

21/2/22

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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

W 288489

Certified that this document is admitted to Registration. The signature sheet and the Endorsement sheet attached to the document are part of this document.

Additional Dist. Sub Registrar
Bankura

21/2/22

: DEVELOPMENT AGREEMENT :

This Development Agreement is made on this the 21st day of February, Two Thousand Twenty Two (2022) AD,

Between

(1) Sri Devasish Mukhopadhyay @ Sri D. Mukhopadhyay (Pan : CLZPM 4964P, Aadhaar No. 8724 5391 8687, Mobile No. 90026 15747), by Occupation- Business, son of Late Jnan Ranjan Mukherjee, residing at Raghunath Sayer, Boro Kalitala, P.O. and P.S. Bishnupur, District-Bankura, Pin-722 122, State of West Bengal, (2) Sri Anjan Mukherjee (Pan : BGVPM 5234N, Aadhaar No. 6840 9423 5230, Mobile No. 83358 26411), by Occupation- Business, son of Late Jnan Ranjan Mukherjee, residing at 8A, Wozir Choudhury Road, P.O. and P.S. Ultadanga, Kolkata, Pin-700 067,

1777

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TO Value 5000/-
 Date
 Sold to
 Address
 Vendor

Resuka Infra Telecom Pvt. Ltd.

M. Ariff Bacc

Lot 67

Sealdah Civil Court
ALOKA MUKHERJEE



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Handwritten text, possibly a signature or name, which is mostly illegible due to blurring and fading.



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Identified by me.
 Subkumar Das
 Son of Late Meghad Das
 Business / Hindu / Indian
 T/7H/1, Kalimuddin Lane,
 P.O. Beadon Street
 P.S. Manicuttala
 Kolkata - 700 006

State of West Bengal and (3) Sri Sudip Mukherjee (Pan : AVHPM 9023H, Aadhaar No. 8031 9933 8748, Mobile No. 85094 18251), by Occupation-Business, son of Late Jnan Ranjan Mukherjee, residing at Raghunath Sayer, Boro Kalitala, P.O. and P.S. Bishnupur, District-Bankura, Pin-722 122, State of West Bengal, all by Nationality-Indian, all by Faith-Hindu, hereinafter jointly called the First Party / Land Onwers (Which terms or expression shall unless excluded by or repugnant to the context or subject be deemed to mean and include their respective heirs, executors, successors, legal representatives, administrators and assigns) of the One Part.

And

M/s. Renuka Infra Telecom Private Limited (Pan : AAICR 3648E), a Limited Liability Company Incorporated under the Indian Companies Act 1956-2013, having its regd. office at 12/1, Ariff Road, P.O. and P.S. Ultadanga, Kolkata, Pin-700 067, State of West Bengal, represented by two of its Director namely (1) Sri Sourav Dutta (Pan : BUBPD 0967K, Aadhaar No. : 9110 1192 0583, Mobile No. : 72785 01671), son of Sri Shyamal Kumar Dutta @ Sri Shymal Dutta, by Occupation - Business, by Faith - Hindu, by Nationality-Indian, residing at 20/1, Bidhan Nagar Road, Flat No. D-2/11, VIII-M, Housing Co-operative Society, Second Floor, P.O. and P.S. Ultadanga, Kolkata, Pin-700 067, State of West Bengal and (2) Sri Shyamal Kumar Dutta @ Sri Shyamal Dutta (Pan : AGUPD 9371P, Aadhaar No. : 8545 7307 1407, Mobile No. : 98753 17225), son of Late Sudhir Dutta, by Occupation - Business, by Faith - Hindu, by Nationality-Indian, residing at 20/1, Bidhan Nagar Road, Flat No. D-2/11, VIII-M, Housing Co-operative Society, Second Floor, P.O. and P.S. Ultadanga, Kolkata, Pin-700 067, State of West Bengal hereinafter called and referred to as the Second Party / Developer / Promotor (Which terms or expression shall unless excluded by or repugnant to the subject or context shall mean and include its successors-in-office, executors, administrators, legal representatives and assigns) of the Other Part.



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Whereas one **Sri Phani Bhusan Mukherjee, Sri Bibhuti Bhusan Mukherjee**, both sons of Late Kedar Nath Mukherjee, **Sri Niranjan Mukherjee, Sri Chittaranjan Mukherjee, Sri Monoranjan Mukherjee**, then being a minor, all sons of Late Kirtibas Mukherjee, **Sri Jnan Ranjan Mukherjee and Sri Biswa Ranjan Mukherjee**, both sons of Late Ram Saran Mukherjee, constituted a joint Hindu Family Governed by the Dayabhanga School of Hindu Law and they were owners of several movable and immovable properties, those were purchased in the individual name of the member of the said joint family with the income of their joint family fund / business.

And Whereas after disputes and differences arose between them as to the joint enjoyment and management of their said several joint properties and with a view to settle the disputes a "**Memorandum of Agreement**", dated 08/10/1955, was made / executed between the said **Sri Phani Bhusan Mukherjee of the First Part, Sri Bibhuti Bhusan Mukherjee of the Second Part, Sri Niranjan Mukherjee, Sri Chittaranjan Mukherjee and Sri Monoranjan Mukherjee**, the last named being a minor, being represented by his elder brother and natural guardian, the said Sri Niranjan Mukherjee jointly and collectively of the **Third Part** and **Sri Jnan Ranjan Mukherjee and Sri Biswa Ranjan Mukherjee** jointly and collectively of the **Fourth Part** of the several Parties to the said "**Memorandum of Agreement**", dated 08/10/1955, referred all their such disputes and differences as to the joint management and enjoyment of their several joint properties and partition thereof to the Arbitration of sole Arbitrator namely Sri Amal Krishna Mitter, an Attorney-At- Law, son of Late Paresh Nath Mitter of 10, Old Post Office Street, in the then Town of Calcutta.



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And Whereas by the said recited "**Memorandum of Agreement**", dated 08/10/1955, the said sole Arbitrator was given free powers to take evidence both oral and documentary to go into all accounts concerning the said joint Estate, to ascertain the extent and particulars of the joint Estate and to partition and divide the said joint properties into four equal parts and allot one such equal part to the said **Sri Phani Bhusan Mukherjee** in severalty, another such equal part to the said **Sri Bibhuti Bhusan Mukherjee** in severalty, another such equal part to the said **Sri Niranjan Mukherjee, Sri Chittaranjan Mukherjee** and **Sri Monoranjan Mukherjee** jointly, but in severalty from the other Parties and the remaining such equal part to the said **Sri Jnan Ranjan Mukherjee** and **Sri Biswa Ranjan Mukherjee** jointly, but in severalty from the other Parties.

And Whereas by the said "**Memorandum of Agreement**", dated 08/10/1955, for the purpose of making the said partition and division, the said sole Arbitrator, Mr. Amal Krishna Mitter was further empowered to engage a surveyor or surveyors for valuing the said several joint properties and also to direct payment of owelty money if necessary, for equalising the said partition

And Whereas by the said "**Memorandum of Agreement**", dated 08/10/1955, it was further provided that the said sole Arbitrator should make and publish his "**Award**" within fifteen months from the date of the said "**Memorandum of Agreement**", dated 08/10/1955 and that all costs of the said reference including the fees of the said sole Arbitrator and charges of the said surveyor or surveyors to be engaged by the said sole Arbitrator for the purpose of valuing the said joint properties should be borne and paid by the said Parties according to their respective shares



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And Whereas the said sole Arbitrator engaged Mr. Tarun Kumar Ghosh, who was an Engineer in the then approved list of the Hon'ble High Court at Calcutta, for the purpose of assisting the said sole Arbitrator to survey and make value of the said several joint properties belonging to the said Parties.

And Whereas the said Parties thereto as per their mutual understanding some matter of disputes had taken away from the said Arbitration and / or partition, during the pendency of the said Arbitration proceedings and the said Parties settled all their disputes and differences except the properties taken away from the Arbitration / partition, by metes and bounds of the several joint properties.

And Whereas in the aforesaid circumstances, considering all the aspect thereto the said sole Arbitrator Mr. Amal Krishna Mitter, made and published his "**Award**" in writing on 18/12/1956, distributing the several joint properties in four Lots as **First, Second, Third and Fourth Schedule**.

And Whereas the said sole Arbitrator, submitted his report before the Learned Mr. Prokash Chandra Mallick, one of the Judges of the Hon'ble High Court at Calcutta (Original Civil Jurisdiction), being "**Award**" Case No. 24 of 1957 and the Hon'ble High Court at Calcutta, by his order dated 18/11/1957, declared that the said "**Award**" ought to be carried into effect and the same was ordered and decreed accordingly. And it was further ordered and decreed that, the said Parties respectively do bear and pay cost of the filling of the said "**Award**" and of obtaining Judgement thereon assessed at the sum of Rs. 350/- (Rupees three hundred and fifty) Only.



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And Whereas the said "**Award**" got registered before the Registrar of Assurances at Calcutta, on the 04/01/1957 and recorded therein Book No. 1, Volume No. 23, Pages 146 - 196, Being No. 44, For the year 1957.

And Whereas as per said "**Award**" made and published on 18/12/1956, the said **Sri Phani Bhusan Mukherjee** was allotted several properties set forth in the said "**First Schedule**" of the said "**Award**" to be held by him absolutely in severalty from the other Parites in lieu of his undivided one fourth share of and in the said several joint properties.

And Whereas as per said "**Award**" made and published on 18/12/1956, the said **Sri Bibhuti Bhusan Mukherjee**, was allotted several properties set forth in the said "**Second Schedule**" of the said "**Award**" to be held by him absolutely in severalty from the other Parites in lieu of his undivided one fourth share of and in the said several joint properties.

And Whereas as per said "**Award**" made and published on 18/12/1956, the said **Sri Niranjan Mukherjee**, **Sri Chittaranjan Mukherjee** and **Sri Monoranjan Mukherjee** jointly, were allotted several properties set forth in the said "**Third Schedule**" of the said "**Award**" to be held by them absolutely in severalty from the other Parites in lieu of their jointly undivided one fourth share of and in the said several joint properties.

And Whereas as per said "**Award**" made and published on 18/12/1956, the said **Sri Jnan Ranjan Mukherjee** and **Sri Biswa Ranjan Mukherjee** jointly, were allotted several properties set forth in the said "**Fourth Schedule**"



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of the said "Award" to be held by them absolutely in severalty from the other Parites in lieu of their jointly undivided one fourth share of and in the said several joint properties.

And Whereas the said **Sri Phani Bhusan Mukherjee**, being the **First Party** therein got several properties including the property being **All That** one storied brick built messuage tenement or dwelling house including the piece and parcel of revenue redeemed **Bastu Land** thereunto belonging whereon or part whereof the same was erected and containing by estimation an area of 05 (Five) Cottahs- 6 (Six) Chittaks - 13 (Thirteen) Sq.Ft. be the same a little more or less, of the divided Northern portion of the then mother Premises No. 35/2, Adhar Chandra Das Lane or Adhar Das Lane (formerly known as Telenga Bagan Lane), under the then CMC Ward No. 13, in the suburbs of the town of Calcutta and comprised under Dihi- Panchannogram, Touzi No. 1298/2833, in Division No. 2, Sub-Division No. 9, Holding No. 17, Mouza-Ultadanga, the then Police Station - Manicktala (Now - Ultadanga), the then Sub-Registration Office at Sealdah, District of 24-Parganas, at presant under A.D.S.R.O. at Sealdah, District of South 24-Parganas, allotted to the said **Sri Phani Bhusan Mukherjee** and the said divided Northern portion is delineated in the Plan-"P" thereto annexed and coloured with in "Red" borders and marked as Lot-"A" together with the right of common ownership over the strip of land lying on the south side of the said divided Northern portion of the said Premises and coloured "Violet" borders in the said Plan- "P" annexed thereto and it was



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to be used as common passage for ingress and egress jointly with the said **Sri Bibhuti Bhusan Mukherjee**.

And Whereas the said **Sri Bibhuti Bhusan Mukherjee**, being the **Second Party** therein got several properties including the property being **All That** one storied brick built messuage tenement or dwelling house including the piece and parcel of revenue redeemed **Bastu Land** thereunto belonging whereon or part whereof the same was erected and containing by estimation an area of 05 (Five) Cottahs - 06(Six) Chittaks, be the same a little more or less, of divided Middle portion of the then mother Premises No. 35/2, Adhar Chandra Das Lane or Adhar Das Lane (formerly known as Telenga Bagan Lane), under the then CMC Ward No. 13, in the suburbs of the town of Calcutta and comprised under Dihi- Panchannogram, Touzi No. 1298/2833, in Division No. 2, Sub-Division No. 9, Holding No. 17, Mouza-Ultadanga, the then Police Station-Manicktala (Now-Ultadanga), the then Sub-Registration Office at Sealdah, District of 24-Parganas, at present under A.D.S.R.O. at Sealdah, District of South 24-Parganas, allotted to the said **Sri Bibhuti Bhusan Mukherjee** and the said divided Middle portion is delineated in the Plan-"P" thereto annexed and coloured within "Yellow" borders and marked as Lot-"B", together with the right of common ownership over the strip of land lying on the north side of the said divided Middle portion of the said Premises and coloured "Violet" borders in the said Plan "P" annexed thereto and it was to be used as common passage for ingress and egress jointly with



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the said **Sri Phani Bhusan Mukherjee** and along with another of the right of common ownership over the strip of land lying on the south side of the said divided Middle portion of the said Premises and coloured "Blue" borders in the said Plan "P" annexed thereto and it was also to be used as common passage for ingress and egress jointly with the said **Sri Jnan Ranjan Mukherjee** and **Sri Biswa Ranjan Mukherjee**.

