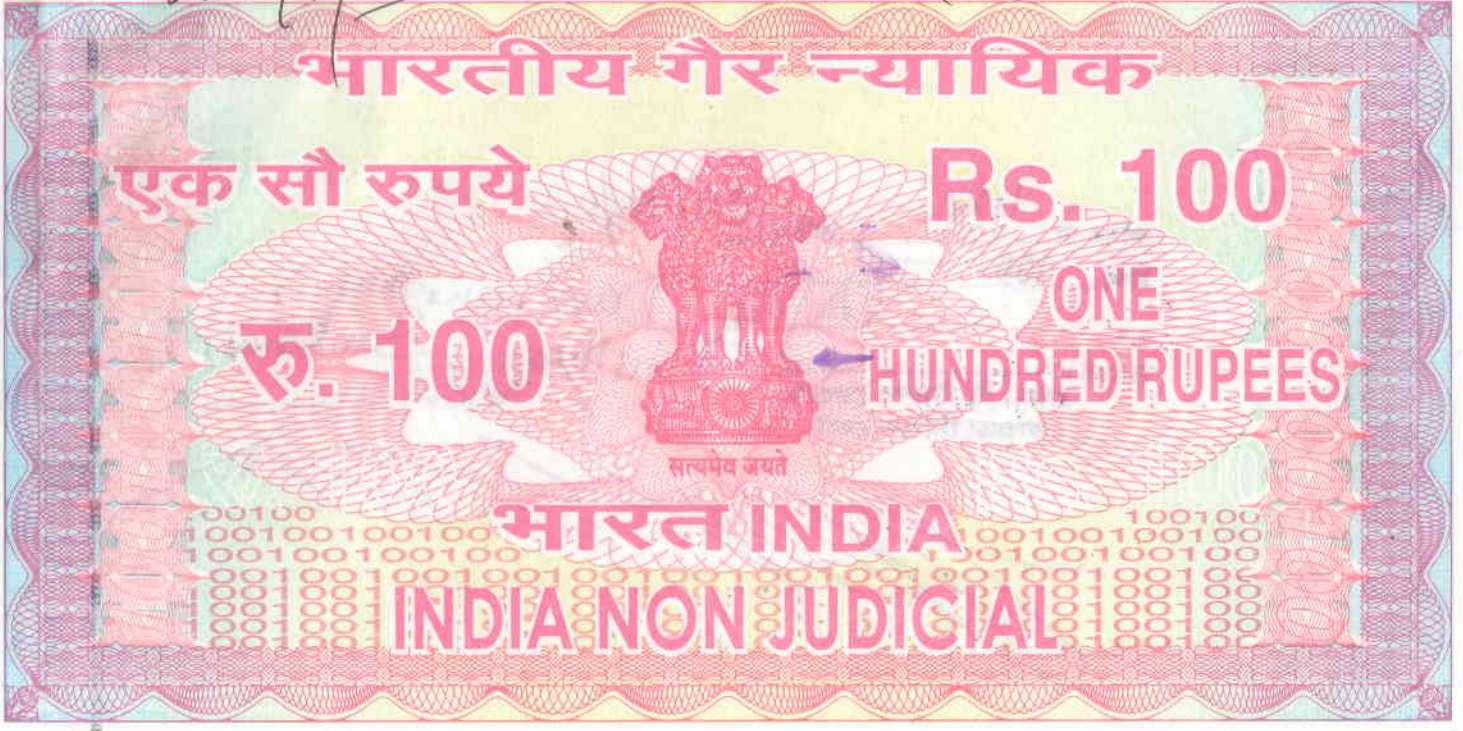


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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AH 842951

2/2/2023
3/2/2023

Certified that the document is admitted to registration. The signature sheets and the endorsement stamp affixed with this document are the part of the documents.

District Sub-Registrar-
Howrah

03 FEB 2023

:-: SUPPLEMENTARY DEVELOPMENT AGREEMENT :-:

P.S. SANKRAL, DISTRICT- HOWRAH.

THIS SUPPLEMENTARY DEVELOPMENT AGREEMENT made on this 3rd day of February, 2023

BY AND BETWEEN :-,

Contd.....

क्रमांक नं 456 तारीख 02/02/23
पान 1001
नाम Ajita Das & another
ठिकाना Dully Sankrail
सोमा सी स्ट्याम्प डेन्डार
हाण्डा सिडिल कोट

[Handwritten signature]



Tanmoy Manna
S/O - Mahadeb Manna District Sub-Registrar-II
Vill + P.O. - Jujersha Howrah
P.S. - Panchda
Dist - Howrah, Pin - 711302
Occupation - Service

03 FEB 2023

(2)

1. SMT. AJITA DAS (PAN - CRTPD2638H) (Aadhaar No. 3663 9976 9766) wife of Late Gunomoni Das, by faith Hindu, by occupation Household Duties, Indian Citizen, residing at Vill. & P.O. - Duillya, P.S. Sankrail, Dist. Howrah, Pin - 711 302. **2. SRI BARUN DAS** (PAN - AGPPD5523Q) (Aadhaar No. 2637 7536 8441) son of Late Gunomoni Das, by faith Hindu, by occupation - Business, Indian Citizen, residing at Vill. & P.O. - Duillya, P.S. Sankrail, Dist. Howrah - 711 302. **3. SRI KIRAN DAS** (PAN - AGDPD7841H) (Aadhaar No. 5634 6822 1193) son of Late Gunomoni Das, by faith Hindu, by occupation-Business, Indian Citizen, residing at Vill & P.O. - Duillya, P.S. Sankrail, Dist. Howrah - 711 302. **4. SRI TARUN DAS** (PAN-ADLPD3715D) (Aadhaar No. 4236 2203 2232) son of Late Gunomoni Das, by faith Hindu, by occupation - Business, Indian Citizen, residing at Vill. & P.O. Duillya, P.S. Sankrail, Dist. Howrah - 711 302, herein after called and referred to as **OWNERS/LANDLORDS**, (which term and expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include all her/his heirs, executors, successors, representatives, administrators and assignees) of the **FIRST PART** or the **FIRST PARTY**.

-AND-

M/S DESIRE CONSTRUCTION (PAN : AAQFD8846B) a company duly registered u/s 146 of Co. Act, 1956, having its registered office

Contd.....



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District Sub-Registrar-II
Howrah

03 FEB 2023

(3)

at Andul Purbapara, Andul - Mouri, P.S. - Sankrail, District - Howrah - 711302, West Bengal, India, Represented by three Directors namely **(1) SRI DEBABRATA MANNA** (PAN : AHOPM0609E) (AADHAR NO. 5405 3434 7261), son of Sri Deepak Kumar Manna, by faith - Hindu, by occupation - Business, residing at Village - Jujersaha Mannapara, Post Office - Jujersaha, Police Station - Panchla, District -Howrah, PIN - 711302, **(2) KOUSHIK BHATTACHARYA** (PAN : ALMPB6615K) (AADHAR NO. 6123 7632 6720), son of Late Radha Kanta Bhattacharya, by faith - Hindu, by occupation - Business, residing at Village - Andul Purbapara, Post Office - Andul - Mouri, Police Station - Sankrail, District - Howrah, PIN - 711302, **(3) SMT. MITA DENRIA** (PAN : AUIPD3084B) (AADHAR NO. 5225 5568 4806) wife of Sri Rajkumar Denria, by faith - Hindu, by occupation -Business, residing at Village - Jujersaha Mannapara, Post Office - Jujersaha, Police Station - Panchla, District - Howrah, PIN - 711302, hereinafter called and referred to as the **DEVELOPER** (which term and expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their heirs, executors, agents, administrators and assigns) or the party of the **SECOND PART** or the **SECOND PARTY**.

