13571/23 I- 13022/23

भारतीय गैर न्यायिक

भारत

पचास रुपये रु.50

FIFTY RUPEES Rs.50

सत्यमेव जयते

INDIA

INDIA NON JUDICIAL

पश्चिमबङ्গ पश्चिम बंगाल WEST BENGAL

AH 544708

23/8/23

S.No. 2 → 212794 7/23

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

District Sub-Register-III
Alipore, South 24-parganas

23 AUG 2023

AGREEMENT FOR DEVELOPMENT

THIS AGREEMENT FOR DEVELOPMENT made on 23rd day of **August** Two Thousand and Twenty Three **BETWEEN (1) SRI MADHAB CH. PAUL (PAN No. AFXPP4496D, Mob. 9748746391, Aadhaar No. 905512740174)**, son of Late Radha Gobinda Paul **AND (2) SMT. JAYATI PAUL (PAN No. AKEPP6359B, Mob. 9836968333, Aadhaar No. 315531651768)**, wife of Sri Madhab Ch. Paul, both by faith Hindu, by nationality Indian, residing at 17, Suren Tagore Road, P.S. Gariahat, P.O. Ballygunge, Kolkata – 700 019, hereinafter jointly called and referred to as the **"OWNERS"** (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, administrators, legal representatives, and/or assigns) of the **FIRST PART**.

41820

Name : S. K. SAHA, Advocate
Address : High Court, Calcutta
Kolkata - 700001

Kolkata Collectorate
11, Netaji Subhas Rd.,
Kolkata-1

Date 30 JUN 2023

Amal Kr. Saha
Licensed Stamp
Vendor

Office of the Dist. Sub-Registrar-III
জেলা অবর নিবন্ধক
দক্ষিণ ২৪ পরগনা, আলিপুর
South 24 Parganas, Alipore

DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
23 AUG 2023

AND

M/S. DEEPRAJ CONSTRUCTION PVT. LTD. (PAN No. AACCD5069P), a company duly registered and incorporated under the provision and meaning of the Companies Act, 1956 having its registered office at 48/1A, Dr. Suresh Sarkar Road, P.O. Entally, P.S. Beniapukur, Kolkata – 700 014, represented by its Director **SMT. JAYATI PAUL (PAN No. AKEPP6359B, Mob. 9836968333, Aadhaar No. 315531651768)**, wife of Sri Madhab Ch. Paul, by faith Hindu, by nationality Indian, residing at 17, Suren Tagore Road, P.S. Gariahat, P.O. Ballygunge, Kolkata – 700 019, hereinafter called and referred to as the **DEVELOPER** (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include its successors in office and/or assigns) of the **SECOND PART**.

WHEREAS at all material time and prior to 1941 one Anadi Ranjan Bose and Smt. Malina Bose were the joint absolute owners of a piece of homestead plot of land measuring more or less 4 Cottahs 7 Chittacks 1 Sq. ft. comprised within Municipal Premises No. 14/20, Gariahat Road, being Plot No. 27, a portion formed out of old Premises No. 14, Gariahat Road, Holding No. 3 and 4, Division – V, Sub-Division – J, Mouza – East Godsa, Dehee – Panchannagram, District – 24 Parganas (South), Kolkata.

AND WHEREAS one Amiya Nihar Dey, son of Late Panna Lal Dey by virtue of a registered Deed of Conveyance registered before the Sub-Registrar at Sealdah recorded in Book No. I, Volume No. 37, Pages 219 to 225, Being No. 1922, for the year 1941 purchased the said property measuring more or less 4 Cottahs 7 Chittacks 1 Sq. ft. comprised within Municipal Premises No. 14/20, Gariahat Road, from the then Owners namely Anadi Ranjan Bose and Smt. Malina Bose

AND WHEREAS by and/or under a Deed of Conveyance dated 24th August, 1942 and registered before the Sub-Registrar at Sealdah recorded in Book No. I, Volume No. 30, Pages 158 to 163, Being No. 1178, for the year 1942, the said Amiya Nihar Dey sold, transferred and alienated the said plot of land comprised within Premises No. 14/20, Gariahat Road, Kolkata, to one Smt. Maya Chatterjee at a valuable consideration.