And Whereas the said **Sri Jnan Ranjan Mukherjee** and **Sri Biswa Ranjan Mukherjee** jointly, being the Fourth Party therein got several properties including the property being **All That** one storied brick built messuage tenement or dwelling house including the piece and parcel of revenue redeemed **Bastu Land** thereunto belonging whereon or part whereof the same was erected and containing by estimation an area of 07. (Seven) Cottahs-32 (Thirty Two) Sq.Ft. be the same a little more or less, of the divided Southern portion of the then mother Premises No. 35/2, Adhar Chandra Das Lane or Adhar Das Lane (formerly known as Telenga Bagan Lane), under the then CMC Ward No. 13, in the suburbs of the town of Calcutta and comprised under Dihi- Panchannogram, Touzi No. 1298/2833, in Division No. 2, Sub-Division No. 9, Holding No. 17, Mouza-Ultadanga, the then Police Station - Manicktala (Now - Ultadanga), the then Sub-Registration Office at Sealdah, District of 24-Parganas, at present under A.D.S.R.O. at Sealdah, District of South 24-Parganas, allotted to the said **Sri Jnan Ranjan Mukherjee** and **Sri Biswa Ranjan Mukherjee** jointly and the said divided Southern portion is delineated in the Plan - "P" thereto annexed



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and coloured within "Green" borders and marked as Lot-"C", together with the right of common ownership over the strip of land lying on the north side of the said divided Southern portion on the said Premises and coloured "Blue" borders in the said Plan - "P" annexed thereto and it was to be used as common passage for ingress and egress jointly with the said **Sri Bibhuti Bhusan Mukherjee**.

And Whereas in course of peaceful possession and enjoyment of the respective allotted portion of **Sri Phani Bhusan Mukherjee** (the **First Party** therein), **Sri Bibhuti Bhusan Mukherjee** (the **Second Party** therein) and **Sri Jnan Ranjan Mukherjee** with **Sri Biswa Ranjan Mukherjee** (Jointly the **Fourth Party** therein) under the then said **entire mother Premises No. 35/2, Adhar Chanda Das Lane** or Adhar Das Lane (Formerly Telenga Bagan Lane), Calcutta, together with two separate piece of strip of land to be used as common passage for ingress and egress jointly by themselves.

And Whereas the said **Sri Phani Bhusan Mukherjee** and **Sri Bibhuti Bhusan Mukherjee**, as per their mutual understanding made division of their common / joint strip of land, which laid between LOT-"A" and LOT-"B", in the said Plan-"P", coloured "Violet" of the then portion of mother Premises No. 35/2, Adhar Chandra Das Lane or Adhar Das Lane (Formerly known as Telenga Bagan Lane), Calcutta, the said **Sri Phani Bhusan Mukherjee** alone were entitled to half share and the said **Sri Bibhuti Bhusan Mukherjee** alone were entitled to another / rest half share among themselves and they took their



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respective share of the said joint strip of land between LOT-"A" and LOT-"B", in the said Plan-"P", coloured "Violet" and same were marzed with their respective allotted portion as stated earlier, resulting in increasement of their previously allotted LOT.

And Whereas similiary the said **Sri Bibhuti Bhasan Mukherjee** and **Sri Jnan Ranjan Mukherjee** with **Sri Biswa Ranjan Mukherjee** jointly, as per their mutual understading made division of their common / joint strip of land which laid between LOT-"B" and LOT-"C", in the said Plan-"P", coloured "Blue" of the then portion of mother Premises No. 35/2, Adhar Chandra Das Lane or Adhar Das Lane (formerly known as Telenga Bagan Lane), Calcutta, the said **Sri Bibhuti Bhasan Mukherjee** alone was entitled to half share and the said **Sri Jnan Ranjan Mukherjee** with **Sri Biswa Ranjan Mukherjee** jointly were entitle to another / rest half share, among themselves and they took their respective share of the said joint strip of land between LOT-"B" and LOT-"C", in the said Plan-"P", coloured "Blue" and the same were marzed with their respective allotted portion, resulting in increasement of their previously allotted LOT.

And Whereas by extinctions of one joint strip of land (north side) as aforesaid the divided and / or demarcated Southern portion of the then portion of mother Premises No. 35/2, Adhar Chandra Das Lane or Adhar Das Lane (Formerly Telenga Bagan Lane), Calcutta, allotted to the said **Sri Jnan Ranjan Mukherjee**



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and **Sri Biswa Ranjan Mukherjee** jointly, increased upto 07 (Seven) Cottahs - 06 (Six) Chittaks - 42 (Forty two) Sq.Ft. be the same a little more or less.

And Whereas the said **Sri Phani Bhusan Mukherjee**, absolutely transferred / Gift his said allotted portion by dint of Registered Bengali "Dan Patra", dated 06/04/1991, which was regd. in the Office of the District Sub-Registrar at Bankura, District of Bankura, W.B. and recorded therein Book No.I, Volume No. 26, Page Nos. 219-226, Being No. 2413, For the year 1991, in favour of his nephew (brother's son) namely **Sri Monoranjan Mukherjee**, son of Late Kirtibash Mukhopadhyay and delivered possession of the said Gifted Property in favour of the Donee therein namely **Sri Monoranjan Mukherjee**. And the said **Sri Monoranjan Mukherjee**, become the absolute sole owner of the said Gifted property and he the said **Sri Monoranjan Mukherjee**, demolishing the said old dilapidated structures, raised construction of new six numbers separate and independent brick built, asbestos roofed single / one storied structure thereon. And his name (**Sri Monoranjan Mukherjee**) duly got mutated as absolute sole owner, in the then CMC Office (Now the KMC Office) and the KMC Authority have allotted six numbers separate and independent new / child premises being Premises Nos. 35/2A, 35/2B, 35/2C, 35/2D, 35/2E, and 35/2F, Adhar Chandra Das Lane, under the Ward No. 013, Calcutta and the said



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Sri Monoranjan Mukherjee, duly got amalgamated of his said separate and independent 06 (six) number premises converted into one unit premises and further allotted as new Premises No. 35/2, Adhar Chandra Das Lane, under the KMC Ward No. 013, through amalgamation Case No. M/013/16-APR-10/952.

And Whereas the said **Sri Bibhuti Bhusan Mukherjee**, by demolishing of the said old dilapidated structures, raised construction of new six numbers separate and independent brick built, asbestos roofed single / one storied structure upon his (**Sri Bibhuti Bhusan Mukherjee**) said allotted portion. And his name (**Sri Bibhuti Bhusan Mukherjee**) duly got mutated in this manner (**Babu Bibhuti Bhusan Mukherjee**), as absolute sole owner in the then CMC Office (Now the KMC Office) and the KMC Authority have allotted six numbers separate and independent new /child Premises being Premises Nos. 35/2G, 35/2H, 35/2J, 35/2K, 35/2L, and 35/2M, Adhar Chandra Das Lane, under the Ward No. 013, Calcutta.

And Whereas the said **Sri Jnan Ranjan Mukherjee** and **Sri Biswa Ranjan Mukherjee** Jointly, by demolishing of the said old dilapidated structures, raised construction of new six numbers separate and independent brick built,



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asbestos roofed single / one storied structure upon their (**Sri Jnan Ranjan Mukherjee** and **Sri Biswa Ranjan Mukherjee**) said allotted portion. And their joint names (**Sri Jnan Ranjan Mukherjee** and **Sri Biswa Ranjan Mukherjee**) duly got mutated as undivided joint owners in the then CMC Office (Now the KMC Office) and the KMC Authority have allotted six numbers separate and independent new /child Premises being Premises Nos. 35/2N, 35/2P, 35/2Q, 35/2R, 35/2S, and 35/2T, Adhar Chandra Das Lane, each having Bastu Land area 01 Cottah-03 Chittaks-37 Sq.Ft. along with one storey asbestos roofed structure area 488 Sq.ft., 476 Sq.ft., 488 Sq.ft., 492 Sq.ft., 488 Sq.ft. and 488 Sq.ft. respectively, be the same a little more or less, under the Ward No. 013, Calcutta, hereinafter referred to as the said "**separate and independent six numbers undivided joint ownership property / premises**".

And Whereas in course of peaceful possession and joint enjoyment of the said "**separate and independent six numbers undivided joint ownership property / premises**" by the said one of undivided joint owners namely **Sri Biswa Ranjan Mukherjee**, he died intestate (his place and date of death are not traceable) leaving behind him surviving his widow namely **Smt. Pratima Rani Mukherjee** and only married daughter namely **Smt. Smritikana Chattopadhyay**, wife of **Sri Syamal Chattopadhyay**, as his joint legal-heiresses and successors.



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It is pertinent to mention here that, after demise of said Biswa Ranjan Mukherjee, name of his said widow namely **Smt. Pratima Rani Mukherjee** alone got mutated in place of her deceased husband namely Biswa Ranjan Mukherjee along with **Sri Jnan Ranjan Mukherjee**, in respect of the said "separate and independent six numbers undivided joint ownership property / premises" in the records of the then CMC office, now the KMC office.

And Whereas the said **Smt. Pratima Rani Mukherjee** and **Smt. Smritikana Chattopadhyay**, filled a Partition and Administration Suit in the High Court at Calcutta, vide C.S. No. 676 of 1980, against the said **Sri Jnan Ranjan Mukherjee**, in respect of all the properties, those were jointly obtained / acquired by the said **Sri Jnan Ranjan Mukherjee** and **Sri Biswa Ranjan Mukherjee** (since deceased), by virtue of an order dated 18/11/1957, which was passed by the Learned Mr. Prokash Chandra Mallick, one of Judges of the Hon'ble High Court at Calcutta in the said "Award" Case No. 24 of 1957.

And Whereas the final decree was passed on 15/10/2001 by the Hon'ble High Court at Calcutta, considering the final report dated 25/10/2000 which was submitted by the Learned Commissioner in connection with the above Suit vide C.S. No. 676 of 1980 and as per said final decree the said **Sri Jnan Ranjan Mukherjee** obtained / acquired absolute sole ownership of the **said separate**



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and independent six numbers undivided joint ownership property / premises being Premises Nos. 35/2N, 35/2P, 35/2Q, 35/2R, 35/2S and 35/2T, Adhar Chandra Das Lane, including some other properties, in lieu of his (Sri Jnan Ranjan Mukherjee) undivided half share in all the joint properties. It is pertinent to mention here that, aforesaid separate and independent six numbers premises were mentioned all together in the said "Suit" as well as previous said "Award" in the one part/portion of the then mother Premises No. 35/2, Adhar Chandra Das Lane or Adhar Das Lane (formerly Telenga Bagan Lane), in the suburbs of the town of Calcutta and the said "separate and independent six numbers undivided joint ownership property / premises" became as the said "separate and independent six numbers absolute sole ownership property / premises".

And Whereas in course of peaceful possession and enjoyment in respect of the said "separate and independent six numbers absolute sole ownership property / premises" by the said absolute sole owner namely Sri Jnan Ranjan Mukherjee, he died intestate on 04/01/2013 leaving behind him surviving his widow namely Smt. Aloka Mukherjee and three sons namely Sri Devasish Mukhopadhyay, Sri Anjan Mukherjee and Sri Sudip Mukherjee, as his joint legal-heirs and successors and none else, as per Hindu Succession Act' 1956



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and the said "separate and independent six numbers absolute sole ownership property / premises" again became as the said "separate and independent six numbers undivided joint ownership property / premises".

And Whereas after demise of Jnan Ranjan Mukherjee, as per Hindu Succession Act' 1956, his aforesaid all joint legal-heirs and successors namely **Smt. Aloka Mukherjee, Sri Devasish Mukhopadhyay, Sri Anjan Mukherjee and Sri Sudip Mukherjee**, already duly got their names jointly mutated on Intestate-Succession ground, as undivided joint owners (each having undivided 1/4 th share) in the records of the Assessment-Collection (N) Department of the KMC Office, instead of deceased Jnan Ranjan Mukherjee, in respect of the said "separate and independent six numbers undivided joint ownership property / premises", through six nos. separate simple / one visit mutation are as follows :-

(i) Case No. O/013/25-OCT-21/132158, for Premises No. 35/2N, Adhar Chandra Das Lane, Assessee No. 11-013-01-0063-6.

(ii) Case No. O/013/25-OCT-21/132160, for Premises No. 35/2P, Adhar Chandra Das Lane, Assessee No. 11-013-01-0064-8.

(iii) Case No. O/013/25-OCT-21/132161, for Premises No. 35/2Q, Adhar Chandra Das Lane, Assessee No. 11-013-01-0065-0.

(iv) Case No. O/013/25-OCT-21/132162, for Premises No. 35/2R, Adhar Chandra Das Lane, Assessee No. 11-013-01-0066-1.

(v) Case No. O/013/25-OCT-21/132163, for Premises No. 35/2S, Adhar Chandra Das Lane, Assessee No. 11-013-01-0067-3.

(vi) Case No. O/013/25-OCT-21/132164, for Premises No. 35/2T, Adhar Chandra Das Lane, Assessee No. 11-013-01-0068-5, all were approved on 25/10/21. Thereafter all were Mutation Certificate issued on 25/10/21.

And Whereas after completion of the aforesaid six numbers simple/one visit mutation, the names of said **Smt. Aloka Mukherjee, Sri Devasish Mukhopadhyay, Sri Anjan Mukherjee and Sri Sudip Mukherjee**, were recorded as undivided joint owners (each having undivided 1/4th share) in respect of the said "**separate and independent six numbers undivided joint ownership property / premises**" and it is all are free from all encumbrances whatsoever having a good and marketable tittle thereto.

