



08-4  
21/7

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

Q. NO. 2 000229289/22 T 044377

I certify that the document is admitted to registration, the Signature sheet and the one document sheet attached with this document are the part of this document.

Asst. District Sub-Registrar  
Ranpur, South 24 Parganas

*[Handwritten Signature]*  
07/02/22

107 FEB 2022

AGREEMENT FOR DEVELOPMENT

THIS AGREEMENT FOR DEVELOPMENT made this 21<sup>st</sup> day of January, 2022

(Two Thousand Twenty Two) Between

*[Handwritten mark]*

2088 18/1/2022

परिदार ~~10~~ 10  
Ratan K. Ghosh  
मां 18 Bainsnabghate Road  
शक्तिर कुमार सरकार 1201-47  
सुप्रीम कोर्ट  
सोलापुर ए.डि.एस.आर.अडि  
पं २८ अडि



Ratan Keem ansh  
178  
21/01/2022

Ratan Keem ansh  
181  
21/01/2022  
Nikhal Ansh

182  
21/01/2022  
Morn Ghosh

183  
21/01/2022

Soma Ghosh  
184  
21/01/2022

Zopoz M...



ADD. Dist. Sub Registrar  
Solapur

21 JAN 2022

1) SRI. NIKHIL GHOSH (PAN-ADMPG4391D), AADHAAR No. 3228 2453 7680, son of Late Haran Chandra Ghosh, by faith Hindu, by nationality- Indian, by occupation- Business, permanently residing at 17/10, Baishnabghata Road, P.O Naktala, P.S. Netaji Nagar, Kolkata-700047 and presently residing at 825, Mahamayatala Road, P.S. Sonarpur, P.O. Garia, Kolkata-700084, 2) SRI. RATAN KUMAR GHOSH (PAN-ADZPG2791K), AADHAAR No. 7142 0269 1142, son of Late Haran Chandra Ghosh, by faith Hindu, by nationality- Indian, by occupation- Business, permanently residing at 17/10, Baishnabghata Road, P.O Naktala, P.S. Netaji Nagar, Kolkata-700047 and presently residing at 18, Baishnabghata Road, P.O Naktala, P.S. Netaji Nagar, Kolkata-700047, 3) SMT. SOMA GHOSH (PAN-AENPG2791K, AADHAAR No. 9101 6529 3484, wife Sri. Nikhil Ghosh, by faith Hindu, by nationality- Indian, by occupation- Business, permanently residing at 17/10, Baishnabghata Road, P.O Naktala, P.S. Netaji Nagar, Kolkata-700047 and presently residing at 825, Mahamayatala Road, P.S. Sonarpur, P.O. Garia, Kolkata-700084, 4) SMT. AMITA GHOSH (PAN-AJQPG3983P), AADHAAR No. 8297 7703 3452, wife of Sri. Harendra Nath Ghosh, by faith Hindu, by nationality- Indian, by occupation- Business, presently residing at 192, Bidhanpally, P.O Garia, P.S. Bansdrani, Kolkata-700084 and permanently residing at 4, Basudevpur, New Colony, Belghoria, P.S. Belghoria, P.O. Belghoria, Kolkata-700056, 5) SMT. MOM GHOSH (PAN-AENPG2792L), AADHAAR No. 7893 9783 4547, wife of Sri. Ratan Kumar Ghosh, by faith Hindu, by occupation Business, by Nationality Indian residing at 18, Baishnabghata Road, P.O. Naktala, P.S. Netaji Nagar, Kolkata-700047, 6) SMT. SHEFALI GHOSH (PAN-BAKPG2201A), AADHAAR No. 8291 4268 3599, wife of Sri. Dulal Chandra Ghosh, by faith Hindu, by occupation Business, by Nationality Indian residing at 17/10, Baishnabghata Road, P.O Naktala, P.S. Netaji Nagar, Kolkata-700047, 7) SMT. TAPASHI MUKHERJEE (PAN-AJPPM9100P), AADHAAR No. 8016 5160 0612, wife of Sri. Deb Kumar Mukherjee, by faith Hindu, by occupation Business, by Nationality Indian residing at 18, Baishnabghata Road, P.O Naktala, P.S. Netaji Nagar, Kolkata-700047, hereinafter all are referred to as the OWNERS (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their legal heirs, executors, administrators, legal representatives and/ or assigns) of The ONE PART/FIRST PARTY;