AND WHEREAS one Smt. Protiva Roy, wife of Sri Probhat Kumar Roy by virtue of a registered Deed of Conveyance dated 28th May, 1941 and registered before the Sub-Registrar at Sealdah recorded in Book No. I Volume No. 26, Pages 189 to 195, Being No. 1145, for the year 1941, purchased a homestead plot of land measuring more or less 1 Cottah 5 Chittack comprised within Municipal Premises No. 2/2, Ekdalia Road, being Plot No. 5 of Kolkata Improvement Trust Scheme – XLVII a portion of old Municipal Premises No. 14/1/1, Gariahat Road, Holding No. 5, Division – V, Sub-Division – J, Mouza – East Godsa, Dehee – Panchannagram, District 24 Parganas (South), Kolkata from the then Owner namely one Bahadur Singh Singhi.

AND WHEREAS by and/or under a Deed of Conveyance dated 25th January, 1955 and registered before the Sub-Registrar Sealdah in Book No. I, Volume No. 5, Pages 73 to 78, Being No. 156, for the year 1955 the said Smt.

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South 24-Parganas, Alipore

DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
23 AUG 2023

Protiva Roy sold, transferred and alienated the said plot of land comprised within Municipal Premises No. 2/2, Ekdalia Road, Kolkata to one Smt. Maya Chatterjee at a valuable consideration.

AND WHEREAS in view of aforesaid the said Smt. Maya Chatterjee became the absolute owner of the said two plots of land comprised within Municipal Premises No. 14/20, Gariahat Road and Premises No. 2/2, Ekdalia Road, Kolkata and since the said two plots of land were contiguous to each other, on the application of the said Maya Chatterjee for amalgamation, Kolkata Municipal Corporation duly amalgamated the said two plots of land measuring 4 Cottah 7 Chittack 1 Sq. ft. and 1 Cottah 5 Chittack into an one plot of land measuring 5 Cottah 12 Chittack 1 Sq. ft. and renumbered the said amalgamated premises as Premises No. 18, Suren Tagore Road, Police Station – Gariahat, Post Office – Ballygunge, KMC Ward No. 68, Kolkata – 700019, District – 24 Parganas (South) (hereinafter referred to as the said premises) as morefully and particularly mentioned and described in the Schedule hereunder written.

AND WHEREAS the said Maya Chatterjee died intestate on 13th January, 2004 leaving her last Will and Testament dated 12th March, 2001 whereby and in terms whereof the said plot of land was bequeathed to Biswaroop Chatterjee and Mohua Chakraborty absolutely and forever.

AND WHEREAS the said Will and Testament dated 12th March, 2001 was Probated by an order of Grant of Letters of Administration passed by the Hon'ble High Court at Kolkata on 18th December, 2007 in P.L.A. No. 293 of 2006.

AND WHEREAS by and/or under a Deed of Conveyance dated 27th January, 2010 and registered before Additional Registrar of Assurances – I, Kolkata, registered in Book No. I, CD Volume No. 2, Pages 5483 to 5502, Being No. 00751, for the year 2010, the said Biswaroop Chatterjee and Smt. Mohua Chakraborty sold, transferred and alienated the said premises comprised within Municipal Premises No. 18, Suren Tagore road, Kolkata, together with one Three Storied Brick Built Residential House standing thereon to one Ujjal Kumar Das and Smt. Ruma Das at a valuable consideration.

AND WHEREAS the said Ujjal Kumar Das and Smt. Ruma Das upon mutating their name in the records of Kolkata Municipal Corporation duly obtained a new building plan sanctioned from the Kolkata Municipal Corporation and upon demolishing the existing old structure started to make construction of a new building in accordance with the said sanction plan.