WHEREAS the property comprised in R.S. Dag No. 491, R.S. Khatian No. 722, 173 corresponding to L.R. Dag No. 495,

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District Sub-Registrar-II
Howrah

03 FEB 2023

(4)

measuring about 31 sataks and another R.S. Khatian No. 1674, R.S. Dag No. 507, L.R. Dag No. 511, measuring about 19 sataks, in total 50 sataks of BASTU land, within Mouza - Duillya, J.L. No. 35, P.S. - Sankrail, District - Howrah, belonged to 3 brothers namely **KHUDIRAM DAS, NANDA PADA @ NANDALAL DAS** and **SATYANARAYAN DAS**;

AND WHEREAS the aforesaid Khudiram Das expired leaving behind his son LAKSHMINARAYAN DAS, who became the owner to the extent of 1/3rd share of the aforesaid properties;

AND WHEREAS the aforesaid Nandapada @ Nandalal expired leaving behind his 3 (three) sons namely Nilmoni, Gunomoni and Subol, who all jointly inherited 1/3rd share from the aforesaid property, left by their father;

AND WHEREAS the aforesaid Satyanarayan expired leaving behind his 2 sons namely KALIPADA & FELURAM; both of them jointly inherited 1/3rd share from the aforesaid property left by their father;

AND WHEREAS the aforesaid Lakshminarayan Das, son of Late Khudiram Das sold out his 1/3rd share from R.S. Dag No. 507, R.S. Khatian No. 1674, to the legal heirs of Nandapada @ Nandalal Das (namely NILMONI, GUNOMONI, SUBOL DAS) by virtue of a Registered Deed vide no. 2570 of 1960 in the

Contd.....

Registrar of Howrah.

AND WHEREAS the aforesaid Kalipada Das sold out his share of property from R.S. Dag No. 491, R.S. Khatian No. 173, within Mouza - Duillya, P.S. - Sankrail, District - Howrah, to Nilmoni Das, Gunomoni Das & Subol Das by virtue of a Registered Deed dated 30/11/1960 in the Office of Registrar, Howrah, vide Deed No. 4165 of 1960.

AND WHEREAS the aforesaid Feluram Das expired leaving behind his 2 sons BAPAN DAS and GOBINDA DAS, 2 (two) daughters namely SONALI SARKAR and RUPA DAS;

AND WHEREAS the aforesaid Gobinda Das expired leaving behind his wife SMT. SHAIBA DAS and 2 (two) sons namely TANMOY and MRINMOY;

AND WHEREAS the aforesaid Subal Das expired leaving behind his wife REKHA, one son KUNAL and one daughter CHHANDA PATRA;

AND WHEREAS the aforesaid Gunomoni Das, Smt. Rekha Das, Kunal Das, Chhanda Patra jointly sold out 03 katha 15 chittack 01 sq. ft. of BASTU land within R.S. Dag No. 491, R.S. Khatian No. 173, L.R. Khatian No. 932, 1788, 4177, L.R. Dag No. 495, within Mouza - Duillya, J.L. No. 35, P.S. - Sankrail, District - Howrah, to Bapan Das, Shaiba Das, Tanmoy Das,

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(6)

Mrinmoy Das, Rupa Das, Sonali Sarkar, by virtue of a Registered Deed vide Book No. I, Volume No. 0501 - 2018, Pages - 83185 to 83225, Being No. 050102531 for the year 2018, Registered at D.S.R. - I, Howrah.

AND WHEREAS the aforesaid Sonali Sarkar gifted her share of property within L.R. Dag No. 495 to Smt. Shaiba Das, Tanmoy Das and Mrinmoy Das, by virtue of a Registered Deed of Gift vide Book No. I, Volume No. 0503 - 2018, Pages - 99696 to 99719, Being No. 050304234 of 2018, Registered at D.S.R. Howrah.

AND WHEREAS the aforesaid Rupa Das gifted her share of property from L.R. Dag No. 495 within Mouza - Duillya, to Bapan Das by virtue of a Registered Deed vide Book No. I, Volume No. 0503 - 2018, Pages - 99667 to 99695, Being No. 050304233 for the year of 2018 Registered at A.D.S.R. Ranihati;

AND WHEREAS the aforesaid Gunamoni Das, Bapan Das, Smt. Saiba Das, Tanmoy Das, Mrinmoy Das, Smt. Rupa Das, Smt. Sonali Sarkar jointly sold out 05 cottah 13 chittack 01 sq. ft. of land from the R.S. Khatian No. 173, R.S. Dag No. 491, corresponding to L.R. Khatian No. 932, 1788, 4177, 2210, L.R. Dag No. 495 and another 05 cottah 08 chittack 04 sq. ft. of land within R.S. Khatian No. 722, R.S. Dag No. 507, L.R. Khatian No.

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932, 1788, 4168, L.R. Dag No. 511, both are within Mouza - Duillya, P.S. - Sankrail, District - Howrah to Smt. Rekha Das, Kunal Das, Smt. Chhanda Patra, by virtue of a Registered Deed vide Book No. I, Volume nO. 0501 - 2018, Pages - 83518 to 83558, Being No. 050102540 for the year 2018, Registered at D.S.R. I, Howrah.

AND WHEREAS the aforesaid Rekha das, Kunal das, Smt. Chhanda Patra, Bapan Das, Smt. Saiba Das, Tanmay Das, Mrinmoy Das, Smt. Rupa das, Smt. Sonali Sarkar jointly sold out 06 cottah 04 chittack 08 sq. ft. of land from R.S. Dag No. 491, L.R. Dag No. 495 alongwith 05 cottah 02 chittack 02 sq. ft. of BASTU land from the R.S. Dag No. 507, L.R. Dag No. 511 within L.R. Khatian No. 932, 1788, 4168 within Mouza - Duillya, P.S. - Sankrail, District - Howrah, to the Gunomoni Das by virtue of a Registered Deed vide Book No. I, Volume No. 0501 - 2018, Pages - 83630 to 83671, Being No. 050102543 for the year 2018 Registered at D.S.R. No. I, Howrah.

AND WHEREAS the aforesaid Gunomoni Das, became the Owner / occupier in respect of the aforesaid property and he mutated his name in the B.L. & L.R.O. Sankrail Howrah in L.R. Record vide L.R. Khatian No. 932 in L.R. Dag Nos. 495, 511 within Mouza - Duillya, P.S. - Sankrail, District - Howrah, particu-

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(8)

lars of the said property described in the schedule 'A' below.

AND WHEREAS the aforesaid Gunomoni Das, son of Late Nanda Lal Das @ Nanda Pada Das, being the original owner executed one Development Agreement in connection with the Schedule 'A' property with "**M/S.DESIRE CONSTRUCTION**" (Second Party of this Agreement) on 06.08.2021, before the DSR-II Howrah and the said Agreement was recorded in the said office vide Book-I, Volume 0513-2021, Pages - 209698 to 209759, Being No. 051306138 for the year 2021, and the said Gunomoni Das had also executed one Development Power of Attorney in favour of the Second Party of this Agreement which was duly registered before the DSR-II Howrah on 06.08.2021 and the same was registered before the said Office vide Book - I, Volume 0513-2021, Pages 220861 to 220888, Being 051306161 for the year 2021.

