for the better residential accommodation Sri Tarun Tapan Sinha, Smt. Sandhyarati Mukherjee, Sri Sourav Sengupta and Smt. Madhumita Sengupta, the Owners herein jointly decided to amalgamate the two adjacent premises 16A, Deshpriya Park Road and premises 16B, Deshpriya Park Road into a single premises, by amalgamation which is renumbered as 16A, Desapriya Park Road, having assessee no 110840300195.



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- **AND WHEREAS** the Developer herein have had expressed its intention to develop the said property after amalgamation and accordingly approached the owners of the First part for the same and accordingly after some discussions both the owners and the Developer herein have had entered into a registered Development Agreement dated 29th July, 2019, registered before the A.R.A. -IV and recorded in Book No. I, Volume No. 1904-2019, Pages 361900 to 361947, Being No. 190407544, for the year 2019 incorporating details terms and conditions as was mutually decided upon.
- **AND WHEREAS** subsequently thereafter the said Developer herein for the purpose of amalgamation of the said two premises into a single premises prepared necessary documents and requested the owners to execute and register the same and accordingly the said Owners executed such two individual deed of Gifts in respect of such individual premises registered before the DSR V. Alipore and recorded in Book No. I, Volume No.1630-2021, pages30646 to 30676, Being No 163000629., for the year 2021 and Book No. I, Volume no. 1630-202, Pages 30677 to 30707, Being No. 163000628 respectively. .
- **AND WHEREAS** necessary applications were made before the K.M.C. Ward No. 084 for the purpose of amalgamation of the said two premises into a single premises in the name of the aforesaid owners which after granting mutation-amalgamation by the K.M.C. the said property is now known and numbered as Premises No. 16A, Shyamal Mitra Sarani (formerly known as Deshapriya Park), Police Station- Tollygunge, Kolkata- 700026 vide Order dated 27.03.2021, Memo No "NIL", issued by the K.M.C.
- **AND WHEREAS** after amalgamation of the said two premises the Developer herein have had applied for sanction of Ground plus Four storied building before the K.M.C. (Building Department) in on upon the aforesaid amalgamated premises is in the name of the aforesaid owners which is under process and is expected to be sanction very soon.
- **AND WHEREAS** in this meantime the said Tarun Tapan Sinha who was a Hindu, governed by the Dayabhaga or Bengal School of Hindu Law died intestate on **06/07/2022**, leaving behind surviving him his only daughter Smt. Samita Dutt wife of Sri Indrajit Dutt as his only legal heirs, heiress and successors and no other person or persons as his heirs, heiress and successors. Be it mentioned his wife Smt Joyshree Sinha predeceased him in the year 1976. .
- **AND WHEREAS** under the above referred circumstances it is very much essential on the part of the present owners and the Developer herein to execute this Supplementary Development Agreement incorporating the details terms and conditions of the principle Development Agreement dated **29th July, 2019** as well as for specific allotment of allocations of both the owners and the developer in the new proposed building to be constructed as per the sanctioned Building Plan to be sanctioned by the K.M.C. with such other terms, conditions as was initially mutually agreed upon.



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NOW THIS AGREEMENT WITNESSES, RECORDS, BINDS AND GOVERNS THE CONTRACTUAL RELATIONSHIP BETWEEN THE PARTIES as follows :-

1. Subject Matter of Agreement :

- 1.1 **Development of Said Premises :** Understanding between the Owners and the Developer with regard to development (in the manner specified in this Agreement in consonant to the principal development agreement dated 29.07.2019) in respect of **ALL THAT** piece and parcel of land measuring an area of **4 (four) Cottahs 13 (thirteen) Chittaks 14 (four) Square Feet**, more or less (Premises No. 16A, Deshpriya Park Road - 2.41 Cottahs amalgamated with Premises No. 16B, Deshpriya Park Road - 2.41 Cottahs) together with a partly two storied and partly three storied pucca building standing thereon situate lying at and being a portion of the Plot No. 200 (separately numbered as Sub-plot No. 200/6 of the surplus lands in the Improvement Scheme No. XV-B of the Calcutta Improvement Trust formed out of the revenue Holding Nos. 101, 103, 104, 105/101, 106 and 107 in Division 6, Sub-Division "Q" Dihi Panchannagram in Monoharpukur, now known and numbered as amalgamated Premises No. 16A, Deshpriya Park Road, Police Station : Tollygunge, Kolkata : 700026, Registration District Alipore, District South 24-Parganas, described in the **FIRST SCHEDULE** below, by construction of a ready-to-use new Ground plus Four Storied building on the Said Premises (New Building).
- 1.2 **Allocation and Demarcation of Respective Entitlements:** On the basis of the proposed architectural plan of the New Building (Building Plan), the demarcation of the respective entitlements of the Owners and the Developer has been done by mutual consent. On sanction of the Building Plan, such demarcation of the respective entitlements shall be reaffirmed and shall be recorded in a separate instrument, if necessary, which shall in such event form a part of this Agreement.

2. Representations, Warranties and Background :

- 2.1 **Owners' Representations about Title:** The Owners have represented and warranted to the Developer about title described herein above :-
- 2.1.1 **Devolution of Title:** After amalgamation of the said two premises the said owners become the joint owners of the Said Premises in the manner as aforesaid, the contents of which are all true, correct and cross verified by the Developer.
- 2.1.2 **Mutation:** The Owners have already mutated their names as the owners of the Said amalgamated Premises in the records of the Kolkata Municipal Corporation (KMC) and have been paying the applicable rates and taxes to the KMC.
- 2.2 **Owners' Representations about Encumbrances:** The Owners have represented and warranted to the Developer about encumbrances as follows:-
- 2.2.1 **No Previous Agreement:** The Owners have not entered into any agreement for sale or lease or transfer or development of the Said Premises with any person or persons save and except the principal development agreement as aforesaid.



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- 2.2.2 **No Prejudicial Act:** The Owners have neither done nor permitted to be done anything whatsoever that would in any way impair, hinder and/or restrict the appointment and grant of rights to the Developer under this Agreement.
- 2.2.3 **No Requisition or Acquisition:** The Said amalgamated Premises is at present not affected by any requisition or acquisition of any authority or authorities under any law and/or other wise.
- 2.2.4 **Owners have Marketable Title:** The right, title and interest of the Owners in the Said amalgamated Premises is free from all encumbrances of any and every nature whatsoever, including but not limited to any mortgage, lien and lispendens.
- 2.2.5 **Owners have Authority:** The Owners have full right, power and authority to enter into this Agreement.
- 2.3 **Developer's Representations:** The Developer has represented and warranted to the Owners as follows:
 - 2.3.1 **Infrastructure and Expertise of Developer:** The Developer is carrying on business of construction and development of real estate and has infrastructure and expertise in this field.
 - 2.3.2 **Financial Arrangements:** The Developer is and during the tenure of this Agreement shall remain competent to arrange the financial inputs required for development of the Said Premises, inter alia by way of construction of the New Building on the Said Premises.
 - 2.3.3 **No Abandonment:** The Developer shall not abandon, delay or neglect the project of development of the Said Premises and shall accord the highest priority, financial as well as infrastructural, to the development of the Said Premises.
 - 2.3.4 **Developer has Authority:** The Developer has full authority to enter into this Agreement.
 - 2.3.5 **Developer has Statutory Approval and Licenses:** The Developer has all the statutory approvals and licenses required for development of property and also for all such functions as mentioned herein.
- 2.4 **Decision to Develop:** The Owners have decided to develop the Said amalgamated Premises. Pursuant thereto, preliminary discussions were held with the Developer for taking up the development of the Said Premises by constructing the New Building (Project) after amalgamation as already innumerate in the Principal Development Agreement dated 29.07.2019
- 2.5 **Finalization of Terms Based on Reliance on Representations:** Pursuant to the above and relying on the representations made by the Parties to each other as stated above, final terms and conditions [**superseding** all previous correspondence and agreement (oral or written) between the Parties] for the Project are being recorded in this Agreement.



