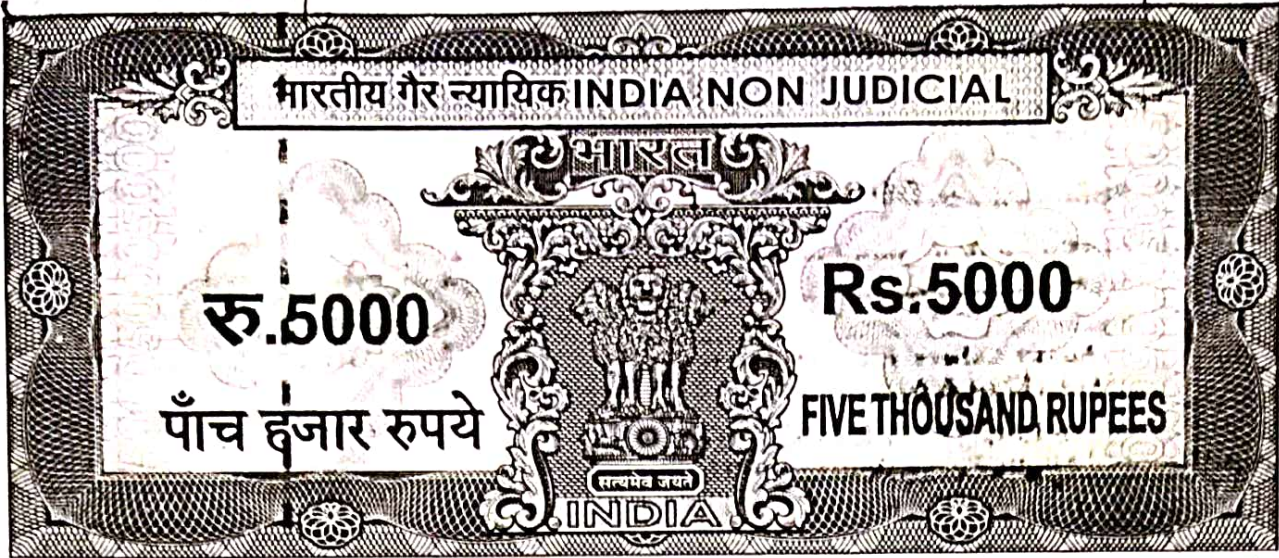


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Certified that the document is admitted to
 registration and the signature checks and
 the endorsement marks are placed with the
 document as per the rules of this document.

Sub-Register-III
 Alipore, South 24-parganas

09 FEB 2021

DEVELOPMENT AGREEMENT

THIS AGREEMENT FOR DEVELOPMENT is made on this
 9th day of Feb, 2021 (Two Thousand Twenty One).

BETWEEN

7483

8 FEB 2021

No.....Rs.-5000/- Date.....

Name:..... Bodhisatwa Basu

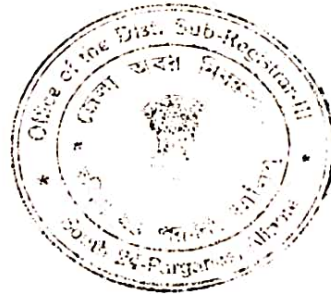
Address:.....

Vendor: Subhankar Das
Alipur Collectorate, 24 Pgs. (S)

Advocate
Alipur Police Court
Kolkata - 27

SUEHANKAR DAS
STAMP VENDOR
Alipur Police Court, Kol-27

7483 = 5000/-



District Sub-Registrar-II
Alipore, South 24 Parganas

09 FEB 2021

Identified by me -
Bodhisatwa Basu
(Adv)
Alipore Police Court
Kol - 27

SRI SANJAY KUMAR SHAW (PAN-ALAPS8253J) (AADHAAR NO. 779409641134) (Mobile No.9831013306), son of Sri Lal Chand Shaw, by Religion Hinduism, by Occupation-Business, by Nationality Indian, residing at 9/5, Temple Street, P.O. Princep Street, P.S. Bowbazar, Kolkata - 700072, hereinafter called and referred to as the "**LAND OWNER**" (which expression shall unless exclude by or repugnant to the context be deemed to mean include her heirs, executors, administrators, legal representatives and assigns) of the **ONE PART/FIRST PARTIES**:

AND

M/S. GAMMA BUILDERS (PAN-AAWFG1386M), a Partnership Firm having its office at 73A, Ganesh Chandra Avenue, 1st Floor, P.O. Dharamtalla Street, P.S. Bowbazar, Kolkata -700013, represented by one of its Partner namely **MR. SHOURYA SHAW (PAN – GCDPS0540A) (AADHAAR NO. 675137563375)**, son of Mr Sanjay Kumar Shaw, by Faith Hindu, by Occupation-Business, by Nationality- Indian, residing at 9/5, Temple Street, P.O. Princep Street, P.S. Bowbazar, Kolkata -700 072, hereinafter called and referred to as the "**DEVELOPER/PROMOTER**" (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include its successors or successors-in-office and administrators) of the **OTHER PART/SECOND PARTY**.

WHEREAS one Bholal Nath Mondal, Habul Mondal and Kanai Lal Mondal were jointly seized and possessed of or otherwise well and sufficiently entitle to ALL THAT land measuring about 225 decimals comprising at J.L. No.25, Mouja Nayabad, Pargana Khaspur, R.S. No. 3, R.S. Khatian No. 85, R.S. Dag No.183, under Touzi No.56 P.S. previously Tollygaunge at present Purba Jadavpur, Sub-Registry office Alipore at present Sealdah, District 24 Parganas.

AND WHEREAS said Bholal Nath Mondal due to his urgent need of money sold, conveyed, transferred his share land measuring about 75 decimals out of 225 decimals to his brothers Habul Mondal and Kanai Lal Mondal by Deed of Conveyance, which was registered in the office of D.R. Alipore, recorded in Book No.1, Volume No.28, Pages 13 to 15, Being No.248, for the year 1979.

AND WHEREAS said Habul Mondal and Kanai Mondal became absolute owners of the total land measuring 225 decimals and while they were in peaceful possession and occupation of the said property said Kanai Lal Mondal sold, conveyed, transferred land measuring about 16.05 decimal out of his share to his brother Habul Mondal by Deed of Conveyance which was registered in the office of D.R. Alipore, recorded in Book No.1, Volume 34, Pages 53 to 55, Being No. 1573, for the year 1982.

AND WHEREAS said Kanai Lal Mondal became absolute owner of the land measuring about 96 ½ decimal by way of inheritance and purchase and while he was seized and possessed the said property he died intestate leaving behind his three married daughters namely Smt. Niyati Mondal, Smt. Sabitri Sardar and Mamata Pramanik, four sons namely Shyamal Mondal, Parimal Mondal (since deceased) Arun Mondal, Amar Mondal and his wife Smt. Arati Mondal as his only legal heirs and successors.

AND WHEREAS said Smt. Niyati Mondal, Smt. Sabitri Sardar and Mamata Pramanik all daughters of late Kanai Lal Mondal gifted their share to their brothers and mother by way of Deed of Gift which was registered in the office of D.R. Alipore, recorded in Book No.1, Being No.17166, for the year 1985.

