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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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Condition of the stamp is subject to
 registration, this agreement is void and
 invalid if the stamp is not registered
 with the Registrar of Stamps.

District Registrar-IR
Alipore, South 24-parganas

15 DEC 2022

THIS DEVELOPMENT
15th
AGREEMENT is made on this the day of December 2022.

BETWEEN

(1) RITA GHOSH, (PAN NO. AWHPG9003E, AADHAAR NO. 4861 4551 6361) wife of Late Bidyut Kumar Ghosh by occupation – Housewife
 (2) DEBAJYOTI GHOSH, (PAN NO. BWFPG1307N, AADHAAR NO. 7462 2302 5173) son of Late Bidyut Kumar Ghosh by occupation – Service (3) PRARTHANA GHOSH, (PAN NO. BKCPG2746Q, AADHAAR NO. 2026 3367 9049), wife of Santanu Gurey daughter of Late Bidyut Kumar Ghosh by occupation – Housewife (4) RITA PAIN, (PAN NO. AQSP0989R, AADHAAR NO. 2177 9258 4316) wife of Late Pranab Kumar Pain daughter of Late Kamal Kumar Ghosh by occupation – Housewife , (5) SHYAMAL KUMAR GHOSH @ GHOSE, (PAN NO. AVEPG4054H, AADHAAR NO. 8316 7531 9121) son of Late Bimal Kumar Ghosh by – occupation Business (6) RINA GHOSH, (PAN NO. AVEPG4055G , AADHAAR NO. 4945 8662 6357) wife of Late Uttam Ghosh by Occupation – Housewife (7) HENA GHOSH, (PAN NO. ASSPG7085R , AADHAAR NO. 3384 7843 0084) wife of Asoke Kumar Ghosh and both daughters of Late Bimal Kumar Ghosh by occupation – Housewife , all by faith Hindu, by Nationality Indian, all are residing at 139, Raja Rajendra Lal Mitra Road, Post and Police Station Beliaghata Kolkata:- 700010, hereinafter called and referred as the "OWNERS" (Which terms or expression shall unless excluded by1 or repugnant to the subject or context be deemed to mean and include their respective legal heirs, executors, administrators, legal representatives and assigns) of the FIRST PART.

M/'S. MERIT CONSTRUCTION AND DEVELOPERS, having office at 65, Raja Rajendra Lai Mitra Road, Post office K G Bose Sarani and Police Station Beliaghata Kolkata:- 700085 represented by its' Partners (1) DEBABRATA

BISWAS, (PAN BLFPB0332P, AADHAAR NO.5483 7087 7408)

son of Tapan Biswas of 54/B, Raja Rajendra Lal Mitra Road, Post K.G. Bose Sarani and Police Station Beliaghata Kolkata:- 700085

(2) GOPAL CHANDRA GHANDA, PAN ABZPC533J), AADHAAR NO.3566-6524-779) son of Dotal Chandra Chanda-of 58A, Raja

Rajendra Lal Mits Road, P.O-K.G Bose Sarani and Police Station Beliaghata Kalkate: 700085 **(3) RAJU CHANDRA, (PAN-**

ALBPC3510H, AADHAAR NO.3835 4908 1426) son of Sri Kartick Chandra, by Faith Hindu, By Nationality Indian residing

at 129/2A, Raja Rajendra Lal Mitra Road, Post K.G. Bose Sarani and Police Station Beliaghata Kolkata:- 700085 **(4) JAGANNATH**

BISWAS, (PAN AEEPB 2369H, AADHAAR NO.6073 0822 4567)

son of Late Kartick Chandra Biswas, residing at 36, Latafat Hossain Lane, Post K.G. Bose Sarani and Police Station -

Beliaghata, Kolkata - 700 085, all are by faith Hindu by Occupation Business, by Nationality Indian hereinafter called and

referred to as the "**DEVELOPER**" (which terms or expression shall unless excluded by or repugnant to the subject or context be

deemed to mean and include its legal heirs, executors, successors -in-office, administrators, legal representatives and assigns) of the

OTHER PART.

WHEREAS one Gopal Chandra Ghosh the father of Rakhal Chandra Ghosh (since deceased) has been the rayat, who

was governed by Dayabhaga School of Hindu Law and seized and possessed of and well sufficiently entitled to a dwelling

house, brick built, measuring and hereditaments, tenements in respect of landed property measuring 3 Cottahs 14

Chittacks 0 sq. ft. (more or less) presently premises No. 139, Raja Rajendra Lal Mitra Road, Post and Police Station Beliaghata

Kolkata:- 700010, during British rule of pre independent

period of undivided India.

AND WHEREAS the said Rakhai Chandra Ghosh died and his pre-deceased wife leaving behind their only son Pashupati Charan Ghosh @ Pashupati Ghose who devolved upon the schedule property measuring 3 Cottahs 14 Chittacks 0 sq. ft. (more or less) presently premises No. 139, Raja Rajendra Lal Mitra Road, Kolkata:- 700010 the Schedule hereunder.

AND WHEREAS the said Pashupati Charan Ghosh @ Pashupati Ghose during the course of enjoyment and living in respect of his residential Unit, heavenly adobe on 28/09/1962 leaving behind his two sons namely Kamal Kumar Ghosh & Bimal Kumar Ghosh and executed a "WILL" which has been duly probated under Act. 39 being Case No. 1, of 1963 before the District Delegate court at Alipore, became absolute lawful Owners in respect of landed property measuring 3 Cottahs 14 Chittacks 0 sq. ft. (more or less) presently premises No. 139, Raja Rajendra Lal Mitra Road, Post and Police Station Beliaghata Kolkata:- 700010 by virtue of the said WILL since probated.

AND WHEREAS the said Kamal Kumar Ghosh son of Late Pashupati Charan Ghosh died intestate on 05.11.2001 leaving behind his wife Archana Ghosh two sons Dipak Kumar Ghosh and Bidyut Kumar Ghosh @ Bidyut Ghosh and one married daughter Rita Pain having undivided 1/4th share each as legal heirs and successors in respect of 3 Cottahs 14 Chittacks 0 sq. ft (more or less), thereafter the said Archana Ghosh died intestate on 04.03.2004, Hence the said undivided 1/4 th share devolved upon her sons and daughter accordingly i.e. 1/3th share each. The said Dipak Kumar Ghosh died intestate on 16.01.2005 as bachelor and

as such the said $1/3^{\text{rd}}$ share devolved upon his brother Bidyut Kumar Ghosh @ Bidyut Ghosh and one sister Rita Pain as joint absolute owners jointly $1/2^{\text{th}}$ share each.

AND WHEREAS the said Bidyut Kumar Ghosh @ Bidyut Ghosh died intestate on 21.11.2018 leaving behind his wife Rita Ghosh one son Debajyoti Ghosh and one married daughter Prarthana Ghosh having $1/3^{\text{rd}}$ share each of $1/2^{\text{nd}}$ share as legal heirs and successors in respect of schedule property. Hence Rita Ghosh, Debajyoti Ghosh, Prarthana Ghosh, and Rita Pain alias Pain as joint owners in respect of the schedule property. Be it mentioned here categorically and emphatically that Rita Pain has become $1/2$ Share of the impugned lot 'A' property and the remaining $1/2$ share shall be entitled to Rita Ghosh, Debajyoti Ghosh and Prarthana Ghosh respectively.