And Whereas the said **Smt. Aloka Mukherjee** in consideration of natural love and affection jointly gifted her undivided 1/4th share in the said "**separate and independent six numbers undivided joint ownership property / premises**", i.e. in respect of (i) Premises No. 35/2N, Adhar Chandra Das Lane, (ii) Premises No. 35/2P, Adhar Chandra Das Lane, (iii) Premises No. 35/2Q, Adhar Chandra Das Lane, (iv) Premises No. 35/2R, Adhar Chandra Das Lane, (v) Premises No. 35/2S, Adhar Chandra Das Lane and (vi) Premises No. 35/2P, Adhar Chandra Das Lane, in favour of (1) **Sri Devasish Mukhopadhyay**



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@ Sri D. Mukhopadhyay, (2) Sri Anjan Mukherjee and (3) Sri Sudip Mukherjee, being her biological / natural three sons by virtue of separate six numbers registered "Deed of Gift", details of the said six numbers deeds are as follows :-

(i) Deed in respect of Premises No. 35/2N, Adhar Chandra Das Lane, was executed on 02/11/2021, registered in the office of the A.D.S.R. at Sealdah, District of South 24-Parganas, recorded therein Book No. I, Volume No. 1606-2021, Page from 205171 to 205219, Being No. 160605016, For the year 2021,

(ii) Deed in respect of Premises No. 35/2P, Adhar Chandra Das Lane, was executed on 02/11/2021, registered in the office of the A.D.S.R. at Sealdah, District of South 24-Parganas, recorded therein Book No. I, Volume No. 1606-2021, Page from 205073 to 205121, Being No. 160605013, For the year 2021,

(iii) Deed in respect of Premises No. 35/2Q, Adhar Chandra Das Lane, was executed on 02/11/2021, registered in the office of the A.D.S.R. at Sealdah, District of South 24-Parganas, recorded therein Book No. I, Volume No. 1606-2021, Page from 205220 to 205268, Being No. 160605015, For the year 2021,

(iv) Deed in respect of Premises No. 35/2R, Adhar Chandra Das Lane, was executed on 02/11/2021, registered in the office of the A.D.S.R. at Sealdah, District of South 24-Parganas, recorded therein Book No. I, Volume No. 1606-2021, Page from 205269 to 205317, Being No. 160605018, For the year 2021,

(v) Deed in respect of Premises No. 35/2S, Adhar Chandra Das Lane, was executed on 02/11/2021, registered in the office of the A.D.S.R. at Sealdah, District of South 24-Parganas, recorded therein Book No. I, Volume No. 1606-2021, Page from 205122 to 205170, Being No. 160605014, For the year 2021.

(vi) Deed in respect of Premises No. 35/2T, Adhar Chandra Das Lane, was executed on 02/11/2021, registered in the office of the A.D.S.R. at Sealdah, District of South 24-Parganas, recorded therein Book No. I, Volume No. 1606-2021, Page from 205024 to 205072, Being No. 160605019, For the year 2021



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and / after by the strength of the said six numbers "Deed of Gift" the said **(1) Sri Devasish Mukhopadhyay @ Sri D. Mukhopadhyay, (2) Sri Anjan Mukherjee** and **(3) Sri Sudip Mukherjee** became the undivided joint owners, each having undivided 1/3rd share in the said "**separate and independent six numbers undivided joint ownership property / premises**" and thereafter they got their names (**Sri Devasish Mukhopadhyay, Sri Anjan Mukherjee** and **Sri Sudip Mukherjee**) jointly mutated on Transfer Ground instead of **Smt. Aloka Mukherjee**, as undivided joint owners (each having undivided 1/3rd share) in the records of the Assessment-Collection (N) Department of the KMC Office, in respect of the said "**separate and independent six numbers undivided joint ownership property / premises**", through separate six numbers simple / one visit mutation are as follows :-

(i) Case No. O/013/30-NOV-21/132889, for Premises No. 35/2N, Adhar Chandra Das Lane, which was approved on 02/12/21.

(ii) Case No. O/013/02-DEC-21/132922, for Premises No. 35/2P, Adhar Chandra Das Lane, which was approved on 03/12/21.

(iii) Case No. O/013/02-DEC-21/132921, for Premises No. 35/2Q, Adhar Chandra Das Lane, which was approved on 03/12/21.

(iv) Case No. O/013/03-DEC-21/132963, for Premises No. 35/2R, Adhar Chandra Das Lane, which was approved on 04/12/21.

(v) Case No. O/013/03-DEC-21/132968, for Premises No. 35/2S, Adhar Chandra Das Lane, which was approved on 06/12/21.

(vi) Case No. O/013/03-DEC-21/132974, for Premises No. 35/2T, Adhar Chandra Das Lane, which was approved on 04/12/21. Thereafter all were Mutation Certificate issued on 06/12/21.

And Whereas after completion of the aforesaid six numbers separate simple / one visit mutation, the said **(1) Sri Devasish Mukhopadhyay,**



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(2) **Sri Anjan Mukherjee** and (3) **Sri Sudip Mukherjee**, all are present recorded undivided joint owners (each having undivided 1/3rd share) in respect of the said "separate and independent six numbers undivided joint ownership property / premises", as per their (**Sri Devasish Mukhopadhyay, Sri Anjan Mukherjee** and **Sri Sudip Mukherjee**), mutual understading and better enjoyment to willingly again applied to the Assessment-Collection (N) Department of the KMC office for amalgamation of their (**Sri Devasish Mukhopadhyay, Sri Anjan Mukherjee** and **Sri Sudip Mukherjee**) aforesaid "separate and independent six numbers undivided joint ownership property / premises", through amalgamation Case No. M/013/15-DEC-21/3164 and the said amalgamation has been manually approved on 24/01/22 as well as computerised assessee generated / approved on 03/02/22. Thereafter **Mutation-Amalgamation Certificate** issued on 08/02/22 after the aforesaid "separate and independent six numbers undivided joint ownership property / premises", i.e. being Premises Nos. 35/2N, 35/2P, 35/2Q, 35/2R, 35/2S and 35/2T, Adhar Chandra Das Lane, has been duly converted / marzed into one unit premises number being **Premises No. 35/2N, Adhar Chandra Das Lane** and one unit assessee number being **Assessee No. 11-013-01-0063-6** and after completion of the said amalagamation, the said (**Sri Devasish Mukhopadhyay, Sri Anjan Mukherjee** and **Sri Sudip Mukherjee**), the **First Party / Land Owners** herein, each having undivided 1/3rd share in the said amalgamated



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one unit premises being **All That** piece and parcel of revenue redeemed **Bastu Land** measuring about **07 (Seven) Cottahs - 06 (Six) Chittaks-42 (Forty two) Sq.Ft.**, be the same a little more or less, together with **50 years old** brick built, **cemented floor, asbestos roofed, single / one storey fully residential structure** thereon, having its **total covered area of 2920 Sq.Ft.** be the same a little more or less, morefully described in the **First Schedule** mentioned property hereunder written and it is free from all encumbrances whatsoever having a good and marketable title thereto, hereinafter referred to the said **"Undivided Joint Property / Premises"**.

And Whereas while thus seized and possessed the said **Undivided Joint Property / Premises**, the **First Party / Land Owners** herein have since expressed their desire to construct a G+4 storied new building after demolishing of existing old structure, through a reputed **Developer / Promotor** and thereafter getting such information from a reliable source, the **Second Party / Developer/ Promotor** herein, approached before the said **First Party / Land Owners** herein to enter into an agreement for construction of a new G+4 storied building consisting of several flats / rooms /shops / garages / units, as intended by the said **First Party / Land Owners** herein and on account of such proposal, the said **First Party / Land Owners** herein allowed the said **Second Party / Developer/Promotor** herein to inspect the said **Undivided Joint**



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Property / Premises, morefully and particularly described in the **First Schedule** mentioned property hereunder written along with all relevant deeds and documents.

And Whereas the said **Second Party / Developer/Promotor** herein has inspected the **First Schedule** mentioned property hereunder written and also have gone through all relevent deeds and documents and having been completely satisfied with its clarity of title and commercial viability, have approached the said **First Party / Land Owners** herein to allow its the **Second Party / Developer/Promotor** herein to construct a G+4 storied new building after demolishing of old structures over the same.

Now it is Hereby Agreed By And Between The First Party / Land Owners Herein And
The Second Party / Developer / Promoter Herein As Follows

Article - 1
(Definitions)

In this Agreement unless it is repugnant to or inconsistent with the subject or context

First Party / Land Owners ; shall mean the aforesaid (1) **Sri Devasish Mukhopadhyay @ Sri D. Mukhopadhyay**, son of Late Jnan Ranjan Mukherjee, residing at **Raghunath Sayer, Boro Kalitala, P.O. and P.S. Bishnupur, District-Bankura, Pin-722 122, State of West Bengal**, (2) **Sri Anjan Mukherjee**, son of Late Jnan Ranjan Mukherjee, residing at **8A, Wozir Choudhury Road, P.O. and P.S. Ultadanga, Kolkata, Pin-700 067, State of West Bengal** and (3) **Sri Sudip Mukherjee**, son of Late Jnan Ranjan Mukherjee, residing at **Raghunath Sayer, Boro Kalitala, P.O. and P.S. Bishnupur, District - Bankura, Pin-722 122, State of West Bengal**, hereinafter jointly called the **First Party / Land Owners**, including their respective heirs, executors, successors, legal representatives, administrators and assigns.



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Second Party / Developer / Promotor : shall mean the **M/s. Renuka Infra Telecom Private Limited (Pan : AAICR 3648E)**, a Limited Liability Company Incorporated under the Indian Companies Act 1956-2013, having its regd. office at **12/1, Ariff Road, P.O. and P.S. Ultadanga, Kolkata, Pin-700 067, State of West Bengal**, represented by two of its Director namely **(1) Sri Sourav Dutta (Pan : BUBPD 0967K, Aadhaar No. : 9110 1192 0583, Mobile No. : 72785 01671)**, son of Sri Shyamal Kumar Dutta @ Sri Shymal Dutta, by Occupation - Business, by Faith - Hindu, by Nationality-Indian, residing at **20/1, Bidhan Nagar Road, Flat No. D-2/11, VIII-M, Housing Co-operative Society, Second Floor, P.O. and P.S. Ultadanga, Kolkata, Pin-700 067, State of West Bengal** and **(2) Sri Shyamal Kumar Dutta @ Sri Shyamal Dutta (Pan : AGUPD 9371P, Aadhaar No. : 8545 7307 1407, Mobile No. : 98753 17225)**, son of Late Sudhir Dutta, by Occupation - Business, by Faith - Hindu, by Nationality-Indian, residing at **20/1, Bidhan Nagar Road, Flat No. D-2/11, VIII-M, Housing Co-operative Society, Second Floor, P.O. and P.S. Ultadanga, Kolkata, Pin-700 067, State of West Bengal** hereinafter called and referred to as the **Second Party / Developer / Promotor** including its successors-in-office, executors, administrators, legal representatives and assigns.

Said Bastu Land : shall mean **All That** piece and parcel of revenue redeemed **Bastu Land** measuring about **07 (Seven) Cottahs - 06 (Six) Chittaks-42 (Forty two) Sq.Ft.**, be the same a little more or less, together with **50 years old brick built, cemented floor, asbestos roofed, single / one storey fully residential structure** thereon, having its **total covered area of 2920 Sq.Ft.** be the same a little more or less, along with all easements, appurtenances and common rights of the KMC main road on the eastern side of the said **Bastu Land** available therein, situate lying at and being **Premises No. : 35/2N, Adhar Chandra Das Lane (Prior**

to amalgamated of others five number premises being Premises Nos. 35/2P, 35/2Q, 35/2R, 35/2S and 35/2T, in this Lane and its before all are in one part of the then mother premises no. 35/2, Adhar Chandra Das Lane or Adhar Das Lane or Telenga Bagan Lane), P.O. and P.S. : Ultadanga, Kolkata-700 067, under the K.M.C. Ward No. : 013, Borough No. : III, Assessee No. : 11-013-01-0063-6, in the suburbs of the town of Calcutta and comprised under Dihi : Panchannogram, Touzi No. : 1298/2833, Division No. : 2, Sub-Division No. : 9, Holding No. : 17, Mouza : Ultadanga and District of South 24-Parganas, hereinafter called the said **Bastu Land**, morefully and particularly described in the **First Schedule** mentioned property hereunder written and / or the proposed a G+4 storied new building to be constructed thereon whenever the context permits.

Undivided Proportionate Share In The Said Bastu Land

Shall mean all that undivided, impartible, indivisible share or interest in the entire said **Bastu Land**, comprised in the entirety, morefully and particularly described in the **First Schedule** mentioned property hereunder written.

Architect : shall mean a duly qualified Architect to be appointed by the **Second Party / Developer / Promotor** herein for the time being and / or other Architect during the material point of time of construction of the said proposed G+4 storied new building or during the process or progress of the work



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or variations therein as may be required to be made or directed by said the Kolkata Municipal Corporation and agreed upon by the said **First Party / Land Owners** herein.

Transfer : with its grammatical variations shall mean and include a transfer of possession and by other mean adopted for effecting what is understood as a transfer for Flats / Rooms / Shops / Garages / Units in the said proposed G+4 storied new building to the purchaser / purchasers.

Transferees : shall mean the purchaser / purchasers to whom any Flats / Rooms / Shops / Garages / Units in the said proposed G+4 storied new building will be transferred to.

Dispute : Any dispute and / or difference arising between the Parties or their legal representatives, the same shall be referred to the joint arbitrators, each party appointing one arbitrator and the award of the arbitrators shall be final and binding upon the Parties.

Memorandum of Development Agreement

shall mean this Agreement dated the 24th day of February, Two Thousand Twenty Two (2022), A.D. between the said **First Party / Land Owners** herein and the said **Second Party/Developer/Promotor** herein in respect of **First Schedule** mentioned property hereunder written and construction of the said proposed G+4 storied new building thereon with terms and conditions embodied hereto.

Specification : shall mean the materials and specifications mentioned in the **Sixth Schedule** hereunder written.