AND WHEREAS Arati Mondal widow of late Kanai Lal Mondal due to her urgent need of money sold, conveyed, transferred her share of land from the total land left by said Kanai Lal Mondal and rest of the property devolved upon the four sons of Late Kanai Lal Mondal i.e. Shyamal Mondal, Parimal Mondal (since deceased) Arun Mondal, Amar Mondal.

AND WHEREAS due to better enjoyment of the said property said Shyamal Mondal, Parimal Mondal (since deceased) Arun Mondal, Amar Mondal divided 19 Cottahs 05 Chittaks 10 Chittaks land out of 96 ½ decimals of land between them and they registered a partition deed which was registered in the office of D.R. Alipore, recorded in Book No.1, volume No. 148, Pages 24 to 37, Being No. 7904 for the year 1993.

AND WHEREAS as per the said partition deed Amar Mondal got the land measuring about 4 Cottahs 11 Chittaks 40 sq.ft. comprised in Khatian No.85, Dag No.183, which is mentioned as Lot 'C' and delineated as Yellow colour in the partition plan which is annexed with the said partition deed and Parimal Mondal since deceased got the land measuring about 4 Cottahs 11 Chittaks 40 sq.ft. comprised in Khatian No.85, Dag No.183 which is mentioned as Lot 'B' and delineated as Blue colour in the partition plan which is annexed with the said partition deed.

AND WHEREAS said Parimal Mondal died on 10.8.1993 as bachelor and property left by him devolved upon his mother Smt. Arati Mondal as per Hindu succession Act 1955.

AND WHEREAS mutated his name in the records of Kolkata Municipal Corporation and his property is now known and numbered as Premises No. 3061, Nayabad, Kolkata-700 099 wide Assessee No. 31-109-08-6112-1 and Smt. Arati Mondal mutated her name in the records of Kolkata

Municipal Corporation and her property is now known and numbered as Premises No. 3068, Nayabad, Assessee No.31-109-08-6119-4.

AND WHEREAS due to urgent need of money Amar Mondal offered to sale **ALL THAT** land measuring 2 Cottahs 2 Chittaks 25 sq.ft. together with 100 sq.ft. RTS structure standing thereon out of total land 4 Cottahs 11 Chittaks 40 sq.fl. of premises No. 3061 Nayabad and Smt. Arati Mondal offer to sale **ALL THAT** land measuring 2 Cottahs 6 Chittaks 15 sq.ft.. together with 100 sq.ft. RTS structure standing thereon out of total land 4 Cottahs 11 Chittaks 40 sq. ft. of premises Na. 3068 Nayabad, comprising J.L. No 25, Mouza Nayabad, Pargana Khaspur, under Touzi No.56 R.S. Khaitan No. 85, R.S. Dag No.183, P.S. previously Tollygaunge at present Purba Jadavpur, Sub-Registry office Alipore at present Sealdah, District 24 Parganans, Ward No.109 so Sri Amar Mondal and Smt Arati Mondal jointly sold transferred and conveyed **ALL THAT** land measuring 04 Cottahs 08 Chittaks 40 sq.ft. together with 200 sq.ft. RTS structure standing thereon comprising J.L. No.25, Mouja Nayabad, Pargana-Khaspur, under Touzi No.56, R.S. Khaitan No. 85, R.S. Dag No.183, P.S. previously Tollygaunge at present Purba Jadavpur, Sub-Registry office Alipore at present Sealdah, District 24 Parganas, Premises No 3061, Nayabad, and 3068, Nayabad, under Ward No.109 sold transferred and conveyed to the parties herein namely Sri Sanjay Kumar Shaw and Sri Manoj Kumar Shaw by virtue of a registered Deed of Conveyance dated on 4th day of August, 2008 which was duly registered in the office of D.S.R. III at Alipore South 24 Parganas and recorded in Book No.I, Volume No. 3, page from 5791 to 5807, being No. 05536 for the year 2008.

AND WHEREAS by virtue of an another Deed Amar Mondal offered to sale **ALL THAT** land measuring 2 Cottahs 1 Chittaks together with 100 sq.ft. RTS structure standing thereon out of total land 4 Cottahs 11 Chittaks 40 sq.fl. of premises No. 3061 Nayabad and Smt. Arati Mondal offer to sale **ALL THAT** land measuring 1 Cottahs 13 Chittaks 10 sq.ft.. together with 100 sq.ft. RTS structure standing thereon out of total land 4 Cottahs 11 Chittaks 40 sq. ft. of premises Na. 3068 Nayabad, comprising J.L. No 25, Mouza Nayabad, Pargana Khaspur, under Touzi No.56 R.S. Khaitan No. 85, R.S. Dag No.183, P.S. previously Tollygaunge at present Purba Jadavpur, Sub-Registry office Alipore at present Sealdah, District 24 Parganans, Ward No.109 so Sri Amar Mondal and Smt Arati Mondal jointly sold transferred and conveyed **ALL THAT** land measuring 03Cottahs 14 Chittaks 10 sq.ft. together with 200 sq.ft. RTS structure standing thereon comprising J.L. No.25, Mouja Nayabad, Pargana-Khaspur, under Touzi No.56, R.S. Khaitan No. 85, R.S. Dag No.183, P.S. previously Tollygaunge at present Purba Jadavpur, Sub-Registry office Alipore at present Sealdah, District 24 Parganas, Premises No 3061, Nayabad, and 3068, Nayabad, under Ward No.109 sold transferred and conveyed to the parties herein namely Sri Sanjay Kumar Shaw and Sri Manoj Kumar Shaw by virtue of a registered Deed of Conveyance dated on 4th day of August, 2008 which was duly registered in the

office of D.S.R. III at Alipore South 24 Parganas and recorded in Book No.I, Volume No. 3, page from 5636 to 5651, being No. 05535 for the year 2008.

AND WHEREAS as per the said partition deed Being No.7904 for the year 1993 said Arun Mondal got the land measuring about 4 Cottahs 11 Chittaks 40 sq.ft. comprised in Khatian No.85, Dag No.183, which is mentioned as Lot 'D' and delineated as Green colour in the partition plan which is annexed with the said partition deed. And mutated his records in the name of BL & L.R.O records vide memo no.18/3185/MUT/ ATM/Kasba/04, dated 28.09.2004.

AND WHEREAS said Arun Mondal while seized and possessed of the said land by way of partition Deed he died intestate on 15.7.2008 leaving behind his wife Smt. Mina Mondal and two minor children namely Subha Mondal (minor) and Manika Mondal (Minor) as his only legal heirs as successor.

AND WHEREAS Smt. Mina Mondal, Mother of Minor son Subha Mondal and daughter Manika Mondal (Minor) as a natural guardian of said Minor son and daughter filed an application for granting of permission to sell of minor portion in the Schedule property before Learned District Judge at Alipore vide Act, 32 Case No.20 of 2009 and Learned District Judge, Alipore granted permission to sell of minor portion in the Schedule property on 23.09.2010.