AND WHEREAS the said Bimal Kumar Ghosh son of Late Pashupati Charan Ghosh died intestate on 17.11.1981 leaving behind his wife Pratima Ghosh one son Shyamal Kumar Ghosh @ Ghose and two married daughter Rina Ghosh and Hena Ghosh having $1/4^{\text{th}}$ share each as legal heirs and successors in respect of schedule property. Thereafter Pratima Ghosh died intestate on 21.05.2016 as such her share devolved upon the aforesaid heirs and successors namely SHYAMAL KUMAR GHOSH @ GHOSE and two married daughter Rina Ghosh and Hena Ghosh having $1/3^{\text{rd}}$ share equally out of $1/4^{\text{th}}$ Share. Hence Rita Ghosh, Debajyoti Ghosh, Prarthana Ghosh, and Rita Pain and on the other part SHYAMAL KUMAR GHOSH @ GHOSE and two married daughter Rina Ghosh and Hena Ghosh being the joint owners in respect of the schedule property.

AND WHEREAS the said property has been mutated being premises No. 139,

Raja Rajendra Lal Mitra Road, Being Assessee No 110351901032 Kolkata:-
700010 and thereafter constructed structure thereon at the costs of the Owners
and possessing and enjoying peacefully therein.

Rita Ghosh

AND WHEREAS the land owners herein for their better enjoyment they are
jointly executed and registered a Deed of partition which was registered at
A.D.S.R. ... *III Ali...* recorded in Book no.1, being Deed no. 19,215 for the
date and year of 2022 and in that partition Deed the first party namely
Rita Ghosh, Debajyoti Ghosh, Prarthana Ghosh, and Rita Pain mentioned
therein and Shyamal Kumar Ghosh @ Ghose, Rina Ghosh and Hena Ghosh are
mentioned therein as a second party.

AND WHEREAS the said Rita Ghosh, Debajyoti Ghosh, Prarthana Ghosh, and
Rita Pain, Shyamal Kumar Ghosh @ Ghose, Rina Ghosh and Hena Ghosh
collectively and unanimously decided due to lack of knowledge of modern
Architect and Taste and experience to develop multi-storied building upon plot
of land at the own cost and expenses of the Developer in accordance with the
building plan sanctioned from the Kolkata Municipal Corporation and the
Owners have agreed and accepted the said proposal of the Developer. Hence
both parties abide by this Development Agreement.

**NOW THIS AGREEMENT WITNESSETH IT IS HEREBY AND HEREINAFTER AGREED
BY AND BETWEEN THE PARTIES AS FOLLOWS:-**

ARTICLE-I: DEFINITIONS

Unless in this presents it is repugnant or inconsistent with:-

1. OWNERS:- Shall mean the Rita Ghosh, Debajyoti Ghosh, Prarthana Ghosh,

and Rita Pain, Shyamal Kumar Ghosh @ Ghose Rina Ghosh and Hena Ghosh (Which terms or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective legal heirs, executors, administrators, legal representatives and assigns).

2. DEVELOPER:- Shall mean **M/S. MERIT CONSTRUCTION AND DEVELOPERS**, having office at 65, Raja Rajendra Lal Mitra Road, Post K G Bose Sarani and Police Station Beliaghata Kolkata.- 700085 represented by its' Partners (1) Debabrata Biswas, son of Tapan Biswas of 54/B, Raja Rajendra Lal Mitra Road, Post K G Bose Sarani and Police Station Beliaghata Kolkata.- 700085 (2) Gopal Chandra Chanda, son of Dulal Chandra Chanda of 58A, Raja Rajendra Lal Mitra Road, Post K G Bose Sarani and Police Station Beliaghata Kolkata.- 700085 (3) Raju Chandra, son of Sri Kartick Chandra, by Faith Hindu, By Nationality Indian residing at 129/2A, Raja Rajendra Lal Mitra Road, Post K.G. Bose Sarani and Police Station Beliaghata Kolkata:- 700085 (4) Jagannath Biswas, son of Late Kartick Chandra Biswas, residing at 36, Latafat Hossain Lane, P.O. K G Bose Sarani, Police Station - Beliaghata, Kolkata - 700 085.
3. SAID LAND :- Shall mean ALL THAT piece or parcel of land, measuring 3 Cottahs 14 Chittacks 0 sq.ft. (more or less) being premises No. 139, Raja Rajendra Lal Mitra Road, Post and Police Station Beliaghata Kolkata:- 700010.
4. ENGINEER:- Shall mean the qualified Person to be appointed by the Developer during the material time of-construction of the proposed building or process or progress whatsoever may be appointed by the Developer.
5. BUILDING:- Shall mean multi storied building to be constructed upon the said land of the Premises No. 139, Raja Rajendra Lal Mitra Road, Post Beliaghata and Police Station Beliaghata Kolkata:- 700010.

6. COMMON EXPENSES:- Shall mean and include the cost of operating, up-keeping and maintaining as and when required the common services and facilities of the building and shall include all taxes, charges, salaries, premiums and other expenses payable in respect thereof or incidental thereto as fully described in the Fifth Schedule hereunder written, after completion the building in all respect including C.C. (Completion Certificate).
7. UNDIVIDED SHARE:- Shall mean that the undivided variable and impartible proportionate share in the land attributable and allocable to the said unit to be determined in relation to the area of the respective unit.
8. PLAN :- Shall mean the plan to be sanctioned by the Kolkata Municipal Corporation in the name of the Owners but at the cost of the Developer and other statutory variation including such modification or variations therein as may be required to be made or directed by the said Kolkata Municipal Corporation and agreed upon by the Owners.
9. TRANSFER :- With its grammatical variations shall include a transfer by possession and by other means adopted for effecting what is understood as a transfer for flat/unit Garage/Car Parking Space in multi-storied building to the intending purchaser or purchasers from the allotments of the Owner and Developers or nominee or nominees of the Developer.
10. TRANSFEREES :- Shall mean the purchaser to whom any flat, other space in the said building will be transferred by way of deed of Conveyances.
11. DEVELOPMENT AGREEMENT :- Shall mean this agreement between the

Owners and Developer in respect of First Schedule mentioned property and construction of building thereon with terms and conditions embodies hereto.

12. UNITS :- Shall mean any flats, garages, rooms and other common areas within Multi-storied building on or at the said premises, each of them being part thereof, in Fact.

ARTICLE-II

OWNER'S ALLOCATION: Owner's Allocation: 50% share consisting of several self-contained residential Flats in the proposed Multistoried building upto G+4 standard along with common services and facilities attached thereto. Further the Developer shall provide shifting facility and charges to the Owners until and unless Owners' Allocation shall be handed over in the new building. The Developer shall also pay the monthly rent to provide the owners for their residential purpose in the same vicinity as far as practicable. **Be it mentioned here that if the Developer will construct any further floor as per revised Sanctioned Building Plan then the Owners will also be entitled to get 30% (Thirty percent) of the proposed newly added structure and the Developer will be entitled to get 70% (Seventy percent) of the proposed newly added structure. For this newly added proposed structure if made by the Developer then the Owners shall not bear any cost of such increased area. But ultimately the roof which shall remain be enjoyed and the ultimate roof right will be enjoyed, seized and possessed by all the flat owners.**

Be it also noted that at the time of determination of the owners allocation the Developer will execute a Supplementary Agreement in favour of the land owners for their allocation wherein it will be mentioned in respect of the

measurement of the flat area , Floor , side etc . as soon as the sanctioned plan is obtained . It may be noted here that allocation of flats , shops , garages etc. shall be made after discussion across the table by all parties . It shall be made by the protecting the in court of all concern .