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Article - II

1. First Party / Land Owners' Share / Allocation

(The following area in the said proposed G+4 storied new building in the manner as hereunder mentioned)

First party / Land Owners : (1) Sri Devasish Mukhopadhyay @ Sri D. Mukhopadhyay, (2) Sri Anjan Mukherjee and (3) Sri Sudip Mukherjee, herein shall jointly get **50% undivided share out of total constructed area of the said proposed G+4 storied new building** (i.e. entire ground floor, entire first floor and half portion of front side of fourth floor excluding common parts or portion), together with proportionate undivided share of the said **Bastu Land** upon which the said proposed G+4 storied new building shall be constructed and common right over ultimate roof and all other common spaces and areas of the **First Schedule** mentioned property hereunder written, shall be treated as the **First Party / Land Owners'** share / allocation and apart from the aforesaid allocated portion the **First Party / Land Owners** herein shall be entitled to get a total forfeitable / non-refundable amount of **Rs. 1,00,000/-** (Rupees One Lac) only, which has been already been paid to the **First Party / Land Owners** herein, as per memo given below. In the event of the **Second Party/Developer/Promotor** herein delivering of the **First Party / Land Owners'** share / allocation of the area less than the area mentioned hereinbefore, then the **Second Party/Developer/Promotor** herein shall pay price for the less area that has been handed over to the **First Party / Land Owners** herein, at the price prevailing at that time. Similarly if the **First Party / Land Owners** herein, get more area than allocated then the **First Party / Land Owners** herein shall pay for the excess area at the market price then prevailing to the



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Second Party/Developer/Promotor herein, provided however, the **First Party / Land Owners'** share / allocation mentioned hereinbefore shall be calculated after sanction of building plan

And also provided that the said **First Party / Land Owners** herein shall provide / allot existing all tenanted area to the respective all tenants from the said **First Party / Land Owners'** allocated share / portion.

2. Second Party / Developer's / Promotor's Share / Allocation

(The following area in the said proposed G+4 storied new building in the manner as hereunder mentioned)

Second Party / Developer / Promotor : The M/s. Renuka Infra Telecom Private Limited , represented by two of its **Director** namely **(1) Sri Sourav Dutta** and **(2) Sri Shyamal Kumar Dutta @ Sri Shyamal Dutta**, shall get **50% undivided share out of total constructed area of the said proposed G+4 storied new building** (i.e. entire second floor, entire third floor and rest half portion of back side of fourth floor excluding common parts or portion), together with proportionate undivided share of the said **Bastu Land** upon which the said proposed G+4 storied new building shall be constructed and common right over ultimate roof and all other common spaces and areas of the **First Schedule** mentioned property hereunder written, shall be treated as the said **Second Party / Developer's / Promotor's** share / allocation.

The said proposed G+4 storied new building as agreed to be constructed upon due sanction thereof comprising different Flats / Rooms / Shops / Garages / Units in each floor or the said proposed G+4 storied new building comprising or Flats / Rooms / Shops / Garages / Units together with undivided proportionate share in the said **Bastu Land** whereon the said proposed G+4 storied new



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building shall be constructed with right to use the common portion thereof and / or facilities within the said proposed G+4 storied new building and / or the said **Bastu Land**, excluding the said **First Party / Land Owners'** share / allocation therein as mentioned above.

That the said **First Party / Land Owners** herein will get **First Party / Land Owners'** share / allocation of the said proposed G+4 storied new building mentioned above in completed and habitable condition to the satisfaction of the **First Party / Land Owners** herein prior to delivery of possession and / or registration of the **Second Party / Developer / Promotor's** share / allocation and subject to it and save and except the same, the said **First Party / Land Owners** herein do hereby grant, exclusive right to the said **Second Party / Developer / Promotor** herein to construct the said proposed G+4 storied new building on the plot of said **Bastu Land**, lying situate at and being **Premises No. : 35/2N, Adhar Chandra Das Lane** (Prior to amalgamated of others five number premises being Premises Nos. 35/2P, 35/2Q, 35/2R, 35/2S and 35/2T, in this Lane and its before all are in one part of the then mother premises no. 35/2, Adhar Chandra Das Lane or Adhar Das Lane or Telenga Bagan Lane), P.O. and P.S. : **Ultadanga, Kolkata-700 067**, under the **K.M.C. Ward No. : 013, Borough No. : III, Assessee No. : 11-013-01-0063-6**, and **District of South 24-Parganas**, hereinafter called the said **Bastu Land** (morefully and particularly described in the **First Schedule** mentioned property hereunder written) within the stipulated period mentioned herein and also authorized the said **Second Party / Developer / Promotor** herein to sell it's allotted portion to the intending purchaser or purchasers to be selected by the said **Second Party / Developer / Promotor** herein only.



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The **First Party / Land Owners'** share / allocation and the **Second Party / Developer / Promotor's** share / allocation as mentioned hereinbefore shall be determined according to the draft proposed plan, prepared according to the rules as practicable duly signed and confirmed by the parties hereto and the same shall be submitted for sanction.

Article - III

1. The said **Second Party / Developer / Promotor** herein at it's own cost and expenses shall construct the said proposed G+4 storied new building on the said **Bastu Land** according to the specification mention in the **Sixth Schedule** hereunder written in accordance with the plan so to be sanctioned by the Kolkata Municipal Corporation and in compliance with the Kolkata Municipal Corporation all Rules, Regulations and Provision. The said proposed G+4 storied new building to be so constructed shall be of good standard quality building materials and workmanship, no sub-standard materials shall be used and all such specifications, materials, fixtures and fittings shall be approved of and / or be certified by qualified Architect. The **Second Party / Developer / Promotor** herein, shall be solely responsible for all cost, damages, fine, compensations, etc. for non-compliance of statutory rules, it is also agreed by and between the Parties that the materials, such as bricks, woods, Iron etc. thoses shall be obtained from the old structure / building in course of demolition shall be treated as the **Second Party / Developer's / Promotor's** properties.

2. Due approval of quality of the building materials to be used for construction purpose by qualified Architect as shall be engaged by the said **Second Party / Developer / Promotor** herein shall be final and binding upon the Parties



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hereto, materials in no case being of inferior / low quality, so that the said proposed G+4 storied new building may suffer from any damage. In case of any damage is claimed by any person including Government Authority the said **Second Party / Developer / Promotor** herein shall be responsible and shall take immediate necessary steps in connection with such claims and / or for rectifying such damages.

3. The said **Second Party / Developer / Promotor** herein hereby declare that the commencement of construction of the said proposed G+4 storied new building shall take effect after approval of Building Plan or after delivery of vacant possession of the said premises in favour of the **Second Party / Developer / Promotor** herein which shall be earlier for proposed construction work and the same shall be completed within 30 (thirty) months from the date of approval of Building Plan or after delivery of vacant possession of the said premises which will be effective earlier, which may be extended upto a further period of 6 (Six) months, if situation demands so and after completion of the said proposed G+4 storied new building, the **First Party / Land Owners'** share / allocation as aforesaid shall be first handed over to the **First Party / Land Owners** herein to their satisfaction in completed and habitable condition prior to handing over possession and registration of deed of conveyance in favour of any one else, in respect of the **Second Party / Developer's / Promotor's** share / allocation. It is also agreed by and between the Parties hereto that in case of construction of any additional floor by the **Second Party / Developer / Promotor** herein with his own costs and expenses, the ratio of allocation in the said additional floor shall be 50:50, provided the **Second Party / Developer / Promotor** herein shall get its 50% share from the front side and the **First**



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Party / Land Owners herein shall get their 50% share from the back side of the said additional floor provided that the said additional floor shall get regularised by the KMC office with the costs and expenses of the **Second Party / Developer / Promotor** herein.

Article - IV

Second Party / Developer's / Promotor's Obligation

1. The said **Second Party / Developer / Promotor** herein hereby agree and covenant with the said **First Party / Land Owners** herein not to transfer or assign the benefits of this Agreement or any part thereof without the consent in the writing of the said **First Party / Land Owners** herein. No consent shall be required from the said **First Party / Land Owners** herein on the part of the said **Second Party / Developer / Promotor** herein to transfer and assign the said **Second Party / Developer's / Promotor's** share / allocation to the intending purchaser or purchasers which can be effected only after the said **First Party / Land Owners** herein get possession of their share / allocation to their satisfaction.

2. The said **Second Party / Developer / Promotor** herein hereby agree and covenant with the said **First Party / Land Owners** herein not to do any act, deed, or thing whereby the said **First Party / Land Owners** herein may be prevented from enjoying selling, assigning and / or disposing of any of the portions within the said **First Party / Land Owners'** share / allocation in the said proposed G+4 storied new building.



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3. The said **Second Party / Developer / Promotor** herein hereby declare that construction of the said proposed G+4 storied new building shall be positively completed and the said **First Party / Land Owners'** share / allocation therein as per terms of this agreement, shall be handed over to the said **First Party / Land Owners** herein to their satisfaction in fully habitable and completed condition within 30 (Thirty) months from the date of commencement of construction i.e. after approval of the Building Plan or after delivery of vacant possession of existing building in the said premises which will be effective earlier, subject to extension thereof for further 6 (Six) months by way of grace. If the said **Second Party / Developer / Promotor** herein fails to complete construction even within such period of 36 (Thirty Six) months in total as aforesaid from the date of sanction of the building plan thereof or date of delivery of vacant possession of the existing building in the said premises, whichever is earlier, then after expiry of the 36 (thirty six) months, the **Second Party / Developer / Promotor** herein shall pay such damages as may be mutually agreed between the Parties hereto but such damages per month of delay shall not be less than of Rs. 5000/- per month of delay. It is also agreed by and between the Parties that on handing over of the possession of the existing old house / structure in favour of the **Second Party / Developer / Promotor** herein for demolishing of the same for the sake of the proposed construction, the **Second Party / Developer / Promotor** herein shall arrange for temporary accomodation of their (the **First Party / Land Owners** herein) all existing tenants in the same locality, till delivery of their allocated portion in their favour and all expenses related to such temporary accomodation shall be borne by the **Second Party / Developer / Promotor** herein exclusively. Provided that the **First Party / Land Owners** herein as well as the existing all tenants as and when shall be provided their allocated portion or existing all tenanted portion, the **First Party**



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/ **Land Owners** herein and the existing all tenants shall then and there shall vacate their respective temporary accomodation, failing which the **Second Party / Developer / Promotor** herein shall not bear any expenses / rents related to such temporary accomodation.

4. It is agreed that in the event of any damage or injury arising out of accidents resulting form carelessness of the workmen of the said **Second Party / Developer / Promotor** herein, victimizing of any of workmen, or any other person whatsoever, or causing any harm to the property during the course of construction of the said proposed G+4 storied new building the said **Second Party / Developer / Promotor** herein shall be solely liable and/or responsible therefor and shall bear all expenses resulting therefrom or for compensation payable therefor, keeping the said **First Party / Land Owners** herein, their estate and effect safe and harmless and indemnify, all claims, damages, rights and / or actions as the said **First Party / Land Owners** herein may have to suffer in any manner whatsoever in respect of such eventualities.

5. After completion of the total constructional work of the proposed G+4 storied new building, the said **Second Party / Developer / Promotor** herein shall arrange for completion certificate of the same from the Kolkata Municipal Corporation authority and inform the **First Party / Land Owners** herein in writing about completion of such constructions and also asking them (the **First Party / Land Owners** herein) in writing to take delivery of possession of their (the **First Party / Land Owners** herein) share / allocation in the said proposed G+4 storied new building as per terms as stated above.

6. That the said **First Party / Land Owners** herein shall not be responsible for any Income Tax, Sale Tax, Service Tax, GST and any other taxes in respect of the said **Second Party / Developer's / Promotor's** share / allocation in the said proposed G+4 storied new building.



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7. The said **Second Party / Developer / Promoter** herein as per terms as agreed, undertake to bear all cost and expenses for the construction of the said proposed G+4 storied new building to be constructed of the said **Bastu Land** and also bear the sanction fees of the Building Plan from the KMC office.

8. If any litigation result from any transaction in respect of Flats / Rooms / Shops / Garages / Units within the share / allocation of the said **Second Party / Developer / Promoter** herein in such circumstances the said **Second Party / Developer / Promoter** herein shall be solely liable therefor. The said **First Party / Land Owners** herein will not be liable and / or responsible in respect of the same in any manner whatsoever.

9. Income Tax, Sale Tax, Service Tax, GST and other tax liabilities as out of sale of the share / allocation of the said **Second Party / Developer / Promoter** herein as agreed, or any portion thereof shall be borne solely by the said **Second Party / Developer / Promoter** herein and the moneys received by the said **Second Party / Developer / Promoter** herein being considered it's income in the fullest sense of the term and the said **First Party / Land Owners** herein having nothing to do nor any interest therein nor being related thereto shall have no tax liability therefor in any manner whatsoever.

10. For any Government claims arising out of the construction of the said proposed G+4 storied new building as against capital gains in respect of said **Second Party / Developer's / Promoter's** share / allocation the said **Second Party / Developer / Promoter** herein shall be solely liable for meeting and / or settling such claims, keeping the said **First Party / Land Owners** herein, safe and / or harmless in such respect undertaking to indemnify the said **First Party / Land Owners** herein in case they have to suffer monetary losses therefor.



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11. Any personal liability as against the said **Second Party / Developer / Promotor** herein shall not be included in the Development project agreed to be undertaken.

12. That the said **Second Party / Developer / Promotor** herein will hand over the said **First Party / Land Owners'** share / allocation as per specification mentioned in the **Sixth Schedule** hereunder written to the satisfaction of the **First Party / Land Owners** herein.

Article - V
First Party / Land Owners' Obligation

1. The said **First Party / Land Owners** herein hereby grant exclusive licence and permission to the said **Second Party / Developer / Promotor** herein to construct, erect and complete of the said proposed G+4 storied new building on the said **Bastu Land** including the said **First Party / Land Owners'** share / allocation of the said proposed G+4 storied new building in accordance with the sanctioned building plan as per specification contained in the **Sixth Schedule** hereunder written.

2. The said **Second Party / Developer / Promotor** herein shall be exclusively entitled to the said **Second Party / Developer's / Promotor's** share / allocation in the said proposed G+4 storied new building with the rights to transfer or otherwise deal with or dispose of the same subject to compliance of the terms and conditions of this agreement after handing over the said **First Party / Land Owners'** share / allocation constructed area within the said proposed G+4 storied new building meant for the said **First Party / Land Owners'** share / allocation to their satisfaction. After such delivery of possession



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the said **First Party / Land Owners** herein shall not in any way interfere with or disturb the peaceful possession of the said **Second Party / Developer's / Promotor's** share / allocation.