AND WHEREAS in course of such construction due to paucity of fund the said Ujjal Kumar Das was constrained to obtain the financial accommodation and/or loan from UCO Bank in the name of M/s. U. K. Agritech Private Limited being the Director of the said Private Limited Company and inter alia, created an equitable mortgage over and in respect of the said Premises No. 18, Suren Tagore road, Kolkata, in favour of the said bank to secure the due repayment of the loan amount.

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South 24-Parganas, Alipore

DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
23 AUG 2023

AND WHEREAS in course of time the said borrower company M/s. U. K. Agritech Private Limited defaulted in making repayment of the outstanding loan amount of the said UCO bank whereupon in order to recover the said outstanding dues, the said UCO bank had taken the necessary legal step under the provisions of Securitisation and Reconstruction of the Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI ACT).

AND WHEREAS in course of taking such legal step the authorized officer of UCO Bank issued a statutory notice on 6th May, 2014 against the said borrower company/guarantors for recovery and repayment of the outstanding loan amount and since the said borrower company failed and neglected to comply with the requisition as contained in the said statutory notice, the said authorized officer of UCO Bank in exercise of its legal right under the SARFAESI ACT taken possession of the said Premises No. 18, Suren Tagore Road, Kolkata- 700019.

AND WHEREAS by and/or under an Assignment Agreement dated 30th October, 2015 and registered before the office of Additional Registrar of Assurances - I, Kolkata, recorded in Book No. I, Volume No. 1901 – 2015, Page 145936 to 145990, Being No. 190108612, for the year 2015, the said UCO Bank under the provisions of the said SARFAESI ACT assigned and transfer its debts and the said secured asset being Premises No. 18, Suren Tagore Road, Kolkata- 700019, to ASREC (India) Limited and thereby the said ASREC (India) Limited became entitled and empowered under the said SARFAESI ACT to sell, transfer and alienate the said secured asset being Premises No. 18, Suren Tagore Road, Kolkata, to a prospective buyer at a valuable consideration in order to recover the outstanding dues of the said UCO Bank.

AND WHEREAS the said authorized officer of the said ASREC (India) Limited (being assignee of the said UCO Bank) as Vendor published a Sale Notice on 28.08.2018 for sale of the said Premises No. 18, Suren Tagore Road, Kolkata-700019, in various newspapers in Kolkata being 'Business Standard', 'Aajkal' and 'Dainik Jagran' under Rule 8 (6) of Security Interest Enforcement Rules, 2002 whereupon one **M/S. DADI PROPERTY PRIVATE LIMITED**, having its registered office at Plot No. 359 Railway Station Road, Kulun Brahmani Tarang, Rourkela, Sundergarh, Odisha- 769004 being interested in purchasing the said Premises No. 18, Suren Tagore Road, Kolkata- 700019, at a valuable consideration obtained an order on 12th November, 2018 from the Debts Recovery Tribunal – I, Kolkata, in SA/52/2014 whereby the said ASREC (India) Limited was directed to issue the Sale Certificate as Vendor and complete the sale of the said Premises No. 18, Suren Tagore Road, Kolkata, in favour of **M/S. DADI PROPERTY PRIVATE LIMITED**.

AND WHEREAS upon making payment of the full sale consideration by the Company **M/S. DADI PROPERTY PRIVATE LIMITED**, the said authorized officer issued the Sale Certificate in favour of the Company on 19th November, 2018 and inter alia, executed a Deed of Conveyance dated 14th January, 2019 in favour of **M/S. DADI PROPERTY PRIVATE LIMITED**, which was registered before the Additional Registrar of Assurances – I, Kolkata, in Book No. I, Deed No. 190101062, for the year 2019.