AND WHEREAS after execution of the said Agreement the developer (2nd Party of this Agreement) proceeded for starting construction of (G+5) multi-storeyed building over the Schedule 'A' property, and during processing the said work, the first party of the aforesaid Agreement namely Gunomoni Das expired on 11.04.2022 leaving behind his wife/Ajita Das and three sons namely Barun, Kiran and Tarun Das, who have been jointly acquired Schedule 'A' property.

Barun Das

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AND WHEREAS the Second party of the previous Development Agreement was/is continuing the process of construction of multi storeyed building and the legal heirs of Gunomoni Das being the first party of this Agreement was/were name agreed to accept the terms and condition of the previous Development Agreement and the second party of this Agreement has also agreed to maintain the terms and conditions of the previous Agreement and as such both the parties are willing to continue the said project over the Schedule 'A' property and thus both the parties herein do hereby execute this Supplementary Development Agreement for developing the Schedule 'A' property for raising/completing/proceeding the said project of the (G+5) multi-storeyed building in terms of the Sanctioned Plan containing the individual flat and shops on the terms and conditions as stated below:

NOW THIS JOINT VENTURE AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES IN CERTAIN TERMS AND CONDITIONS HERETO AS FOLLOWS :-

ARTICLE - I / DEFINITION

That in these present unless it is repugnant to or inconsistent with, the terms hereunder shall imply the respective meanings as follows :-

1.1. OWNERS : Shall mean and include the owners i.e. Sri Smt. Ajita

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Das, Sri Barun Das, Sri Tarun Das and Sri Kiran Das as described above and their respective legal heirs successors, agents, administrators and assignee.

- 1.2. DEVELOPER** : Shall mean and include M/S DESIRE CONSTRUCTION and its respective legal heirs/successors/administrators/legal representative and assignees.
- 1.3. PREMISES** : Shall mean and include ALL THAT the piece and parcel of BASTU land measuring about 10 sataks within L.R. Khatian No. 932, L.R. Dag No. 511, R.S. Khatian No. 722, R.S. Dag No. 507 and another 3.5 sataks from L.R. Dag No. 495, L.R. Khatian No. 932, R.S. Khatian No. 173, R.S. Dag No. 491, within Mouza - Duillya, J.L. No. 35, P.S. - Sankrail, District - Howrah, in total 13.5 sataks of BASTU land.
- 1.4. BUILDING** : Shall mean the building to be constructed at the said premises in accordance with the plan to be sanctioned by the Howrah Zilla Parishad and/or other statutory authorities.
- 1.5. COMMON FACILITIES AND AMENITIES** : Shall mean and include corridors, common pathways, stairways, passage ways, overhead tank, pump, electric connection, electric meter, lift and other facilities which may be required for the establish-

ment / location / enjoyment / provision, maintenance and/or management of the building.

1.6. AREA AND SPACE : Shall mean and include the space in the building available for independent use and occupation after new provisions for common facilities and the space required thereof.

1.7. BUILDING : Building means G + 5 i.e. 6 storied building.

1.8. OWNER'S ALLOCATION : Shall mean 37% of the proposed construction area, within each and every floor of the proposed new multistoried building (G + 5) in favour of the Owners.

1.9. DEVELOPER'S ALLOCATION : Shall mean the rest 63% of the proposed construction areas of the (six storied) building as mentioned above (excluding the owners' Allocation) and the Developer shall have the exclusive rights over the said allocated areas.

1.10. SALEABLE SPACE : Shall mean the space available for independent use and occupation of the respective flat owners and proportionate land and vacant space available in the proposed constructed building. It is however clearly mentioned that no individual person or persons can buy and/or acquire any open space save and except the right of

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user of the same with other flat owners for common purpose.

1.11. ARCHITECT : Shall mean the person or persons who may be appointed and remunerated by the Developer for designing and planning of the said building.

1.12. TRANSFER : With its grammatical variations, shall include 'transfer by possession' and by other means adopted for effecting what is understood as a transfer of space in multistoried building to the purchaser thereof.

1.13. TRANSFeree : Shall mean the person / firm / limited company / Association of persons or any other natural person, to whom any space etc. in the building has been transferred.

1.14. WORDS : Importing singular shall include plural and vice versa, as well as masculine gender shall include feminine gender vice versa.

ARTICLE - II / APPOINTMENT

The Owners do hereby appoint and engage the builder as builder/developer and also as their authorized representative for construction of a multi storied (G + 5) building upon the said plot of land comprising of apartments, shop room and/or parking space with the supervision of well known architects.

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ARTICLE - III / ACCEPTANCE

The builder / developer has accepted such appointment and engagement and agree to complete this construction work in respect of the said premises and/or construction of new building in accordance with a sanctioned plan of the Howrah Zilla Parishad in or upon the land comprised in the said premises.

ARTICLE - IV / COMMENCEMENT

This agreement shall be deemed to have commenced on and with effect from this the day of execution of this Development Agreement and the tenure of this agreement shall be 05 (five) years from the date of Agreement.

ARTICLE - V / OWNERS' RIGHT

- 5.1. The Owners are absolutely seized and possessed of and or otherwise well and sufficiently entitled to all that the said premises morefully described in the Schedule - 'A' hereunder written free from all encumbrances whatsoever.
- 5.2. There is no excess vacant land in the said premises within the meaning of the Urban Land Ceiling and Regulation Act, 1976.
- 5.3. There is no legal bar or otherwise for the owners to obtain the certificate under Section 230A and or under the provisions of the Chapter - XX-C of the Income Tax Act, 1961.

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- 5.4.** There is no attachment under the Income Tax Act, 1961, the Wealth Tax Act, 1957 or the Public Demand Recovery Act in respect of the said premises.
- 5.5.** No part of the said Premises is effected by any notice of acquisition or requisition.
- 5.6.** The owners have not entered into any agreement for sale or mortgage or transfer or otherwise in respect of the said land and premises or any portion or part thereof, with any other party till date.
- 5.7.** The owners have good marketable title in respect of the said land and premises and that none other than owners have any right, title, interest, claim or demand whatsoever or howsoever in respect of the said land and premises or any part of the portion thereof.

ARTICLE - VI / DEVELOPER'S RIGHT

- 6.1.** The owners hereby grant subject to what has been herein-after provided the exclusive right to the Developer to build, construct, erect and complete a multistoried building on the said premises and to commercially exploit the same and to sell transfer or convey or enter into agreement for sale and/or transfer the constructed area on the said proposed construction comprising except owners' allocation in accord-

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ance with the plan to be sanctioned by the Howrah Zilla Parishad and/or any other statutory body.