3. **Basic Understanding**

- 3.1 **Development of Said Premises by Construction of New Building:** The Parties have mutually decided to take up the Project, i.e. the development of the Said Premises by construction of the New Building thereon on co-venture basis, with (1) specified inputs and responsibility sharing by the Parties and (2) exchange with each other of their specified inputs
- 3.2 **Nature and Use of New Building :** The New Building shall be constructed on maximum FAR given by the KMC in accordance with the Building Plan to be prepared by an architect (Architect) and sanctioned by the KMC and other statutory authorities concerned with sanction (collectively Planning Authorities) as a ready-to-use Ground plus Four Storied building with specified area, amenities and facilities to be enjoyed in common.

4. **Appointment and Commencement**

- 4.1 **Appointment :** The Parties hereby accept the Basic Understanding between them and all other terms and conditions concomitant thereto including those mentioned in this Agreement. Consequent thereto, the Owners hereby appoint the Developer as the developer of the Said Premises with right to execute the Project. The Developer hereby accepts the said appointment by the Owners.
- 4.2 **Commencement:** This Agreement commences and shall be deemed to have commenced on and with effect from the date of execution as mentioned above and this Agreement shall remain valid and in force till all obligations of the Parties towards each other stand fulfilled and performed, unless cancelled and/or terminated by any of the parties due to non performance of the other.

5. **Sanction and Construction :**

- 5.1 **Sanction of Building Plan :** The Developer (as the agent of the Owners but at its own costs and responsibility) shall, at the earliest, obtain from the Planning Authorities, sanction of the Building Plan. In this regard it is clarified that (1) full potential of FAR of the Said Premises shall be utilized for construction of the New Building (2) the Developer shall be responsible for obtaining all municipal and other approvals needed for the Project (including final sanction of the Building Plan and Completion Certificate) and (3) all costs and fees for sanctions and clearances shall be borne and paid by the Developer. The Developer irrevocably will indemnify the Owners in case any action is taken by KMC or any other statutory body either on account of irregularity or illegality in sanctioning of the Building Plan or in case of execution of construction as per sanctioned Building Plan.
- 5.2 **Architect and Consultants:** The Owners confirm that they have authorised the Developer to appoint the Architect, Structural Engineer and other consultants to complete the Project. All costs, charges and expenses in this regard including professional fees and supervision charge shall be paid by the Developer and the Owners shall have no liability or responsibility



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- 5.3 **Construction of New Building:** The Developer shall, as its own costs and expenses and without creating any financial or other liability on the Owners, construct, erect and complete the G+IV storied New Building in accordance with the sanctioned Building Plan. The New Building constructed on the Said Premises shall be a residential - cum - commercial building with Common Portions (defined in Clause 8.5 below).
- 5.4 **Completion Time :** With regard to time of completion of the Project, it has been agreed between the Parties that :
- 5.4.1 **Vacating by Owners:** Subject to the Developer meeting the obligation mentioned in Clause 9.1 below, within 30 (thirty) days of sanction of the Building Plan, the Owners shall vacate the Said Premises and hand over khas and vacant possession thereof to the Developer for the purpose of execution of the Project. Subject to fulfilling its obligation to arrange for suitable accommodation in and around the locality. The Packing and shifting charges for the same to be Borne by the Developer.
- 5.4.2 **Demolition:** After the Owners vacate the Said Premises as aforesaid, the Developer will immediately start demolishing work of the existing structure, which will take 120 (one hundred twenty) days from the date of vacating the said Premises by the Owners. The Developer will indemnify the Owners in case any accident and/or untoward incident occurs at the time of demolition. The expenses towards the same will be borne by the Developer only and the owners are not liable or responsible.
- 5.4.3 **Completion:** On completion of demolition of the existing structure, the Developer shall commence the construction work and shall erect and complete the New Building within a period of 30 (thirty) months from the date of completion of demolition work. (Completion Time).
- 5.5 **Common Portions:** The Developer shall at its own costs install and erect in the New Building, common areas, amenities and facilities such as stairways, lift, passages, common lavatory, electric meter room, pump room, reservoir, over head water tank, water pumps and motors, water connection, drainage connection, sewerage connection, power generator and other facilities required for establishment, enjoyment and management of the New Building as described in Third Schedule below (collectively Common Portions).
- 5.6 **Electricity Connection :** For permanent electric connection to the apartments/spaces in the New Building (Units), the intending purchasers (collectively Transferees) shall pay the deposits demanded by CESC Limited and the Owners shall also pay the same for the Units in the Owners' Allocation (defined in Clause 11.1 below) by proportionately. It is clarified that the expression Transferees includes the Owners and the Developer, to the extent of unsold or retained Units in the New Building.
- 5.7 **Building Materials:** The Developer shall be authorized in the name of the Owners to apply for and obtain quotas, entitlements and other allocations for cement, steel, bricks and other building materials and inputs and facilities allocable to the Owners and required for the construction of the New Building but under no circumstances the Owners shall be responsible for any payment and/or the price/value, storage and quality of the building materials. The Developers



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shall indemnify the Owners for any legal complication arising out of Materials and its supplies.

- 5.8 **Temporary Connections:** The Developer shall be authorized in the name of the Owners to apply for and obtain temporary connections of water, electricity, drainage and sewerage. It is however clarified that the Developer shall be entitled to use the existing electricity and water connection at the Said Premises, upon payment of all usage charges.
- 5.9 **Modification:** Any amendment or modification to the Building Plan in respect of Owners' Allocation only may be made or caused to be made by the Developer in consultation with and on obtaining written consent of the Owners, within the permissible limits of the Planning Authorities. For Developer's Allocation no consent shall be required from the Owners.
- 5.10 **Co-operation by Owners:** The Owners shall not indulge in any activities which may be detrimental to the development of the Said Premises and/or which may affect the mutual interest of the Parties. The Owners shall provide all cooperation that may be necessary for successful completion of the Project.

6. Possession and Alternative Accommodation

- 6.1 **Alternative Accommodation:** Till such time the construction of the New Building is completed in habitable condition and Completion Certificate has been issued by the KMC in respect of the New Building and physical possession of the Owners' Allocation are handed over, which ever is later, the Developer shall provide Alternative Accommodation to the Owners as per Owner's requirement in and around the locality.
- 6.2 **Tenure of Occupation:** The Owners shall be entitled to occupy the Alternative Accommodation till 30 (thirty) days after the Developer obtaining Completion Certificate with habitable condition of the New Building from the KMC and handing over possession of the Owners' Allocation. If the Owners do not vacate the Alternative Accommodation within the above period, the Developer shall cease to be liable to pay the rents thereof. In addition, all consequences and financial losses arising in this regard shall be borne by the Owners.

7. Powers and Authorities

- 7.1 **Power of Attorney for Building Plan Sanction :** The Owners shall grant to the Developer a Power of Attorney for the purpose of getting the Building Plan sanctioned/revalidated/modified/ altered by the Planning Authorities and obtaining all necessary permissions from different authorities in connection with construction of the New Building.
- 7.2 **Power of Attorney for Construction and Sale of Developer's Allocation:** The Owners shall grant to the Developer a Power of Attorney for construction of the New Building and booking of the Developer's Allocation (defined in Clause 12.1 below).
- 7.3 **Further Acts:** Notwithstanding grant of the aforesaid Powers of Attorney, the Owners hereby undertake that they shall execute, as and when necessary, all papers, documents, plan etc. for enabling the Developer to lawfully perform all obligations under this Agreement.



STATE GOVERNMENT
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8. **Owners' Consideration**

8.1 **Owners' Allocation** : Subject to the provisions of agreement, (1) the Developer shall, at its own costs and expenses, construct, finish, complete in all respect and make available to the Owners in tenantable condition and according to the Building Plan the Owners herein shall get

- entire Second Floor and entire Third Floor belongs to Owners jointly and 50% in the Ground Floor consist of 4 nos., Covered Car Parking Space and one servant quarter with a attached toilet,

in the newly constructed building together with proportionate share of the Common Portions contained in the Said Premises..

9. **Developer's Consideration**

9.1 **Developer's Allocation**: The Developer on complying with and fulfilling Clause 11.1 and its other obligations under this Agreement (1) shall be fully and completely entitled to

- entire First Floor and entire Fourth Floor belongs to the **Developer**, Namely **Hi-Rise Apartment Makers Private Limited** and 50% area in the Ground Floor consist of Salable Area and Covered Car Parking Spaces therein.

in the newly constructed building together with proportionate share of the Common Portions contained in the Said Premises.