The Tenants and/or Owners shall be provided with shifting facility during the construction period and shall allocated in Owners' Allocation more fully described in schedule "B" hereunder.

The Developer shall pay Rs.5,00,000/- Rupees (Five Lakhs) only refundable money at the time of execution of this Development Agreement and Development Power of Attorney and balance Rs.25,00,000/- Rupees (Twenty Five Lakhs) only refundable money at the time of obtaining sanction plan and vacant possession of the schedule premises accordingly; the said money to be refunded on or before handing over Owners' Allocation in the new building.

DEVELOPER'S ALLOCATION: 50% share consisting of self contained residential Flat in the proposed building along with common services and facilities attached thereto with right to sale and transfer Developer's Allocation except owners allocation to any third Party against consideration by the strength of „ Development Power of Attorney more fully described in schedule ^{THIRD} hereunder. The developer shall have right to amalgamate the adjacent plot of the premises for with the Owners have irrevocable consent thereto.

ARTICLE - III: BUILDING

1. The Building so to be constructed shall of good standard quality building

materials and workmanship under supervision of qualified engineer. No substandard materials shall be used, and all such specifications, materials, fixtures and fittings shall be approved of and/or certified by Engineer.

2. Subject to approval of the Developer the approval of the quality of the materials by qualified Engineer as shall be engaged by the Developer shall be final and binding between the parties hereto, the materials in no case being of inferior/low quality so that the proposed building suffered from any damage which are to be strictly followed .

3. The Developer shall install and erect in the said multi-storied building at their own cost and expenses, soil test pumps for safely and discretion of wall storage tank, overhead reservoirs and until permanent electric connection is obtained temporary electric connection as well as transformer at its cost which shall be provided together with other facilities as are required to be provided in the building having self-contained flats, Garage spaces and other spaces constructed for sale of flats.

4. The Developer shall be authorized by the Owners to get sanction, and obtain in the name of the Owners 'so far shall be necessarily for obtaining quota entitlements of cement, steel, bricks and other building materials for construction of the building and shall similarly apply for and obtain temporary and permanent connections of Water, Electricity, Drainage Sewerage etc. to the said building and other facilities required for construction or enjoyment of the building. The Owners herein shall execute Development Power of Attorney in favour of the Developer herein which shall be registered in Book - I.

5. The Developer shall at his own cost and expenses and without creating any financial or other liability upon the Owners and the "said property" shall carry on the following acts as necessary time to time.

6. The Developer hereby agree and covenant with the Owners not to do any act deed or thing whereby the Owners are prevented from enjoying or selling/assigning and/or disposing of any of the portion within the Owner's allocation in the building.

7. It is agreed that in the event of any damage or injury arising out of accidents resulting from carelessness of the workmen or others victimizing such workmen or any other persons whatsoever or causing any harm to the property or human casualty during the course of construction of the multi- storied building the Developer shall bear all the responsibility and liability thereof. The Owners are herein shall indemnify from all claims, damages, rights and actions in respect of such eventualities.

8. That the Owners shall not be responsible for any Income tax and any other taxes in respect of the Developer's allocation in the proposed building.

9. Developer hereby declares that the Developer shall obtain sanction building plan and shall be completed the entered project within 24 month. Be it mentioned here that after obtaining vacant khas position of the entire premises, the actual process of construction work shall be started, and after completion of the building, he developers shall make arrangement for obtaining completion certificate from Kolkata Municipal Corporation within **12 months from the date**

of completion of the project . If due to unavoidable circumstances the buildings could not be completed within the stipulated time in that event, time will be extended for 06 months, if require the time limit shall be extended another 6 months if the situation compelled in doing so.

10. That the Developer shall arrange for shifting and bear the costs towards rents/license fees for the Owners save and except electric consumption charges and maintenances charges assessed therein.

11. The Developer shall serve notice to the Owners by registered post with AD, and also by hand delivery to take khas peaceful vacant possession of Owner's allocation in fully completed condition as per Schedule work after obtaining completion certificate from Kolkata Municipal Corporation before disposing any other portion of the building.

ARTICLE-V: OWNERS' OBLIGATIONS

1.The Owners shall pay all outstanding dues (if there be any) payable in respect of the said land till the date of execution of this development agreement.

2.The Owners have agreed to hand over vacant peaceful khas possession of the actual portion within the occupation of the Owners to temporary accommodation (to be arranged and bear all the cost including rents, license fees for entire period of temporary accommodation by the Developer) after obtaining sanctioned plan from the Kolkata Municipal Corporation by the Developer and getting information from the Developer in this regard in writing.

3. The Owners herein have agreed to sign the building plan, to be prepared by the Engineer appointed by the Developer for submission the same to the Kolkata Municipal Corporation for necessary sanction, The Owners herein has authorise the Developer to do and perform all works and to sign all papers and documents including the building plan as would be necessary for sanction of the building plan, by executing necessary Registered Development Power of Attorney or any indenture relating to the same in favour of the Developer.

4. Subject to proceeding clauses, the Owners hereby grant exclusive license and permission to the Developer to construct, erect and complete the proposed building on the said land in accordance, with the sanctioned building plan.

5. The Developer shall at their own cost, for and on behalf of the Owners herein shall submit the building plan before the Kolkata Municipal Corporation, appropriate Government and/or other authorities for sanction or approval of the plan required for the construction of the building or for the premises, and peruse the same time to time. The Developer shall comply with all changes to be made in the building plan as shall be required by the Kolkata Municipal Corporation and other statutory authority, being Government or other authorities as aforesaid, and as required for any sanction, permission, clearance as aforesaid subject to Owner's approval before submission to the Kolkata Municipal - Corporation or other statutory body.

6. The Developer shall be entitled to erect and/or construct of the proposed building and with the rights to transfer or otherwise deal with or dispose of the same only in respect of Developers allocation only after service of notice by

registered post with A/D. And also by hand for delivery or to take khas peaceful vacant possession to the Owners in respect of Owners' allocation in respect flat in fully completed condition in all respect as per schedule work) and the Owners shall not in any way interfere with or disturb quiet and peaceful possession of the Developer's allocation, mentioned as aforesaid further shall refund the refundable advance before taking possession if delayed the Developer shall every right to claim compensation and damages which binding upon the Owners . Categorically that the aims and objects of be it mentioned here that the Developer would be in priority basis to render peaceful vacant possession to the owners on their own allocation.

7. The Owners herein shall execute a registered Development Power of Attorney- authorizing the Developer herein to appoint Engineer, Labour and to obtain Electricity, Water, Sewerage, Drain from the Kolkata Municipal Corporation and CESC and right to sign any agreement for sale, Deed of Conveyance or Conveyances to transfer of the Developer allocation within the building to intending purchaser or purchasers who is nominated by the Developer herein and also to appoint Advocates in any court of law.

8.The Owners hereby agree and covenant with the Developer not to cause any interference or hindrance in the construction work of the said building on the said plot of land if the Developer do the same strictly following the terms of the agreement.

9.The Owners hereby agree and covenant, with the Developer not to sale, let out, grant, lease, mortgage, encumber, and or charge the said plot of land or any

portion thereof till the existence of this agreement.

10. That the Owners undertake that during the continuance of this agreement they shall not enter into any Development or Sale agreement with any Third Party in respect of the said lands or any part thereof on any grounds whatsoever.

11. The land Owners shall not be entitled to claim any amount of sale proceeds of the Developer's allocated portion mentioned above nor shall be entitled to claim any aforesaid amount of sale proceeds from intending purchaser or purchasers of Developer's allotted portion as they be received by the Developer herein as constituted Attorney of the Owners herein, and the Owners shall not be entitled to claim any portion thereof except the Owners allocation mentioned hereinabove.