3. The said **First Party / Land Owners** herein hereby agree and covenant with the said **Second Party / Developer / Promotor** herein not to cause any interference or hindrance in the construction work of the said proposed G+4 storied new building on the said plot of **Bastu Land** subject to condition that the said **Second Party / Developer / Promotor** herein shall comply with building rules and use good quality building materials and act in accordance with Law.

4. The said **First Party / Land Owners** herein hereby agree and covenant with the said **Second Party / Developer / Promotor** herein that upon receiving of the said **First Party / Land Owners'** share / allocation to their (the **First Party / Land Owners** herein) satisfaction they (the **First Party / Land Owners** herein) will not do any act, deed or thing whereby the said **Second Party / Developer / Promotor** herein may be prevented from selling, assigning and / or disposing of any of the said **Second Party / Developer's / Promotor's** share / allocation and/or selecting the person in whose favour the said **Second Party / Developer / Promotor** herein shall sell or transfer of the said **Second Party / Developer's / Promotor's** share / allocation.

5. The said **First Party / Land Owners** herein hereby agree and covenant with the said **Second Party / Developer / Promotor** herein not to let out, grant, lease, mortgage, encumber and / or create charge any the said plot of **Bastu Land** or any portion thereof as per terms of this agreement.



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6. That the said **First Party / Land Owners** herein undertake that during the continuance of this Agreement they (the **First Party / Land Owners** herein) shall not enter into any Development or Sale Agreement with any Third Party in respect of the said **Bastu Land** or any part thereof but the said **First Party / Land Owners** herein shall have every right to enter into agreements including Sale Agreement in respect of said **First Party / Land Owners** share / allocation mentioned hereinabove of the said proposed G+4 storied new building.

7. It is agreed that upon completion of the said proposed G+4 storied new building and upon delivery of the possession of the said **First Party / Land Owners'** allocated portion to the satisfaction of the **First Party / Land Owners** herein by the said **Second Party / Developer / Promotor** herein prior to delivery of possession of the **Second Party / Developer / Promotor's** share / allocation all proportionate levies and taxes which will be finally assessed by the KMC. office in respect of the said **First Party / Land Owners'** share / allocation portion in the said proposed G+4 storied new building shall be paid by the said **First Party / Land Owners** herein from the date of taking over the possession of their (the **First Party / Land Owners** herein) entire allocated portion.

8. The said **Second Party / Developer / Promotor** herein shall be entitled to fix sign board on the said property for advertisement and insertions



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in news papers and other advertising media and all cost and expenses ancillary thereto shall be bourn by the said **Second Party / Developer / Promotor** herein exclusively.

9. The said **First Party / Land Owners** herein authorized the said **Second Party / Developer / Promotor** herein to appoint duly qualified architect or structural engineer for supervision of said proposed G+4 storied new building, electrician for all electricity work and new main electricity connection from the C.E.S.C. and plumber for water, sewerage or drainage connections from The Kolkata Municipal Corporation of the said proposed G+4 storied new building upon the said **Bastu Land**.

10. The said **First Party / Land Owners** herein hereby undertake to execute and Register proper Deed of Conveyance in favour of the intending purchaser or purchasers in respect of the said **Second Party / Developer's / Promotor's** share / allocation wherein the said **Second Party / Developer / Promotor** herein shall join as Confirming Party, refusal on the party of the **First Party / Land Owners** herein to Register the Deed of Conveyance in favour of the purchasers shall authorise the purchasers and the **Second Party / Developer / Promotor** herein to sue the said **First Party / Land Owners** herein for specific performance of Agreement even if the said **First Party / Land Owners** herein is not a party to the said agreement for sale made between the said **Second Party / Developer / Promotor** herein and the prospective buyers of the said **Second Party / Developer's / Promotor's** share / allocation.



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Article - VI

First Party / Land Owners' Right

That said **First Party / Land Owners** herein shall be entitled to transfer and otherwise deal with the said **First Party / Land Owners'** share / allocation of the said proposed G+4 storied new building to any person / persons and intending purchaser or purchasers in any manner with the assistance of the said **Second Party / Developer / Promotor** herein, if felt to be necessary by the said **First Party / Land Owners** herein.

Article - VII

Other Party / Developer's / Promotor's Right

1. The said **Second Party / Developer / Promotor** herein will hold and / or possess the said plot of **Bastu Land** for construction being exclusive **Lawful Constituted Attorney** and / or agent of the said **First Party / Land Owners** herein and shall have authority to construct of the said proposed G+4 storied new building on the said plot of **Bastu Land** as per sanction of the building plan by the Kolkata Municipal Corporation office. Provided however, if the **Second Party / Developer / Promotor** herein fails to comply with any of the terms under this development agreement, then the **First Party / Land Owners** herein shall with or without taking recourse to law, be entitled to render or re-enter of the said premises and / or claims damages to the **Second Party / Developer / Promotor** herein.

2. If any amendment or modification is to be required in the said building plan, the same shall be done by the said **Second Party / Developer / Promotor** herein at the said **Second Party / Developer's / Promotor's** own cost and expenses and the said **Second Party / Developer / Promotor** herein



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will pay and bear all fees including Architect's fees and the Kolkata Municipal Corporation charges and expenses to be paid or deposited for such amendment and/or modification of the building plan. The said **First Party / Land Owners** herein or their (the **First Party / Land Owners** herein) share / allocation will not be prejudiced for the said lawfull amendment or modification.

3. The said **Second Party / Developer / Promotor** herein shall be entitled to enter into any Agreement with the intending purchaser or purchasers for selling its allotted portion mentioned above excluding the said **First Party / Land Owners'** share / allocation and shall settle terms with the respective buyers of the Flats / Rooms / Shops / Garages / Units etc. and the said **First Party / Land Owners** herein shall not be responsible for the same.

4. The said **Second Party / Developer / Promotor** herein shall also be entitled to accept / receive money by way of consideration price of the said Flats / Rooms / Shops / Garages / Units, from the prospective buyers in respect of the said **Second Party / Developer's / Promotor's** allocated portion to be due in its share in the said proposed G+4 storied new building as referred to as saleable area and can issue receipt in buyers names acknowledging such amount in terms of this agreement without making the said **First Party / Land Owners** herein liable or accountable for the same at any point of time.

5. Nothing in these persent shall be construed as a demise or assignment or conveyance in law by the said **First Party / Land Owners** herein of the said plot of **Bastu Land** or any part thereof to the said **Second Party / Developer / Promotor** herein or creating any right title or interest in respect thereof to the said **Second Party / Developer / Promotor** herein to commercially exploit the said **Bastu Land** and the **Second Party / Developer / Promotor** herein allowed only to deal with the said **Second Party / Developer's / Promotor's** allocated area in the said proposed G+4 storied new building in the manner herein stated.



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Article - VIII
Miscellaneous

1. It is understood that from time to time to facilitate the construction of the said proposed G+4 storied new building by the said **Second Party / Developer / Promotor** herein, various deeds matters and things not herein specified may be required to be done executed by the said **First Party / Land Owners** herein and for which the said **Second Party / Developer / Promotor** herein may need the authority of the said **First Party / Land Owners** herein and various application and other document may be required to be signed or made by the said **First Party / Land Owners** herein relating to which specific provisions may not have been mentioned herein. The said **First Party / Land Owners** herein relating to which specific provisions may not have been mentioned herein. The said **First Party / Land Owners** herein hereby undertake to execute a **Development Power of Attorney** in favour of the said **Second Party / Developer / Promotor** herein simultaneously with the execution of the instant **Development Agreement** authorizing its the **Second Party / Developer / Promotor** herein to do all such necessary and lawfull acts, deeds, matters and things related to the proposed construction and same shall be registered with the concerned registering authority, so that the said **Second Party / Developer / Promotor** herein can perform the construction work smoothly and also can sell said **Second Party / Developer's / Promotor's** share / allocation with proportionate share of **Bastu Land**. Provided however all costs, charges and expenses for execution / signature of all documents mentioned herein and in the power shall be borne by the **Second Party / Developer / Promotor** herein.



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2. Any notice required to be given by the said **Second Party / Developer / Promotor** herein shall be deemed to have been served upon the said **First Party / Land Owners** herein if delivered by hand and duly acknowledged or sent by registered post with acknowledgement due and shall likewise be deemed to have been served on the said **Second Party / Developer / Promotor** herein, if delivered by hand and duly acknowledge or sent by speed post with acknowledgement due to the said **Second Party / Developer / Promotor** herein.

3. The said **Second Party / Developer / Promoteor** herein and the said **First Party / Land Owners** herein shall mutually frame scheme for the management and / or administration of the said proposed G+4 storied new building and / or common part and facilities thereon.

4. The said **First Party / Land Owners** herein and the said **Second Party / Developer / Promotor** herein or its nominess hereby argee to abide by all the rules and regulation of such Management / Society / Association and hereby give its consent to abide by the same.

5. That the said **Second Party / Developer / Promotor** herein hereby undertake that it shall obtain sanction of the building plan from the Kolkata Municipal Corporation office within a reasonable period from the date of execution of this **Development Agreement** or from the date of execution and registration of **Development Power of Attorney** whichever is earlier.

6. That the memorandum of this **Development Agreement** and **Development Power of Attorney** has been made in duplicate, the original for the said **Second Party / Developer / Promotor** herein and the duplicate for the said **First Party / Land Owners** herein.

7. The said **First Party / Land Owners** and **Second Party / Developer / Promotor** herein and the prospective purchaser / purchasers shall take the benefit of the Apartment Ownership Act., 1972.



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Article - IX

First Party / Land Owners' Indemnity

1. The said **First Party / Land Owners** herein hereby undertake that the said **Second Party / Developer / Promotor** herein shall be entitled to the said constructions and shall enjoy their share / allocation without any interference or disturbance provided the said **Second Party / Developer / Promotor** herein perform observe and fulfill all the terms and conditions herein contained and/or on their part to be observed performed and/or fulfilled.

Article - X

Second Party / Developer's / Promotor's Indemnity

1. The said **Second Party / Developer / Promotor** herein hereby undertakes to keep the said **First Party / Land Owners** herein indemnified from and against all third party's claim and actions arising out or any part of the act or commission or omission of the said **Second Party / Developer / Promotor** herein relating to the construction of the said proposed G+4 storied new building.

2. The said **Second Party / Developer / Promotor** herein hereby undertakes to indemnify and keep the said **First Party / Land Owners**



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herein indemnified from and against all actions suits costs proceedings and claims and demands that may arise out of the said **Second Party / Developer's / Promotor's** share / allocation or with regard to the development of the said proposed G+4 storied new building and / or in the matter of construction of the said proposed G+4 storied new building and / or any defect therein.

Article - XI

Title Deed

At all times and after completion of the said proposed G+4 storied new building the Original Title Deed and documents related to all mutation those has been handed over to the **Second Party / Developer / Promotor** herein of the said **Bastu Land**, morefully and particularly described in the **First Schedule** hereunder written shall be refunded to the **First Party / Land Owners** herein shall always be in possession of the said **First Party / Land Owners** herein and all prospective buyers of the said **Second Party / Developer's / Promotor's** share / allocation shall be entitled to have inspection and take extract there from at their own cost and expenses. It is also hereby agreed by and between the parties that after formation of the "**Owners' Association**", all others original documents such as sanctioned building plan completion certificate along with plan, water connection documents, drainage connection documents, main ellectricity connection documents, lift documents or any other permission documents or letter from different authority etc. shall be handed over to the "**Owners' Association**", through its President / Secretary.



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The First Schedule Above Referred To**(Entire Bastu Land / Property / Premises)**

All That piece and parcel of revenue redeemed **Bastu Land** measuring about **07 (Seven) Cottahs - 06 (Six) Chittaks-42 (Forty two) Sq.Ft.**, be the same a little more or less, together with **50 years old brick built, cemented floor, asbestos roofed, single / one storey fully residential structure** thereon, having its **total covered area of 2920 Sq.Ft.** be the same a little more or less, along with all easements, appurtenances and common rights of the KMC main road on the eastern side of the said **Bastu Land** available therein, situate lying at and being **Premises No. : 35/2N, Adhar Chandra Das Lane** (Prior to amalgamated of others five number premises being Premises Nos. 35/2P, 35/2Q, 35/2R, 35/2S and 35/2T, in this Lane and its before all are in one part of the then mother premises no. 35/2, Adhar Chandra Das Lane or Adhar Das Lane or Telenga Bagan Lane), P.O. and P.S. : **Ultadanga, Kolkata-700 067**, under the **K.M.C. Ward No. : 013, Borough No. : III, Assessee No. : 11-013-01-0063-6**, in the suburbs of the town of Calcutta and comprised under Dihi : Panchannogram, Touzi No. : 1298/2833, Division No. : 2, Sub-Division No. : 9, Holding No. : 17, Mouza : Ultadanga and **District of South 24-Parganas**, which is butted and bounded as the following manner :

On The North By : Premises No. 35/2G to 35/2M, Adhar Chandra Das Lane
On The South By : Premises No. 35, Adhar Chandra Das Lane
On The East By : 16'-10" wide Adhar Chandra Das Lane
(KMC Black Metal Road)
On The West By : Premises No. 17, Jaharlal Dutt Lane



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The Second Schedule Above Referred To

(The Proposed New Building)

All That proposed G+4 storied new building to be constructed (a reputed company lift facility) on the **First Schedule** property after demolishing of old building together with all common areas benefits attached thereto.