10. **Dealing with Respective Allocations**

10.1 **Demarcation of Respective Allocation**: As mentioned in Clause 4.2 above, on the basis of the proposed Building Plan, the demarcation of the respective entitlements of the Owners and the Developer have been done by mutual consent and on sanction of the Building Plan, such demarcation of the respective entitlements shall be reaffirmed. In case of changes to the sanction of the Building Plan, the Parties shall demarcate their respective allocations based on the Building Plan and the details of such demarcation may be recorded in a separate instrument, which shall act as an extension of these presents.

10.2 **Owners' Allocation** : The respective Owners shall be exclusively entitled to their respective allotments in the Owners' Allocation with exclusive right to transfer or otherwise deal with the same in any manner they deem appropriate, without any right, claim or interest therein whatsoever of the Developer or the other Owners and the Developer and the other Owners shall not in any way interfere with or disturb the quiet and peaceful possession of the respective allotments in the Owners' Allocation. It is clearly understood that the dealings of the Owners with regard to the Owners' Allocation shall not in any manner fasten or create any financial liabilities upon the Developer. However, any transfer of any part of the Owners' Allocation shall be subject to the other provisions of this Agreement.



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- 10.3 **Developer's Allocation** : The Developer shall be exclusively entitled to the Developer's Allocation with exclusive right to transfer or otherwise deal with the same in any manner the Developer deems appropriate without any right, claim or interest therein whatsoever of the Owners and the Owners shall not in any way interfere with or disturb the quiet and peaceful possession of the Developer's Allocation. It is clearly understood that the dealings of the Developer with regard to the Developer's Allocation shall not in any manner fasten or create any financial liabilities upon the Owners. However, any transfer of any part of the Developer's Allocation shall be subject to the other provisions of this Agreement.
- 10.4 **Transfer of Developer's Allocation** : In consideration of the Developer completing construction of the New Building (at its own cost and expenses) by utilizing full potential of FAR of the Said Premises and obtaining Completion Certificate and handing over the Owners' Allocation to the Owners, the Owners shall execute deeds of conveyances of the undivided share in the land contained in the Said Premises and the Building Plan as be attributable to the Developer's Allocation in favour of the Transferees, in such part or parts as shall be required by the Developer. On behalf of the Owners, such conveyances shall be signed by the Developer, who shall be appointed as the constituted attorneys of the Owners. The Developer shall not be allowed to complete the transfer of any portion of the Developer's Allocation before handing over the Owners' Allocation complete in all respects as per this Agreement with the Owners.
- 10.5 **No Objection to Allocation** : The Parties confirm that neither Party has any objection with regard to their respective allocations , subject to the final approval of Building Plan by KMC.
- 10.6 **Cost of Transfer** : The costs of executing conveyances including stamp duty and registration fees and all other expenses relating to documentation shall be borne and paid by the Transferees.

11. **Municipal Taxes and Outgoings**

- 11.1 **Relating to Period Prior to Date of Sanction of Building Plan** : All Municipal rates and taxes and outgoings (collectively Rates) on the Said Premises relating to the period prior to the date of vacation of premises Plan shall be borne, paid and discharged by the Owners. It is made specifically clear that all Rates outstanding up to the date vacation of premises shall remain the liability of the Owners and such dues shall be borne and paid by the Owners as and when called upon by the Developer, without raising any objection thereto.
- 11.2 **Relating to Period After Sanction of the Building Plan** : As on and from the date of sanction of the Building Plan, the Developer shall be solely liable for payment of Rates in respect of the Said Premises, till such time the New building is ready for occupation and handed over to, the Owners for occupation, after which, the Parties shall become liable and responsible for the Rates in the ratio of their sharing in the Project.



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12. Possession and Post Completion Maintenance

- 12.1 **Possession of Owners' Allocation** : Within 30 (thirty) days from the date of the New Building being completed in accordance to habitable condition with Completion Certificate (Completion Certificate) from KMC and the Owners being notified in writing about the same, the Owners shall take possession of the Owners' Allocation and if the Owners do not take such possession it shall be deemed that the Developer has delivered possession to the Owners.
- 12.2 **Possession Date and Rates**: On and from such date of the Owners taking physical possession or the date of deemed possession, whichever be earlier (Possession Date), the Parties shall become liable and responsible for the Rates in respect of their respective Allocations.
- 12.3 **Punctual Payment and Mutual Indemnity** : The Parties shall punctually and regularly pay the Rates for their respective allocations to the concerned authorities and the Parties shall keep each other indemnified against all claims, actions, demands, costs, charges, expenses and proceedings whatsoever directly or indirectly instituted against or suffered by or paid by any of them as the case may be, consequent upon a default by the other.
- 12.4 **Maintenance**: The Developer in consultation with the Owners and other flat owners shall mutually frame a scheme, rules and regulations for the management and administration of the New Building including the Commercial portion.
- 12.5 **Maintenance Charge** : The Transferees/Occupiers including Commercial space occupier and Owners shall manage and maintain the Common Portions and services of the New Building and shall collect the costs and service charge therefor (Maintenance Charge). It is clarified that the Maintenance Charge shall include premium for the insurance of the New Building, water, electricity, sanitation and scavenging charges and also occasional repair and renewal charges including exterior and common area painting, common wiring, pipes, electrical and mechanical equipment and other installations and appliances.

13. Common Restrictions

- 13.1 **Applicable to Both** : The Owners' Allocation and the Developer's Allocation in the New Building shall be subject to the same restrictions as are applicable to ownership building, intended for common benefit of all occupiers of the New Building including the area occupied for commercial use.

14. Obligations of Developer

- 14.1 **Completion of Development within Completion Time**: Save and except for reasons due to Force Majeure (explained in Clause 22 below), the Developer shall complete the entire process of development of the Said Premises within the Completion Time as mentioned under clause no. 5.4.3 above.
- 14.2 **Damage**: if the completion of the construction does not completed within the stipulated time, then an amount of Rs.10,000/- (Rupees ten thousand) only per month as damages shall have to be paid by the Developer to the Owners jointly till completion of the Project.



- 14.3 **Meaning of Completion:** The word 'completion' shall mean habitable state with water supply, sewerage connection, electrical installation with lift and power generator and all other facilities and amenities as be required to be provided to make the Units ready-for-use. Reasonable variance not extending 3 (three) months in period of completion shall be acceptable to the Parties. If the same is delayed, then the damage is also applicable till that time.
- 14.4 **Compliance with Laws:** The execution of the Project shall be in conformity with the prevailing rules, laws and by-laws of all concerned authorities and State Government and Central Government bodies and it shall be the absolute responsibility of the Developer to ensure compliance of all such rules, laws and by-laws.
- 14.5 **Planning, Designing and Development:** The Developer shall be responsible for planning, designing and development of the New Building with the help of the Architect, professional bodies, contractors, etc.
- 14.6 **Specifications :** The Developer shall construct the New Building as per the specifications given the 2nd Schedule below (Specifications) ;
- 14.7 **Commencement of the Project :** The development of the Said Premises shall commence as per the Specifications, Building Plan, Schemes, Rules, Regulations, By-laws and approvals of the Planning Authorities, at the cost, risk and responsibility of the Developer, the Owners having no cost, risk and responsibility in respect thereof in any mainer whatsoever.
- 14.8 **Construction at Developer's Cost:** The Developer shall construct the New Building solely at its own cost and responsibility. The Developer shall alone be responsible and liable to Government, Corporation and other authorities concerned and to the occupants/Transferees and shall alone be liable for any loss or for any claim arising from such construction and shall indemnify the Owners against all and/or any claims, loss or damages for any default or failure or breach on the part of the Developer.
- 14.9 **Tax Liabilities :** All tax liabilities applicable in relation to the development, namely sales tax, value added tax, service tax, works contract tax and other statutory dues shall be paid by the person liable to pay such tax in accordance with law
- 14.10 **Permission for Construction :** It shall be the exclusive responsibility of the Developer to obtain all permissions required from various Government authorities for sanction of the Building Plan and permission to execute the Project within time. The expenses to be incurred for obtaining all such sanctions and permissions shall be solely borne by the Developer.
- 14.11 **No Assignment :** The Developer hereby agrees and covenants with the Owners not to transfer and/or assign the benefits of this Agreement or any portion thereof, without the consent in writing of the Owners .
- 14.12 **No Violation of Law :** The Developer hereby agrees and covenants with the Owners not to violate or contravene any of the provisions of the rules applicable to construction of the New Building or any law relevant in this regard.