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DISTRICT SUB-REGISTRAR-III
SOUTH 24 PGS., ALIPORE
23 AUG 2023

AND WHEREAS said **M/S. DADI PROPERTY PRIVATE LIMITED**, being absolutely seized and possessed of or otherwise well and sufficiently entitled to **ALL THAT** the said property mutated their names in the records of Kolkata Municipal Corporation being known and numbered as municipal premises No. 18, Suren Tagore Road, P.O. Ballygunge, Police Station Gariahat, within the limits of The Kolkata Municipal Corporation Ward no. 68, Kolkata 700019, vide Assessee no. 110682400171, free from all encumbrances, charges, liens, lispendences, attachments, trusts, mortgages, whatsoever and/or howsoever.

AND WHEREAS said **M/S. DADI PROPERTY PRIVATE LIMITED** being the owners of premises no. 18, Suren Tagore Road sold conveyed and/or transferred the said property with structure thereon in favour of (1) **SRI MADHAB CH. PAUL,** son of Late Radha Gobinda Paul, residing at 17, Suren Tagore Road, P.S. Gariahat, P.O. Ballygunge, Kolkata – 700 019 **AND** (2) **SMT. JAYATI PAUL,** wife of Sri Madhab Ch. Paul, residing at 17, Suren Tagore Road, P.S. Gariahat, P.O. Ballygunge, Kolkata – 700 019, having an total area measuring about 5 cottahs 12 chittacks and 01 Sft. more or less on valuable consideration on 6th February 2023, which was registered before the D.S.R. III, at Alipore 24 Prgs (S) recorded in Book No. I, Volume No. 1603-2023, Pages 55828 to 55847, being no. 160301640, for the year 2023.

AND WHEREAS The Owners, the first part herein, being well and sufficiently seized and possessed as joint owners having their undivided respective share in the said property mutated their names in the records of the Kolkata Municipal Corporation, being premises no. 18, Suren Tagore Road, Ward No. – 68, P.S. - Gariahat, Kolkata – 700 019, morefully and particularly detailed in the Schedule hereunder written hereinafter referred to as the "**SAID PROPERTY**" and/or otherwise are entitled to deal with the same.

AND WHEREAS To get the said property developed the owners have agreed by and between themselves that **M/S. DEEPRAJ CONSTRUCTION PVT. LTD,** hereinafter called and referred to as the **DEVELOPER**, will construct the proposed building at its own cost efforts and expenses and have entered into an unregistered Development Agreement on ---------- by and between themselves as per terms and conditions mentioned therein.

AND WHEREAS that the Owners, the first part herein and the Developer, the second part herein are executing this registered Development Agreement on terms and conditions as mentioned hereinbelow.

AND WHEREAS the Developer, the second part herein have obtained sanction plan vide B.P. No. **2023080007**, dated **26.04.2023** at their own cost efforts and expenses.

AND WHEREAS The Owners, first part herein, and the Developer, second part herein, have agreed by and between themselves that **OWNER'S SHARE** and/or **DEVELOPER'S SHARE** shall mean as following:

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South 24-Parganas, Alipore

DISTRICT SUB-REGISTRAR-III
SOUTH 24 PGS., ALIPORE

23 AUG 2023

OWNER'S SHARE shall mean:

i. Entire sanctioned area on 1st floor of the proposed building.

ii. Two car parking spaces at the ground floor.

iii. One office space in the sanctioned plan at ground floor.

iv. 45% of the sale proceeds from **DEVELOPER'S SHARE** in the said property, which The Developer, M/s Deepraj Construction Pvt. Ltd., shall pay to the Owners, Sri Madhab Ch. Paul & Smt. Jayati Paul in the ratio 22.5% each, after obtaining the completion certificate from the Kolkata Municipal Corporation and collection of total sale proceeds of Developers Share from the said premises.

DEVELOPER'S SHARE shall mean:

1) 55% of the sale proceeds of all flats (i.e. 2nd, 3rd & 4th floor), car parking spaces and/or any other spaces of the proposed building excepting flats car parking and spaces as mentioned as Owners Share viz.:
   i) Entire sanctioned area on 1st floor of the proposed building.
   ii) Two car parking spaces at the ground floor.
   iii) One office space in the sanctioned plan at ground floor.