AND WHEREAS said Arati Mondal, wife of Late Kanai Mondal, Smt. Mina Mondal, mother of Minor son Subha Mondal and daughter Manika Mondal (Minor) seized and possessed of the Schedule mentioned property by way of inheritance left by his husband and father as per Hindu succession Act 1956 and they have in peaceful possession, occupation enjoyment over the said property.

AND WHEREAS due to urgent need of money said Arati Mondal, wife of Late Kanai Mondal, Smt. Mina Mondal, Mother of Minor son Subha Mondal and daughter Manika Mondal (Minor) offered to sale ALL THAT land measuring 3 Cottahs 8 Chittaks together with 100 sq.ft. RTS structure standing thereon out of total land 4 Cottahs 11 Chittaks 40 sq.ft. of comprising in J.L. No.25, Mouja Nayabad, Pargana-Khaspur, under Touzi No.56 R.S.. Khatian No. 85, R.S. Dag No.183, P.S. previously Tollygaunge at present Purba Jadavpur, Sub-Registry office Alipore at present Sealdah, within the limits of Kolkata Municipal Corporation under Ward No.109, District 24 Parganas South including all easement right including Road of the said property to an unto in favour of SRI BISWAJIT BISWAS, son of Sri Probhas Biswas, by faith Hindu, by occupation Business, by Nationality Indian, residing at A/ 41, Ganga Nagar, Mukundapur, P.S. Purba Jadavpur, Kolkata-700

099 by a Deed of Conveyance on 27th day of May, 2011 recorded in Book NO.I, CD Volume no.19, Pages 2788 to 2805, being no.09461, for the year 2012.

AND WHEREAS the said Sri Biswajit Biswas became absolute sole owner of abovementioned land and he paid taxes regularly to the appropriate authority vide KMC Premises no.3581, Nayabad, being Assessee no.31-1 09-08-7289-1, under Ward no. 109 and he has in peaceful possession, occupation enjoyment over the said property and said property free from all encumbrances.

AND WHEREAS due to urgent need of money the said Biswajit Biswas sold transferred and conveyed ALL THAT piece and parcel of bastu land measuring 3 Cottahs 8 Chittaks together with 100 sq.ft. RTS structure standing thereon comprising J.L. No.25, Mouja Nayabad, Pargana-Khaspur, under Touzi No.56 R.S. Khatian No. 85, R.S. Dag No.183, P.S. previously Tollygaunge at present Purba Jadavpur, Sub-Registry office Alipore at present Sealdah, within the limits of Kolkata Municipal Corporation KMC Premises no.3581, Nayabad, under Ward no.109, District 24 Parganas South to Sri Sanjay Kumar Shaw and Sri Manoj Kumar Shaw by virtue of a registered Deed of Conveyance dated on 29th day of August, 2014 which was duly registered in the office of D.S.R. III at Alipore South 24 Parganas and recorded in Book No.I, CD Volume No. 16, page from 6084 to 6102, being No. 06903 for the year 2014.

AND WHEREAS on and from the various dates of purchase of the said property, the said **SRI SANJAY KUMAR SHAW** and **SRI MANOJ KUMAR SHAW** started to possess and enjoy ALL THAT piece and parcel of bastu land measuring 11 Cottahs 15 Chittaks 05 Sq.ft. together with 1700 sq.ft. RTS structure standing thereon lying and situated at J.L. No.25, Mouja Nayabad, Pargana-Khaspur, under Touzi No.56 R.S. Khatian No. 85, R.S. Dag No.183, P.S. previously Tollygaunge at present Purba Jadavpur, Sub-Registry office Alipore at present Sealdah, within the limits of Kolkata Municipal Corporation KMC Premises no. 3061, 3068, 3581, Nayabad, under Ward no.109, District 24 Parganas South jointly, absolutely and without any disturbance and / or hindrance from anybody and thereafter mutated their names in the books and records of the Competent Authority of the Kolkata Municipal Corporation and also amalgamated the three premises into a single premises which has started to be known and numbered as the 3581, Nayabad and Assessee No. 311090872891.

AND WHEREAS the said **SRI SANJAY KUMAR SHAW** and **SRI MANOJ KUMAR SHAW** have voluntarily desired to demarcate their specific share in the joint property by metes and bounds, so that they may utilize the same individually without the interference of any of the other and because of the same they have placed a proposal before each other for making the entire property partitioned by metes and bounds after making a scheme plan in respect of the entire property.

Thereafter the Parties herein have made long discussions between themselves and finally after analyzing the situation sensible have voluntarily agreed, but it has been decided by both the Parties herein that the present partition will have two segment of division of the property, i.e. the First Segment which will be marked as Lot 'A', will be the individual property of the Party of the First Part herein i.e. **SRI SANJAY KUMAR SHAW** and the Second Segment which will be marked as Lot 'B', will be the individual property of the Party of the Second Part herein i.e. **SRI MANOJ KUMAR SHAW**.

Now to use and enjoy their respective specifically demarcated portion in the said joint property peacefully as also to avoid future complication, the Parties of all the Parts herein have jointly and/or amicably decided to execute this very **DEED OF PARTITION** and to make the same registered before the Competent Authority for acquiring the individual and specific right, title, interest and possession in respect of their specific individual property.

AND WHEREAS a Partition Deed was duly registered between **SRI SANJAY KUMAR SHAW** and **SRI MANOJ KUMAR SHAW** on 16.01.2020 at D.S.R. V at Alipore, South 24 Parganas and recorded it in Book-I, Pages from 10114 to 10146, Being No. 163000156 for the year 2020.

AND WHEREAS by virtue of the said Partition Deed **SRI SANJAY KUMAR SHAW** became owner of First Segment which will be marked as Lot 'A' mentioned in Schedule "B" of the said Partition Deed **ALL THAT** piece and parcel of bastu land measuring **05 Cottahs 15 Chittaks 25 Sq.ft.** together with 850 sq.ft. RTS structure standing thereon lying and situated at J.L. No.25, Mouja Nayabad, Pargana-Khaspur, under Touzi No.56 R.S. Khatian No. 85, R.S. Dag No.183, P.S. previously Tollygaunge at present Purba Jadavpur, Sub-Registry office Alipore at present Sealdah, within the limits of Kolkata Municipal Corporation KMC **Premises no. 3581, Nayabad and Assessee No. 311090872891**, Kolkata-700099, under Ward no.109, District 24 Parganas South.

AND WHEREAS **SRI SANJAY KUMAR SHAW** separately applied for B.L.& L.R.O. Mutation for the above mentioned lands which were mutated on 12/11/2018 vide (a) Case No. 263/18, (b) Case No. 260/18, (c) Case No. 265/18 and also applied for Conversion Certificate of above mentioned lands and which were converted to Bastu lands on 15/06/2020 vide (a) Case No.216/2019, (b) Case No. 217/2019, (c) Case No. 218 /2019.

AND WHEREAS the Land Owner herein has thus possessing and enjoying the Schedule property as its absolute owners without any hindrances from any corner whatsoever and have been paying all rents, rates and taxes thereof which is free from all encumbrances and bears a good marketable title.