12. The Developer shall be entitled to fix sign board, Glow sign etc. on the said property, for advertisement, and insertions in news papers and other advertising media, both the parties herein stated jointly choose a name of the new multi storied building.

13. It is agreed that the Developers shall be entitled to enter into any agreement for sale in respect of Developer's allocation to different prospective buyers and simultaneously sell out those portions, flats, garages and other spaces to the prospective buyers against such monetary consideration which shall be determined solely by Developer in which the land Owners shall not interfere in any manner whatsoever, purposes of execution of the Deed of Conveyance or

Conveyances in respect of the different portion of Developer's allocation in favour of different buyers. However the Developer shall approve the Owners each and every writings which are permissible in the eye of Law .

14. That if there is no fault and/or violation of this agreement by the Developer the Owners shall not be entitled to repudiate, rescind, and/or cancel this Development Agreement and the registered general power of attorney.

15. The Developer has inspected all relevant documents related to the property of the Owners and has, made necessary searches and the Developer is satisfied about the good and marketable title of the Owners in the First schedule mentioned property.

16. Owners hereby undertake that they shall join to execute agreements for sale, and Deed of Conveyance and/or Conveyances in favour of the intending purchaser or Purchasers who is/are nominated by the Developer of such transfer sale of flats, garage and others spaces in respect of the Developer's allocation and the Developer shall also join as necessary parties to the said Deed or Deeds. Similarly the Developer shall sign in any deed or deeds as per request of the Owners in respect of Owners' allocation.

17. The Owners and or Purchaser (s) as the case may be shall be liable to pay K.M.C. taxes & other taxes and imposition for their respective allocation from the date of receipts of peaceful vacant Khas possession in the newly constructed building .

ARTICLE-VI DEVELOPERS RIGHT

1. The Developer will held possess the said plot of land as exclusive License and shall have full and absolute authority to construct the building on the said plot of land as per building plan so to be sanctioned by the Kolkata Municipal Corporation.
2. If any amendment or modification is to be required in the said building plan, the same shall be done by the Developer at their own cost and expenses on behalf of the Owners and the Developer will pay and bear all fees including Engineer's fees required to be paid or deposited, for such amendment and/or modification of the building plan but the Owners will not be prejudiced for the same amendment or modification.
3. The Developer shall be entitled to enter into Agreement with the intending purchaser or purchasers for the purpose of selling their allotted portion mentioned above and shall settle terms with the prospective buyers of the flats/units etc. and the Owners join and/or sign through registered Attorney being the Developer herein and execute the said Agreement for Sale of flats as necessary parties without making any objection to enable the Developer to sell their allotted portion with the proportionate share in the land to the said intending buyers according to the Law of land.
4. The Developer shall also be entitled to accept money towards consideration money of the flats/units, from the prospective buyers in respect of Developer allocated portion at his risk and proportionate share in the land of the said premises, flats and Garage spaces as referred to as the Saleable area and can issue receipt in their names or their firm acknowledging such receipts in terms of this agreement without making liable or accountable the Owners for

the same at any point of time.

5. All the documents such as Agreement for sale and Deed of Conveyance or any other deeds or things should be made by the Developer's nominated Advocate. Necessary costs shall be borne by the intending purchaser/s for such purpose .

ARTICLE-VII MISCELLANEOUS

1. It is understood that from time to time to facilitate the construction of the building by the Developer various deeds matters and things not herein specified may be required to be done by the Developer and for which the Developer may need the authority of the Owners and various applications and other document may be required to be signed or made by the Owners herein relating to which specific provisions may not have been mentioned herein. The Owners hereby undertake to do all such acts, deeds, matters and things and if necessary shall execute necessary papers as and when may be required by the Developer for the purpose and the Owners also undertake to sign and execute all such acts, deeds, matters, and things, if the same do not in any way infringes and/or affect the rights and interest of the Owners in respect of the said plot and/or the Owner's allocation and/or go against the spirit of this Agreement.

2. Any notice required to be given by the Developer shall be deemed to have been served upon the Owners, if delivered by hand and duly acknowledged or Sent by prepaid registered post with acknowledgement due and shall likewise be deemed to have been served on the Developer, if delivered by hand and duly acknowledged or sent by prepaid registered post with acknowledgement due to the Developer.

3. The Developer and/or the Owners of the flats in respect of Developers allocation and the Owners shall mutually frame scheme for the management and/or administration of the said building and/or common parts and facilities thereon for the intending purchaser or purchasers of the said proposed building to be constructed including all its outgoing like common maintenance municipal .taxes, guard/sweeper salaries, common electricity bill of common passage,(if install) main entrance, pump, repair sanitary, plumbing, white wash etc. and others required so.

4. Any dispute or difference which may arise between the parties or their nominee or representative with regard to the construction within the meaning and effect of this Agreement or any part thereof, or respect the construction or any other matters relating to the construction shall be referred to arbitration and the decision of the one Arbitrator, if the parties in dispute so agree otherwise two or more arbitrators, according to the parties of this Agreement, one to be nominated by each party or his representatives and in case of difference of opinion between them apart from this if situation demands both parties shall also have liberty to take legal steps against each other before competent authority including consumer forum.

5. After sanction of building plan, upon obtaining delivery of peaceful vacant Khas possession of the said plot of land together with the existing structure standing there on the Developer shall be entitled to demolish the existing structure and all the building materials as shall be available from the said building and the said sale proceeds thereof shall be exclusive property of the Developer, Owners shall not have any claim and/or right and/or say in the

matter of demolition of the said building and the materials available perform and the sale proceeds thereof.

6. God forbids before completion of the projects if any one of Owners died , in that case the possession of 'the Owners' allocation shall be devolved upon their legal heirs.

7. The existing electric line will be meant for the Owners and the Developer has every right to install new electric meter as specified by CESC and instrument if required without the consent of the Owners.

ARTICLE-VIII OWNER'S INDEMNITY

a. The Owners hereby undertake that the Developer shall be entitled to the said constructions and shall enjoy their allocation without any interference or disturbance provided the Developer perform observe and fulfill all the terms and conditions herein contained and/or on their part to be observed performed and/or fulfilled provided the Owners have good and marketable title and free from any litigation in any manner whatsoever.

b. The Owners also further declare that they have not executed any instruments in respect of the schedule of this Development Agreement further restrained from executing any Deed and Documents in any manner during the tenure of this Agreement.

ARTICLE-IX DEVELOPER'S INDEMNITY

1. The Developer hereby undertake to keep the Owners indemnified from

against all Third Party's claim and actions arising out of any part of the act or commission of the Developer in or relating to the construction of the said building.

2. The Developer hereby undertake to indemnify and keep the Owners indemnified from and against all actions suits costs proceeding and claims and demands that may arise out of the Owners' and/or Developer allocation with regard to the Development of the building and/or in the matter or construction of the building and/or for any defect therein.

3. The Developer shall be entitled to dispose of the Developers allocation to the prospective purchase only after delivery of possession in respect of allocation of the Owners in fully completed condition as per schedule work subject to refunding of refundable advance further Completion Certificate shall be handed over forthwith to the Owners after issuances from The Kolkata Municipal Corporation.

ARTICLE X FORCE MAJURE

a. The parties hereto shall not be considered to be liable for any obligation hereunder to the extent that the performance of the relative obligations prevented by the existence of the force majeure and shall be suspended from the obligation during the durations of the force majeure.

b. Force majeure shall mean earthquake, riot, war, storm tempest civil commotion etc. which is beyond the control of any of the parties.