6.2. The Developer shall be entitled to prepare/modify or alter the plan and to submit the same to the Howrah Zilla Parishad in the name of the owners subject to obtain previous approval with the consent of the owners and the Developer shall pay and bear all fees payable to the Howrah Zilla Parishad and other bodies statutory or otherwise for sanction of the plan for construction of the proposed building including Architect's fees charges and expenses required to be paid for Mutation or deposited for preparation of the plan and for obtaining the sanction of the Howrah Zila Parishad and for the construction of the building at the said premises, provided, however that the Developer shall be exclusively entitled to all refunds of any and all payment and/or deposit made by the Developer in the name of the owners. The Developer shall construct a multistoried building in a total Six storied i.e. (G + 5) over the Schedule - 'A' property.

6.3. Nothing in these presents shall be constructed as a demise or assignment or transfer by the owners of the said premises or any part thereof to the Developer or as creating any

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right, title or interest thereof to the Developer other than an exclusive license to the Developer to commercially exploit the said premises in terms hereof and to deal with the same manner and subject to the terms hereinafter stated.

6.4. The Developer shall solely and exclusively be responsible for construction with the architect and subject to the feasibility of the proposed building by the architect and subject to the reliability of the proposed construction shall make all attempts to design the proposed construction of the said multistoried building without making any deviation from the sanctioned plan.

6.5. The Developer shall also be permitted to arrange at his own cost, for installation of separate electricity supply and meter in a common meter room for the purpose of construction and erection and Developer shall bear all electricity charges.

6.6. The existing structure of the owners in the said premises may be demolished and new building be constructed in accordance with the terms of this development agreement. All liabilities and costs for demolition of old structure shall be borne by the Developer. Developer will get the entire existing structure over the Schedule - 'A' property.

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ARTICLE - VII / CONSIDERATION

7.1. The Developer has satisfied with regards to the title of the property. However, the Developer had caused all necessary searches at its own costs with regard to the marketability of the title of the property within 45 (forty five) days and at the time of execution of this agreement the owners will hand over all the original documents and/or title deeds to the Developer and after completion of project as well as handing over the possession to the owners as per their allocation the Developer will return back all the original documents including sanctioned plan as received by the Developer at the time of execution of the agreement.

7.2. The owners hereby undertake to keep the Developer indemnified against all third party claims with regard to the title in respect of the said property and further undertakes not to create any encumbrances on the premises or on any part thereof, save and except the owners nobody shall be entitled to deal with or disperse off their share of space in the proposed building after the plans are sanctioned and vice versa.

7.3. That the owners do hereby grant the exclusive right of development of the said premises unto and in favour of the

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Developer with the intent and object that the Developer shall have the necessary maps or plans prepared subject to the approval of the owners by a Duly Authorized Architect for being submitted to the Howrah Zilla Parishad and other Statutory Authority or other Authorization concerned for sanction and shall construct, erect and complete the Multistoried Building on the said premises being complete in all respect in accordance with the plan to be sanctioned by the said Authorities concerned.

7.4. That in the circumstances and in consideration of the terms and conditions contained herein and the obligations to be performed fulfilled and observed by both the owners and the Developer and further consideration of the owners having agreed to grant the exclusive right of development of the said premises to the Developer. It shall be the responsibility and obligations of the Developer to comply with the terms and conditions as follows :-

7.4.1. At its own costs shall obtain all necessary permission and/or approvals and/or consents.

7.4.2. In respect of the construction of the building to pay costs of supervision of the development and construction of the owners' allocation in the building at the said premises.

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

7.4.4. To commence the construction of the proposed building immediately i.e. within thirty (30) days from the date of obtaining the sanctioned of the plan and/or delivery of vacant possession thereof, whichever is later, and to make construction and complete the proposed building within 60 (sixty) months from the date of execution of this Agreement or getting the premises vacant in respect of the entire property from the owners whichever is later.

7.4.5. The Developer shall not be entitled to enter into any agreement with the intending buyers in respect of transferring any portion of the owners' allocation and common facilities.

7.4.6. It is, however, agreed that the Developer will not be entitled to deliver the possession of any of the flats in his allocation to his nominee or nominees and/or to anybody before delivery of possession of the owners allocation complete in all respect in the proposed building and/or giving notice in writing to the owners for taking such delivery of possession. The developer shall, however, obtain necessary permission and/or clearance certificate from the appropriate

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authority and which may be required for the valid transfer of Developer's allocation.

7.5. That immediately after the execution of this agreement the developer shall arrange for the authentic survey, soil investigation etc. of the related land, and the Developer shall appoint a duly authorized Architect for preparation of the plan for the new multistoried building on the property measuring about 13.5 sataks of land comprised in R.S. Dag No. 491, 507, L.R. Dag No. 495, 511, respectively L.R. Khatian No. 932, Mouza - Duillya, J.L. No. 35, P.S. - Sankrail, District - Howrah, (with common passage and other easement rights).

7.6. That the Developer shall construct and complete the said Multistoried building as per sanctioned plan and specification as per Schedule - 'D' as already agreed upon and shall undertake full responsibility and the owners shall not be responsible and shall be indemnified by the Developer for any incident or accident which may occur in the said premises due to it, as of construction activities and/or fully design and/or any other anomaly or defect whatsoever and the Developer shall keep the owners fully indemnified at all times against any loss or damage which may be caused to

the owners or anyone else due to any accident during construction or for any unauthorized construction in deviation of the sanctioned plan and/or due to any other cause whatsoever.

7.7. That in consideration to the Developer constructing the said building and terms and conditions contained in this agreement and the obligations to be fulfilled by the Developer, the Developer shall get the Developer's allocation in the said premises as described in the Schedule - 'C' hereunder and the Developer shall keep the owners fully indemnified for all times to come and for all purpose and consequences whatsoever, save and except Natural Calamity.

7.8. To incur all costs, charges and expenses for planning, sanctioning and constructions of the said multistoried building and/or buildings as per the Schedule - 'D' herewith including the payment of Architect's fees.

7.9.1. To get the said plan prepared and submitted to the Howrah Zilla Parishad and/or other authorities after completion of necessary searches and on owners' making out a marketable title in respect of the said property.

7.9.2. To complete the entire construction work of the proposed building at the aforesaid premises in all respects and shall

handover owners' allocation thereof to the owners being fully completed and in habitable condition with all facilities and/or amenities attachment thereof as developed and provided in the Schedule - 'B' described herein below within 60 (sixty) months from the date of obtaining sanctioned plan or from the date of obtaining the delivery of vacant possession of the aforesaid property whichever is later.

7.9.3. To frame rules and regulations regarding the use of the respective allocation of the space of the owners and developer or their nominee or nominees or to form the Management Association and/or flat owners' Association and/or society for the ultimate owners of the proposed building only with the written approval and Consent of the owners.

ARTICLE - VIII / DUTY OF THE DEVELOPER

8.1. The Developer shall at his own costs construct erect and complete in all respects the said building and shall allocate to the owners, together with proportionate right, title and interest in common facilities and amenities including the right to use thereof at the said premises upon construction of the said building within a period of 60 (sixty) months from the date of obtaining the sanctioned building plan or getting vacant possession thereof, whichever is later.

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- 8.2.** The Developer shall also construct, erect and complete at its own cost the entire common facilities and amenities for the said proposed (G + 5) building as to be sanctioned.
- 8.3.** The Developer shall have no right, title and interest whatsoever in the owners' allocation as described in the Schedule - 'B' hereunder and undivided properties, proportionate share pertaining thereof in the land and in common facilities and amenities which shall solely and exclusively belong and continue to belong to the owners and flat owners jointly.
- 8.4.** The Developer shall have no right to claim for payment or reimbursement of any cost/expenses or shares incurred towards construction of owners' allocation and of the undivided proportionate share in common facilities and amenities.