The Third Schedule Above Referred To

(The First Party / Land Owners And The Purchaser Or Purchasers Are Entitled As Common User Of The Common Areas And The Common Parts Mentioned In The Indenture Shall Include)

- 1) Stair case on all the floors and stair cover room on ultimate roof
- 2) Stair case landing on all the floors.
- 3) Main gate to the said premises and common passage and lobby or mandatory open space surrounding on the ground floor to top floor excepting the other's places on the ground floor.
- 4) Water pump, pump room on the ground floor, underground water tank, main water pipes, overhead water tank on the roof and other common plumbing installations.
- 5) Installation of common service viz. electricity, water pipes, sewerage, rain water pipes.
- 6) Lighting in the common space, passage staircase, including main electric meter fittings.
- 7) Common Electric meter and box.
- 8) Electric wiring meter for lighting stair case, lobby and other common areas (excluding those as the installed for any particular floor) and space required thereto.



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9) Window, Doors, Grills and other fittings of the common area of the said premises including side space of the said premises.

10) Such other common parts areas equipments installation, fixtures, fittings, covered and open space in the said premises of the said proposed G+4 storied new building as are necessary for use and occupancy of the units.

11) Electrical wiring meters (excluding those are installed for any particulars unit)

12) **General Common Elements** of all appurtenances and facilities and other items which are not part of the said unit.

(a) Entire **Bastu Land**, morefully and particularly described in the **First Schedule** mentioned property hereinabove written.

(b) All private ways curves, side-walls area of the said premises.

(c) Exterior conduits, utility lines.

(d) Public connection meters, gas, electricity, telephone and water owned by public utility or other agencies providing such services and located outside of the said proposed G+4 storied new building.

(e) Exterior lighting and other facilities necessary to the upkeep and safety of the said proposed G+4 storied new building.

(f) All elevations including shafts, shaft walls, pump room and apartments facilities.

(g) All other facilities or elements or any improvement outside of the unit but upon the said proposed G+4 storied new building which is necessary for



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or convenient to the existence, management, operation, maintenance and safety of the said proposed G+4 storied new building in common use.

(h) The foundation, corridor, lobbies, stairways, entrance and exists path ways, footings, column, girders, beams, supports and exterior walls beyond the said unit side or interior load bearing walls within the said proposed G+4 storied new building or concrete floor slab except the roof slab and all concrete ceiling and all staircase in the said proposed G+4 storied new building.

(i) Conduits, utility lines, telephone and electrical systems contained within the said proposed G+4 storied new building.

(j) The top roof or terrace including structure in the said proposed G+4 storied new building will jointly be undivided property among the said **First Party / Land Owners** herein and the other owners as the purchasers herein or other purchasers of different unit subject to limitation, if any, to their such right of the said proposed G+4 storied new building, the purchaser or purchasers being entitled to use and enjoy the said top roof and or terrace with the said **First Party / Land Owners** herein, other purchaser or purchasers with causing inconvenience to one another.

The Fourth Schedule Above Referred To
(Common Expenses To Be Borne By The First Party /
Land Owners , Purchaser Or Purchasers)

1) The expenses of administration, maintenance, repair, replacement of the common parts and equipment and accessories common area and facilities including white washing, painting and decorating the exterior portion of the said proposed G+4 storied new building, the boundary walls, entrance, the stair case, the landing the gutters, top roof, rainwater pipes, motors pumps, water and gas pipe, electric wirings and installations, sewers, drains and all other



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common parts, fixtures fittings and equipments, in under or upon the said proposed G+4 storied new building enjoyed in common by the purchaser or purchasers of the said proposed G+4 storied new building.

2) The cost of cleaning maintaining and lighting the main entrances, passages, landings, stair cases and other parts of the said proposed G+4 storied new building as enjoyed or used in common by the occupiers of the said proposed G+4 storied new building.

3) Cost and charges of establishment reasonable required for the maintenance of the said proposed G+4 storied new building and for watch and watch duty and other incidents costs.

4) The cost of decorating the exterior of the said proposed G+4 storied new building.

5) The cost of repairing and maintenance of water pump, all electrical installations and service charges supplies of common utilities.

6) Insurance premium if any for insurance the said proposed G+4 storied new building against any damage due to earthquake, fire, lightening, civil commotion etc.

7) The Kolkata Municipal Corporation taxes of the said proposed G+4 storied new building, if any and other similar taxes save those separately assessed on the respective Flats / Rooms / Shops / Garages / Units and unless the said Flats / Rooms / Shops / Garages / Units handed over to the said **First Party / Land Owners** herein and or prospective purchaser or purchasers of the said **Second Party / Developer / Promotor** herein shall bear all kinds of rates and taxes.

8) Litigation expenses as may be necessary for protecting the right, title and possession to the **Bastu Land** and the said proposed G+4 storied new building.



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9) Such other expenses as are necessary or incidental for the maintenance, Govt duties and up-keepment of the said proposed G+4 storied new building as may be determined by the Flats / Rooms / Shops / Garages / Units Owners Association.

The Fifth Schedule Above Aefferred To

(The Guidance Respecting Possission And/Or User Of The Said Unit Inter-Alia Shall Include The Impositions And Restriction As Under)

1) Not to carry on or permit to be carried on upon the said proposed G+4 storied new building / unit any offensive or unlawful activities illegal or forbidden under any law for the time being in force.

2) Not to demolish or cause to be demolished or damaged the said proposed G+4 storied new building / unit or any part thereof.

3) Not to do or permit to be done any act deed or thing which may render void or void-able any insurance of any Flats / Rooms / Shops / Garages / Units or any part thereof or cause any increase in premium payable in respect thereof.

4) Not to claim division or partition of the said **Bastu Land** and / or the said proposed G+4 storied new building thereon and common areas within the same.

5) Not to decorate the exterior of the said unit which may affect the other Flats / Rooms / Shops / Garages / Units owners within the said proposed G+4 storied new building or the structure thereof, in any manner whatsoever.

6) Not throw or accumulate in the said proposed G+4 storied new building / unit or any portion of the said proposed G+4 storied new building / unit the same.



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7) Not to paint outer walls or portion or common walls or portions of the said proposed G+4 storied new building, exclusive of the getup thereof, the said **First Party / Land Owners** herein being entitled to paint inside the walls and portions of the said **First Party / Land Owners** herein only in any colour of the said **First Party / Land Owners** herein choice.

8) The purchasers of the said proposed G+4 storied new building / unit together with other purchasers or the said **First Party / Land Owners** herein or other units shall must have abide by obligations for guidance of members or maintenance, safety and security of the said proposed G+4 storied new building or otherwise as shall be necessary in the interest thereof.

9) Not to encroach any common portion of the said proposed G+4 storied new building as aforesaid, nor to obstruct, jeopardize the user thereof and nor to encumber any of such portion in any manner whatsoever.

The Sixth Schedule Above Referred To
(Specification Of Work)

Construction to be made and fitting and fixtures to be installed and provided in the said proposed G+4 storied new building shall be standard or ISI marked quality and according to the plan and advice of the Architect / Engineer and includes the following :

1. **Foundation** : The foundation shall be reinforced cement, concrete as per design, by the L.B.S. Engineer and any appropriate authorities. The Cement will be used like (ACC / Ambuja / Laffarge / Ultratech)

2. **Super Structure** : The Super Structure of the said proposed G+4 storied new building shall have reinforce cement, concrete framed structure with reinforced cement, concrete columns, beams and slabs.



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3. **Wall** : Wall of the said proposed G+4 storied new building shall be 8 inches thick brick walls on the external face and 3 inches thick brick partition internal walls and the said walls will be finished by putty of good quality.

4. **Finishes** : All internal surfaces to be plastered with cement, sand and will be finished by putty, All external wall to be plastered with cement, sand and the said walls will be finished by colour of standard or ISI marked quality.

5. **Flooring** : Flooring inside the flats shall be of vitrified tiles, flooring in the stair case and lobby shall be marble with acid polish.

6. **Doors** : All the door frames shall be of sal wood and the Door shutters will be of flush doors.

7. **Window** : Aluminium sliding windows, Iron grill with colour glass.

8. **Kitchen** : Kitchen shall have cooking platform of black stone make with steel sink attached, ceramic tiles of standard quality shall be provided on the walls up to a height of 7 feet from the floor. All plumbing items and fittings in the kitchen shall be standard or ISI marked quality.

9. **Toilet** : Toilet shall have concealed water line facility. All plumbing items and fittings in the toilets shall be standard or ISI marked quality. Ceramic tiles of standard quality shall be provided on the walls up to a height of 7 feet from the floor.

10. **Electrical** : Concealed installation of electric pipes and wire and box in the wall of the flat of the said **First Party / Land Owners** herein. The said **First Party / Land Owners** herein will have to arrange the installation of his own electric meter.

11. **Water Supply** : Underground reservoir and overhead water tank shall be made for 24 hours water supply by common water pump, which is fix in the ground floor.



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In Witnesses Whereof we the Parties have hereunto voluntarily and full consciousness of mind, free from any request of others as well as appreciated the contents and meaning of this Development Agreement put our respective hands and seals on this the day month and year first above written.

Signed And Delivered By
The First Party / Land Owners
In The Presence Of

Prasenjit Dey
(Sri Prasenjit Dey)
Son of Late Narugopal Dey
Occupation : Service
Address : B/17/1/H/10, Bidhan Nagar Road
P.O. & P.S. Ultadanga, Kolkata-700 067

Signed And Delivered By
The Second Party / Developer / Promotor
In The Presence Of

Ashoke Saha
(Sri Ashoke Saha)
Son of Late Amrita Lal Saha
Occupation : Business
Address : 16B, Jaharalal Dutt Lane
P.O. & P.S. Ultadanga, Kolkata-700 067

Sukumar Sen
(Sri Sukumar Sen)
S/o. Late Meghnad Sen
Occupation : Business
Address : T/7H/1, Kalimuddin Lane
P.S. Manicktala, Kolkata-700 006

Typed By Me,

Kaushik Ghosh
(Sri Kaushik Ghosh)
C/o. M/s. Prerona Laser Process
B/247/H/8, Satin Sen Sarani
P.S. Narkeldanga
Kolkata-700 054

Sri Devasish Mukhopadhyay
1. **(Sri Devasish Mukhopadhyay)**
@ Sri D. Mukhopadhyay

Anjan Mukherjee
2. **(Sri Anjan Mukherjee)**

Sudip Mukherjee
3. **(Sri Sudip Mukherjee)**
—Signature of the First Party/Land Owners—
Party of the One Part

RENUKA INFRA TELECOM PVT. LTD.

Sourav Dutta
1. **(Sri Sourav Dutta)**
—Signature of the Second Party/Developer / Promotor—
Party of the Other Part

RENUKA INFRA TELECOM PVT. LTD.

Shyamal Kumar
2. **(Sri Shyamal Kumar Dutta)**
—Signature of the Second Party/Developer / Promotor—
Party of the Other Part

Drafted By Me.

Kazi Tozammel Hossain
(Kazi Tozammel Hossain)
-Advocate-
Sealdah Civil Court
Enrolment No. F-165/176 of 1995
Kolkata-700 014



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Memorandum Of Forfeitable / Non-Refundable Amount

Received a sum of Rs. 1,00,000/- (Rupees One Lac) only from the Second Party / Developer / Promotor herein by cash for forfeitable / non-refundable money as per terms and conditions of this Development Agreement.

Dated 22/10/21. By RBI Notes of Rs. 2,000/- x 20 =	Rs. 40,000/-
(In favour of the First Party/Land Owners herein)	
Dated 10/02/22. By RBI Notes of Rs. 2,000/- x 30 =	Rs. 60,000/-
(In favour of the First Party/Land Owners herein)	

(Rupees One Lac) only

Total	Rs. 1,00,000/-
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Witnesses

Prasenjit Dey
(Sri Prasenjit Dey)
 Son of Late Narugopal Dey
 Occupation : Service
 Address : B/17/1/H/10, Bidhan Nagar Road
 P.O. & P.S. Ultadanga, Kolkata-700 067

Ashoke Saha
(Sri Ashoke Saha)
 Son of Late Amrita Lal Saha
 Occupation : Business
 Address : 16B, Jaharalal Dutt Lane
 P.O. & P.S. Ultadanga, Kolkata-700 067

Devasish Mukhopadhyay
 1. (Sri Devasish Mukhopadhyay)
 @ Sri D. Mukhopadhyay
Anjan Mukherjee
 2. (Sri Anjan Mukherjee)

Sudip Mukherjee
 3. (Sri Sudip Mukherjee)
 —Signature of the First Party/Land Owners—
 Party of the One Part



~~A.D.S.R. SEALDAN~~
21 FEB 2022
Dist.-South 24 Parganas

PHOTO PEST & FINGER IMPRESSION SHEET



LEFT
HAND

Small Finger	Ring Finger	Middle Finger	Indication Finger	Thumb Finger

Sri Devasish Mukhopadhyay

(Sri Devasish Mukhopadhyay) RIGHT
@ Sri D. Mukhopadhyay HAND
—First Party / Land Owner No.1—
Party of the One Part

Thumb Finger	Indication Finger	Middle Finger	Ring Finger	Small Finger



LEFT
HAND

Small Finger	Ring Finger	Middle Finger	Indication Finger	Thumb Finger

Anjan mukherjee

(Sri Anjan Mukherjee)
—First Party / Land Owner No.2—
Party of the One Part RIGHT
HAND

Thumb Finger	Indication Finger	Middle Finger	Ring Finger	Small Finger



LEFT
HAND

Small Finger	Ring Finger	Middle Finger	Indication Finger	Thumb Finger

Sudip Mukherjee
(Sri Sudip Mukherjee)

—First Party / Land Owner No.3—
Party of the One Part
















RIGHT
HAND

Thumb Finger	Indication Finger	Middle Finger	Ring Finger	Small Finger



A.D.S.R. SEALDAH
21 FEB 2022
Dist.-South 24 Parganas

PHOTO PEST & FINGER IMPRESSION SHEET

 <p>LEFT HAND</p>	Small Finger	Ring Finger	Middle Finger	Indication Finger	Thumb Finger
					
	Thumb Finger	Indication Finger	Middle Finger	Ring Finger	Small Finger
					
<p>RENUKA INFRA TELECOM PVT. LTD.</p> <p><i>Sourav Dutta</i> RIGHT HAND</p> <p>(Sri Sourav Dutta) Director</p> <p>—Signature of the Second Party (Developer / Promoter)— Party of the Other Part</p>					
 <p>LEFT HAND</p>	Small Finger	Ring Finger	Middle Finger	Indication Finger	Thumb Finger
					
	Thumb Finger	Indication Finger	Middle Finger	Ring Finger	Small Finger
					
<p>RENUKA INFRA TELECOM PVT. LTD.</p> <p><i>Shyamal K. Dutta</i> RIGHT HAND</p> <p>Director</p> <p>(Sri Shyamal Kumar Dutta)</p> <p>—Signature of the Second Party (Developer / Promoter)— Party of the Other Part</p>					



A.D.S.R., SEALDAH
21 FEB 2022
Dist.-South 24 Parganas



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

GRN Details

GRN:	192021220186710641	Payment Mode:	Online Payment
GRN Date:	17/02/2022 14:43:46	Bank/Gateway:	State Bank of India
BRN :	IK0BNQNBZ0	BRN Date:	17/02/2022 14:02:50
Payment Status:	Successful	Payment Ref. No:	3000518371/4/2022

[Query No.*Query Year]

Depositor Details

Depositor's Name:	Srijib Sundar Adhya
Address:	101/2 Sarat Chatterjee Road
Mobile:	9804182673
Depositor Status:	Others
Query No:	3000518371
Applicant's Name:	Shri Sukumar Sen
Identification No:	3000518371/4/2022
Remarks:	Sale, Development Agreement or Construction agreement Payment No 4

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	3000518371/4/2022	Property Registration- Stamp duty	0030-02-103-003-02	39521
2	3000518371/4/2022	Property Registration- Registration Fees	0030-03-104-001-16	1021
			Total	40542

IN WORDS: FORTY THOUSAND FIVE HUNDRED FORTY TWO ONLY.