AND

"M/S. ETHA REALTY PRIVATE LIMITED", PAN : AADCE4909N, a Private Limited Company incorporated under Indian Companies Act, 1956, having its registered office at 825, Mahamayatala Road, P.O. Garia, P.S- Sonarpur, now Narendrapur, Kolkata-700084, being represented by its Director namely, 1) SRI NIKHIL GHOSH, son of late Haran Chandra Ghosh, PAN- ADMPG4391D, AADHAAR No.3228 2453 7680, 2) SMT. SOMA GHOSH, PAN- AENPG2791K, AADHAAR No.9101 6529 3484, wife of Sri Nikhil Ghosh both are residing at 825, Mahamayatala Road, P.O. Garia, P.S- Sonarpur now Narendrapur, Kolkata-700084, hereinafter called and referred to as the "DEVELOPER'S/PROMOTER'S" (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 1) SRI SAROJ CHAKRABORTY @ SARAJU CHAKRABORTY 2) SRI NABA KUMAR CHAKRABORTY, 3) SMT. SUBHRA NATH ( CHAKRABORTY), 4) SMT. RITA @ KUMKUM GOSWAMI (CHAKRABORTY) are the absolute joint owners by way of inheritance of ALL THAT piece and parcel of land measuring more or less 16 Cotthahs lying and situated at Mouza- Jagaddal, Pargana- Magura, J.L. No.71, R.S.232, R.S. Dag No.1013 corresponding to L.R. Dag No.1180 and R.S. Khatian No.1158 corresponding to L.R. Khatian No.361, 472, 714, 1435 and 1533 and more or less 11 decimals of land lying and situated at Mouza- Jagaddal, Pargana- Magura, J.L. No.71, R.S.232, R.S. Dag No.1012 corresponding to L.R. Dag No.1179 and R.S. Khatian No.1158 corresponding to L.R. Khatian No.361, 472, 714, 1435 and 1533 under P.S. Sonarpur and under the jurisdiction of Rajpur Sonarpur Municipality of Ward No.25 within Sub Registration Office at Sonarpur in the Dist- South 24 Parganas and enjoying the same free from all encumbrances by paying rents and taxes to the authority concern regularly without any interruption, claim and demand whatsoever.

AND WHEREAS thus the said 1) SRI SAROJ CHAKRABORTY @ SARAJU CHAKRABORTY 2) SRI NABA KUMAR CHAKRABORTY, 3) SMT. SUBHRA NATH ( CHAKRABORTY), 4) SMT. RITA @ KUMKUM GOSWAMI (CHAKRABORTY) being the joint owners sold, conveyed and transferred ALL THAT piece and parcel of the land measuring more or less 08 Cottahs out of 16 cottahs lying and situated at

Mouza- Jagaddal, Pargana- Magura, J.L. No.71, R.S.232, R.S. Dag No.1013 corresponding to L.R. Dag No.1180 and R.S. Khatian No.1158 corresponding to L.R. Khatian No.361, 472, 714, 1435 and 1533 under P.S. Sonarpur and under the Jurisdiction of Rajpur Sonarpur Municipality of Ward No.25 within Sub Registration Office at Sonarpur in the Dist- South 24 Parganas together with other property unto and in favour of 1) SRI. NIKHIL GHOSH and 2) SMT. SOMA GHOSH by and under a Deed of Sale which was registered on 18<sup>th</sup> day of December, 2012 before the Office of A.D.S.R. Sonarpur and recorded in its Book No.I, CD Volume No.35, Page from 2753 to 2766, being No.09865 for the year 2012.

AND WHEREAS thus the said 1) SRI SAROJ CHAKRABORTY @ SARAJU CHAKRABORTY 2) SRI NABA KUMAR CHAKRABORTY, 3) SMT. SUBHRA NATH (CHAKRABORTY), 4) SMT. RITA @ KUMKUM GOSWAMI (CHAKRABORTY) being the joint owners sold, conveyed and transferred ALL THAT piece and parcel of the land measuring more or less 08 Cotthas out of 16 cottahs lying and situated at Mouza- Jagaddal, Pargana- Magura, J.L. No.71, R.S.232, R.S. Dag No.1013 corresponding to L.R. Dag No.1180 and R.S. Khatian No.1158 corresponding to L.R. Khatian No.361, 472, 714, 1435 and 1533 under P.S. Sonarpur and under the Jurisdiction of Rajpur Sonarpur Municipality of Ward No.25 within Sub Registration Office at Sonarpur in the Dist- South 24 Parganas together with other property unto and in favour of 1) SRI. RATAN KUMAR GHOSH and 2) SMT. MOM GHOSH by and under a Deed of Sale which was registered on 18<sup>th</sup> day of December, 2012 before the Office of A.D.S.R. Sonarpur and recorded in its Book No.I, CD Volume No.35, Page from 2790 to 2803, being No.09867 for the year 2012.