সব-রাঞ্জ, দক্ষিণ ২৪ পরগণা, আলিপুর
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- 14.13 **No Obstruction in Dealing with Owners' Allocation** : The Developer hereby agrees and covenants with the Owners not to do any act deed or thing whereby the Owners are prevented from enjoying, selling, assigning and/or disposing off any part or portion of the Owners' Allocation.
- 14.14 **No Possession to Third Party** : The Developer hereby agrees and covenants with the Owners not to part with possession of the Developer's Allocation or any part or portion thereof unless possession of the Owners' Allocation is delivered to the Owners in the manner mentioned in Clauses 17.1 and 17.2 above provided however this shall not prevent the Developer from entering into any agreement for sale or transfer or to deal with the Developer's Allocation.
- 14.15 **Obligations on Cancellation**: If for any reason, act, omission, happening and/or circumstances whatsoever and notwithstanding anything mentioned hereinbefore or hereinafter either in these presents or in any other instrument or document of whatsoever nature and character, this Development Agreement gets cancelled and/or terminated at any stage, then the Developer unqualifiedly undertakes to incur, bear, undertake and shoulder all liabilities and responsibilities arising out of or with regard to all such promises, contracts, agreement and instruments involving the Developer's Allocation executed by and between the Developer and third parties under refuge of this Development Agreement. Neither the Owners shall have any privity with the proposed/ prospective Transferees nor shall they have any liability towards such proposed/prospective Transferees.

15. Obligations of Owners

- 15.1 **Co-operation with Developer** : The Owners undertake to fully co-operate with the Developer for obtaining all permissions required for development of the Said Premises.
- 15.2 **Act in Good Faith** : The Owners undertake to act in good faith towards the Developer (and any appointed and/or designated representatives) so that the Project can be successfully "completed.
- 15.3 **Documentation and Information** : The Owners undertake to provide the Developer with anyand all documentation and information relating to the Said Premises as may be required by the Developer from time to time.
- 15.4 **No Obstruction in Dealing with Developer's Functions**: The Owners covenant not to do any act, deed or thing whereby the Developer may be prevented from discharging its functions under this Agreement unless any un-lawful activities done by the Developer on the project.
- 15.5 **No Obstruction in Construction**: The Owners hereby covenant not to cause any interference or hindrance in the construction of the New Building.
- 15.6 **No Dealing with the Said Premises**: The Owners hereby covenant not to let out, grant lease, mortgage and/or charge the Said Premises described in Part I of the 1st Schedule below or any portions thereof save in the manner envisaged by this Agreement.



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16.. Indemnity

- 16.1 **By Developer** : The Developer hereby indemnifies and agrees to keep the Owners saved harmless and indemnified from and against any and all loss, damage or liability (whether criminal or civil) suffered by the Owners in relation to the construction of the New building and those resulting from breach of this Agreement by the Developer, including any act of neglect or default of the Developer's consultants, employees and/or the Transferees and any breach resulting in any successful claim by any third party or violation of any permission, rules regulations or bye-laws or arising out of any accident or otherwise.
- 16.2 **By Owners** : The Owners hereby indemnify and agree to keep the Developer saved harmless and indemnified from and against any and all loss, damage or liability (whether criminal or civil) suffered by Developer in the course of implementing the Project or any lawful claim by any third party for any defect in title of the Said Premises or any of the Representations of the Owners being incorrect.

17. Miscellaneous:

- 17.1 **Essence of the Contract:** In addition to time, the Owners and the Developer expressly agree that the mutual covenants and promises contained in this Agreement shall be the essence of this contract.
- 17.2 **Documentation:** The Developer shall be solely responsible for meeting all costs and expenses towards execution and registration of any document for giving effect to all or any of the terms and conditions set out herein, including this Agreement.
- 17.3 **No Partnership:** The Owners and the Developer have entered into this Agreement purely as a contract 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.
- 17.4 **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.
- 17.5 **Additional Authority:** It is understood that from time to time to facilitate the uninterrupted construction of the New building by the Developer, various deeds, matters and things not herein specified may be required to be done by the Developer and for which the Developer may need authority of the Owners. Further, various applications and other documents may be required to be signed or made by the Owners relating to which specific provisions may not have been made herein. The Owners hereby undertake to do all such acts, deeds, matters and things and execute any such additional power of attorney and/or authorization as may be lawfully required by the Developer for the purpose and the Owners also undertake to sign and execute all additional applications and other documents, at the costs and expenses of the Developer provided that all such acts, deeds, matters and things do not in any way infringe on the rights of the Owners and/or go against the spirit of this Agreement.



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- 17.6 **Further Acts:** The Parties at the cost of the Developer shall do all further acts, deeds and things as may be necessary to give complete and meaningful effect to this Agreement and/or better effectuate these presents.
- 17.7 **Name of New Building:** The name of the new building shall be decided mutually between the Developers and Owners at a later stage.
- 17.8 **No Demise or Assignment:** Nothing in these presents shall be construed as a demise or assignment or conveyance in law of the Said Premises or any part thereof to the Developer by the Owners or as creating any right, title or interest therein in favour of the Developer except to develop the Said Premises in terms of this Agreement provided however the Developer shall be entitled to borrow money for the Project without creating any financial liability on the Owners or adversely affecting their interest in the Said Premises.

18. Defaults :

- 18.1 **No Cancellation :** None of the Parties shall be entitled to cancel or rescind this Agreement without recourse to arbitration. In the event of any default on the part of either Party, the other Party shall be entitled to sue the Party in default for specific performance of this Agreement and also for damages. However, if there is any delay in implementing the Project except due to Force Majeure (explained in Clause 22 below), the same shall be justified by the Developer to the Owners to their total satisfaction or otherwise a penalty shall be imposed as mentioned in this Agreement.

19. Force Majeure :

- 19.1 **Meaning :** Force Majeure shall mean and include an event preventing either party from performing any or all of their/its obligations under this agreement, which arises from or is attributable to unforeseen occurrences, acts, events, omissions or accidents which are beyond the reasonable control of the Party so prevented and does not arise out of a breach by such Party of any of their/its obligations under this Agreement, including, without limitation, any abnormally inclement weather, flood, lightning, storm, fire, explosion, earthquake, subsidence, structural damage, epidemic or other natural physical disaster, failure or shortage of power supply, war, military operations, riot, crowd disorder, strike, terrorist action, civil commotion, non-availability of construction material and any legislation, regulation, ruling or omissions (including failure to grant any necessary permission or sanction for reasons outside the control of either party) or any relevant Government or Court orders.

20. Amendment / Modification :

- 20.1 **Express Documentation :** 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 expressly referring to the relevant provision of this Agreement.



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21. Notice :

21.1 **Mode of Service :** Any notice or other written communication or in connection with this Agreement may be delivered personally, or sent by prepaid recorded delivery, or registered post with acknowledgement due or through courier service to the proper address and for the attention of the relevant Party (or such other address is otherwise notified by each party from time to time). The Owners shall address all such notices and other written communications to the Director of the Developer and the Developer shall address all such notices and other written communications to each of the Owners.

22. Arbitration :

22.1 **Disputes and Pre-referral Efforts :** The Parties (i.e Owners and the Developer) shall attempt to settle any disputes or differences in relation to or arising out of or touching this Agreement or the validity interpretation, construction, performance, breach or enforceability of this Agreement (collectively Disputes), by way of negotiation. To this end, each of the Parties shall use its reasonable endeavors to consult or negotiate with the other party in good faith and in recognizing the parties mutual interests and attempt to reach a just and equitable settlement satisfactory to both parties. If the Parties have not settled the disputes by negotiation within 30 (thirty) days from the date on which negotiations are initiated, and if no decision is reached, the disputes shall be referred to and finally resolved by arbitration by arbitrators (2) each to be appointed by the owners and developer and if no decision is reached, the matter to be referred to an umpire whose decision will be final and conclusive.