Deed No :
Query No :
Qu...



Major Information of the Deed

Deed No :	I-1606-00900/2022	Date of Registration	21/02/2022
Query No / Year	1606-3000518371/2022	Office where deed is registered	
Query Date	16/02/2022 4:16:51 PM	1606-3000518371/2022	
Applicant Name, Address & Other Details	Sukumar Sen T/7H/1, Kalimuddin Lane, Thana : Maniktala, District : South 24-Parganas, WEST BENGAL, PIN - 700006, Mobile No : 9432429187, Status : Others		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 1,00,000/-]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 2,20,48,212/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 40,021/- (Article:48(g))	Rs. 1,021/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :












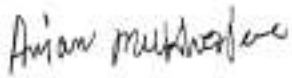


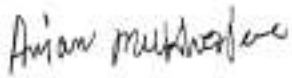


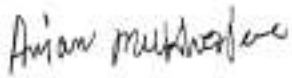


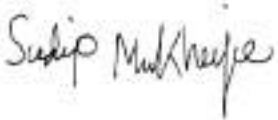


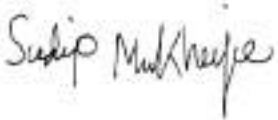


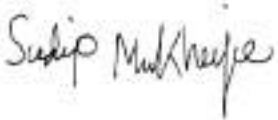
District: South 24-Parganas, P.S:- Ultadanga, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Adhar Chandra Das Lane, , Premises No: 35/2N, , Ward No: 013 Pin Code : 700067

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	7 Katha 6 Chatak 42 Sq Ft	1/-	2,15,16,042/-	Width of Approach Road: 17 Ft.,
Grand Total :				12.265Dec	1/-	215,16,042 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	2920 Sq Ft.	1/-	5,32,170/-	Structure Type: Structure
Gr. Floor, Area of floor : 2920 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Tin Shed, Extent of Completion: Complete					
Total :		2920 sq ft	1/-	5,32,170 /-	



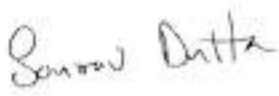


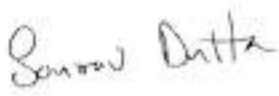


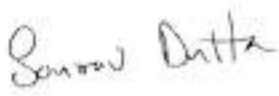

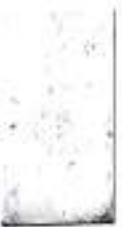
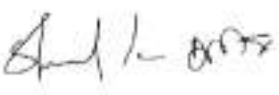

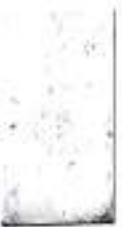
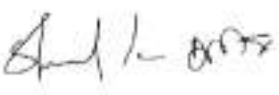

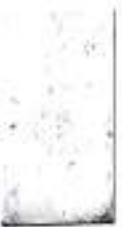
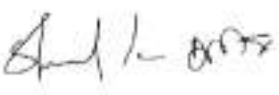
Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Shri Devasish Mukhopadhyay, (Alias: Shri D Mukhopadhyay) (Presentant) Son of Late Jnan Ranjan Mukherjee Executed by: Self, Date of Execution: 21/02/2022 , Admitted by: Self, Date of Admission: 21/02/2022 ,Place : Office </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td>21/02/2022</td> <td></td> <td>LTI 21/02/2022</td> <td>21/02/2022</td> </tr> </tbody> </table> <p>Raghunath Sayer, Boro Kalitala, City:- Not Specified, P.O:- Bishnupur, P.S:-Bishnupur, District:- Bankura, West Bengal, India, PIN:- 722122 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: CLxxxxxx4P, Aadhaar No: 87xxxxxxxx8687, Status :Individual, Executed by: Self, Date of Execution: 21/02/2022 , Admitted by: Self, Date of Admission: 21/02/2022 ,Place : Office</p>	Name	Photo	Finger Print	Signature	Shri Devasish Mukhopadhyay, (Alias: Shri D Mukhopadhyay) (Presentant) Son of Late Jnan Ranjan Mukherjee Executed by: Self, Date of Execution: 21/02/2022 , Admitted by: Self, Date of Admission: 21/02/2022 ,Place : Office				21/02/2022		LTI 21/02/2022	21/02/2022
Name	Photo	Finger Print	Signature										
Shri Devasish Mukhopadhyay, (Alias: Shri D Mukhopadhyay) (Presentant) Son of Late Jnan Ranjan Mukherjee Executed by: Self, Date of Execution: 21/02/2022 , Admitted by: Self, Date of Admission: 21/02/2022 ,Place : Office													
21/02/2022		LTI 21/02/2022	21/02/2022										
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Shri Anjan Mukherjee Son of Late Jnan Ranjan Mukherjee Executed by: Self, Date of Execution: 21/02/2022 , Admitted by: Self, Date of Admission: 21/02/2022 ,Place : Office </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td>21/02/2022</td> <td></td> <td>LTI 21/02/2022</td> <td>21/02/2022</td> </tr> </tbody> </table> <p>BA, Woozir Choudhury Road, City:- Not Specified, P.O:- Ultadanga, P.S:-Ultadanga, District:-South 24-Parganas, West Bengal, India, PIN:- 700067 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BGxxxxxx4N, Aadhaar No: 68xxxxxxxx5230, Status :Individual, Executed by: Self, Date of Execution: 21/02/2022 , Admitted by: Self, Date of Admission: 21/02/2022 ,Place : Office</p>	Name	Photo	Finger Print	Signature	Shri Anjan Mukherjee Son of Late Jnan Ranjan Mukherjee Executed by: Self, Date of Execution: 21/02/2022 , Admitted by: Self, Date of Admission: 21/02/2022 ,Place : Office				21/02/2022		LTI 21/02/2022	21/02/2022
Name	Photo	Finger Print	Signature										
Shri Anjan Mukherjee Son of Late Jnan Ranjan Mukherjee Executed by: Self, Date of Execution: 21/02/2022 , Admitted by: Self, Date of Admission: 21/02/2022 ,Place : Office													
21/02/2022		LTI 21/02/2022	21/02/2022										
3	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Shri Sudip Mukherjee Son of Late Jnan Ranjan Mukherjee Executed by: Self, Date of Execution: 21/02/2022 , Admitted by: Self, Date of Admission: 21/02/2022 ,Place : Office </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td>21/02/2022</td> <td></td> <td>LTI 21/02/2022</td> <td>21/02/2022</td> </tr> </tbody> </table> <p>Raghunath Sayer, Boro Kalitala, City:- Not Specified, P.O:- Bishnupur, P.S:-Bishnupur, District:- Bankura, West Bengal, India, PIN:- 722122 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AVxxxxxx3H, Aadhaar No: 80xxxxxxxx8748, Status :Individual, Executed by: Self, Date of Execution: 21/02/2022 , Admitted by: Self, Date of Admission: 21/02/2022 ,Place : Office</p>	Name	Photo	Finger Print	Signature	Shri Sudip Mukherjee Son of Late Jnan Ranjan Mukherjee Executed by: Self, Date of Execution: 21/02/2022 , Admitted by: Self, Date of Admission: 21/02/2022 ,Place : Office				21/02/2022		LTI 21/02/2022	21/02/2022
Name	Photo	Finger Print	Signature										
Shri Sudip Mukherjee Son of Late Jnan Ranjan Mukherjee Executed by: Self, Date of Execution: 21/02/2022 , Admitted by: Self, Date of Admission: 21/02/2022 ,Place : Office													
21/02/2022		LTI 21/02/2022	21/02/2022										




Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Renuka Infra Telecom Private Limited 12/1, Ariff Road, City:- Not Specified, P.O:- Ultadanga, P.S:-Ultadanga, District:-South 24-Parganas, West Bengal, India, PIN:- 700067 , PAN No.:: AAxxxxxx8E,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature								
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Shri Sourav Dutta Son of Shri Shyamal Kumar Dutta Date of Execution - 21/02/2022, , Admitted by: Self, Date of Admission: 21/02/2022, Place of Admission of Execution: Office </td> <td>  Feb 21 2022 11:40AM </td> <td>  LTI 21/02/2022 </td> <td>  21/02/2022 </td> </tr> </tbody> </table> <p>20/1, Bidhan Nagar Road, Flat No. D-2/11, VIII-M, Second Floor, City:- Not Specified, P.O:- Ultadanga, P.S:-Ultadanga, District:-South 24-Parganas, West Bengal, India, PIN:- 700067, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BUxxxxxx7K, Aadhaar No: 91xxxxxxxx0583 Status : Representative, Representative of : Renuka Infra Telecom Private Limited (as Director)</p>	Name	Photo	Finger Print	Signature	Shri Sourav Dutta Son of Shri Shyamal Kumar Dutta Date of Execution - 21/02/2022, , Admitted by: Self, Date of Admission: 21/02/2022, Place of Admission of Execution: Office	 Feb 21 2022 11:40AM	 LTI 21/02/2022	 21/02/2022
Name	Photo	Finger Print	Signature						
Shri Sourav Dutta Son of Shri Shyamal Kumar Dutta Date of Execution - 21/02/2022, , Admitted by: Self, Date of Admission: 21/02/2022, Place of Admission of Execution: Office	 Feb 21 2022 11:40AM	 LTI 21/02/2022	 21/02/2022						
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Shri Shyamal Kumar Dutta, (Alias Name: Shri Shyamal Dutta) Son of Late Sudhir Dutta Date of Execution - 21/02/2022, , Admitted by: Self, Date of Admission: 21/02/2022, Place of Admission of Execution: Office </td> <td>  Feb 21 2022 11:40AM </td> <td>  LTI 21/02/2022 </td> <td>  21/02/2022 </td> </tr> </tbody> </table> <p>20/1, Bidhan Nagar Road, Flat No. D-2/11, VIII-M, Second Floor, City:- Not Specified, P.O:- Ultadanga, P.S:-Ultadanga, District:-South 24-Parganas, West Bengal, India, PIN:- 700067, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AGxxxxxx1P, Aadhaar No: 85xxxxxxxx1407 Status : Representative, Representative of : Renuka Infra Telecom Private Limited (as Director)</p>	Name	Photo	Finger Print	Signature	Shri Shyamal Kumar Dutta, (Alias Name: Shri Shyamal Dutta) Son of Late Sudhir Dutta Date of Execution - 21/02/2022, , Admitted by: Self, Date of Admission: 21/02/2022, Place of Admission of Execution: Office	 Feb 21 2022 11:40AM	 LTI 21/02/2022	 21/02/2022
Name	Photo	Finger Print	Signature						
Shri Shyamal Kumar Dutta, (Alias Name: Shri Shyamal Dutta) Son of Late Sudhir Dutta Date of Execution - 21/02/2022, , Admitted by: Self, Date of Admission: 21/02/2022, Place of Admission of Execution: Office	 Feb 21 2022 11:40AM	 LTI 21/02/2022	 21/02/2022						

Identifier Details :

Name	Photo	Finger Print	Signature
Sukumar Sen Son of Late Meghnad Sen T/7H/1, Kalimuddin Lane, City:- Not Specified, P.O:- Beadon Street, P.S:- Maniktala, District:-South 24-Parganas, West Bengal, India, PIN:- 700005	 21/02/2022	 21/02/2022	 21/02/2022

Identifier Of Shri Devasish Mukhopadhyay, Shri Anjan Mukherjee, Shri Sudip Mukherjee, Shri Sourav Dutta, Shri Shyamal Kumar Dutta

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri Devasish Mukhopadhyay	Renuka Infra Telecom Private Limited-4.08833 Dec
2	Shri Anjan Mukherjee	Renuka Infra Telecom Private Limited-4.08833 Dec
3	Shri Sudip Mukherjee	Renuka Infra Telecom Private Limited-4.08833 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Shri Devasish Mukhopadhyay	Renuka Infra Telecom Private Limited-973.33333333 Sq Ft
2	Shri Anjan Mukherjee	Renuka Infra Telecom Private Limited-973.33333333 Sq Ft
3	Shri Sudip Mukherjee	Renuka Infra Telecom Private Limited-973.33333333 Sq Ft

On 16-02-2022

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 2,20,48,212/-

Amitava Ghosal

Amitava Ghosal
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SEALDAH
South 24-Parganas, West Bengal

On 21-02-2022

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

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 4B (g) of Indian Stamp Act 1899.