ARTICLE —XI TITLE DEED

Corporation, Registration Office A.D.S.R. Sealdah, District: 24- Parganas (South)
which is butted and bounded as follows:-

On the North :- G+1 storied building at 138, Raja Rajendra Lal Mitra Road .

On the South :- 14' Wide Abinash Sashmal Lane .

On the East :- G + 3 storied building at 1 no, Abinash Sashmal Lane .

On the West :- 48' wide Raja Rajendra Lal Mitra Road;

THE SECOND SCHEDULE ABOVE REFERRED TO:

OWNER'S ALLOCATION: Owner's Allocation: 50% share consisting of self contained residential Flat in the proposed building along with common services and facilities attached thereto.

Further the Developer shall provide shifting facility and charges to the Owners until and unless ' Owners' Allocation shall be handed in the new building.

The Tenants and/or Owner shall be provided with shifting facility during the construction period and shall allocated in Owners' Allocation more fully described in Second schedule hereunder.

The Developer shall pay Rs. 5,00,000/- Rupees (Five Lakhs) only refundable money at the time of execution of this Development Agreement and Development Power of Attorney and balance Rs.25,00,000/- Rupees (Twenty Five Lakhs) only refundable money at the time of obtaining sanction plan and obtaining vacant Khas possession of the schedule premises thereof.

ACCORDINGLY; the said money to be refund on or before handing over Owners' Allocation in the new building. Be it

Mentioned here that the respective Shop rooms in the premises of the aforesaid Owners to be deducted proportionately from the concern Owners' Allocation respectively.

THIRD SCHEDULE ABOVE REFERRED TO

DEVELOPER'S ALLOCATION: 50% share consisting of self contained residential Flat in the proposed building along with common services and facilities attached thereto with right to sale and transfer Developer's -Allocation to any third Party against consideration by the strength of Development Power of Attorney more fully described in Third schedule hereunder. The developer shall have right to amalgamate the adjacent plot of the premises for with the Owners have irrevocable consent thereto.

FOURTH SCHEDULE ABOVE REFERRED TO:
(THE COMMON PORTION OF THE BUILDING)

- a. Staircases on all the floors.
- b. Staircases landing on all floors and roof.
- c. Main gate of the said building/premises and common passage and lobby on the Ground to top floor.
- d. Water pumps, water tanks, water pipes and overhead tank on the roof and other common plumbing installation and also pump.
- e. Installation of common service viz, electricity, water pipes sewerage, rain water pipes.
- f. Lighting in the common space, passage, staircase, including electric meter and fittings.

- g. Common Electric meter and box.
- h. Electric wiring meter for lighting staircases, lobbies and other common areas (excluding those as are installed for any particular floor) and space required therefore, common walls in between the unit being the flat and any other unit beside the same on any side thereof.
- i. Windows, Doors, Grills and other fittings respecting the common areas of the premises.
- j. Such other common parts, areas equipment, installations, fixtures, fittings, covered and open space in or about the said premises of the building as are necessary for use and occupation of the respective units.
- k. The Land owners and the intending Purchaser will commonly use the top roof of the said building commonly.
- l. Electrical wiring, meters (excluding those installed for any particular unit).

13) GENERAL COMMON ELEMENTS AND FACILITIES MEANT FOR THE SAID UNIT

- a) All private ways, curves, side-walls and areas of the said premises,
- b) Exterior conduits utility lines,
- c) Public connection, meters, gas, electricity, telephone and water owned by public utility or other agencies providing such services and located outside the building.
- d) Exterior lighting and other facilities necessary for upkeep and safety of the said building.
- e) All elevations including shafts, shaft walls, machine rooms and facilities.
- f) All other facilities or elements or any improvement outside the unit but upon the said building which is necessary.

FIFTH SCHEDULE ABOVE REFERRED TO
(COMMON EXPENSES)

- a) All of the Maintenance operating, replacing, white washing, painting, rebuilding, reconstructing, decorating, redecorating and light the common area and also the walls, other walls on. the building.

- b) All charges and deposit for suppliers of common facilities and unities.
- c) The salaries of all the person employed the said purpose.
- d) Insurance premium for insurance of the building against earthquake, fire, lighting, mob, violence, civil commodities damage etc.
- e) Corporation tax, multi-storey building taxes other outgoings those separately assessed on the flat/unit.
- f) Cost and charges of establishment for maintenance of the building and for watch and guard stuff.
- g) All litigation expenses for protecting the title of the land with building.
- h) The expenses incurred for maintenance the office for common expenses.
- i) All expenses mentioned as above shall be proportionate borne by the land Owners and co-purchaser on or from date of taking charges and occupation of their respective unit.

SIXTH SCHEDULE ABOVE REFERRED TO

(SPECIFICATION)

FOUNDATIONS: The foundation shall be constructed with reinforced cement concrete as per design of the structural engineer.

SUPER STRUCTURE: The Super structure of the building shall have reinforced cement concrete columns, beams and slabs and followed by brick works as per design of the structural Engineer.

FLOORS: Marble/ Vetrified Tiles

WALLS: Walls of the building shall be of 200 mm thick brick walls on the external surface and 125 mm and 75mm internal walls, as per the design of the Architect

with cement sand mortar.

FINISHING (INTERNAL WALLS): All internal surfaces of the walls to be plastered with cement sand mortar and finished with plaster of Paris.

ROOF CASTING: The roof casting will be made of matrix of cement medium course sand and three fourth sized of stone chips and finished by a layer of roof tiles.

DOOR: All door frames shall be of Sal quality wood and shutters will be of 32 mm hot pressed phenol bonded flushed doors.

WINDOWS: All windows will be made of anodize aluminum sections 2/3 palla fitted with 3 mm glass panels integrated with M.S. grills of approved designs by the Architect.

TOILET: Glazed tiled dado upto 6 feet height from floor level including skirting, concealed pipe lines for hot and cold water, geyser point, shower point of reputed make and Indian W.C./commode with cistern.

KITCHEN: Platform with black stone top with one built-in-sink, bib cocks fitted together with concealed pipe lines. The kitchen shall have glazed titles above the cooking platform upto 2.5 feet height and marble on floor.

WATER SUPPLY: Concealed plumbing system with the supply of water from K.M.C. stored in ground level reservoir and connected to the overhead reservoir.

ELECTRICAL INSTALLATIONS: Concealed copper wiring with adequate outlet sockets, ISI standard type switches etc.

EXTRA WORK: Any extra work other than our standard specification shall be charged extra and such amount to be paid to vendor/developer before the execution of the said extra work.

IN WITNESS HEREOF:- the parties hereto above named set and subscribed their respective hands and seals the day, month and year first above written.

SIGNED SEALED & DELIVERED By the Parties
at Kolkata In the presence of:

1. *Sourajy Dutta*
Banarhat, Newpara.
24 Pgs (M)
Kolkata - 700125

Adindam Pain
8A/4 1st floor
New Delhi
Kolkata - 700095

FOR MERIT CONSTRUCTION AND DEVELOPERS
Debabrata Biswas
Partner

FOR MERIT CONSTRUCTION AND DEVELOPERS
Raju chandria
Partner

- 1) *Rita Ghosh*
- 2) *Debosi Ghosh*
- 3) *Bharkana Ghosh*
- 4) *Ribi Pain*
- 5) *Shyamal Kumar Ghosh*
- 6) *Riner Ghosh*
- 7) *Hena Ghosh*

SIGNATURE OF THE LAND OWENERS

FOR MERIT CONSTRUCTION AND DEVELOPERS
~~*[Signature]*~~
Partner

FOR MERIT CONSTRUCTION AND DEVELOPERS
Jagannath Bhowmik
Partner

SIGNATURE OF THE DEVELOPER

FOR MERIT CONSTRUCTION AND DEVELOPERS
Raju chandria
Partner

Drafted and prepared under the instruction
Of Promoter /Developer & Owners

[Signature]
(PRANAB RAYCHOWDHURY)
WB/F/1483/2007
Advocate
High Court, Calcutta.