AND WHEREAS thus the said 1) SRI SAROJ CHAKRABORTY @ SARAJU CHAKRABORTY 2) SRI NABA KUMAR CHAKRABORTY, 3) SMT. SUBHRA NATH (CHAKRABORTY), 4) SMT. RITA @ KUMKUM GOSWAMI (CHAKRABORTY) being the joint owners sold, conveyed and transferred ALL THAT piece and parcel of the land measuring more or less 03 Cotthas (along with 14 ft. wide common passage) out of 11 decimals lying and situated at Mouza- Jagaddal, Pargana- Magura, J.L. No.71, R.S.232, R.S. Dag No.1012 corresponding to L.R. Dag No.1179 and R.S. Khatian No.1158 corresponding to L.R. Khatian No.361, 472, 714, 1435 and 1533 under P.S. Sonarpur and under the Jurisdiction of Rajpur Sonarpur Municipality of

Ward No.25 within Sub Registration Office at Sonarpur in the Dist- South 24 Parganas together with other property unto and in favour of 1) SRI NIKHIL GHOSH, 2) SMT SOMA GHOSH, 3) SRI RATAN KUMAR GHOSH and 2) SMT MOM GHOSH by and under a Deed of Sale which was registered on 18<sup>th</sup> day of December, 2012 before the Office of A.D.S.R. Sonarpur and recorded in its Book No.1, CD Volume No.35, Page from 2777 to 2789, being No.09866 for the year 2012.

AND WHEREAS 1) SRI SANKAR KUMAR HALDER, 2) SRI JAGANNATH HALDER, 3) SRI NETAI HALDER, 4) SRI BALARAM HALDER, 5) SRI GOUR HALDER, 6) SMT SHAFALI BANERJEE, 7) SMT CHAITALI GANGULI, 8) SRI PANCHU GOPAL MUKHERJEE, 9) SRI LAXMI KANTA MUKHERJEE, 10) SRI SASANKA SAKHAR BANERJEE, 11) SRI RAM KRISHNA BANERJEE, 12) SMT ATASI BHADRA are the absolute joint owners by way of inheritance of ALL THAT piece and parcel of Danga Land measuring more or less 30 decimals lying and situated at Mouza- Jagaddal, Pargana- Magura, J.L. No.71, R.S.232, R.S. Dag No.1014 corresponding to L.R. Dag No.1181 and L.R. Khatlan No.1107 and 1563 under P.S. Sonarpur and under the jurisdiction of Rajpur Sonarpur Municipality of Ward No.25 within Sub Registration Office at Sonarpur in the Dist- South 24 Parganas and enjoying the same free from all encumbrances by paying rents and taxes to the authority concern regularly without any Interruption, claim and demand whatsoever.

AND WHEREAS thus the said 1) SRI SANKAR KUMAR HALDER, 2) SRI JAGANNATH HALDER, 3) SRI NETAI HALDER, 4) SRI BALARAM HALDER, 5) SRI GOUR HALDER, 6) SMT SHAFALI BANERJEE, 7) SMT CHAITALI GANGULI, 8) SRI PANCHU GOPAL MUKHERJEE, 9) SRI LAXMI KANTA MUKHERJEE, 10) SRI SASANKA SAKHAR BANERJEE, 11) SRI RAM KRISHNA BANERJEE being the joint owners sold, conveyed and transferred ALL THAT piece and parcel of the land measuring more or less 15 decimals out of 30 decimals lying and situated at Mouza- Jagaddal, Pargana- Magura, J.L. No.71, R.S.232, R.S. Dag No.1014 corresponding to L.R. Dag No.1181 and L.R. Khatlan No.1107 and 1563 under P.S. Sonarpur and under the jurisdiction of Rajpur Sonarpur Municipality of Ward No.25 within Sub Registration Office at Sonarpur in the Dist- South 24 Parganas together with other property unto and in favour of SRI. NIKHIL GHOSH by and under a Deed of Sale which was registered on 3<sup>rd</sup> day of September, 2012 before

the Office of A.D.S.R. Sonarpur and recorded in its Book No.1, CD Volume No.30, Page from 3208 to 3225, being No.11430 for the year 2012.