AND WHEREAS the Owners shall grant to the Developer license to enter upon the said Property along with the execution and registration of the Development Agreement for the purpose of construction of the proposed Building. It is hereby expressly agreed by and between the parties hereto that the possession of the said premises shall not be given or intended to be given to the Developer under any circumstances whatsoever including in part performance as contemplated by Section 53A of the Transfer of Property Act 1882 read with Section 2(47)(v) of the Income Tax Act 1961. The possession, juridical or otherwise, of the said Property shall remain vested with the Owners until completion of the proposed Building, and shall not be construed to be transfer of title or legal ownership by the Owners to the Developer in any manner.

AND WHEREAS that the owners do hereby grant exclusive right of development of the said property unto and in favour of M/s. Deepraj Construction Pvt. Ltd., the Developer herein, with the intent and object that the Developer shall construct, erect and complete the proposed Building on the said premises being complete in all respects in accordance with the plan at their own cost efforts and expenses.

NOW THIS AGREEMENT WITNESSETH and it is hereby agreed by and between the parties hereto as follows :-

That in this agreement unless it be contrary or repugnant to the context the following definition shall have the following meaning :-

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South 24-Parganas, Alipore

DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
23 AUG 2023

(a) **PREMISES** : Shall mean the said property being premises no. 18, Suren Tagore Road, P.O- Ballygunge, P.S. Gariahat, Municipal Ward No. - 68, Kolkata - 700019.

(b) **PLAN** : Building plan shall mean sanction plan vide B.P. No. **2023080007**, dated **26.04.2023** and/or plan or plans revised and completion thereof prepared by the Architect/LBS for the construction of the building to be sanctioned by the Kolkata Municipal Corporation.

(c) **OWNERS :** Shall mean (1) **SRI MADHAB CH. PAUL AND** (2) **SMT. JAYATI PAUL,** both residing at 17, Suren Tagore Road, Police Station - Gariahat, Kolkata – 700 019 and/or their heirs, executors, legal representatives, administrators and/or assigns.

(d) **DEVELOPER :** Shall mean **M/S. DEEPRAJ CONSTRUCTION PVT. LTD.**, a company incorporated under the Companies Act, having its registered office at 48/1A, Dr. Suresh Sarkar Road, Police Station - Beniapukur, Kolkata - 700 014 and its successor or successors in office and/or assigns.

(e) **BUILDING :** Shall mean the proposed building to be constructed in the said premises by the Developer in accordance with the plan sanctioned by the Kolkata Municipal Corporation.

(f) **OWNER'S SHARE** shall mean:

i. Entire sanctioned area on 1st floor of the proposed building.

ii. Two car parking spaces at the ground floor.

iii. One office space in the sanctioned plan at ground floor.

iv. 45% of the sale proceeds from **DEVELOPER'S SHARE** in the said property, which The Developer, M/s Deepraj Construction Pvt. Ltd., shall pay to the Owners, Sri Madhab Ch. Paul & Smt. Jayati Paul in the ratio 22.5% each, after obtaining the completion certificate from the Kolkata Municipal Corporation and collection of total sale proceeds of Developers Share from the said premises.

DEVELOPER'S SHARE shall mean:

55% of the sale proceeds of all flats (i.e. 2nd, 3rd & 4th floor), car parking spaces and/or any other spaces of the proposed building excepting flats car parking and spaces as mentioned as Owners Share viz.:

i) Entire sanctioned area on 1st floor of the proposed building.

ii) Two covered car parking spaces at the ground floor.

iii) One office space in the sanctioned plan at ground floor.

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South 24-Parganas, Alipore

DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
23 AUG 2023

DEVELOPER'S OBLIGATION :

(a) To obtain all necessary permissions clearances and sanction/revision in respect of building plan, water, drainage, electricity etc. from the Kolkata Municipal Corporation and/or such other Statutory Authority or Authorities for the proposed building and all such costs in this regard to the said affairs will be borne by the Developer.