ARTICLE - IX / DEVELOPER'S ALLOCATION

- 9.** In consideration of the above the Developer shall be entitled to the Developer's allocation of the saleable space in the building to be constructed at the said premises together with the proportionate undivided share in the said land and also together with proportionate undivided share in the common facilities and amenities including the right to use thereof to be available at the said premises upon construc-

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tion of the said building after providing for the owners' allocation and the Developer shall be entitled to enter into agreement for sale and to receive and collect all money in respect thereof which shall absolutely belong to the Developer as developer's allocation and it is hereby expressly agreed by and between the parties hereto that for the purpose of entering into such agreement it shall not be obligatory on the part of the developer to obtain any further consent of the owners and this agreement by itself shall be treated as consent by the owners and the owners will be a party at the time of Registration of Deed of Conveyance for sale of Developer's allocation.

ARTICLE - X / PROCEDURE

10.1. The owners will grant to the Developer Development Power of Attorney as may be required for the purpose of obtaining the sanctioned plan and all necessary permission and sanction from different authorities in connection with the constructions of the proposed (G + 5) in total Six storied building also for pursuing and following up the matter with the appropriate authority or authorities.

ARTICLE - XI / CONSTRUCTION

11.1. The Developer shall be solely and exclusively responsi-

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ble for construction of the said building. Such construction of the building shall be completed entire by the Developer within 60 (sixty) months from the date of this Agreement or getting vacant possession whichever is later and time in this respect (unless the same is beyond the control of the Developer) being deemed to be as the essence of the agreement between the parties.

11.2. the Developer shall erect the said building at his own cost as per specification and drawing provided by the architect and shall be bound to provide for the pump, water storage tanks, overhead reservoirs, electrification permanent electric connections and until permanent electric connection is obtained temporary electric connection shall be provided and other facilities as per required to be provided in residential units of the multistoried building having self contained flats and constructed space for sale and/or residential flats and/or constructed space therein on ownership basis.

11.3. The Developer shall be authorized in the name of the owners so far as necessary to apply and obtain quotas, entitlements and other allocations of or for cement, steel, bricks and other building materials allocable to the owners

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for the construction of the building and to similarly apply for and obtain temporary and permanent connection of water, electricity power, drainage, sewerage and/or gas to the building and other inputs and facilities required for the construction of enjoyment of the building for which the owners shall execute in favour of the Developer a Power of Attorney and other authorities as shall be required by the Developers.

11.4. The Developer shall at his own cost and expenses obtain and without creating any financial or other liability to the owners for construction in and to complete the building and various units and/or apartments therein in accordance with the building plan and any amendment thereto of modification thereof made or caused to be made by the Developer with the consent of the owners in writing.

11.5. All costs, charges and expenses including architect's fees shall be paid discharged and borne by the Developer and the owners shall have no liability in this context.

11.6. The Developer shall provide at his own costs electricity wiring, water pipe line, sewerage, services connection in proportion or the owners' allocation.

11.7. Owners are/shall not be liable and responsible for any

outstanding tax in respect of the schedule mentioned property and cost of mutation in respect of the schedule mentioned property.

ARTICLE - XII / COMMON FACILITIES

12.1. The Developer shall pay and bear all property taxes and other dues and outgoing expenses in respect of the premises accordingly due as and from the date of handing over vacant possession by the owners till as provided thereafter.

12.2. As soon as the building is completed and electricity wiring sewerage line etc are ready upto the portion of the owners' allocation the Developer shall give writing intimation to the owners requiring the owners to take possession of the owners' allocation in the building and no dispute regarding the completion of the building in terms of the agreement and according to the specification and plan thereof and completion certificate to be issued by Howrah Zilla Parishad being produced to the effect, shall be entertained there after 30 (thirty) days from the date of service of such intimation and at all times thereafter the owners shall be responsible for the payment of all Zilla Parishad, Gram Panchayat and property taxes rates dues duties and other

Contd.....

public outgoing of and impositions whatsoever thereafter for the sake of brevity referred to as the 'Said Rates' payable in respect of the owners' allocation the said rates to be apportioned prorate with reference to the saleable space in the building if they are levied on the building as a whole.

12.3. The owners and the Developer shall punctually and clearly pay for their respective allocation of the said rates and taxes to the concerned authorities or otherwise as may be mutually agreed upon between the owners and the Developer and both the parties shall keep each other indemnified against all claim/action/demand/cost/charges and expenses and proceedings whatsoever directly or indirectly instituted against or suffered by or paid by either of them as the case may be consequent upon a default by the owners or the Developer in this behalf.

12.4. As from date of service of notice of possession the owners and developer shall also be responsible to pay and bear proportionate share of the service charge for the common facilities in the building payable by the owners and Developer's allocation and said charges to include proportionate share of premium for insurance of the building, water, fire and sewerage charges and taxes, lift facilities

Contd.....

sanctioned and maintenance operation repair and renewal charges for bill collection and management of the common facilities, renovation replacement, repair and maintenance charges and expense for the building and of all common wiring pipes electrical and mechanical equipment, transformers, generators, pumps motors and other electrical and mechanical installation appliances and equipments stairways, corridors, halls, passage way and other common facilities proportionately whatsoever as it may.

ARTICLES - XIII / PROCEEDINGS

13.1. It is hereby expressly agreed by and between the parties hereto that it shall be the responsibility of the Developer as constituted attorney of the owners to defend all actions, suits and proceedings which may arise in respect of the development of the said premises and all costs charges and expenses incurred for that purpose with the approval of the owners shall be borne and paid by the Developer.

ARTICLE - XIV / DEVELOPER'S INDEMNITY

14.1. The Developer hereby undertakes to keep the owners indemnified against all third party claims and actions arising out of any sort of act or commissions of the Developer in or

Contd.....

relating to the construction of the said building.

- 14.2.** The Developer hereby undertakes to keep the owners indemnified against all petition, suits, costs, proceedings and claims that may out of the Developer's action and/or in the manner of construction, agreement for sale of the said building and/or any defect thereon, arise during the period of construction.

ARTICLE - XIV / MISCELLANEOUS

- 15.1.** The owners and the Developer have entered into this agreement purely as a contract and nothing contained herein shall be deemed to be construed as partnership between the Developer and the Owners or as a joint venture between the parties hereto in any manner nor shall the parties hereto constitute as an association of persons.
- 15.2.** It is understood that from time to time in order to facilitate the construction of the proposed building by the Developer various deeds matter and things not herein specified may be required to be done by the Developer and for which the Developer may need the authority of the owners for various applications and other documents may be required to get signed or made by the owners relative to which specific provisions may not have been mentioned

Contd.....

herein and the owners hereby undertake to do all such notes, deeds, matters and things that may be reasonably required to be done in the matter and the owners shall execute any such additional Power of Attorney and/or authorizations as may be required by the Developer for the purpose and the owners also undertakes to sign and execute all such additional applications and other documents as the case may not infringe the rights of the owners and/or do not go against the spirit of this agreement.

15.3. The Developer and the owners shall frame a schedule for the agreement and administration of the said building or proposed flats of the building and/or common parts thereof. The owners hereby agree to abide by all the rules and regulations as such management / society / association / holding organization do hereby give his consent to abide by the same.