AND WHEREAS the Land Owner now desirous to construct a multistoried building and want to give **ALL THAT** piece and parcel of bastu land measuring **05 Cottahs 15 Chittaks 25 Sq.ft.** together with 900 sq.ft. RTS structure standing thereon lying and situated at J.L. No.25, Mouja Nayabad, Pargana-Khaspur, under Touzi No.56 R.S. Khatian No. 85, R.S. Dag No.183, P.S. previously Tollygaunge at present Purba Jadavpur, Sub-Registry office Alipore at present Scaldah, within the limits of Kolkata Municipal Corporation KMC **Premises no. 3581, Nayabad and Assessee No. 311090872891**, Kolkata-700099, under Ward no.109, District 24 Parganas South to the developer herein to develop the property by raising a G + IV storied building with lift thereon.

AND WHEREAS the developer has now agreed to develop the said premises on the terms and conditions and stipulations hereunder appearing and also agreed to enter to this development agreement for further guidance concerning mutual rights and obligations.

IT IS HEREBY MUTUALLY AGREED BY AND BETWEEN THE PARTIES HEREIN AS FOLLOWS :- NOW THIS DEVELOPMENT OF AGREEMENT WITNESSETH as follows:

ARTICLE -I
(DEFINITION)

1. **LAND OWNER: SRI SANJAY KUMAR SHAW (PAN- ALAPS8253J) (ADHAR NO. 779409641134)**, son of Sri Lal Chand Shaw, by Faith – Hindu, by occupation – business, by Nationality - Indian, residing at 9/5, Temple Street, P.O. Princep Street, P.S. Bowbazar, Kolkata - 700072, District - South 24 Parganas.
2. **DEVELOPER: M/S. GAMMA BUILDERS (PAN-AAWFG1386M)**, a Partnership Firm having its office at 73A, Ganesh Chandra Avenue, 1st Floor, P.O. Dharamtalla Street, P.S. Bowbazar, Kolkata -700013, represented by one of its Partner namely **MR. SHOURYA SHAW (PAN – GCDPS0540A) (AADHAAR NO. 675137563375)**, son of Mr Sanjay Kumar Shaw, by Faith Hindu, by Occupation- Business, by Nationality- Indian, residing at 9/5, Temple Street, P.O. Princep Street, P.S. Bowbazar, Kolkata -700 072.
3. **ARCHITECT** : The Architect shall mean who has for the time being, been appointed by the Developers/Contractors for designing and planning of the new Building to be constructed or any other persons, firm or company who may be appointed hereinafter by the Developers/Contractors time to time.
4. **COMMON EXPENSES** shall mean and include all expenses to be incurred by the Unit Owner for the management and maintenance of the premises as more fully detailed in the Third Schedule hereto.

5. **COMMON PORTIONS** shall mean all the common areas and installations to comprise in the premises after the development as more fully detailed in the Second Schedule hereto.
6. **ARBITRATOR** shall mean such person or persons whom the DEVELOPER and OWNER jointly may from time to time appoint as the Arbitrator for the Project.
7. **MUNICIPALITY** shall mean the Kolkata Municipal Corporation and other concerned authorities, which have recommended, commented upon, approved and/or sanction the plans.
8. **LAND** shall mean **ALL THAT** piece and parcel of bastu land measuring **05 Cottahs 15 Chittaks 25 Sq.ft.** together with 900 sq.ft. RTS structure standing thereon lying and situated at J.L. No.25, Mouja Nayabad, Pargana-Khaspur, under Touzi No.56 R.S. Khatian No. 85, R.S. Dag No.183, P.S. previously Tollygaunge at present Purba Jadavpur, Sub-Registry office Alipore at present Sealdah, within the limits of Kolkata Municipal Corporation KMC **Premises no. 3581, Nayabad and Assessee No. 311090872891**, Kolkata-700099, under Ward no.109, District 24 Parganas South.
9. **NEW BULDING** shall mean and include the G + IV storied building to be constructed in the said Property as per the sanctioned Building plan or plans to be sanctioned by Kolkata Municipal Corporation and other concerned authorities, which have recommended, commented upon, approved at the costs of the Developer.
10. **COMMON FACILITIES** : shall mean and include stair-cases, common passages, open spaces, water supply system, water pump and motor, septic tank, Electric lines, Land, Boundary Walls, roof, main gate, corridors of the building, boundary wall with building and points at all common areas, overhead and underground water reservoir and drainage system, care-taker room and toilet as described in the schedule "**THIRD**" herein below.
11. **OWNER'S ALLOCATION AS FIXED AS FOLLOWS:** In the new G +IV storied Building with lift be constructed on the land described here under the **FIRST SCHEDULE** land, the **LAND OWNER** shall get :-
- i) **ALL THAT the entire SECOND FLOOR and THIRD FLOOR.**
 - ii) **ALL THAT 50% of the Car Parking space.**
- Further, be it mentioned here that Side of the Car Parking space will be decided by the Land owner at first and the land owner's allocation shall be provided Together with undivided proportionate share of land along with every right, title, interest and lawful possession thereof and the developer shall issue possession letter to the land owner against his allocated portion.
12. **DEVELOPER'S ALLOCATION:** save and except owner's allocation mentioned above, the rest of all constructed/salable area of the total F.A.R./Constructed areas of G+ III storied building with lift i.e.

i) **ALL THAT the entire FIRST FLOOR and FORTH FLOOR.**

ii) **ALL THAT 50% of the Car Parking space.**

In brief aforesaid allocation discussed above shall be treated as Developer's Allocation and the said Allocated Portions could be sold, transferred and disposed of by the Developer Firm Residentially/Commercially or the Developers personally on the strength of Registered Development/General Power of Attorney to be executed by the Land Owner in favour of the Developer.

13. **PLANS** shall mean the plans of the new building which would be sanctioned and approved by Kolkata Municipal Corporation and other concerned authorities, which have recommended, commented upon, approved and shall also wherever the context permits, include such plans, drawings, designs, elevations and specifications as are prepared by the Architects including variations / modifications therein, if any. Be it specifically stated that despite the fact that a Power of Attorney for the purpose of getting the plan sanctioned has been agreed to be given by the owner, it is agreed that before submission of the plan a formal written approval on a copy of the Plan shall be obtained from the **OWNERS** and in case of any Revised Plan also such approval has to be taken.

14. **PREMISE** shall mean having comprised in the premises having an area of **ALL THAT** piece and parcel of bastu land measuring **05 Cottahs 15 Chittaks 25 Sq.ft.** together with 900 sq.ft. RTS structure standing thereon lying and situated at J.L. No.25, Mouja Nayabad, Pargana-Khaspur, under Touzi No.56 R.S. Khatian No. 85, R.S. Dag No.183, P.S. previously Tollygaunge at present Purba Jadavpur, Sub-Registry office Alipore at present Sealdah, within the limits of Kolkata Municipal Corporation KMC **Premises no. 3581, Nayabad and Assessee No. 311090872891**, Kolkata-700099, under Ward no.109, District 24 Parganas South, more fully described in the **FIRST SCHEDULE** hereto.