23. Jurisdiction :

23.1 **District Judge, Alipore :** In connection with the aforesaid arbitration proceedings, the District Judge, Alipore only shall have jurisdiction to receive, entertain, try and determine all actions and proceedings.

FIRST SCHEDULE
(Said Premises)

ALL THAT piece and parcel of land comprised in the Premises No. 16A, Shyamal Mitra Sarani being the postal address of 16A, Deshpriya Park Road , Police Station : Tollygunge, Kolkata : 700026, Ward No. 84 within the limits of the Kolkata Municipal Corporation, measuring 04 Cottah 13 Chittack 15 square feet together with a partly three storied pucca building having an area of 2090 square feet in the Ground Floor, 2090 square feet in the First Floor and 1376 square feet on the 2nd floor totalling to 5556 square feet building standing thereon situate lying at and being a portion of the Plot No. 200 (separately numbered as Sub-plot No. 200/6 of the surplus lands in the Improvement Scheme No. XV-B of the Calcutta Improvement Trust formed out of the revenue Holding Nos. 101, 103, 104, 105/101, 106 and 107 in Division 6, Sub-Division "Q" Dihi Panchannagram in Monoharpukur, Registration District Alipore, District South-24-Parganas, delineated on **Plan** annexed hereto and bordered in colour **RED** thereon which is butted and bounded as follows:-

ON THE NORTH : By Premises No. ;
ON THE SOUTH : By 20'-0" wide Deshpriya Park Road ;
ON THE EAST : By Premises No. 18, Deshpriya Park Road;
ON THE WEST : By Premises No. 14, Deshpriya Park Road ;



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SECOND SCHEDULE

(Specification)

Brick Work :

- External Wall : 200/250 mm. thick brick work with cement mortar in proportion (1 : 6) by using Block Brick.
- Partition Wall : 75/125 mm. thick brick work with sand cement mortar in proportion (1 : 4) by using Block Brick and in case of 75 mm. thick wall wire mesh will be used at every 3rd / 4th Layer.
- Loft : Loft will be provided in each flat at a suitable position.

Plastering :

- Rough brick surface by 19 mm. thick (1 : 6) cement sand prop.
- Finished brick surface by 12 mm. thick (1 : 6) cement sand prop.
- Ceiling 6-10 mm. thick by (1 : 4) cement prop.
- Waterproof compound will be mixed during plastering of external wall.

Concrete Works : (As per specification of Architect)

- The Iron Rod will be used of Tisco / Iisco or equivalent make.
- All reinforced cement concrete will be in prop. 1:1:5:3.
- Ground Floor covered area will be done by Plain Cement concrete in prop. 1 : 2 : 4.
- Other common areas, concrete under footings will be done by plain cement concrete in prop 1 : 3 : 6.

Floor of Rooms :

- Bed rooms, verandah, drawing-dining : Marble Slab or anti skid vitrified Tiles.
- Kitchen & Toilet : Antiskid Ceramic Tiles.

Toilet Walls :

- Upto 2.1 meter height or lintel level finished with ceramic tiles / marbles.

Staircase :

- Staircase will be finished with good quality marble and 75 mm. wooden polished handrail over 12 mm. M.S. Square Bar.

Door :

- Internal doors of the Flat will be made of 12 mm. thick or good quality ply shutter paneled by 32 mm. thick wooden rail and style fitted on wood frame.
- Entrance Door of the respective flat will be made of Solid Wood with all brass fittings and with Godraj Locking system.

Windows :

- Fully glazed Aluminum window fitted with integrated grill.
- Windows in the bed rooms should be fitted with vertical glass leaves (open system) except in living-dining.

Grills :

- 12 mm. solid square bars will be used for grill.

Drainage :

- Solid and liquid waste, rain water etc. will be disposed through separate HDP Pipe network above GL and SW pipe network below GL.
- The drainage connection will be done as per approved drawing of the Kolkata Municipal Corporation.

Roof Treatment :

- Av. 25 mm. thick IPS finished in chequered style or water tight ceramic tiles over a leveling course of average 75 mm. PCC in prop. 1 : 2 : 4 with aqua proof admixture.



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Water Supply :

- Water will be made available from KMC supply from the underground reservoir through pump of requisite capacity.

Painting & Finishing :

- Outside face of external walls : Weather Coat.
- Internal face of the wall : Very good quality plaster of Paris or wall putty.
- Gate and Grills will be painted with two coats of synthetic enamel paints over one/two coats of primer.

Sanitary Fittings in Toilets :

The following will be provided :

- Tap with mixing arrangements in toilets.
- Wash Basin (22" x 16") - Hindware / Parryware or equivalent make.
- porcelain Commode of reputed brand - Hindware / Parryware or equivalent make.
- Concealed hot and cold water pipe line with medium pipes of reputed make.
- Fittings will be Marc or Jaquar brand.

Kitchen :

- Kitchen Platform will be of Black Granite and marble tiles over the kitchen platform upto a height 2'-0".
- Stainless Steel Sink (without drain board) will be provided.

Electrical Points and Fittings :

- Concealed PVC conduits, copper wire of desired cores of "Finolex" and/or "Havels" make.
- MS concealed switch box with reputed make switches (Anchor or equivalent) including earthing.
- Separate Meters for all flat owners as well as for common use will be provided at extra cost.
- Havels/Finolex make flexible copper wire will be used for electrical connection.
- 7/20 or 6.00 mm. thick wire for main/power line.
- 3/20 or 2.50 mm. thick wire for D.B. to Junction Box.
- 1/18 or 1.500 mm. thick wire for Junction Box to individual light/fan point.

<u>Points</u>	<u>Drawing/dining</u>	<u>Bed room</u>	<u>Kitchen</u>	<u>Toilet</u>	<u>Verandah</u>
Light	5	3	2	2	1
Fan	2	1			
5 Amp.	4	3	2	1	1
15 Amp.	2	1	2	1	
TV	1	1			
Telephone	1	1			
AC	1	1			
Foot lamp	1	1			
Exhaust Fan			1	1	

Lift :

- 1 (one) elevator of standard make having capacity of 4 (four) passengers will be provided.



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SOUTH 24 PGS, ALIPORE

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Others :

- Overhead Tank will be made of R.C.C. and distribution to each unit will be through Tata GI pipe medium (from 1" to ½") network.
- From underground tank to overhead tank water will be lifted by Submersible Pump of reputed make and adequate capacity.

THIRD SCHEDULE

(Common Portions)

I) **Areas :**

- a) Entrance and exits to the premises and the new building.
- b) Boundary walls and main gate of the said premises.
- c) Staircase, stair head room and lobbies on all the floors of the new building.
- d) Vertical shaft, if any.
- e) Entrance lobby, electric/utility room, water pump room.
- f) Common installation on the roof.

II) **Water, Plumbing and Drainage :**

- a) Drainage and sewerage lines and other installation for the same (except only those as are installed within the exclusive area of any unit and/or exclusively for its use).
- b) Water supply system.
- c) Water pumps, underground and overhead water reservoir together with all common plumbing installations for carriage of water (save only those as are within the exclusive area of any unit or exclusively for its use).

III) **Electrical Installation :**

- a) Electrical Wiring and other fittings (excluding only those as are installed exclusively within any Unit and/or exclusively for its use).
- b) Lighting of the common portions.
- c) Electrical installations relating to receiving of electricity from suppliers and meters for recording the supply.
- d) Elevators.

IV) **Others :** Such other common parts, areas, equipment, installations, fittings, fixtures and spaces in or about the said premises and the new building as are necessary for passage to and/or user of the units in common by the co-owner.



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SOUTH 24 PGS, ALIPORE

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24. Execution and Delivery:

24.1 **In Witness Whereof** the Parties have executed and delivered this Agreement on the date mentioned above.

Samita Dutt
SAMITA DUTT

Sandhyarati Mukerji
SMT. SANDHYARATI MUKERJI

Sourav Sen Gupta (Sengupta) *Madhumita Sengupta.*
SOURAV SENGUPTA SMT. MADHUMITA SENGUPTA
Collectively **OWNERS**

AJOY SEN
As Director of
DEVELOPER

For HI-RISE APARTMENT MAKERS PVT. LTD.

Ajoy Sen
Director

WITNESSES:

1. *Joy Chatterjee.*
1c, Middle Road
Kolkata-700075

2.