15.4. The owners undertake and agree to execute and relate all conveyance and transfer in favour of the persons with whom the Developer entered into agreement as and when required by the Developer (the stamp duty of Registration Fees and all other expenses towards the registration will be borne by the Purchaser and/or its nominees and assigns)

Contd.....

and the Developer shall be confirming party in all such conveyance if it be necessary as and when required by the Developer or the owners.

15.5. The Owners undertake and agree to execute any Amalgamation Deed for such better construction of the proposed building with any property by the side of the Schedule 'A' property at the cost of the Developers.

15.6. If the Promoter / Developer is unable to complete and give / deliver of Khas possession of the complete floor, space, in the said building to the owners in a good and habitable conditions within the period of 60 (sixty) months as aforesaid for any reasons beyond control of the promoter to the satisfaction of the owners, such time shall be extended for such period not exceeding six months thereafter. If the Promoter / Developer fails to deliver the possession of the proposed flat within the aforesaid period, i.e. sixty (60) months from the date and time as specifically aforementioned, then the owners shall have the right to sue the Developer and his men and agents for breach of specific performance of contract under relevant provisions of the Specific Relief Act.

15.7. Notwithstanding anything contained hereinabove, the

Contd.....

Developer will completely satisfy the owners' allocation as per Schedule - 'B' hereunder before handing over possession of any area in the Developer's allocation to any other the purchasers.

15.8. After getting sanctioned plan from Howrah Zilla Parishad the owners will hand over the possession of the Schedule - 'A' mentioned property to the Developer and old construction will be demolished by the Developer and all the debris and other material will be sold out and/or utilized by the Developer only and the owners shall not interfere in that disposal regards.

15.9. If the Developer fails to / do not hand over the other flat as mentioned earlier within the stipulated time, in that event the owners shall be entitled for damages from the Developers.

ARTICLE - XVI / FORCE MAJURE

16.1. The Developer shall not be considered to be liable to any obligations hereunder to the extent that the performance of the relevant obligations are prevented by the existence of the force majeure and shall be suspended from the obligations during the duration of the force majeure.

16.2. Force Majeure shall mean flood, earthquake, riot, wars,

Contd.....

storm, transport, civil / common strike and such commissions of unforeseen incidents which are beyond the control of the Developer.

SCHEDULE - 'A' ABOVE REFERRED TO
(ENTIRE PROPERTY)

ALL THAT piece and parcel of BASTU land measuring more or less 3.5 sataks of land in R.S. Dag No. 491, R.S. Khatian No. 722, 173, L.R. Dag No. 495, under L.R. Khatian No. 932 comprised in Mouza - Duillya, J.L. No. - 35 P.S. - Sankrail, District - Howrah and another 10 sataks of BASTU land in R.S. Khatian No. 722, R.S. Dag No. 507, L.R. Dag No. 511, L.R. Khatian No. 932 comprised in Mouza - Duillya, J.L. No. 35, P. S. - Sankrail, District - Howrah in total measuring about 13.5 sataks in one Block which is butted and bounded by metes and bounds as follows :-

IN THE NORTH : R.S. Dag No. 508 / L.R. Dag No. 512,

IN THE SOUTH : 30' - 0" P.C. Roy Road,

IN THE EAST : Property of Ajita Das & Others,

IN THE WEST : R.S. Dag No. 506 / 510

:- SCHEDULE - 'B' ABOVE REFERRED TO :-

(OWNERS' ALLOCATION)

Owners will jointly get 37% of the new building each and every floor (G + 5) over the Schedule - 'A' land. *As per the owners Allocation and Developer Allocation unchange ^{per} it remains original Development agreement no - 05/306/38 of 2021.*

Contd.....

*Das
Khatian*

--: SCHEDULE - 'C' ABOVE REFERRED TO :-

(DEVELOPER'S ALLOCATION)

63% of the total constructed area of the proposed (G + 5) building save and except the owners' allocated portion as described in the Schedule - 'B' over the Schedule - 'A' property.

--: SCHEDULE - 'D' ABOVE REFERRED TO :-

(GENERAL SPECIFICATION)

1. The building will be in first class RCC framework and having outer walls in 8" thick first class bricks and all partition walls 3" thick in cement mortar or as specified by the Architects.
2. All roofs will be completed with roof treatment.
3. All doors will be finished door with Power Bolts and door bolts and the main door will be made of good quality of "PLYWOOD" and fitted with Hatch Bolt only and all windows will be made of Aluminum with Glaze shutter provided with M.S. Grill.
4. i) All toilets will have complete chain-ware fittings, wash basins, C.P. fittings, high shower, water connection, etc.
ii) Glazed tiles in bathroom will be fitted upto 6 ft. height from soiling / Floor.
5. The apartments will have completed concealed wirings with adequate light points, power points, TV points etc.
6. All kitchens will be completed with marble floor and glazed

Contd.....

tiles upto and over the cooking platform for 3 feet.

7. Adequate light points for general lighting will be provided, all electrical wiring will be concealed.
8. Proper boundary walls and boundary walls gate will be made as per design given by the Architects.
9. All internal wall and ceiling will be cemented and plastered with Plaster of Paris of best quality.
10. Flooring will be completed with Floor Tiles 2 * 2 feet.
11. 24 hours water supply from underground reservoir or artificial tanks overhead, shall be provided for.
12. For all other extra job excluding as mentioned above are to be charged extra.

:-: SCHEDULE - 'E' (COMMON PORTIONS) :-:

1. Staircase on all the floors.
2. Staircase landing on the floor and elevation facilities.
3. Common Passage.
4. Water pump, water tank, water pipes and other common plumbing installation.
5. Drainage and sewerage.
6. Pump house.
7. Electric main Meter Room.
8. Boundary walls and main gates.
9. Lift.

IN WITNESS WHEREOF We, the Parties of this Agreement have put our respective signature and seals on this the 29th day of June 2022 first above written.

SIGNED, SEALED & DELIVERED

In the presence of :

WITNESSES :

1. *Abinav Das*
Vill + P.O. - Dwillya
Howrah - 711302
2. *Tanmay Manna*
Tujersha, Panchda,
Howrah - 711302
3. *Atmjeet Singh Bahenjee*
Jhorahat, Howhaha
711302

Drafted by me and prepared in my office.

Pankaj Kumar Dutta
Pankaj Kumar Dutta
Advocate

Howrah Judges' Court

Registration No. WB - 679/1991

Computerized by me :

Upankar Samal

Asita Das
Barun Das
Kiran Das
Larun Das

SIGNATURE OF THE FIRST PARTY/

OWNERS

DESIRE CONSTRUCTION
Debalakota Manna,

Partner

DESIRE CONSTRUCTION

Koushik Bhattacharya
Partner

DESIRE CONSTRUCTION












Nita Senia

Partner












SIGNATURE OF THE SECOND PARTY/

DEVELOPERS












FORM FOR TEN FINGER IMPRESSION

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

Signature Asita Das,





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

Signature Barun Das,





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

Signature Kiran Das,





FORM FOR TEN FINGER IMPRESSION

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

Signature Laxun D. D.