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

Presented for registration at 11:11 hrs on 21-02-2022, at the Office of the A.D.S.R. SEALDAH by Shri Devasish Mukhopadhyay Alias Shri D Mukhopadhyay, one of the Executants

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

Execution is admitted on 21/02/2022 by 1. Shri Devasish Mukhopadhyay, Alias Shri D Mukhopadhyay, Son of Late Jnan Ranjan Mukherjee, Raghunath Sayer, Boro Kalitala, P.O: Bishnupur, Thana: Bishnupur, , Bankura, WEST BENGAL, India, PIN - 722122, by caste Hindu, by Profession Business, 2. Shri Anjan Mukherjee, Son of Late Jnan Ranjan Mukherjee, 8A, Wozzir Choudhury Road, P.O: Ultadanga, Thana: Ultadanga, , South 24-Parganas, WEST BENGAL, India, PIN - 700067, by caste Hindu, by Profession Business, 3. Shri Sudip Mukherjee, Son of Late Jnan Ranjan Mukherjee, Raghunath Sayer, Boro Kalitala, P.O: Bishnupur, Thana: Bishnupur, , Bankura, WEST BENGAL, India, PIN - 722122, by caste Hindu, by Profession Business

Indetified by Sukumar Sen, , , Son of Late Meghnad Sen, T/7H/1, Kalimuddin Lane, P.O: Beadon Street, Thana: Maniktala, , South 24-Parganas, WEST BENGAL, India, PIN - 700006, by caste Hindu, by profession Business

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

Execution is admitted on 21-02-2022 by Shri Sourav Dutta, Director, Renuka Infra Telecom Private Limited (Others), 12/1, Ariff Road, City:- Not Specified, P.O:- Ultadanga, P.S:-Ultadanga, District:-South 24-Parganas, West Bengal, India, PIN:- 700067

Indetified by Sukumar Sen, , , Son of Late Meghnad Sen, T/7H/1, Kalimuddin Lane, P.O: Beadon Street, Thana: Maniktala, , South 24-Parganas, WEST BENGAL, India, PIN - 700006, by caste Hindu, by profession Business

Execution is admitted on 21-02-2022 by Shri Shyamal Kumar Dutta, , Shri Shyamal Dutta Director, Renuka Infra Telecom Private Limited (Others), 12/1, Ariff Road, City:- Not Specified, P.O:- Ultadanga, P.S:-Ultadanga, District:-South 24-Parganas, West Bengal, India, PIN:- 700067

Indetified by Sukumar Sen, , , Son of Late Meghnad Sen, T/7H/1, Kalimuddin Lane, P.O: Beadon Street, Thana: Maniktala, , South 24-Parganas, WEST BENGAL, India, PIN - 700006, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,021/- (B = Rs 1,000/- .E = Rs 21/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 1,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 17/02/2022 2:44PM with Govt. Ref. No: 192021220186710641 on 17-02-2022, Amount Rs: 1,021/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0BNQNBZ0 on 17-02-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,021/- and Stamp Duty paid by Stamp Rs 500/-
by online = Rs 39,521/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 1771, Amount: Rs.500/-, Date of Purchase: 09/02/2022, Vendor name: A Mukherjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 17/02/2022 2:44PM with Govt. Ref. No: 192021220186710641 on 17-02-2022, Amount Rs: 39,521/-, Bank
State Bank of India (SBIN0000001), Ref. No. IK0BNQNBZ0 on 17-02-2022, Head of Account 0030-02-103-003-02

Amitava Ghosal

Amitava Ghosal
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SEALDAH
South 24-Parganas, West Bengal



Government of West Bengal

Office of the A.D.S.R. SEALDAH, District: South 24-Parganas

W.B. FORM NO. 1504

Query No / Year	16063000518371/2022	Serial No/Year	1606000912/2022
Transaction id	0000613541	Date of Receipt	21/02/2022 11:48AM
Deed No / Year	I - 160600900 / 2022		
Presentant Name	Shri Devasish Mukhopadhyay		
Land Lord	Shri Devasish Mukhopadhyay, Shri Anjan Mukherjee, Shri Sudip Mukherjee		
Developer	Renuka Infra Telecom Private Limited		
Transaction	[0110] Sale, Development Agreement or Construction agreement		
Additional Transaction	[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 1,00,000/-]		
Total Setforth Value	Rs. 2/-	Market Value	Rs. 2,20,48,212/-
Stamp Duty Paid	Rs. 500/-	Stamp Duty Articles	48(g)
Registration Fees Paid	Rs. 0/-	Fees Articles	
Standard User Charge	618/-	Requisition Form Fee	50/-
Remarks			

Stamp Duty Paid (Break up as below)

By Stamp					
Stamp Type	Treasury or Vendor	Treasury or Vendor Name	Stamp Serial No	Purchase Date	Amount in Rs.
Impressed	Vendor	A Mukherjee	1771	09/02/2022	500/-

Other Fees Paid (Break up as below)

By Cash		Amount in Rs.
Standard User Charge		618/-
Requisition Form Fee		50/-

*Total Amount Received by Cash Rs. 668/-

(Amitava Ghosal)
ADDITIONAL DISTRICT
SUB-REGISTRAR

आयकर विभाग भारत सरकार
INCOME TAX DEPARTMENT GOVT. OF INDIA



D MUKHOPADHYAY
GYAN MUKHOPADHYAY
22/11/1958

Permanent Account Number
CLZPM4364P


Signature



Gyan Mukhopadhyay

 <p> देवशिख मुखोपाध्याय Devasish Mukhopadhyay जन्मदिनांक/DOB: 22/11/1956 लिंग/ GENDER: MALE </p> <p> 8724 5391 8687 VID: 9196 6924 6994 3391 </p> <p>आत्मनः आश्रय, आत्मनः परिचय</p>	 <p> देवशिख मुखोपाध्याय Devasish Mukhopadhyay of India </p> <p> पता: पिन: प्रसांत मुखोपाध्याय, 5/0 ग्यान मुखोपाध्याय, बंगाल राज्य सरकार/State: बिष्णुपुर (म), बंगाल, पिनकोड - 722122 </p> <p> Address: CID: Prasanta Mukherjee, S/O Gyan Mukhopadhyay, Raghunath Sayer Barakallata, Bishnupur (m), Bankura, West Bengal - 722122 </p> <p> 8724 5391 8687 VID: 9196 6924 6994 3391 </p>
---	---

Devasish Mukhopadhyay

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ANJAN MUKHERJEE

JNAN RANJAN MUKHERJEE

15/01/1962

Permanent Account Number
BGVPM5234N

Anjan Mukherjee

Signature



22090010

Anjan Mukherjee-



भारत सरकार
GOVERNMENT OF INDIA



Anjan Mukherjee
Date of Birth/DOB: 15/01/1962
Male/ MALE

Mobile No: 9804996407



6840 9423 5230

मेरा आधार, मेरी पहचान



आधार

Address :

S/O: Late Jnan Ranjan Mukherjee, 6/A, WOODS
CHOWDHURY STREET, PS-ULTADANGA, NEAR
KOLKATA RAILWAY STATION, Uladanga Main Road,
Kolkata,
West Bengal - 700067

भारत सरकार
GOVERNMENT OF INDIA
भारत सरकार
GOVERNMENT OF INDIA



1847
1900 300 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1847,
Bangalore-560 901

Anjan mukherjee

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SUDIP MUKHERJEE
JNANRANJAN MUKHERJEE
12/02/1965
Permitter's Account Number
AVHPM9023H



Sudip Mukherjee
Signature

Sudip Mukherjee.



ভারত সরকার

Unique Identification Authority of India

ভারত সরকার

ভারত সরকার / Enrollment No.: 1058/33015/09212

To
 সুদীপ মুখার্জী
 SUDIP MUKHERJEE
 RAGHUNATHSAYER
 BARAKALITALA BISHMUPUR
 Bishnupur
 Bishnupur
 Bishnupur Bankura
 West Bengal 722122

30/10/2013
62026132



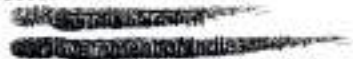
MN520261324FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

8031 9933 8748

আধার - সাধারণ মানুষের অধিকার



সুদীপ মুখার্জী
 SUDIP MUKHERJEE
 পিতা : জ্ঞানরঞ্জন মুখার্জী
 Father : Jnanranjan Mukherjee
 জন্মতারিখ / DOB : 12/02/1985
 লিঙ্গ / Male



8031 9933 8748

আধার - সাধারণ মানুষের অধিকার

Sudip Mukherjee

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT OF INDIA



ई-आयकर सेवा संख्या कार्ड
e-Return/Account Number Card
AAICR3648E

नाम/ Name

RENUKA INFRA TELECOM PRIVATE LIMITED

परिचय/ PAN No. / TIN No.
Date of Incorporation/Registration

21/06/2017

उप कार्ड के बारे में/For any queries regarding this card, please contact:-
आयकर सेवा संख्या कार्ड, एन एच सी एन,
3rd फ्लोर, मूव्वा स्टडींग,
प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कॉलोन, नैर डीप बंगला चौरा,
फ़ेज - 4/1/016.

If this card is lost / someone's card is used / found,
please inform / return to:-
Income Tax PAN Services Unit, NEDU,
3rd Floor, Muvva Staging,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chauru,
Phase - 4/1/016.
Tel: 91-20-2721 0660, Fax: 91-20-2721 1001
e-mail: rntinfo@rediffmail.com

RENUKA INFRA TELECOM PVT. LTD.

Sunsa0 Dutt

Director

RENUKA INFRA TELECOM PVT. LTD.

Shankar Om.

Director

जायकर विभाग
 INCOME TAX DEPARTMENT
 SOURAV DUTTA
 SHYAMAL DUTTA
 16/04/1991
 Provisional Account Number
 BUBPD0907K
 Sourav Dutta
 16/04/1991

भारत सरकार
 GOVT OF INDIA




Sourav Dutta

भारतीय राजस्व सेवा का अधिकारी / अधिकारी
 आयकर विभाग, भारत सरकार
 आयकर सेवा केंद्र (आयकर) सी. 16/04/1991/क
 (आयकर) सी. 16/04/1991/क
 पुणे - 411 016

Collection of Tax/Income Tax Officer in Charge
 Income Tax Officer in Charge
 Income Tax PAN Service (A) 16/04/1991
 16/04/1991, Survey No. 9208
 Model Colony, Near Deep Housing Club,
 Pune - 411 016

Tel: 020-2611 4100, 2611 4101
 e-mail: tax@india.gov.in



ভারত সরকার
Unique Identification Authority of India
Government of India

অধিকাৰপত্ৰিকা আই ডি/Enrollment No.: 1040/20027/06148

To
শৌৰভ দত্ত
SOURAV DUTTA
D-2/11 VII-M HOUSING CO OP SOC 26/1
ULTADANGA MAIN ROAD
Ultadanga Main Road S.O
Ultadanga Main Road Kolkata
West Bengal 700067

17/11/2012
M443953



MN154433053DF



আপনার আধাৰ সংখ্যা/ Your Aadhaar No. :

9110 1192 0583

আধাৰ - সাধাৰণ মানুহৰ অধিকাৰ



ভাৰত সরকার
GOVERNMENT OF INDIA



শৌৰভ দত্ত
SOURAV DUTTA
পিতা : শ্যামল দত্ত
Father : SHYAMAL DUTTA
জন্ম বৰ্ষ / Year of Birth : 1991
পুৰুষ / Male



9110 1192 0583

আধাৰ - সাধাৰণ মানুহৰ অধিকাৰ

Sourav Dutta

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SHYAMAL KUMAR DUTTA
SUDHIR DUTTA

08/10/1957

Permanent Account Number
AGUPD9371P



[Signature]

Shankar am.



ভারত সরকার
Government of India



নাম / Name
SHYAMAL DUTTA
সংখ্যা / UID: 06/19/05/7
পুং / Male

17/10/2012

8545 7307 1407

আমার আধার, আমার পরিচয়

Shyamal Dutta



ভারতীয় পরিচয় পরিষেবা কর্তৃক
Issued by Identification Authority of India



স্বাক্ষর: S/O সুভাষ দত্ত, সি 2011 এ 5ম ফ্লোর (কোম্পানি ভেদে), 2011
উল্টাদাঙ্গা মেইন রোড, উল্টাদাঙ্গা মেইন রোড, কলকাতা, পশ্চিম
বঙ্গ, 700067

Address: S/O Sudhir Dutta, C-2011 V/II-M
HOUSING CO OP SOC, 2011 ULTADANGA
MAIN ROAD, Ultadanga Main Road, Kolkata,
West Bengal, 700067



8545 7307 1407



1947



help@uidai.gov.in



www.uidai.gov.in



सत्यमेव जयते



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
ভারত সরকার
Unique Identification Authority of India
Government of India

পঞ্জীয়ন নং / Enrollment No. : 1040/20345/42856

03/12/2013

To
Sukumar Sen
কুমার সেন
T17H1
KALIMUDDIN LANE
Baidon Street
Baidon Street, Kolkata
West Bengal - 700006



KL597883665FT
69788366



আপনার আধার সংখ্যা / Your Aadhaar No. :

4063 7124 7902

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

Government of India

কুমার সেন

Sukumar Sen

পিতা : মেঘনাদ সেন

Father : Meghnad Sen

জন্ম তারিখ DOB : 09/08/1975

পুল / Male



4063 7124 7902



Sukumar Sen

আধার - সাধারণ মানুষের অধিকার

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1606-2022, Page from 29090 to 29168

being No 160600900 for the year 2022.



Digitally signed by AMITAVA GHOSAL
Date: 2022.02.23 13:41:31 +05:30
Reason: Digital Signing of Deed.

Amitava Ghosal

(Amitava Ghosal) 2022/02/23 01:41:31 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SEALDAH
West Bengal.

(This document is digitally signed.)