Drupa Biswas
79 B. R. B. Mm.
KOL-26

PREPARED BY

Subir Kumar Dutta
SUBIR KUMAR DUTTA
ADVOCATE
ALIPORE POLICE COURT, WB 700027
KOLKATA- 700027
WB 21/6/99



DISTRICT SUB REGISTRAR-V
SOUTH 24 PGS, ALIPORE

20 JUL 2022

SITE PLAN OF

PRES. NO.:-16A , SHAYMAL MITRA SARANI

KOLKATA- 700026



TOTAL AREA OF LAND :- 322.903 sq.mt. = 4 ka. 13 ch. 14 sft.



NOTE :-
1. ALL DIMENSIONS ARE IN MM.
2. PROPERTY LINES AS SHOWN BY THE PARTY ARE SHOWN THIS



DISTRICT SUB REGISTRAR-V
SOUTH 24 PGS, ALIPORE

20 JUL 2022



	Thumb	1st Finger	Middle Finger	Ring Finger	Small Finger
Left Hand					
Right hand					

Name SRI AJAY SEN

Signature



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Left Hand					
Right hand					

Name SMT. SAMITA DUTT

Signature



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Left Hand					
Right hand					

Name SMT. SANDHYARATI MUKHERJI

Signature



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Left Hand					
Right hand					

Name SRI SOURAV SENGUPTA

Signature



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SOUTH 24 FGS, ALIPORE
20 JUL 2022



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Left Hand					
Right hand					

Name SMT. MADHUMITA SENGUPTA

Signature Madhumita Sengupta.

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Left Hand					
Right hand					

Name

Signature

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Left Hand					
Right hand					

Name

Signature

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Right hand					

Name

Signature



DISTRICT SUB REGISTRAR-V
SOUTH 24 PGS, ALIPORE

20 JUL 2022



Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
OFFICE OF THE D.S.R. - V SOUTH 24-PARGANAS, District Name :South 24-Parganas
Signature / LTI Sheet of Query No/Year 16302002121803/2022

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 SAMITA DUTT 16A, Deshpriya Park Road, City:- Not Specified, P.O:- KALIGHAT, P.S:- Tollygunge, District:- South 24-Parganas, West Bengal, India, PIN:- 700026	Land Lord			Samita Dutt 20/07/2022
2	Mrs SANDHYARATI MUKERJI 71/1B, Bakul Bagan Rd(Rajsekhar Bose Sr), City:- Not Specified, P.O:- BHAWANIPUR, P.S:- Bhawanipore, District:- South 24-Parganas, West Bengal, India, PIN:- 700025	Land Lord			Sandhyarati Mukerji 20/7/2022



DISTRICT SUB REGISTRAR
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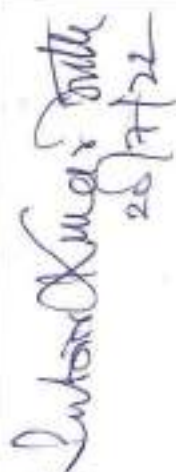
20 JUL 2022

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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
3	Mr SOURAV SENGUPTA 16A, Deshpriya Park Road, City:- Not Specified, P.O:- KALIGHAT, P.S:- Tollygunge, District:- South 24-Parganas, West Bengal, India, PIN:- 700026	Land Lord			Sourav Sen Gupta 20/7/2022
4	Mrs MADHUMITA SENGUPTA 16A, Deshpriya Park Road, City:- Not Specified, P.O:- KALIGHAT, P.S:- Tollygunge, District:- South 24-Parganas, West Bengal, India, PIN:- 700026	Land Lord			Madhumita Sengupta. 20/7/22
5	Mr AJOY SEN 79B, Rash Behari Avenue, City:- Not Specified, P.O:- KALIGHAT, P.S:- Tollygunge, District:- South 24-Parganas, West Bengal, India, PIN:- 700026	Representative of Developer [HI RISE APARTMENT MAKERS PRIVATE LIMITED]			Ajoy Sen 20/7/22



DISTRICT SUB REGISTRAR
SOUTH 24 PGS, ALIPORE
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Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr SUBIR KUMAR DUTTA Son of Late BISWANATH DUTTA ALIPORE POLICE COURT, City:- Not Specified, P.O:- ALIPORE, P.S:- Alipore, District:- South 24-Parganas, West Bengal, India, PIN:- 70027	Mrs SAMITA DUTT, Mrs SANDHYARATI MUKERJI, Mr SOURAV SENGUPTA, Mrs MADHUMITA SENGUPTA, Mr AJOY SEN			



(Jaideb Pal)

DISTRICT SUB-
REGISTRAR

OFFICE OF THE D.S.R. -
V SOUTH 24-PARGANAS
South 24-Parganas, West
Bengal



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DISTRICT SUB REGISTRAR
SOUTH 24 PGS, ALIPORE

20 JUL 2022



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

GRN Details

GRN: 192022230077548401 Payment Mode: Online Payment
GRN Date: 19/07/2022 21:27:34 Bank/Gateway: State Bank of India
BRN : IK0BUFWVS5 BRN Date: 19/07/2022 21:31:20
Payment Status: Successful Payment Ref. No: 2002121803/1/2022
[Query No*/Query Year]

Depositor Details

Depositor's Name: subir kumar dutta
Address: 18, moore avenue kolkata - 40
Mobile: 9830034264
Depositor Status: Advocate
Query No: 2002121803
Applicant's Name: Mr Subir Kumar Dutta
Identification No: 2002121803/1/2022
Remarks: Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002121803/1/2022	Property Registration- Stamp duty	0030-02-103-003-02	75000
2	2002121803/1/2022	Property Registration- Registration Fees	0030-03-104-001-16	7
			Total	75007

IN WORDS: SEVENTY FIVE THOUSAND SEVEN ONLY.

7



THE KOLKATA MUNICIPAL CORPORATION
Assessment-Collection Department
No Outstanding Certificate (NOC)

NOC No: E858722022/110840300195
NOC Issue Date : 20/07/2022

From
The Assessor-Collector

To

The Owner:
TARUN TAPAN SINHA, SANDHYARATI MUKHERJEE,
SOURAV SENGUPTA, MADHUMITA SENGUPTA

Dear Sir(s)/Madam(s),

Re: Assessee No : 110840300195
Premises No : 16A, SHYAMA MITRA SARANI
Ward No : 084

This is to inform that, as per our records, there is no outstanding amount due against the above mentioned assessee no as on date.

This NOC is based on the AV Rs. 331880 w.c.f. 4/2020

This payment status is valid upto 30/09/2022.

For, Assessor-Collector

Date : 20/07/2022

Current unpaid amount Rs. 23858.

Pending GR - NA.

As per available data as on our record.

This NOC will not cover any fresh/supplementary demand on account of General Revaluation/Interim Revaluation.
This NOC will be treated as invalid and cancelled, if any payment through Bank Draft / Pay Order drawn in favour of KMC, fails to be encashed.
This document being computer generated does not require any signature
For NOC Authentication visit url : <https://www.kmccgov.in/KMCPortal/jsp/nocDetails.jsp>

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

AJOY SEN
BADAL KRISHNA SEN
28/09/1955

Permanent Account Number

AJFPS6224A


Signature



In case this card is lost, found, stolen or damaged, please inform :-
Income Tax PAN Services Unit, U1181,
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

यदि यह कार्ड खोया/चुराया/खराब/नष्ट हो जाए, कृपया सूचित करें :-
आयकर सेवा इकाई, U1181,
प्लॉट नं. 3, सेक्टर 11, सी.बी.डी. बेलपुर,
नवी मुंबई - 400 614



ভারত সরকার
Unique Identification Authority of India
Government of India

ভালিকাভুক্তির আই ডি / Enrollment No.: 1490/50086/07584

To
অজয় সেন
Ajoy Sen
S/O: Badal Krishna Sen
79B, RASHBEHARI AVENUE
Kalkhat
Kalkhat
Cirous Avenue Kolkata
West Bengal 700026
9830075889

1009/2016

336167606



MA961678064FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

6054 8063 3856

আমার আধার, আমার পরিচয়



অজয় সেন
Ajoy Sen
পিতা : বাদল কৃষ্ণ সেন
Father : Badal Krishna Sen
জন্মতারিখ / DOB : 25/09/1955
পুংস / Male