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

Signature Debalata Manne

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

Signature Koushik Bhattacharya

FORM FOR TEN FINGER IMPRESSION

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

Signature Mita Denevia

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

Signature _____

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

Signature _____



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



192022230279202961

GRN Details

GRN: 192022230279202961 **Payment Mode:** Online Payment
GRN Date: 03/02/2023 11:39:21 **Bank/Gateway:** State Bank of India
BRN : IK0CBZSQL7 **BRN Date:** 03/02/2023 11:40:27
GRIPS Payment ID: 030220232027920294 **Payment Init. Date:** 03/02/2023 11:39:21
Payment Status: Successful **Payment Ref. No:** 2000217740/2/2023
[Query No*/Query Year]

Depositor Details

Depositor's Name: DESIRE CONSTRUCTION
Address: ANDUL PURBA PARA SANKRAIL HOWRAH, West Bengal, 711302
Mobile: 9831080856
Contact No: 9748799284
Depositor Status: Buyer/Claimants
Query No: 2000217740
Applicant's Name: Mr Pankaj Kumar Datta
Identification No: 2000217740/2/2023
Remarks: Sale, Development Agreement or Construction agreement
Period From (dd/mm/yyyy): 03/02/2023
Period To (dd/mm/yyyy): 03/02/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000217740/2/2023	Property Registration- Stamp duty	0030-02-103-003-02	4920
2	2000217740/2/2023	Property Registration- Registration Fees	0030-03-104-001-16	21
			Total	4941

IN WORDS: FOUR THOUSAND NINE HUNDRED FORTY ONE ONLY.

Major Information of the Deed



Deed No :	I-0513-00861/2023	Date of Registration	03/02/2023
Query No / Year	0513-2000217740/2023	Office where deed is registered	
Query Date	27/01/2023 9:23:51 PM	D.S.R. - II HOWRAH, District: Howrah	
Applicant Name, Address & Other Details	Pankaj Kumār Datta Howrah Court,Thana : Howrah, District : Howrah, WEST BENGAL, PIN - 711101, Mobile No. : 9748799284, 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. 2,00,000/-	Rs. 23,40,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 5,020/- (Article:48(g))	Rs. 53/- (Article:E, E)		
Remarks			

Land Details :

District: Howrah, P.S:- Sankrail, Gram Panchayat: DUILYA, Mouza: Duilya, JI No: 35, Pin Code : 711302

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-495 (RS :-)	LR-932	Bastu	Bastu	3.5 Dec	1,00,000/-	6,30,000/-	Width of Approach Road: 30 Ft.,
L2	LR-511 (RS :-)	LR-932	Bastu	Bastu	10 Dec	1,00,000/-	17,10,000/-	Width of Approach Road: 30 Ft.,
		TOTAL :			13.5Dec	2,00,000 /-	23,40,000 /-	
	Grand Total :				13.5Dec	2,00,000 /-	23,40,000 /-	



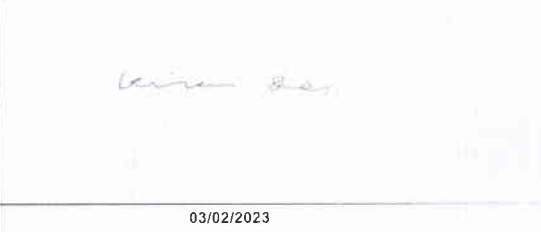
Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Smt Ajita Das Wife of Late Gunononi Das Executed by: Self, Date of Execution: 03/02/2023 , Admitted by: Self, Date of Admission: 03/02/2023 ,Place : Office			
		03/02/2023	LTI 03/02/2023	03/02/2023



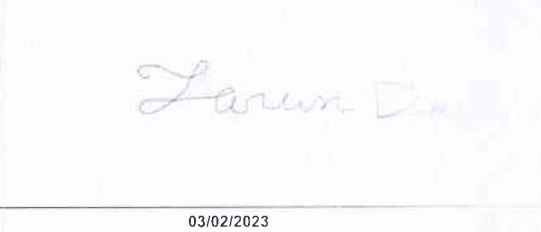
Village:- Duillya, P.O:- Duillya, P.S:-Sankrail, District:-Howrah, West Bengal, India, PIN:-711302
 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: CRxxxxxx8H,
 Aadhaar No: 36xxxxxxxx9766, Status :Individual, Executed by: Self, Date of Execution:
 03/02/2023
 , Admitted by: Self, Date of Admission: 03/02/2023 ,Place : Office

2	Name	Photo	Finger Print	Signature
	Mr Barun Das (Presentant) Son of Late Gunomoni Das Executed by: Self, Date of Execution: 03/02/2023 , Admitted by: Self, Date of Admission: 03/02/2023 ,Place : Office			
		03/02/2023	LTI 03/02/2023	03/02/2023

Village:- Duillya, P.O:- Duillya, P.S:-Sankrail, District:-Howrah, West Bengal, India, PIN:-711302
 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AGxxxxxx3Q,
 Aadhaar No: 26xxxxxxxx8441, Status :Individual, Executed by: Self, Date of Execution:
 03/02/2023
 , Admitted by: Self, Date of Admission: 03/02/2023 ,Place : Office

3	Name	Photo	Finger Print	Signature
	Mr Kiran Das Son of Late Gunomoni Das Executed by: Self, Date of Execution: 03/02/2023 , Admitted by: Self, Date of Admission: 03/02/2023 ,Place : Office			
		03/02/2023	LTI 03/02/2023	03/02/2023

Village:- Duillya, P.O:- Duillya, P.S:-Sankrail, District:-Howrah, West Bengal, India, PIN:-711302
 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AGxxxxxx1H,
 Aadhaar No: 56xxxxxxxx1193, Status :Individual, Executed by: Self, Date of Execution:
 03/02/2023
 , Admitted by: Self, Date of Admission: 03/02/2023 ,Place : Office






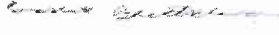



4	Name	Photo	Finger Print	Signature
	Mr Tarun Das Son of Late Gunomoni Das Executed by: Self, Date of Execution: 03/02/2023 , Admitted by: Self, Date of Admission: 03/02/2023 ,Place : Office			
		03/02/2023	LTI 03/02/2023	03/02/2023

Village:- Duillya, P.O:- Duillya, P.S:-Sankrail, District:-Howrah, West Bengal, India, PIN:-711302
 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADxxxxxx5D,
 Aadhaar No: 42xxxxxxxx2232, Status :Individual, Executed by: Self, Date of Execution:
 03/02/2023
 , Admitted by: Self, Date of Admission: 03/02/2023 ,Place : Office

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<p>Desire Construction Village:- Andul Purbapara, P.O:- Andul Mouri, P.S:-Sankrail, District:-Howrah, West Bengal, India, PIN:- 711302 PAN No.:: AAxxxxxx6B,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative</p>