**AND WHEREAS** thus the said 1) SRI. SANKAR KUMAR HALDER, 2) SRI. JAGANNATH HALDER, 3) SRI. NETAI HALDER, 4) SRI. BALARAM HALDER, 5) SRI. GOUR HALDER, 6) SMT. SHAFALI BANERJEE, 7) SMT. CHAITALI GANGULI, 8) SRI. PANCHU GOPAL MUKHERJEE, 9) SRI. LAXMI KANTA MUKHERJEE, 10) SRI. SASANKA SAKHAR BANERJEE, 11) SRI. RAM KRISHNA BANERJEE being the joint owners sold, conveyed and transferred ALL THAT piece and parcel of the land measuring more or less 15 decimals out of 30 decimals lying and situated at Mouza- Jagaddal, Pargana- Magura, J.L. No.71, R.S.232, R.S. Dag No.1014 corresponding to L.R. Dag No.1181 and L.R. Khatlan No.1107and 1563 under P.S. Sonarpur and under the Jurisdiction of Rajpur Sonarpur Municipality of Ward No.25 within Sub Registration Office at Sonarpur In the Dist- South 24 Parganas together with other property unto and in favour of SRI. NIKHIL GHOSH by and under a Deed of Sale which was registered on 3<sup>rd</sup> day of September, 2012 before the Office of A.D.S.R. Sonarpur and recorded in its Book No.1, CD Volume No.30, Page from 3190 to 3207, being No.11431 for the year 2012.

**AND WHEREAS** subsequently It has been find out that the mistake of the vendors the name of the said Smt. Atasi Bhadra does not reflect in the column of the vendor/s In the said two indentures dated 3<sup>rd</sup> September, 2012 being Nos. are 11430 and 11431. The said mistakes are only formal once and occurred due to unfortunate mutual mistake, carelessness, accidental omissions the parties/vendors In the said two indentures dated 3<sup>rd</sup> September, 2012 being Nos. are 11430 and 11431 and after long deliberation and careful consideration have decided and mutually agreed to rectify the said mistakes. There after Smt. Atasi Bhadra being the co-sharer by way of inheritance of ALL THAT piece and parcel of danga land measuring more or less 30 decimals lying and situated at Mouza- Jagaddal, Pargana- Magura, J.L. No.71, R.S.232, R.S. Dag No.1014 corresponding to L.R. Dag No.1181 and L.R. Khatian No.1107and 1563 under P.S. Sonarpur and under the Jurisdiction of Rajpur Sonarpur Municipality of Ward No.25 within Sub Registration Office at Sonarpur In the Dist- South 24 Parganas sold, conveyed and transferred her share measuring more or less 5 decimals out of total 30 decimals lying and situated at Mouza- Jagaddal, Pargana- Magura, J.L. No.71, R.S.232, R.S.

7

Dag No.1014 corresponding to L.R. Dag No.1181 and L.R. Khatian No.1107 and 1563 under P.S. Sonarpur and under the jurisdiction of Rajpur Sonarpur Municipality of Ward No.25 within Sub Registration Office at Sonarpur in the Dist- South 24 Parganas together with other property unto and in favour of SRI. NIKHIL GHOSH by and under a Deed of Sale which was registered on 25<sup>th</sup> day of September, 2012 before the Office of A.D.S.R. Sonarpur and recorded in its Book No.1, CD Volume No.31, Page from 5224 to 5234, being No.11975 for the year 2012.

AND WHEREAS 1) SRI. KARTIK MUKHERJEE, 2) SMT. MIRA BANERJEE, 3) SMT. CHABI ROY, 4) SMT. MAYA CHATTERJEE are the absolute joint owners by way of purchase and inheritance of ALL THAT piece and parcel of Danga Land measuring more or less 120 decimals or 72 Cotthas 06 Chittaks 40 sq.ft. lying and situated at Mouza- Jagaddal, Pargana- Magura, J.L. No.71, R.S.232, 233, Touji No.47, 49, 63, 64 and 68, R.S. Dag No.1015, 1015/1377 and 1116 corresponding to L.R. Dag No.1182, 1326 and 1304 respectively appertaining to R.S. Khatian No.873 and 476 corresponding to L.R. Khatian No.1454 under P.S. Sonarpur and under the jurisdiction of Rajpur Sonarpur Municipality of Ward No.25 within Sub Registration Office at Sonarpur in the Dist- South 24 Parganas and enjoying the same free from all encumbrances by paying rents and taxes to the authority concern regularly without any interruption, claim and demand whatsoever.