MEMO OF CONSIDERATION

RECEIVED by the land owners with thanks from the above named Developer a sum of Rs.5,00,000/- (Rupees Five Lakh) only as a receipt money.

M E M O

(Rupees Five Lakh) only vide several Cheques of Indian Overseas Bank & The West Bengal State Co-operative Bank.

WITNESSES

(1) Sandip Dutta

(2) Asindam Pain

- 1) Ritu Ghosh
- 2) Debojyoti Ghosh
- 3) Prarthana Ghosh
- 4) Riton Pain
- 5) Shyamal Kamal Ghosh
- 6) Rima Ghosh
- 7) Hema Ghosh

SIGNATURE OF THE LAND OWNERS

SPECIMEN FORM FOR TEN FINGERPRINTS



Rita Chosh

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



Debajyoti Ghosh

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



Prafullana Ghosh

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



Rishi Pain

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

SPECIMEN FORM FOR TEN FINGERPRINTS

Signature of the
Executants / Presentants

Shyamala Kumar I Reddy



Little

Ring

Middle

Fore

Thumb

(Left Hand)



Thumb

Fore

Middle

Ring

Little

(Right Hand)



Rina Ghosh



Little

Ring

Middle

Fore

Thumb

(Left Hand)



Thumb

Fore

Middle

Ring

Little

(Right Hand)



Hema Ghosh



Little

Ring

Middle

Fore

Thumb

(Left Hand)



Thumb

Fore












Middle

Ring

Little












(Right Hand)



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












Name DEBARATA BISWAS

Signature Debarata Biswas

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

Name Gopal Ch. Chauda


Signature Chauda

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

Name RAJU CHANDRA

Signature Raju chandra

SPECIMEN FORM FOR TEN FINGERPRINTS

Signature of the Executants / Presentants						
<div style="display: flex; align-items: center;"> <div style="writing-mode: vertical-rl; transform: rotate(180deg); margin-right: 10px;">Jagadeesh B...</div>  </div>	Little	Ring	Middle	Fore	Thumb	
	(Left Hand)					
	Thumb	Fore	Middle	Ring	Little	
	(Right Hand)					
	Little	Ring	Middle	Fore	Thumb	
	(Left Hand)					
	Thumb	Fore	Middle	Ring	Little	
	(Right Hand)					
	Little	Ring	Middle	Fore	Thumb	
	(Left Hand)					
	Thumb	Fore	Middle	Ring	Little	
	(Right Hand)					



ভারত সরকার
Government of India



পাশ চন্দ্র মুখার্জী
Paresh Chandra Mukherjee
পিতা : ভূপেন্দ্র চন্দ্র মুখার্জী
Father : BHUPENDRA Chandra Mukherjee
জন্মতারিখ / DOB : 01/01/1961
পুরুষ / Male



6097 0065 8544

আধার - সাধারণ মানুষের অধিকার



ভারত সরকারের অনন্য প্রাধিকরণ
Unique Identification Authority of India

ঠিকানা:
রাজার হাট, রেকজোয়ানী
(সিটি), রাজার হাট, উত্তর ২৪
পর্গানা, পশ্চিমবঙ্গ, 700135

Address:
RAJAR HAT, Reckjoani(CT),
Rajarhat, North Twenty Four
Parganas, West Bengal, 700135

6097 0065 8544

1947
1800 201 1947

✉
help@uidai.gov.in

WWW
www.uidai.gov.in

Paresh Chandra Mukherjee

Major Information of the Deed

Deed No.:	I-1603-19348/2022	Date of Registration	15/12/2022
Query No / Year	1603-2003238564/2022	Office where deed is registered	
Query Date	15/11/2022 11:59:28 AM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	PARESH CHANDRA MUKHERJEE RECKJUANI, Thana : Rajarhat, District : North 24-Parganas, WEST BENGAL, PIN - 700135, Mobile No. : 9330546076, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 5,00,000/-]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 2,63,84,802/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 40,021/- (Article:48(g))	Rs. 5,053/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



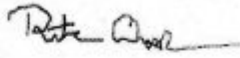


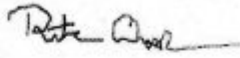


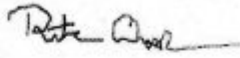











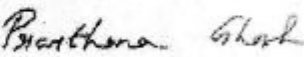


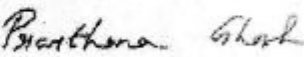


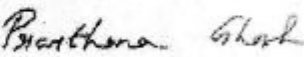
District: South 24-Parganas, P.S:- Beliaghata, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Raja Rajendralal Mitra Road, Road Zone : ((W-35) On Road -- On Road) , , Premises No: 139, , Ward No: 035 Pin Code : 700010



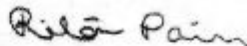


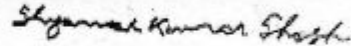





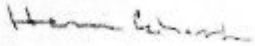
Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	3 Katha 14 Chatak	1/-	2,56,33,122/-	Width of Approach Road: 48 Ft.,
Grand Total :				6.3938Dec	1/-	256,33,122 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1856 Sq Ft.	1/-	7,51,680/-	Structure Type: Structure
Gr. Floor, Area of floor : 1856 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 80 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		1856 sq ft	1/-	7,51,680 /-	

Lord Details :

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> Smt RITA GHOSH Wife of Late BIDYUT KUMAR GHOSH Executed by: Self, Date of Execution: 15/12/2022 , Admitted by: Self, Date of Admission: 15/12/2022 ,Place : Office </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td>15/12/2022</td> <td></td> <td>LTI 15/12/2022</td> <td>15/12/2022</td> </tr> </tbody> </table> <p>139 , RAJA RAJENDRA LAL MITRA ROAD, City:- , P.O:- BELIAGHATA, P.S:-Beliaghata, District:- South 24-Parganas, West Bengal, India, PIN:- 700010 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AWxxxxxx3E, Aadhaar No: 48xxxxxxxx6361, Status :Individual, Executed by: Self, Date of Execution: 15/12/2022 , Admitted by: Self, Date of Admission: 15/12/2022 ,Place : Office</p>	Name	Photo	Finger Print	Signature	Smt RITA GHOSH Wife of Late BIDYUT KUMAR GHOSH Executed by: Self, Date of Execution: 15/12/2022 , Admitted by: Self, Date of Admission: 15/12/2022 ,Place : Office				15/12/2022		LTI 15/12/2022	15/12/2022
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15/12/2022		LTI 15/12/2022	15/12/2022										
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Name	Photo	Finger Print	Signature										
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Name	Photo	Finger Print	Signature										
Smt Prarthana Ghosh Wife of Mr SANTANU GUREY Executed by: Self, Date of Execution: 15/12/2022 , Admitted by: Self, Date of Admission: 15/12/2022 ,Place : Office													
15/12/2022		LTI 15/12/2022	15/12/2022										