6054 8063 3856

আমার আধার, আমার পরিচয়





Samita Dutt



Samita Dutt



 [Redacted Name]
 [Redacted Address]



সমিতা দত্ত

Samita Dutt

জন্ম তারিখ / DOB 26/12/1969

লিঙ্গ / GENDER FEMALE



9970 1938 6941

আমার আধার, আমার পরিচয়



 [Redacted Name]
 [Redacted Address]

ন্যাশনাল ইন্ডিয়া আইডি কার্ড প্রাধিকরণ
NATIONAL INDIA ID CARD AUTHORITY OF INDIA

ঠিকানা:

শ্রীমান ইন্দ্রজিত দত্ত, 6/2বি, ফার্ন
 রোড, বালিগঞ্জ, কোলকাতা,
 পশ্চিম বঙ্গ - 700019

Address

W/O: Indrajit Dutt,
 6/2B, FERN ROAD,
 Ballygunge, Kolkata,
 West Bengal - 700019

9970 1938 6941



1947
1800 300 1947

✉ help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947,
Bengaluru-560 001

Generator Date 14/09/2016

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SANDHYARATHI MUKERJI
NITYANANDA GANGULY

10/07/1937

AZFPW1345J

Signature

(In case this card is lost, please apply for a duplicate)
Income Tax PAN Services Unit (ITPSU)
Plot No. 2, Sector II, CBDI Complex
New Mumbai - 400 614
एक नंबर का टिकट है। कृपया इसे सुरक्षित रखें।
आयकर सेवायुक्त (आईटीएसयू)
प्लॉट नं. 2, सेक्टर II, सीडीआई कॉम्प्लेक्स
नया मुंबई - 400 614



ভারতীয় বিশিষ্ট পরিচয় প্রমাণকরণ

ভারত সরকার

Unique Identification Authority of India

Government of India

অনৈকাকৃতিক আই ডি / Enrollment No.: 1040/21182/03276

To
সন্ধ্যারতি মুখার্জি
Sandhyarati Mukherjee
71/1B BAKUL BAGAN ROAD
Bhawanipore
Bhawanipore
Circus Avenue Kolkata
West Bengal 700025

2M712013
79321252



MN793212525FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

4985 9807 8393

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
Unique Identification Authority of India



সন্ধ্যারতি মুখার্জি
Sandhyarati Mukherjee
পিতা : ডাঃ এন গঙ্গুলী
Father : Dr. N Genguly
জন্মতারিখ / DOB : 10/07/1937
মহিলা / Female



4985 9807 8393

আধার - সাধারণ মানুষের অধিকার

Sandhyarati Mukherji



তথ্য

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

INFORMATION

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

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



ঠিকানা:
71/1/বী, বাকুল বাগান রোড,
ভবানীপুর, ভবানীপুর, কোলকাতা,
পশ্চিম বঙ্গ, 700025

Address:
71/1/8, BAKUL BAGAN ROAD,
Bhowanipore, Bhowanipore,
Kolkata, West Bengal, 700025

4985 9807 8393

1087
1082 300 1947

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www.uidai.gov.in

Sandhyarati Mukerji

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

SOURAV SEN GUPTA
SIBU SEN GUPTA
19/12/1986
Permanent Account Number
BHIPS5261L



Signature

To use this card to link / connect directly with the system (return of)
Income Tax PAN Services Unit, IITPSU
Plot No. 3 Sector 11, CBD, Bhopal,
Navi Mumbai - 400 614.

यह कार्ड को तारों पर कनेक्ट सुचित कर, कनेक्ट
आयकर सेवा इकाई, IITPSU
प्लॉट नं. 3, सेक्टर 11, CBD, भोपाल,
नवी मुंबई - 400 614



भारत-सरकार
GOVERNMENT OF INDIA



सौरभ सेन गुप्त
Sourav Sen Gupta
DOB: 19-12-1966
Gender: Male



3793 0943 4177

आधार - आम आदमी का अधिकार



भारत-सरकार-प्रमाणित-पहचान-प्राधिकरण
GOVERNMENT OF INDIA

S/O सिबु सेन गुप्त, 16b, देशप्रीया पार्क रोड,
कलिंगट, बंगाल, 700026

Address:
S/o Sibn Sen Gupta, 16b,
Deshapriya Park Road, Kalighat
S.o, Kolkata, West Bengal, 700026

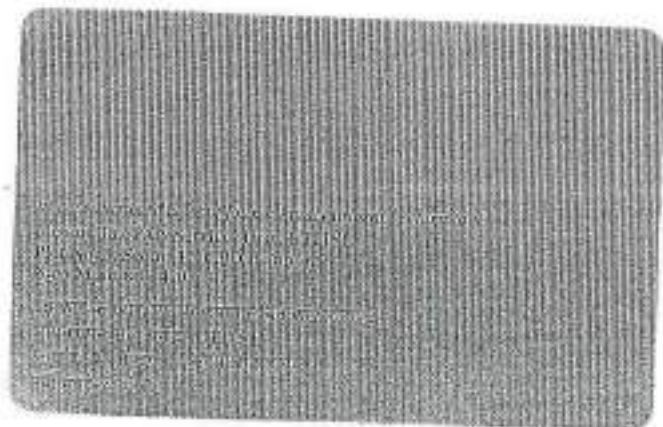
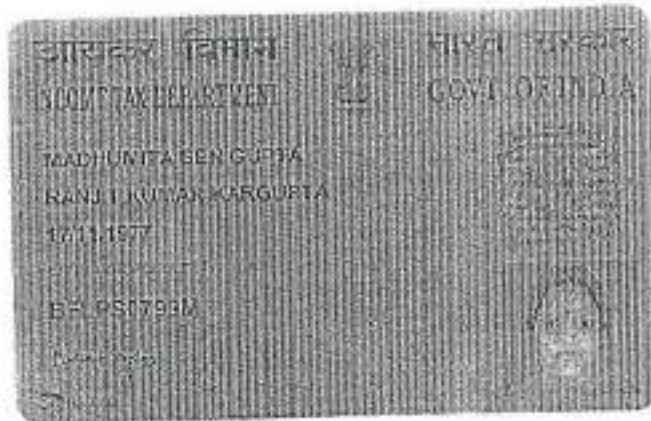


1947
182813001947

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P.O. Box No.1947,
Bengaluru-560 001





ভারত সরকার
Unique Identification Authority of India
Government of India

জনসংস্কৃতির আইডি/Enrollment No.: 1040/19844/01052

To
মধুমিতা সেনগুপ্ত
Madhumita Sengupta
16 B DESAPRIYA PARK
KALIGHAT Kalkhat S.O
Kalkhat Kolkata
West Bengal 700026



MN123313588DF



আপনার আধার সংখ্যা/ Your Aadhaar No. :

5161 6350 7360

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
GOVERNMENT OF INDIA



মধুমিতা সেনগুপ্ত
Madhumita Sengupta
পিতা : রঞ্জিত কার গুপ্ত
Father : RANJIT KAR GUPTA
জন্ম সাল / Year of Birth : 1977
স্বামী / Female



5161 6350 7360

আধার - সাধারণ মানুষের অধিকার



Government of India



তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন অথেন্টিকেশন দ্বারা প্রাপ্ত ফ

INFORMATION

- Aadhaar is proof of identity, not of citi
- To establish identity, authenticate onl

- আধার সত্য বেশে মান্য।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা গ্রহণে সহায়ক হবে।
- Aadhaar is valid throughout the count
- Aadhaar will be helpful in availing Gov and Non-Government services in futu

0218258



ভারত সরকার
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:
16 বি, দেশপ্রিয় পার্ক, কালিঘাট,
কালিঘাট, কলকাতা, পশ্চিমবঙ্গ,
700026