15. **PROJECT** shall mean the work of the development undertaken to be done by the Builder/Developer in pursuance hereof till the development of the premises be completed and possession of the completed units is taken over by the Unit **OWNER**.

16. **PROPORTIONATE** with all its cognate variations shall mean such ratio the covered area of any Unit or Units is in relation to the covered area of all the Units in the new building.

17. **UNIT** shall mean any flat in the new building is capable of being exclusively owned, used and/or enjoyed by any Unit Owner and which is not the common portion.

18. **UNIT OWNER** shall mean any person who acquired, hold and/or own and/or agree to acquire hold and/or own any unit in the new building and shall include the Owner and the Developer/Builder for the Units held by them from time to time.

a) **MASCULINE GENDER** shall include the feminine and vice versa.

b) **SINGULAR** shall include the plural and vice versa.

19. SUBMISSION OF THE DOCUMENTS : at the time of agreement all original copy or the certify copy of original Deeds, tax receipt, documents and all other related necessary papers shall be submitted by the OWNER to the Developer and against this submission the Developer issue a proper receipt to the land owner for his documents. These documents are required for the sanction of plan of the building, execution of the building, selling of the flats of Developer's allocation and all other allied jobs and the Developer shall return all the documents/papers to the Owner after completion of the construction work.

20. SALEABLE SPACE : shall mean the space which have fallen in the Developer's Allocation in the new proposed building available for independent use and occupation after making due provisions for the OWNER'S Allocation together with all proportionate common facilities and the space as required thereof.

21. EXTRA COST: that any extra work for OWNER/intending purchaser/s, made by the Developer beyond the specification herein referred, should be at OWNER/intending purchaser/s' cost but the boundary wall of the schedule land shall be made at the cost of the Developer for the better protection of the entire building.

22. FORCE MAJURE: shall mean flood, earthquake or riot, war, storm, tempest, strike, lock-out any Third party's action and/or any other act or commission beyond the control of the Parties hereto.

23. TRANSFER: with its grammatical variation shall include transfer by possession and by any other mean adopted for the effecting what is understood as a transfer of space in multistoried building to purchase thereof.

24. TRANSFEREE: shall mean a person, Firm, Limited Company, Association of persons to whom any space in the building has been transferred.

25. BUILT UP AREA: means the Covered area of the flat or any Covered Constructed portions along with the proportionate share of stair case and lift if provided.

26. SUPER BUILT UP AREA: means Built up area plus proportionate share or interest of the common land, common area, facilities, proportionate undivided common right to use land, Top roof of the Building, share of meter room, septic tank, drainage and sewerage whatsoever for common purpose and for those facilities the Developer may add any percentage as per his choice with the Covered area or built up area.

ARTICLE-II COMMENCEMENT

The agreement shall deem to have commenced with effect from the date of execution of these presents.

ARTICLE - II
OWNER'S OBLIGATION

- 2.1 The 'OWNER' has agreed to produce the original papers of the above mentioned schedule land to the Developer.
- 2.2 The 'OWNER' has agreed to make over possession of the said property now within his possession of the schedule land as and when required by the Developer for new construction thereon.
- 2.3 Subject to the proceeding clause, the 'OWNER' hereby grant exclusive license and permission to the 'developer' to construct, erect and complete a multistoried building including the 'owner's share/allocation on the said property in accordance with the building plan to be sanctioned by the Kolkata Municipal Corporation and/or relevant Statutory Authority and handover the possession to the Land Owner within a stipulated period of 36 months from the date of the Sanction Plan if the Developer will not be able to hand over the possession within the stipulated period of 36 months from getting sanction plan from Kolkata Municipal Corporation then the OWNER will give them another 12 months as a grace period as mutually agreed upon by the parties hereto.
- 2.4 That after completion of construction and delivery of possession of OWNER allocation in the new building, the OWNER shall convey and transfer to the Builder and/or their nominee or nominees i.e. prospective purchaser/s therein the undivided proportionate share in the land appurtenant to the flats, car parking space, shop room etc. out of Builder's allocation directly or through Development Power of Attorney which must to be executed after the execution of this Agreement For Development, be treated as related documents.
- 2.5 The OWNER shall execute and register one Development Power of Attorney in favour of the Developer and to enter into an Agreement with the intending Purchaser/s in respect of the Developer Allocation Flat by receiving money from them. The OWNER shall execute Deed of Sale/Deed of Agreement in respect of the undivided proportionate share of land or flat and spaces in favour of any Purchaser/s nominated by the said Attorney and to present the Deed/s before the Registrar or Sub-Registrar to admit, execute of any deed executed by the Attorney on his behalf and receive consideration money and to give discharge thereof in respect of the said property.
- 2.6 The OWNER hereby undertake that the developer/promoter shall be entitled to the construction and shall enjoy their allocation without any interference or disturbance provided the developer/promoter performs and observes and fulfills all the terms and conditions herein contained and/or on their part to be observed, performed and/or fulfilled.
- 2.7 The OWNER hereby agrees and covenants with the DEVELOPER not to do any act, deed or thing whereby the DEVELOPER may be prevented from selling, assigning and/or disposing of any of the DEVELOPER allocated portion in the building after completion of the new building.

2.8 The OWNER hereby agree and covenant with the developer/promoter not to do any act, deed or thing whereby the developer/promoter may be prevented from selling, assigning and/or disposing of any of developer's/promoter's allocation.

2.9 The OWNER hereby agree and covenant with the developer/promoter not to let out, grant, lease, and mortgage and/or charge the said property or any portion thereof for any reason whatsoever.

2.10 The OWNER hereby agree and covenant with the developer/promoter to execute all the papers that may be necessary in terms of the West Bengal Building (Regulation of Promotion of construction and transfer by Promoters) Act, 1993 and/or rules framed there under.

2.11 That the OWNER shall sign, execute and register all necessary papers, and documents as would be required for obtaining the sanctioned building plan from Kolkata Municipal Corporation and shall attend all courts, offices, registration offices as and when the OWNER presence would be required and the developer shall pay or bear all costs and incidental charges for the purpose aforesaid.

ARTICLE – III

OWNER'S RIGHTS AND REPRESENTATIONS

3.1 The OWNER is absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the said property of land.

3.2 None other than the said OWNER has any claim, right, title and/or demand over and in respect of the said property and/or any portion thereof.

3.3 The said property is free from all encumbrances, charges, liens, lispensens, trusts, attachments, acquisitions/requisitions whatsoever and however.

3.4 There is no excess vacant land at the said property within the meaning of the Urban Land (Ceiling & Regulations) Act.

3.5 The Owner shall exclusively entitled to Owner's Allocation in the new building with an exclusive right to sell or any kind of transfer or otherwise deal with or dispose of the same without any right, claim or interest therein whatsoever of the Developer and the Developer shall not in any way interfere with or disturb the peaceful possession of the Owner's Allocation.

ARTICLE-IV

DEVELOPER'S/PROMOTER'S RIGHTS

4.1. If any amendment or modification is required to be made in the said building plan, the same shall be done by the 'developer' on behalf of the 'OWNER' and the 'developer' shall pay and bear all fees including Architect's fees, Municipal fees, charges and expenses etc. required to be paid or deposited for the purpose for construction of the proposed building.