(b) To incur all costs, charges and expenses for construction of the proposed building at the said premises as aforesaid and also for any modification thereof.

(c) The Developer shall be responsible for any incident or accident which may occur in the said premises during construction activities and 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.

(d) To complete construction of the proposed building within 24 (twenty four) months from the date of commencement of work subject to further extension of 6 (six) months (if required) and shall obtain completion certificate from the K.M.C.

(e) After completion of the proposed building, to frame rules and regulations regarding the use of the proposed building and to form flat Owners' Association and/or Society for the ultimate owner or owners of the proposed building within 12 months from the date of completion.

OWNER'S OBLIGATION :

It shall be the responsibility and obligation of the Owners to comply with the terms and conditions as follows:-

a) To sign and execute, if required, all necessary plans, papers, undertakings, affidavits, documents, declarations, deeds for smooth progress of proposed building and/or any modification plan in terms of this Agreement.

b) To join as party to the agreements and/or deeds of sale as no consideration are received by the Owners with regard to the sale of respective flats, car parking spaces and/or other spaces in the proposed building.

c) To co-operate and assist the Developer for smooth construction and completion of the proposed building in the said premises as per terms of this Agreement.

d) To deliver all original Deeds, Documents, Municipal Tax Bills and all other original writings and papers relating to the said property to the Developer. That the said original documents shall remain in the custody of the Developer till completion of the said proposed building and the Developer shall handover the said documents to the Association, to be formed.

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South 24-Parganas, Alipore

DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
23 AUG 2023

e) Not to cause any obstruction or interference in the construction erection and completion of the proposed building and not to raise any objection or claim division or partition of the said land and/or the building thereon.

THE DEVELOPER SHALL BE ENTITLED :

a) The Developer shall enjoy, negotiate and enter into agreement for sale with the prospective buyers and accept advance and/or part consideration money for the flats, car parking spaces and/or other spaces, as mentioned as Developer's Share hereinabove, in the proposed building as they think fit and proper from all such person or persons of their choice.

b) For the purpose of sale and/or transfer for the respective flats, car parking spaces and/or other spaces in the proposed building no further consent of the owners shall be required and this Agreement itself shall be treated as such consent.

c) Any letter required to be given by the Developer shall be deemed to have been served upon the Owners at their last known address, if delivered by hand and duly acknowledged or sent by registered post with acknowledgement and shall likewise be deemed to have been serviced upon the Developer at their last known address, if delivered by hand and duly acknowledged or sent by registered post with acknowledgement.

FORCE MAJEURE :

In the event of the construction work being delayed and/or destroyed by earthquake, tempest or other Act of God, fire, riots, civil commotion or any other irresistible forces not caused by any act of the Developer and/or his workmen and in that situation, the Developer shall not be treated as defaulter and not responsible for delayed construction.

ARBITRATION :

a) In the event of any dispute or differences arising between the parties herein in regard to this agreement or any matter connected therewith, the same will be settled by mutual discussions and/or the said dispute shall be referred to joint arbitrators one appointed by the Developer and the other by the Purchaser and their award shall be final and binding upon the parties.

b) Only courts having original jurisdiction over the premises shall have the jurisdiction in all matters relating to or arising out of this Agreement.

Be it noted that by this Development Agreement and the related Development Power of Attorney, the developer shall only be entitled to receive consideration money by executing Agreement/Final document for transfer of property as per provisions laid down in the said documents as a developer without getting any ownership of any part of the property under the schedule. This development Agreement and the related development power of Attorney shall never be treated as the agreement/Final document for transfer of property between the owners and the developer in anyway. This clause shall have overriding effect to anything written in this document in contrary to this clause.