Address:
16 B, DESAPRIYA
KALIGHAT, Kalg
Kalkhat, Kolkata,
Bengal, 700026



1927
1800 122 1807



1800 0 1001.gov.in



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P.O. 1
Bengal

Major Information of the Deed

Deed No :	I-1630-03759/2022	Date of Registration	21/07/2022
Query No / Year	1630-2002121803/2022	Office where deed is registered	
Query Date	13/07/2022 3:56:24 PM	D.S.R. - V SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Subir Kumar Dutta 18. Moore Avenue, Kolkata, Thana : Regent Park, District : South 24-Parganas, WEST BENGAL, PIN - 700040, Mobile No. : 9830912834, Status :Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 2,15,00,000/-	Rs. 3,05,25,180/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 75,100/- (Article:48(g))	Rs. 53/- (Article:E, E, M(b), H)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Tollygunge, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Deshpriya Park Road, , Premises No: 16A, , Ward No: 084 Pin Code : 700026

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	4 Katha 13 Chatak 15 Sq Ft	2,00,00,000/-	2,82,75,000/-	Property is on Road
Grand Total :				7.975Dec	200,00,000 /-	282,75,000 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	5556 Sq Ft.	15,00,000/-	22,50,180/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 2090 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 80 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 2090 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 80 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 2, Area of floor : 1376 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 80 Years, Roof Type: Pucca, Extent of Completion: Complete</p>					
Total :		5556 sq ft	15,00,000 /-	22,50,180 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>Mrs SAMITA DUTT Wife of Mr INDRAJIT DUTT 16A, Deshpriya Park Road, City:- Not Specified, P.O:- KALIGHAT, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AFxxxxxx6D, Aadhaar No: 99xxxxxxxx6941, Status :Individual, Executed by: Self, Date of Execution: 20/07/2022 , Admitted by: Self, Date of Admission: 20/07/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 20/07/2022 , Admitted by: Self, Date of Admission: 20/07/2022 ,Place : Pvt. Residence</p>
2	<p>Mrs SANDHYARATI MUKERJI Wife of Mr KAPIL MUKHERJI 71/1B, Bakul Bagan Rd(Rajsekhar Bose Sr), City:- Not Specified, P.O:- BHAWANIPUR, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700025 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AZxxxxxx5J, Aadhaar No: 49xxxxxxxx8393, Status :Individual, Executed by: Self, Date of Execution: 20/07/2022 , Admitted by: Self, Date of Admission: 20/07/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 20/07/2022 , Admitted by: Self, Date of Admission: 20/07/2022 ,Place : Pvt. Residence</p>
3	<p>Mr SOURAV SENGUPTA Son of Late SIBU SENGUPTA 16A, Deshpriya Park Road, City:- Not Specified, P.O:- KALIGHAT, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: BFxxxxxx1L, Aadhaar No: 37xxxxxxxx4177, Status :Individual, Executed by: Self, Date of Execution: 20/07/2022 , Admitted by: Self, Date of Admission: 20/07/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 20/07/2022 , Admitted by: Self, Date of Admission: 20/07/2022 ,Place : Pvt. Residence</p>
4	<p>Mrs MADHUMITA SENGUPTA Wife of Mr SOURAV SENGUPTA 16A, Deshpriya Park Road, City:- Not Specified, P.O:- KALIGHAT, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BFxxxxxx9M, Aadhaar No: 51xxxxxxxx7360, Status :Individual, Executed by: Self, Date of Execution: 20/07/2022 , Admitted by: Self, Date of Admission: 20/07/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 20/07/2022 , Admitted by: Self, Date of Admission: 20/07/2022 ,Place : Pvt. Residence</p>

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>HI RISE APARTMENT MAKERS PRIVATE LIMITED 79B, Rash Behari Avenue, City:- Not Specified, P.O:- KALIGHAT, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 , PAN No.:: AAxxxxxx9R,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>Mr AJOY SEN (Presentant) Son of Mr 79B, Rash Behari Avenue, City:- Not Specified, P.O:- KALIGHAT, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700026, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AJxxxxxx4A, Aadhaar No: 60xxxxxxxx3856 Status : Representative, Representative of : HI RISE APARTMENT MAKERS PRIVATE LIMITED</p>

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SUBIR KUMAR DUTTA Son of Late BISWANATH DUTTA ALIPORE POLICE COURT, City:- Not Specified, P.O:- ALIPORE, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 70027			

Identifier Of Mrs SAMITA DUTT, Mrs SANDHYARATI MUKERJI, Mr SOURAV SENGUPTA, Mrs MADHUMITA SENGUPTA, Mr AJOY SEN

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs SAMITA DUTT	HI RISE APARTMENT MAKERS PRIVATE LIMITED-1.99375 Dec
2	Mrs SANDHYARATI MUKERJI	HI RISE APARTMENT MAKERS PRIVATE LIMITED-1.99375 Dec
3	Mr SOURAV SENGUPTA	HI RISE APARTMENT MAKERS PRIVATE LIMITED-1.99375 Dec
4	Mrs MADHUMITA SENGUPTA	HI RISE APARTMENT MAKERS PRIVATE LIMITED-1.99375 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mrs SAMITA DUTT	HI RISE APARTMENT MAKERS PRIVATE LIMITED-1389.00000000 Sq Ft
2	Mrs SANDHYARATI MUKERJI	HI RISE APARTMENT MAKERS PRIVATE LIMITED-1389.00000000 Sq Ft
3	Mr SOURAV SENGUPTA	HI RISE APARTMENT MAKERS PRIVATE LIMITED-1389.00000000 Sq Ft
4	Mrs MADHUMITA SENGUPTA	HI RISE APARTMENT MAKERS PRIVATE LIMITED-1389.00000000 Sq Ft

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 75,020/- and Stamp Duty paid by Stamp Rs 100/- by online = Rs 75,000/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 19259, Amount: Rs.100/-, Date of Purchase: 12/07/2022, Vendor name: S DAS
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 19/07/2022 9:31PM with Govt. Ref. No: 192022230077548401 on 19-07-2022, Amount Rs: 75,000/-, Bank:
State Bank of India (SBIN0000001), Ref. No. IK0BUFWVS5 on 19-07-2022, Head of Account 0030-02-103-003-02



Jaideb Pal
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - V SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 20-07-2022

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

Presented for registration at 18:00 hrs on 20-07-2022, at the Private residence by Mr AJOY SEN ,

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 3,05,25,180/-

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

Execution is admitted on 20/07/2022 by 1. Mrs SAMITA DUTT, Wife of Mr INDRAJIT DUTT, 16A, Road: Deshpriya Park Road, , P.O: KALIGHAT, Thana: Tollygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700026, by caste Hindu, by Profession Service, 2. Mrs SANDHYARATI MUKERJI, Wife of Mr KAPIL MUKHERJI, 71/1B, Road: Bakul Bagan Rd(Rajsekhar Bose Sr), , P.O: BHAWANIPUR, Thana: Bhawanipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700025, by caste Hindu, by Profession House wife, 3. Mr SOURAV SENGUPTA, Son of Late SIBU SENGUPTA, 16A, Road: Deshpriya Park Road, , P.O: KALIGHAT, Thana: Tollygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700026, by caste Hindu, by Profession Service, 4. Mrs MADHUMITA SENGUPTA, Wife of Mr SOURAV SENGUPTA, 16A, Road: Deshpriya Park Road, , P.O: KALIGHAT, Thana: Tollygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700026, by caste Hindu, by Profession House wife

Indetified by Mr SUBIR KUMAR DUTTA, , Son of Late BISWANATH DUTTA, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 70027, by caste Hindu, by profession Advocate

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

Execution is admitted on 20-07-2022 by Mr AJOY SEN,

Indetified by Mr SUBIR KUMAR DUTTA, , Son of Late BISWANATH DUTTA, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 70027, by caste Hindu, by profession Advocate



Jaideb Pal

DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - V SOUTH 24-
PARGANAS

South 24-Parganas, West Bengal

On 21-07-2022

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 Fees

Certified that required Registration Fees payable for this document is Rs 53/- (E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 46/-, by online = Rs 7/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 19/07/2022 9:31PM with Govt. Ref. No: 192022230077548401 on 19-07-2022, Amount Rs: 7/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0BUFVWS5 on 19-07-2022, Head of Account 0030-03-104-001-16

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1630-2022, Page from 145742 to 145779
being No 163003759 for the year 2022.



Digitally signed by JAIDEB PAL
Date: 2022.07.22 11:30:20 +05:30
Reason: Digital Signing of Deed.

(Jaideb Pal) 2022/07/22 11:30:20 AM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - V SOUTH 24-PARGANAS
West Bengal.

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