4.2. Nothing in these presents shall be construed as a demise or assignment or conveyance in Law by the 'OWNER' of the said property or any part thereof to the 'developer' or is creating any right, title or interest in respect thereof of the 'developer' other than an exclusive license to the 'developer' to

commercially exploit the same in terms hereof by constructing a multistoried building on the said property and to deal with the developers' allocation in the building in the manner hereafter stated.

4.3. The developer will be responsible to arrange the investment towards the construction of the entire proposed new building to be constructed in the said premises.

4.4. The developer shall exclusively entitled to **DEVELOPER'S ALLOCATION** in the new building with an exclusive right to sell or any kind of transfer or otherwise deal with or dispose of the same without any right claim or interest therein whatsoever of the **OWNER** and the owner shall not in any way interfere with or disturb the quiet and peaceful; possession of the **DEVELOPER'S ALLOCATION**.

4.5. The decision of the **DEVELOPER** regarding the quality of the building materials shall be final and binding upon the Parties hereto. The building materials shall be standard one. However, the **OWNER** shall have the right of inspection the project from time to time if required.

4.6. The **OWNER** will give all original documents/papers to the Developer in time of execution of this agreement and also take a receipt from the developer and the Developer shall also return all the documents/papers to the **OWNER** after completion of the construction work and sale of all flats/units under Developer's Allocation.

The developer shall be deemed to be the Confirm Attorney/Agent of the Land Owner and as such Agent shall be solely and exclusively responsible for construction of the said building and also shall have Authority to sell Developer's allocated portion Together with proportionate undivided proportionate share of land along with other facilities, privileges subject to restriction as per Apartment Act, 1972, followed by its amendment day by day on the strength of this Registered Development Power of Attorney executed by the **LAND OWNER** in favour of the Developer Firm and/or in the name of **MR. SHOURYA SHAW (PAN - GCDPS0540A) (AADHAAR NO. 675137563375)** and **MR. SHRESTH SHAW (PAN- NIAPS0629L) (AADHAAR NO. 715127127823)**, both are sons of Mr Sanjay Kumar Shaw, by Faith Hindu, by Occupation- Business, by Nationality- Indian, residing at 9/5, Temple Street, P.O. Princep Street, P.S. Bowbazar, Kolkata - 700 072, a Partnership Firm **M/S. GAMMA BUILDERS (PAN-AAWFG1386M)**, having its office at 73A, Ganesh Chandra Avenue, 1st Floor, P.O. Dharamtalla Street, P.S. Bowbazar, Kolkata -700013 where the **LAND OWNER** shall also give the Developer's Firm exclusive lawful power, right and authority to construct the said building along with the right and Authority to sell or transfer all Developer's allocated portions exclusively and independently, comprised of the new building be erected on the land described here under the **FIRST SCHEDULE**.

4.7. The Developer shall be authorized in the name of the **OWNER** in so far as in necessary to apply for and obtain quotas entitle required for cement, steel, bricks and other Building materials required for the entire construction of the Building and to similarly apply for and obtain temporary and permanent connection of water, electricity power, drainage, sewerage and/or Gas to the building and

other facilities required for the construction of enjoyments of the Building facilities required for the construction of enjoyments of the building and also noted here that from the date of taking possession of the land for new construction, all rents, rates taxes and all others out goings shall be borne by the Developer and in the same way from the date of taking possession of the **LAND OWNER'S** allocated portion by the **LAND OWNER**, he will bear the aforesaid all outgoing expenses for their respective allocated portion only. Be it mentioned here that the **LAND OWNER** shall clear all rent, rates, Municipal Taxes and other liabilities whatsoever the **OWNER** had or have till the date of delivery of land to the Developer, the Second Party herein and then the Developer shall bear the same on behalf of the land **OWNER**.

4.8. That the developer will have the right and authority to execute and register the Deed of Conveyance/s or any other documents unto and in favour of the intending prospective Purchaser/s or other as the case may be on the basis of the Development Power of Attorney in respect of the Flats etc. belonging to the Developer's allocation. The Owner hereby agreed to make themselves available if necessary at the time of registration of the Deed of Conveyance/s in favour of the Purchaser to execute the same as the **OWNER/Vendor** in respect of the property under reference but in normal condition at all material times, the Developer is entitled to execute, present and give registration of any Flat/Commercial area or any unit in favour of the intending Purchaser/s, take full or part consideration of the said sold area, admit registration by signing Deed Return Receipt on the strength of Development Power of Attorney executed by the Land **OWNER** in favour of the Developer's Firm or personally to its partnership firm and also on the strength of this Development Agreement.

ARTICLE - V

DEVELOPER'S/PROMOTER'S OBLIGATION

5.1 The developer/promoter hereby agrees and covenants with the **OWNER** to complete the construction of the building within the stipulated time as stated herein. Only on reasonable ground and on request of the developers/promoters the owner may consider and extend the completion period of the said construction on the said property.

5.2 That the developer will be obliged to pay upto date all corporation taxes, B.L. & L.R.O. khajna, corporation mutation, B.L. & L.R.O. mutation.

5.3 The Developer shall be liable to meet up all previous outstanding and liabilities and Documentation including Municipal Taxes in respect of the entire holding if any. But during construction work of the venture all the liabilities in connection with the construction work shall be paid only by the **DEVELOPER** even at the time of construction work if any labour or mason or any man connected with said venture dies due to accident **OWNER** shall not be held responsible and liable to pay any compensation for the same.

5.4 The developer/promoter hereby agrees and covenants with the OWNER not to violate or contravene any of the provisions or rules applicable for construction of the building as result of which the obligation and liabilities will accrue upon the owner.

5.5 The developer/promoter hereby agrees and covenants with the owner not to do any act, deed or thing whereby the OWNER is prevented from enjoying, selling, assigning and/or disposing of any of the OWNER'S allocation on the building.

5.6 That upon completion of construction of the new building, the builder shall inform the OWNER to take delivery of possession of the OWNER'S allocated area in the new building in good and habitable condition and the OWNER within 30 days from the date of such intimation shall take possession of his allocations thereon and the land OWNER shall have to pay all rent, rates and taxes and others out goings from the date of taking land owners' allocation as per notice serves.

ARTICLE - VI

FURTHER OBLIGATIONS MUTUALLY AGREED BY THE OWNERS AND THE DEVELOPER/PROMOTER

6.1 The OWNER hereby agrees and covenants with the developer/promoter that as soon as the OWNER'S allocated areas will be completed as per specification and satisfactory condition, and/or request of the developer/promoter to take possession of their mentioned allocation.

6.2 That the OWNER shall be exclusively entitled to deal with OWNER'S allocation in the new building and the builder/developer shall be exclusively entitled to the developer's allocated area therein and the developer shall be at liberty to sell/transfer his/its allocated portion in favour of any person or persons at any consideration which may be considered by the Developer/Builder and the owner shall not entitled to interfere in any manner.