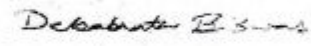


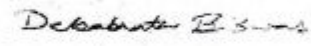


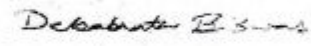


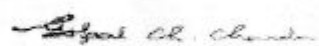


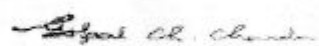


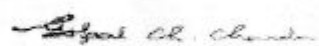
Name	Photo	Finger Print	Signature
Smt RITA Pain Wife of Late Pranab Kumar Pain Executed by: Self, Date of Execution: 15/12/2022 , Admitted by: Self, Date of Admission: 15/12/2022 ,Place : Office	 15/12/2022	 LTI 15/12/2022	 15/12/2022
139 , Raja Rajendra Lal Mitra Road, City:- , P.O:- Beliaghata, P.S:-Beliaghata, District:-South 24-Parganas, West Bengal, India, PIN:- 700010 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: aqxxxxxx9r, Aadhaar No: 21xxxxxxxx4316, Status :Individual, Executed by: Self, Date of Execution: 15/12/2022 , Admitted by: Self, Date of Admission: 15/12/2022 ,Place : Office			
5 Mr SHYAMAL KUMAR GHOSE Son of Late Bimal Kumar Ghosh Executed by: Self, Date of Execution: 15/12/2022 , Admitted by: Self, Date of Admission: 15/12/2022 ,Place : Office	 15/12/2022	 LTI 15/12/2022	 15/12/2022
139 , RAJA RAJENDRA LAL MIKTRA ROAD, City:- , P.O:- BELIAGHATA, P.S:-Beliaghata, District:-South 24-Parganas, West Bengal, India, PIN:- 700010 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AVxxxxxx4H, Aadhaar No: 83xxxxxxxx9121, Status :Individual, Executed by: Self, Date of Execution: 15/12/2022 , Admitted by: Self, Date of Admission: 15/12/2022 ,Place : Office			
6 Smt RINA Ghosh Wife of Late Uttam Ghosh Executed by: Self, Date of Execution: 15/12/2022 , Admitted by: Self, Date of Admission: 15/12/2022 ,Place : Office	 15/12/2022	 LTI 15/12/2022	 15/12/2022
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7 Smt HENA GHOSH Wife of Mr ASOKE KUMAR GHOSH Executed by: Self, Date of Execution: 15/12/2022 , Admitted by: Self, Date of Admission: 15/12/2022 ,Place : Office	 15/12/2022	 LTI 15/12/2022	 15/12/2022



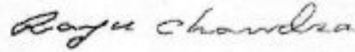



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Developer Details :




SI No	Name,Address,Photo,Finger print and Signature
1	Merit Construction And Developers 65 , Raja Rajendra Lal Mitra Road, City:- , P.O:- Beliaghata, P.S:-Beliaghata, District:-South 24-Parganas, West Bengal, India, PIN:- 700010 , PAN No.:: abxxxxxx4f,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI 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> Mr Debabrata Biswas Son of Mr Tapan Biswas Date of Execution - 15/12/2022, , Admitted by: Self, Date of Admission: 15/12/2022, Place of Admission of Execution: Office </td> <td>  <small>Dec 15 2022 1:34PM</small> </td> <td>  <small>LTI 15/12/2022</small> </td> <td>  <small>15/12/2022</small> </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Mr Debabrata Biswas Son of Mr Tapan Biswas Date of Execution - 15/12/2022, , Admitted by: Self, Date of Admission: 15/12/2022, Place of Admission of Execution: Office	 <small>Dec 15 2022 1:34PM</small>	 <small>LTI 15/12/2022</small>	 <small>15/12/2022</small>	54/ B , Raja Rajendra Lal Mitra Road, City:- , P.O:- K G Bose Sarani, P.S:-Beliaghata, District:-South 24-Parganas, West Bengal, India, PIN:- 700085, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN.No.:: blxxxxxx2p, Aadhaar No: 54xxxxxxxx7408 Status : Representative, Representative of : Merit Construction And Developers (as PARTNER)		
Name	Photo	Finger Print	Signature									
Mr Debabrata Biswas Son of Mr Tapan Biswas Date of Execution - 15/12/2022, , Admitted by: Self, Date of Admission: 15/12/2022, Place of Admission of Execution: Office	 <small>Dec 15 2022 1:34PM</small>	 <small>LTI 15/12/2022</small>	 <small>15/12/2022</small>									
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr GOPAL CHANDRA CHANDA Son of Mr DULAL CHANDRA CHANDA Date of Execution - 15/12/2022, , Admitted by: Self, Date of Admission: 15/12/2022, Place of Admission of Execution: Office </td> <td>  <small>Dec 15 2022 1:35PM</small> </td> <td>  <small>LTI 15/12/2022</small> </td> <td>  <small>15/12/2022</small> </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Mr GOPAL CHANDRA CHANDA Son of Mr DULAL CHANDRA CHANDA Date of Execution - 15/12/2022, , Admitted by: Self, Date of Admission: 15/12/2022, Place of Admission of Execution: Office	 <small>Dec 15 2022 1:35PM</small>	 <small>LTI 15/12/2022</small>	 <small>15/12/2022</small>	58 A, Raja Rajendra Lal Mitra Road, City:- , P.O:- K G Bose Sarani, P.S:-Beliaghata, District:-South 24-Parganas, West Bengal, India, PIN:- 700085, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: abxxxxxx3j, Aadhaar No: 35xxxxxxxx1779 Status : Representative, Representative of : Merit Construction And Developers (as PARTNER)		
Name	Photo	Finger Print	Signature									
Mr GOPAL CHANDRA CHANDA Son of Mr DULAL CHANDRA CHANDA Date of Execution - 15/12/2022, , Admitted by: Self, Date of Admission: 15/12/2022, Place of Admission of Execution: Office	 <small>Dec 15 2022 1:35PM</small>	 <small>LTI 15/12/2022</small>	 <small>15/12/2022</small>									

Name	Photo	Finger Print	Signature
Mr RAJU CHANDRA Son of Mr KARTICK CHANDRA Date of Execution - 15/12/2022, , Admitted by: Self, Date of Admission: 15/12/2022, Place of Admission of Execution: Office	 Dec 15 2022 1:36PM	 LTI 15/12/2022	 15/12/2022
129/2 A , RAJA RAJENDRA LAL MITRA ROAD, City:- , P.O:- K G BOSE SARANI, P.S:-Beliaghata, District:-South 24-Parganas, West Bengal, India, PIN:- 700085, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ALxxxxxx0H, Aadhaar No: 38xxxxxxxx1426 Status : Representative, Representative of : Merit Construction And Developers (as PARTNER)			
Name	Photo	Finger Print	Signature
Mr JAGANNATH BISWAS (Presentant) Son of Late KARTICK CH. BISWAS Date of Execution - 15/12/2022, , Admitted by: Self, Date of Admission: 15/12/2022, Place of Admission of Execution: Office	 Dec 15 2022 1:37PM	 LTI 15/12/2022	 15/12/2022
36 , LATAFAT HOSSAIN LANE, City:- , P.O:- K G Bose Sarani, P.S:-Beliaghata, District:-South 24-Parganas, West Bengal, India, PIN:- 700085, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AExxxxxx9H, Aadhaar No: 60xxxxxxxx4567 Status : Representative, Representative of : Merit Construction And Developers (as PARTNER)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Paresh Chandra Mukherjee Son of Late B C Mukherjee Reckjoani, City:- , P.O:- Rajarhat, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135	 15/12/2022	 15/12/2022	 15/12/2022
Identifier Of Smt RITA GHOSH, Mr DEBAJYOTI GHOSH, Smt Prarthana Ghosh, Smt RITA Pain, Mr SHYAMAL KUMAR GHOSE, Smt RINA Ghosh, Smt HENA GHOSH, Mr Debabrata Biswas, Mr GOPAL CHANDRA CHANDA, Mr RAJU CHANDRA, Mr JAGANNATH BISWAS			