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South 24-Parganas, Alipore

DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
23 AUG 2023

SCHEDULE AS REFERRED TO ABOVE
PROPERTY/PREMISES

ALL THAT piece and parcel of land measuring about 5 (five) Cottahs 12 (twelve) Chittaks 01 (one) Sq.ft. more or less lying and situate at Premises No. 18, Suren Tagore Road, P.O. Ballygunge, P.S. Gariahat, Ward No. 68, within the limits of The Kolkata Municipal Corporation, Assessee no. 11-068-24-0017-1, Kolkata – 700 019, in the District of South 24-Parganas, under The Kolkata Municipal Corporation which is butted and bounded in the following manner:

ON THE NORTH	:	By Suren Tagore Road.
ON THE SOUTH	:	By Pre. No. 2A & 2/3, Ekdalia Road.
ON THE EAST	:	By Pre. No. 16 & 17, Suren Taore Road and Pre. No. 2/3, Ekdalia Road.
ON THE WEST	:	By Pre. No. 19, Suren Tagore Road & Pre. No. 2/1A, Ekdalia Road.

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands and seals on the day month and year first written above.

SIGNED, SEALED AND DELIVERED BY THE PARTIES IN PRESENCE OF :

1. Rajesh Hati
10, old post office street
Kol-700001.

2.

SIGNATURE OF THE OWNERS

DEEPRAJ CONSTRUCTION PVT. LTD
Director

SIGNATURE OF THE DEVELOPER

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South 24-Parganas, Alipore

DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
23 AUG 2023

	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name: MADHAB CH. PAUL

Signature: Madhab Ch. Paul

	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name: JAYATI PAUL

Signature: Jayati Paul

PHOTO

	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name.....

Signature.....

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South 24-Parganas, Alipore

DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
23 AUG 2023

Major Information of the Deed

Deed No :	**I-1603-13022/2023**	**Date of Registration**	**23/08/2023**
Query No / Year	**1603-2002127947/2023**	**Office where deed is registered**	
Query Date	**20/08/2023 2:32:47 PM**	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Bapi Das Alipore Police Court,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9836980696, 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. 2,82,62,322/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 40,070/- (Article:48(g))		Rs. 53/- (Article:E, E)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Gariahat, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Suren Tagore Road, , Premises No: 18, , Ward No: 068 Pin Code : 700019

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu		5 Katha 12 Chatak 1 Sq Ft		2,82,62,322/-	Property is on Road
	Grand Total :				**9.4898Dec**	**0 /-**	**282,62,322 /-**	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	**Name**	**Photo**	**Finger Print**	**Signature**
	Mr MADHAB CHANDRA PAUL Son of Late RADHA GOBINDA PAUL Executed by: Self, Date of Execution: 23/08/2023 , Admitted by: Self, Date of Admission: 23/08/2023 ,Place : Office	 23/08/2023	 LTI 23/08/2023	23/08/2023
	17, SUREN TAGORE ROAD, City:- , P.O:- BALLYGUNGE, P.S:-Gariahat, District:-South24-Parganas, West Bengal, India, PIN:- 700019 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AFxxxxxx6D, Aadhaar No: 90xxxxxxxx0174, Status :Individual, Executed by: Self, Date of Execution: 23/08/2023 , Admitted by: Self, Date of Admission: 23/08/2023 ,Place : Office			
2	**Name**	**Photo**	**Finger Print**	**Signature**
	Mrs JAYATI PAUL Wife of Mr MADHAB CHANDRA PAUL Executed by: Self, Date of Execution: 23/08/2023 , Admitted by: Self, Date of Admission: 23/08/2023 ,Place : Office	 23/08/2023	 LTI 23/08/2023	23/08/2023
	17, SUREN TAGORE ROAD, City:- , P.O:- BALLYGUNGE, P.S:-Gariahat, District:-South24-Parganas, West Bengal, India, PIN:- 700019 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AKxxxxxx9B, Aadhaar No: 31xxxxxxxx1768, Status :Individual, Executed by: Self, Date of Execution: 23/08/2023 , Admitted by: Self, Date of Admission: 23/08/2023 ,Place : Office			