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

ARTICLE - VII **FORCE MAJEURE**

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

7.2 Force majeure shall mean flood, earth-quake, riot, war, storm, tempest, civil commotion, strike, lock out, order of injunction, and/or any other order of a statutory authority and any other act or commission beyond the control of the parties hereto.

ARTICLE-VIII
JURISDICTION

The courts of South 24 Parganas alone shall have the jurisdiction to entertain and try all actions, suits, and proceedings arising out of this agreement.

ARTICLE IX
ARBITRATION

All disputes and differences between the parties hereto arising out of this agreement regarding the construction or interpretation of any of the terms and conditions herein or determination of any liability or otherwise touch these presents shall be referred to a sole Arbitrator to be nominated by both the parties with regard to appointment of the Sole Arbitrator. Each party shall nominate their own Arbitrators and the same be deemed to be reference with the meaning of the Arbitration and Conciliation Act, 1996 and/or the act as may be enacted and the Statutory Amendments or modification there under and the Award given by such Arbitrators shall be binding and conclusive on the parties hereto. The Arbitrator shall have summary powers.

The Arbitrators shall have the power to appoint an Umpire in case of any difference such award to be passed by the Umpire shall be in accordance with the provisions of the Arbitration and Conciliation Act, 1996.

FIRST SCHEDULE
(DESCRIPTION OF THE LAND)

ALL THAT piece and parcel of bastu land measuring **05 Cottahs 15 Chittaks 25 Sq.ft.** together with 850 sq.ft. RTS structure cement flooring standing thereon lying and situated at J.L. No.25, Mouja Nayabad, Pargana-Khaspur, under Touzi No.56 R.S. Khatian No. 85, R.S. Dag No.183, P.S. previously Tollygaunge at present Purba Jadavpur, Sub-Registry office Alipore at present Sealdah, within the limits of Kolkata Municipal Corporation KMC Premises no. 3581, Nayabad and **Assessee No. 311090872891**, Kolkata-700099, under Ward no.109, District 24 Parganas South..

, his property is butted and bounded as follows:-

ON THE NORTH	: By land of Sri Manoj Kumar Shaw;
ON THE SOUTH	: By 25 ft wide KMC road;
ON THE EAST	: By 47 feet wide K.M.C. Road;
ON THE WEST	: By 16 feet wide K.M.C. Road;

SECOND SCHEDULE

19. **OWNER'S ALLOCATION:** In the new G +IV storied Building with lift be constructed on the land described here under the **FIRST SCHEDULE** land, the **LAND OWNER** shall get :-

- i) **ALL THAT** the entire **SECOND FLOOR** and **THIRD FLOOR**.
- ii) **ALL THAT** 50% of the **Car Parking space**.

Further, be it mentioned here that Side of the Car Parking space will be decided by the Land owners at first and the land owners' allocation shall be provided Together with undivided proportionate share of land along with every right, title, interest and lawful possession thereof and the developer shall issue possession letter to the land owner against his allocated portion.

20. **DEVELOPER'S ALLOCATION:** save and except owner's allocation mentioned above, the rest of all constructed/salable area of the total F.A.R./Constructed areas of G+ IV storied building with lift i.e.

- i) **ALL THAT** the entire **FIRST FLOOR** and **FORTH FLOOR**.
- ii) **ALL THAT** 50% of the **Car Parking space**..

In brief aforesaid allocation discussed above shall be treated as Developer's Allocation and the said Allocated Portions could be sold, transferred and disposed of by the Developer Firm Residentially/Commercially or the Developers personally on the strength of Registered Development/General Power of Attorney to be executed by the Land Owner in favour of the Developer.

THIRD SCHEDULE**[COMMON FACILITIES]**

1. The right in common with the other purchaser for the use of the common parts for egress and ingress and right in undivided proportioned share of land
2. The right of passage in common with other purchaser to get electricity, water connection, gas connection, from and to any other in it or common parts thereof pipes, drains lying or being under through or over the said unit as far as may be reasonably necessary for beneficial use and occupation of the other parts, of the building.
3. The right of protection for other parts of the building by all parts of the said unit as far as it is necessary to protect the same.
4. All essential and easement rights applicable to ownership flat as per apartment rule and possible in that area.

5. Common area, the stair case and its landing passage, outer wall, roof, overhead tank, reservoir, common pump machine, entrance, all vacant portions.
6. Lift facility will be installed in this G+IV storied building.

FOURTH SCHEDULE
(COMMON EXPENSES)

1. All cost of maintenance, operating redecorating and lighting the common portions including the outer walls of the building, parking spaces and boundary walls.
2. The salaries and all expenses for the all persons employed for the common purpose.
3. Municipal and other rates, taxes and levies and all other outgoings save those separately assessed from incurred in respect of any unit.
4. Cost of establishment and operations of the society (if society form) relating to the common purpose.
5. All other expenses and outgoings as are deemed by the society to be necessary or incidental for the common purposes including for creating a fund for replacement, renovation, painting and/or periodic repainting of the common portions.

FIFTH SCHEDULE
[TECHNICAL SPECIFICATION OF THE BUILDING]

1. Foundation : As per Kolkata Municipal Corporation Structural
Sanction Plan.
2. Plinths : As per Kolkata Municipal Corporation Structural
Sanction Plan.
3. Super Structure : As per Kolkata Municipal Corporation Structural
Sanction Plan.
4. Walls : As per Kolkata Municipal Corporation
Structural Sanction Plan.
5. Floor Finishing Skirting Dado etc. : Marble flooring 4" skirting and margin and 6'-4" Dado to bath and privy and 3' ft. Height glazed tiles above cooking platform and at toilet marble flooring to 7' (lintel level) from the floor height.
6. Plaster : the outside of the building wall have cement plaster (1:6) $\frac{3}{4}$ (Average) where at the inside and the ceiling plaster will be 1/2" thick.
(Average) in 1:4 with plaster of a paris finishing inside and outside plaster shall be of cement and sand.
7. Outside Painting : Weather Coat
8. Doors : (a) Wooden Frame (Sal Wood) of each door.

(b) Commercial flash door with Teak ply pasting and polished.

(c) Aluminum Tower Bolt

(d) Godrej lock door for all door except PVC door in toilet.

(e) Electrical bell point

9. Windows : Aluminum Sliding windows with (3mm) white clear glass and grill of good quality.

10. Toilet Fitting :

(a) One W.C. and white commode (Hindware) with white P.V.C. cistern (Reliance).

(b) One white porcelain washbasin (Hindware).

(c) One Shower.

(d) Two Taps (Marc).

11. Kitchen : The Kitchen will have a cooking platform with granite, stainless steel sink (Baishali) with water connection, one point with bib-cock, will be provided in the kitchen, glazed tiles will be in front of cooking base (lental level) with marble flooring.

12. W.C. : (a) One European White commode (Hindware) with white P.V.C., cistern (Reliance),

(b) One Tap

13. Stair Case & Floor : (a) Stair Case marble floor will be provided with railing with wooden handle.

(b) Cabin for electric meter.

(c) 4" thick (average) lime tracing will be provided roof mosaic flooring.

(d) 3' 6" height parapet wall will be provided all round the roof.

(e) The staircase and the floor of the flat will be by marble finishing.