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	<p>Name Mr Debabrata Manna Son of Mr Deepak Kumar Manna Date of Execution - 03/02/2023, , Admitted by: Self, Date of Admission: 03/02/2023, Place of Admission of Execution: Office</p>	 Feb 3 2023 2:25PM	 LTI 03/02/2023	<p>Signature  03/02/2023</p>
<p>Village:- Jujersaha Mannapara, P.O:- Jujersaha, P.S:-Panchla, District:-Howrah, West Bengal, India, PIN:- 711302, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AHxxxxxx9E, Aadhaar No: 54xxxxxxxx7261 Status : Representative, Representative of : Desire Construction (as Partner)</p>				
2	<p>Name Mr Koushik Bhattacharya Son of Late Radha Kanta Bhattacharya Date of Execution - 03/02/2023, , Admitted by: Self, Date of Admission: 03/02/2023, Place of Admission of Execution: Office</p>	 Feb 3 2023 2:26PM	 LTI 03/02/2023	<p>Signature  03/02/2023</p>
<p>Village:- Andul Purbapara, P.O:- Andul Mouri, P.S:-Sankrail, District:-Howrah, West Bengal, India, PIN:- 711302, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ALxxxxxx5K, Aadhaar No: 61xxxxxxxx6720 Status : Representative, Representative of : Desire Construction (as Partner)</p>				
3	<p>Name Smt Mita Denria Wife of Mr Raj Kumar Denria Date of Execution - 03/02/2023, , Admitted by: Self, Date of Admission: 03/02/2023, Place of Admission of Execution: Office</p>	 Feb 3 2023 2:27PM	 LTI 03/02/2023	<p>Signature  03/02/2023</p>
<p>Village:- Jujersaha Mannapara, P.O:- Jujersaha, P.S:-Panchla, District:-Howrah, West Bengal, India, PIN:- 711302, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AUxxxxxx4B, Aadhaar No: 52xxxxxxxx4806 Status : Representative, Representative of : Desire Construction (as Partner)</p>				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Tanmoy Manna Son of Mr Mahadeb Manna Jujarsaha, City:- Not Specified, P.O:- Jujarsaha, P.S:-Panchla, District:-Howrah, West Bengal, India, PIN:- 711302			
	03/02/2023	03/02/2023	03/02/2023

Identifier Of Smt Ajita Das, Mr Barun Das, Mr Kiran Das, Mr Tarun Das, Mr Debabrata Manna, Mr Koushik Bhattacharya, Smt Mita Denria

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Smt Ajita Das	Desire Construction-0.875 Dec
2	Mr Barun Das	Desire Construction-0.875 Dec
3	Mr Kiran Das	Desire Construction-0.875 Dec
4	Mr Tarun Das	Desire Construction-0.875 Dec

Transfer of property for L2

SI.No	From	To. with area (Name-Area)
1	Smt Ajita Das	Desire Construction-2.5 Dec
2	Mr Barun Das	Desire Construction-2.5 Dec
3	Mr Kiran Das	Desire Construction-2.5 Dec
4	Mr Tarun Das	Desire Construction-2.5 Dec

Land Details as per Land Record

District: Howrah, P.S:- Sankrail, Gram Panchayat: DUILYA, Mouza: Duiya, JI No: 35, Pin Code : 711302

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 495, LR Khatian No:- 932	Owner:গুনমনি দাস, Gurdian:বন্দপদ , Address:নিজ , Classification:বাস্ত, Area:0.01000000 Acre,	Seller is not the recorded Owner as per Applicant.
L2	LR Plot No:- 511, LR Khatian No:- 932		Seller is not the recorded Owner as per Applicant.

On 03-02-2023

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 : 41 (g) of Indian Stamp Act 1899.

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

Presented for registration at 13:01 hrs on 03-02-2023, at the Office of the D.S.R. - II HOWRAH by Mr Barun Das, 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 23,40,000/-

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

Execution is admitted on 03/02/2023 by 1. Smt Ajita Das, Wife of Late Gunononi Das, P.O: Duillya, Thana: Sankrail, Howrah, WEST BENGAL, India, PIN - 711302, by caste Hindu, by Profession House wife, 2. Mr Barun Das, Son of Late Gunomoni Das, P.O: Duillya, Thana: Sankrail, , Howrah, WEST BENGAL, India, PIN - 711302, by caste Hindu, by Profession Business, 3. Mr Kiran Das, Son of Late Gunomoni Das, P.O: Duillya, Thana: Sankrail, , Howrah, WEST BENGAL, India, PIN - 711302, by caste Hindu, by Profession Business, 4. Mr Tarun Das, Son of Late Gunomoni Das, P.O: Duillya, Thana: Sankrail, , Howrah, WEST BENGAL, India, PIN - 711302, by caste Hindu, by Profession Business

Indetified by Mr Tanmoy Manna, , , Son of Mr Mahadeb Manna, Jujarsaha, P.O: Jujersaha, Thana: Panchla, , Howrah, WEST BENGAL, India, PIN - 711302, by caste Hindu, by profession Service

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

Execution is admitted on 03-02-2023 by Mr Debabrata Manna, Partner, Desire Construction (Partnership Firm), Village:- Andul Purbapara, P.O:- Andul Mouri, P.S:-Sankrail, District:-Howrah, West Bengal, India, PIN:- 711302

Indetified by Mr Tanmoy Manna, , , Son of Mr Mahadeb Manna, Jujarsaha, P.O: Jujersaha, Thana: Panchla, , Howrah, WEST BENGAL, India, PIN - 711302, by caste Hindu, by profession Service

Execution is admitted on 03-02-2023 by Mr Koushik Bhattacharya, Partner, Desire Construction (Partnership Firm), Village:- Andul Purbapara, P.O:- Andul Mouri, P.S:-Sankrail, District:-Howrah, West Bengal, India, PIN:- 711302

Indetified by Mr Tanmoy Manna, , , Son of Mr Mahadeb Manna, Jujarsaha, P.O: Jujersaha, Thana: Panchla, , Howrah, WEST BENGAL, India, PIN - 711302, by caste Hindu, by profession Service

Execution is admitted on 03-02-2023 by Smt Mita Denria, Partner, Desire Construction (Partnership Firm), Village - Andul Purbapara, P.O:- Andul Mouri, P.S:-Sankrail, District:-Howrah, West Bengal, India, PIN:- 711302

Indetified by Mr Tanmoy Manna, , , Son of Mr Mahadeb Manna, Jujarsaha, P.O: Jujersaha, Thana: Panchla, , Howrah, WEST BENGAL, India, PIN - 711302, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 53.00/- (E = Rs 21.00/- , H = Rs 28.00/- , M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 03/02/2023 11:40AM with Govt. Ref. No: 192022230279202961 on 03-02-2023, Amount Rs: 21/-, Bank State Bank of India (SBIN0000001), Ref. No. IK0CBZSQL7 on 03-02-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 5,020/- and Stamp Duty paid by Stamp Rs 100.00/- by online = Rs 4,920/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 456, Amount: Rs.100.00/-, Date of Purchase: 02/02/2023, Vendor name: Soma See

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 03/02/2023 11:40AM with Govt. Ref. No: 192022230279202961 on 03-02-2023, Amount Rs: 4,920/-, Bank State Bank of India (SBIN0000001), Ref. No. IK0CBZSQL7 on 03-02-2023, Head of Account 0030-02-103-003-02



Panchali Munshi
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - II HOWRAH
Howrah, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I.

Volume number 0513-2023, Page from 31957 to 32005
being No 051300861 for the year 2023.



Digitally signed by Panchali Munshi
Date: 2023.02.20 14:34:11 +05:30
Reason: Digital Signing of Deed.

Panchali Munshi

(Panchali Munshi) 2023/02/20 02:34:11 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - II HOWRAH
West Bengal.

(This document is digitally signed.)