Transfer of property for L1

No	From	To. with area (Name-Area)
	Smt RITA GHOSH	Merit Construction And Developers-0.913393 Dec
2	Mr DEBAJYOTI GHOSH	Merit Construction And Developers-0.913393 Dec
3	Smt Prarthana Ghosh	Merit Construction And Developers-0.913393 Dec
4	Smt RITA Pain	Merit Construction And Developers-0.913393 Dec
5	Mr SHYAMAL KUMAR GHOSE	Merit Construction And Developers-0.913393 Dec
6	Smt RINA Ghosh	Merit Construction And Developers-0.913393 Dec
7	Smt HENA GHOSH	Merit Construction And Developers-0.913393 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Smt RITA GHOSH	Merit Construction And Developers-265.14285700 Sq Ft
2	Mr DEBAJYOTI GHOSH	Merit Construction And Developers-265.14285700 Sq Ft
3	Smt Prarthana Ghosh	Merit Construction And Developers-265.14285700 Sq Ft
4	Smt RITA Pain	Merit Construction And Developers-265.14285700 Sq Ft
5	Mr SHYAMAL KUMAR GHOSE	Merit Construction And Developers-265.14285700 Sq Ft
6	Smt RINA Ghosh	Merit Construction And Developers-265.14285700 Sq Ft
7	Smt HENA GHOSH	Merit Construction And Developers-265.14285700 Sq Ft

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 : 4 (g) of Indian Stamp Act 1899.

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

Presented for registration at 11:28 hrs on 15-12-2022, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by M JAGANNATH BISWAS ..

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 2,63,84,802/-

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

Execution is admitted on 15/12/2022 by 1. Smt RITA GHOSH, Wife of Late BIDYUT KUMAR GHOSH, 139, RAJA RAJENDRA LAL MITRA ROAD, P.O: BELIAGHATA, Thana: Beliaghata, , South 24-Parganas, WEST BENGAL, India, PIN - 700010, by caste Hindu, by Profession House wife, 2. Mr DEBAJYOTI GHOSH, Son of Late BIDYUT KUMAR GHOSH, 139, RAJA RAJENDRA LAL MITRA ROAD, P.O: BELIAGHATA, Thana: Beliaghata, , South 24-Parganas, WEST BENGAL, India, PIN - 700010, by caste Hindu, by Profession Service, 3. Smt Prarthana Ghosh, Wife of Mr SANTANU GUREY, 139, RAJA RAJENDRA LAL MITRA ROAD, P.O: Beliaghata, Thana: Beliaghata, , South 24-Parganas, WEST BENGAL, India, PIN - 700010, by caste Hindu, by Profession House wife, 4. Smt RITA Pain, Wife of Late Pranab Kumar Pain, 139, Raja Rajendra Lal Mitra Road, P.O: Beliaghata, Thana: Beliaghata, , South 24-Parganas, WEST BENGAL, India, PIN - 700010, by caste Hindu, by Profession House wife, 5. Mr SHYAMAL KUMAR GHOSE, Son of Late Bimal Kumar Ghosh, 139, RAJA RAJENDRA LAL MIKTRA ROAD, P.O: BELIAGHATA, Thana: Beliaghata, , South 24-Parganas, WEST BENGAL, India, PIN - 700010, by caste Hindu, by Profession Business, 6. Smt RINA Ghosh, Wife of Late Uttam Ghosh, 139, Raja Rajendra Lal Mitra Road, P.O: Beliaghata, Thana: Beliaghata, , South 24-Parganas, WEST BENGAL, India, PIN - 700010, by caste Hindu, by Profession House wife, 7. Smt HENA GHOSH, Wife of Mr ASOKE KUMAR GHOSH, 139, RAJA RAJENDRA LAL MITRA ROAD, P.O: BELIAGHATA, Thana: Beliaghata, , South 24-Parganas, WEST BENGAL, India, PIN - 700010, by caste Hindu, by Profession House wife

Identified by Mr Paresh Chandra Mukherjee, , Son of Late B C Mukherjee, Reckjoani, P.O: Rajarhat, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by profession Business

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

Execution is admitted on 15-12-2022 by Mr Debabrata Biswas, PARTNER, Merit Construction And Developers (Partnership Firm), 65, Raja Rajendra Lal Mitra Road, City:-, P.O:- Beliaghata, P.S:-Beliaghata, District:-South 24-Parganas, West Bengal, India, PIN:- 700010

Identified by Mr Paresh Chandra Mukherjee, , Son of Late B C Mukherjee, Reckjoani, P.O: Rajarhat, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by profession Business

Execution is admitted on 15-12-2022 by Mr GOPAL CHANDRA CHANDA, PARTNER, Merit Construction And Developers (Partnership Firm), 65, Raja Rajendra Lal Mitra Road, City:-, P.O: Beliaghata, P.S:-Beliaghata, District:-South 24-Parganas, West Bengal, India, PIN:- 700010

Identified by Mr Paresh Chandra Mukherjee, , Son of Late B C Mukherjee, Reckjoani, P.O: Rajarhat, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by profession Business

Execution is admitted on 15-12-2022 by Mr RAJU CHANDRA, PARTNER, Merit Construction And Developers (Partnership Firm), 65, Raja Rajendra Lal Mitra Road, City:-, P.O:- Beliaghata, P.S:-Beliaghata, District:-South 24-Parganas, West Bengal, India, PIN:- 700010

Identified by Mr Paresh Chandra Mukherjee, , Son of Late B C Mukherjee, Reckjoani, P.O: Rajarhat, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by profession Business

Execution is admitted on 15-12-2022 by Mr JAGANNATH BISWAS, PARTNER, Merit Construction And Developers (Partnership Firm), 65, Raja Rajendra Lal Mitra Road, City:-, P.O:- Beliaghata, P.S:-Beliaghata, District:-South 24-Parganas, West Bengal, India, PIN:- 700010

Identified by Mr Paresh Chandra Mukherjee, , Son of Late B C Mukherjee, Reckjoani, P.O: Rajarhat, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by profession Business

Amount of Fees

Certified that required Registration Fees payable for this document is Rs 5,053.00/- (B = Rs 5,000.00/- , E = Rs 21.00/- , F = Rs 28.00/- , G = Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 5,021/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 08/12/2022 1:58PM with Govt. Ref. No: 192022230207557211 on 08-12-2022, Amount Rs: 5,021/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKV6128469 on 08-12-2022, 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 100.00/-, by online = Rs 39,921/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 2381, Amount: Rs.100.00/-, Date of Purchase: 09/12/2022, Vendor name: Arun Sarkar

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 08/12/2022 1:58PM with Govt. Ref. No: 192022230207557211 on 08-12-2022, Amount Rs: 39,921/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKV6128469 on 08-12-2022, Head of Account 0030-02-103-003-02



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

Date of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2023, Page from 10803 to 10847
being No 160319348 for the year 2022.



Dhar

Digitally signed by Debasish Dhar
Date: 2023.01.06 12:32:18 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 2023/01/06 12:32:18 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)