15. Sanitation & Cleanliness : Proportioned expenses of all owners/occupiers after competition of construction.

16. Electricals : Concealed wiring with copper wires (Finolex/Havells) wiring for installation and all switch board will be used Oreva.

a) Each bed room : 2 light points, 1 fan point, 2 plug points (5 amp), 1 A.C. point.

b) Living/Dining : 2 light points, 2 fan point, 2 plug points (5 amp)

- c) Kitchen : 1 light, 1 exhaust fan/chimney point (5 amp), 1 power point (15 amp).
- d) W.C. : 1 light point (5 amp)
- e) Toilet : 1 light, 1 exhaust fan point (5 amp), 1 plug point (15 amp).
- f) Each Balcony : 1 light point (5 amp)
- g) Required points for pump, stair, common passage and roof.

17. Water Supply: One R.C.C. Overhead Reservoir provided on the top of the last roof as per design..

18. Lift

The suitable electric pump with motor will be installed at the ground floor to deliver water to overhead reservoir from R.S.M. Supply.

All the above technical specification is subject or being approved by Kolkata Municipal Corporation Authority and the same may be altered depending upon the size of the flat concerned and on mutual agreement between the Developer and Owner/Purchaser.

Anything extra if demanded by the Owners or intending Purchaser apart from the technical specification given is Fourth Schedule that shall be made or done by the cost of the Owner/Purchaser.

IN WITNESS WHEREOF the parties hereto have put their signature on this day, month and year first above written.

WITNESSES:-

1. Shashim Kundal
Alipore Police Court,
KOL - 27

J. K. Shaw
(Jaiy K. Shaw)
SIGNATURE OF LAND OWNER

2. Bodhisatwa Basu
(Adv)
Alipore Police Court
KOL - 27

GAMMA BUILDERS
Partner
SIGNATURE OF DEVELOPER

Drafted By:

Bodhisatwa Basu
BODHISATWA BASU
(ADVOCATE)
Enr No. WB/2138/2009
Alipore Police Court
Kolkata- 700 027

Major Information of the Deed

Deed No :	I-1603-00631/2021	Date of Registration	09/02/2021
Query No / Year	1603-2000198383/2021	Office where deed is registered	
Query Date	28/01/2021 10:19:43 AM	1603-2000198383/2021	
Applicant Name, Address & Other Details	Bodhisatwa Basu Alipore Police Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 8777290339, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 1,29,83,186/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 20,020/- (Article:48(g))	Rs. 53/- (Article:E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



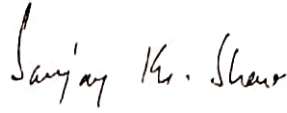
District: South 24-Parganas, P.S:- Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Nayabad, , Premises No: 3581, , Ward No: 109 Pin Code : 700099

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	5 Katha 15 Chatak 25 Sq Ft	1/-	1,27,13,186/-	Width of Approach Road: 47 Ft.,
Grand Total :				9.8542Dec	1 /-	127,13,186 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	900 Sq Ft.	1/-	2,70,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 900 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		900 sq ft	1 /-	2,70,000 /-	




Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri SANJAY KUMAR SHAW Son of Shri Lal Chand Shaw Executed by: Self, Date of Execution: 09/02/2021 , Admitted by: Self, Date of Admission: 09/02/2021 ,Place : Office	 <small>09/02/2021</small>	 <small>LTI 09/02/2021</small>	 <small>09/02/2021</small>
9/5, Temple Street, P.O:- Princep Street, P.S:- Bowbazar, District:-Kolkata, West Bengal, India, PIN - 700072 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ALxxxxxx3J, Aadhaar No: 77xxxxxxxx1134, Status :Individual, Executed by: Self, Date of Execution: 09/02/2021 , Admitted by: Self, Date of Admission: 09/02/2021 ,Place : Office				



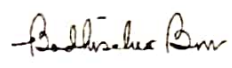
Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	GAMMA BUILDERS 73A, Ganesh Chandra Avenue, 1st Floor, P.O:- Dharamtalla Street, P.S:- Bowbazar, District:-Kolkata, West Bengal, India, PIN - 700013 , PAN No.:: AAxxxxxx6M,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr SHOURYA SHAW (Presentant) Son of Mr Sanjay Kumar Shaw Date of Execution - 09/02/2021, , Admitted by: Self, Date of Admission: 09/02/2021, Place of Admission of Execution: Office	 <small>Feb 9 2021 11:57AM</small>	 <small>LTI 09/02/2021</small>	 <small>09/02/2021</small>
9/5, Temple Street, P.O:- Princep Street, P.S:- Bowbazar, District:-Kolkata, West Bengal, India, PIN - 700072, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: GCxxxxxx0A, Aadhaar No: 67xxxxxxxx3375 Status : Representative, Representative of : GAMMA BUILDERS (as PARTNER)				

Identifier Details :

	Photo	Finger Print	Signature
MR. BODHISATWA BASU Son of Mr P.K BASU ALIPORE POLICE COURT, P.O:- ALIPORE, P.S:- Alipore, District:-South 24 Parganas, West Bengal, India, PIN - 700027			
	09/02/2021	09/02/2021	09/02/2021
Identifier Of Shri SANJAY KUMAR SHAW, Mr SHOURYA SHAW,			

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Shri SANJAY KUMAR SHAW	GAMMA BUILDERS-9.85417 Dec

Transfer of property for S1

SI.No	From	To. with area (Name-Area)
1	Shri SANJAY KUMAR SHAW	GAMMA BUILDERS-900.00000000 Sq Ft

On 09/02/2021

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

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

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

Presented for registration at 11:17 hrs on 09-02-2021, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr SHOURYA SHAW ,.

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 1,29,83,186/-

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

Execution is admitted on 09/02/2021 by Shri SANJAY KUMAR SHAW, Son of Shri Lal Chand Shaw, 9/5, Temple Street, P.O: Princep Street, Thana: Bowbazar, , Kolkata, WEST BENGAL, India, PIN - 700072, by caste Hindu, by Profession Business

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

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

Execution is admitted on 09-02-2021 by Mr SHOURYA SHAW, PARTNER, GAMMA BUILDERS (Partnership Firm), 73A, Ganesh Chandra Avenue, 1st Floor, P.O:- Dharamtalla Street, P.S:- Bowbazar, District:-Kolkata, West Bengal, India, PIN - 700013

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 53/- (E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-, by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 29/01/2021 1:28PM with Govt. Ref. No: 192020210216224381 on 29-01-2021, Amount Rs: 21/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1356272651 on 29-01-2021, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 20,020/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 15,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no F681782, Amount: Rs.5,000/-, Date of Purchase: 08/02/2021, Vendor name: Subhankar Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 29/01/2021 1:28PM with Govt. Ref. No: 192020210216224381 on 29-01-2021, Amount Rs: 15,020/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1356272651 on 29-01-2021, 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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2021, Page from 20724 to 20755

being No 160300631 for the year 2021.



Dhar

Digitally signed by DEBASISH DHAR
Date: 2021.02.09 14:27:33 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 2021/02/09 02:27:33 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)