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**DEEPRAJ CONSTRUCTION PRIVATE LIMITED** 48/1A, SURESH SARKAR ROAD, City:- , P.O:- ENTALLY, P.S:-Beniapukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700014 , PAN No.:: AAxxxxxx9P,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	**Name**	**Photo**	**Finger Print**	**Signature**
	Mrs JAYATI PAUL (Presentant) Wife of Mr MADHAB CHANDRA PAUL Date of Execution - 23/08/2023, , Admitted by: Self, Date of Admission: 23/08/2023, Place of Admission of Execution: Office			
		Aug 23 2023 12:04PM	LTI 23/08/2023	23/08/2023
	17, SUREN TAGORE ROAD, City:- , P.O:- BALLYGUNGE, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AKxxxxxx9B, Aadhaar No: 31xxxxxxxx1768 Status : Representative, Representative of : DEEPRAJ CONSTRUCTION PRIVATE LIMITED (as DIRECTOR)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr BAPI DAS Son of Late SUNIL DAS ALIPORE POLICE COURT, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027			
	23/08/2023	23/08/2023	23/08/2023
Identifier Of Mr MADHAB CHANDRA PAUL, Mrs JAYATI PAUL, Mrs JAYATI PAUL			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr MADHAB CHANDRA PAUL	DEEPRAJ CONSTRUCTION PRIVATE LIMITED-4.7449 Dec
2	Mrs JAYATI PAUL	DEEPRAJ CONSTRUCTION PRIVATE LIMITED-4.7449 Dec

Endorsement For Deed Number : I - 160313022 / 2023

On 23-08-2023

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

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

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

Presented for registration at 10:59 hrs on 23-08-2023, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mrs JAYATI PAUL ,.

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 2,82,62,322/-

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

Execution is admitted on 23/08/2023 by 1. Mr MADHAB CHANDRA PAUL, Son of Late RADHA GOBINDA PAUL, 17, SUREN TAGORE ROAD, P.O: BALLYGUNGE, Thana: Gariahat, , South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Hindu, by Profession Business, 2. Mrs JAYATI PAUL, Wife of Mr MADHAB CHANDRA PAUL, 17, SUREN TAGORE ROAD, P.O: BALLYGUNGE, Thana: Gariahat, , South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Hindu, by Profession Business

Indetified by Mr BAPI DAS, , , Son of Late SUNIL DAS, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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

Execution is admitted on 23-08-2023 by Mrs JAYATI PAUL, DIRECTOR, DEEPRAJ CONSTRUCTION PRIVATE LIMITED (Private Limited Company), 48/1A, SURESH SARKAR ROAD, City:- , P.O:- ENTALLY, P.S:-Beniapukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700014

Indetified by Mr BAPI DAS, , , Son of Late SUNIL DAS, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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 22/08/2023 4:46PM with Govt. Ref. No: 192023240181631151 on 22-08-2023, Amount Rs: 21/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 107352411 on 22-08-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,020/- and Stamp Duty paid by Stamp Rs 50.00/-, by online = Rs 40,020/-
Description of Stamp
1. Stamp: Type: Impressed, Serial no 41820, Amount: Rs.50.00/-, Date of Purchase: 03/06/2023, Vendor name: Amal Kr Saha
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 22/08/2023 4:46PM with Govt. Ref. No: 192023240181631151 on 22-08-2023, Amount Rs: 40,020/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 107352411 on 22-08-2023, Head of Account 0030-02-103-003-02

Dhar

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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2023, Page from 351655 to 351671

being No 160313022 for the year 2023.

Seal of the District Sub-Registrar III, South 24 Parganas, South 24 Parganas

Digitally signed by Debasish Dhar
Date: 2023.08.23 14:29:01 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 2023/08/23 02:29:01 PM

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS

West Bengal.

(This document is digitally signed.)