AND WHEREAS thus the said 1) SRI. KARTIK MUKHERJEE, 2) SMT. MIRA BANERJEE, 3) SMT. CHABI ROY, 4) SMT. MAYA CHATTERJEE being the joint owners sold, conveyed and transferred ALL THAT piece and parcel of the land measuring more or less 120 decimals or 72 Cotthas 06 Chittaks 40 sq.ft. lying and situated at Mouza- Jagaddal, Pargana- Magura, J.L. No.71, R.S.232, 233, Touji No.47, 49, 63, 64 and 68, R.S. Dag No.1015, 1015/1377 and 1116 corresponding to L.R. Dag No.1182, 1326 and 1304 respectively appertaining to R.S. Khatian No.873 and 476 corresponding to L.R. Khatian No.1454 under P.S. Sonarpur and under the jurisdiction of Rajpur Sonarpur Municipality of Ward No.25 within Sub Registration Office at Sonarpur in the Dist- South 24 Parganas together with other property unto and in favour of 1) SRI. NIKHIL GHOSH, 2) SMT. SOMA GHOSH, 3) SRI. RATAN KUMAR GHOSH and 2) SMT. MOM GHOSH by and under a Deed of Sale which was registered on 1<sup>st</sup> day of October, 2012 before the Office of



A.D.S.R. Sonarpur and recorded in its Book No.1, CD Volume No.32, Page from 3782 to 3797, being No.12295 for the year 2012.

**AND WHEREAS** one SMT. SUJATA HALDER the absolute owner by way of purchase of ALL THAT piece and parcel of Danga Land measuring more or less 04 Cotthas lying and situated at Mouza- Jagaddal, Pargana- Magura, J.L. No.71, R.S.232, R.S. Dag No. 1116 corresponding to L.R. Dag No.1304 respectively appertaining to R.S. Khatian No. 476 corresponding to L.R. Khatian No.1863 and 2630 under P.S. Sonarpur and under the jurisdiction of Rajpur Sonarpur Municipality of Ward No.25 within Sub Registration Office at Sonarpur in the Dist- South 24 Parganas and enjoying the same free from all encumbrances by paying rents and taxes to the authority concern regularly without any interruption, claim and demand whatsoever.

**AND WHEREAS** thus the said SMT. SUJATA HALDER being the joint owners sold, conveyed and transferred ALL THAT piece and parcel of the land measuring more or less 02 Cotthas lying and situated at Mouza- Jagaddal, Pargana- Magura, J.L. No.71, R.S.232, R.S. Dag No. 1116 corresponding to L.R. Dag No.1304 respectively appertaining to R.S. Khatian No. 476 corresponding to L.R. Khatian No.1863 and 2630 under P.S. Sonarpur and under the jurisdiction of Rajpur Sonarpur Municipality of Ward No.25 within Sub Registration Office at Sonarpur in the Dist- South 24 Parganas together with other property unto and in favour of 1) SRI. NIKHIL GHOSH, 2) SMT. SOMA GHOSH, 3) SRI. RATAN KUMAR GHOSH and 2) SMT. MOM GHOSH by and under a Deed of Sale which was registered on 18<sup>th</sup> day of October, 2012 before the Office of A.D.S.R. Sonarpur and recorded in its Book No.1, CD Volume No.34, Page from 3468 to 3482, being No.13086 for the year 2012.

**AND WHEREAS** thus the said SMT. SUJATA HALDER being the joint owners sold, conveyed and transferred ALL THAT piece and parcel of the land measuring more or less 02 Cotthas lying and situated at Mouza- Jagaddal, Pargana- Magura, J.L. No.71, R.S.232, R.S. Dag No. 1116 corresponding to L.R. Dag No.1304 respectively appertaining to R.S. Khatian No. 476 corresponding to L.R. Khatian No.1863 and 2630 under P.S. Sonarpur and under the jurisdiction of Rajpur Sonarpur Municipality of Ward No.25 within Sub Registration Office at Sonarpur in the Dist- South 24 Parganas together with other property unto and in favour of

1) SRI NIKHIL GHOSH, 2) SMT SOMA GHOSH, 3) SRI RATAN KUMAR GHOSH and 2) SMT MOM GHOSH by and under a Deed of Sale which was registered on 26<sup>th</sup> day of November, 2012 before the Office of A.D.S.R. Sonarpur and recorded in its Book No.1, CD Volume No.36, Page from 6477 to 6490, being No.13933 for the year 2012.

AND WHEREAS 1) SRI SAROJ CHAKRABORTY @ SARAJU CHAKRABORTY 2) SRI NABA KUMAR CHAKRABORTY, 3) SMT. SUBHRA NATH ( CHAKRABORTY), 4) SMT. RITA @ KUMKUM GOSWAMI (CHAKRABORTY) are the absolute joint owners by way of Inheritance of ALL THAT piece and parcel of Danga Land measuring more or less 01 Cotthas 04 Chittaks 30 sq.ft. lying and situated at Mouza- Jagaddal, Pargana- Magura, J.L. No.71, R.S.232, R.S. Dag No.1012 and 1136 corresponding to L.R. Dag No.1179 and 1328 respectively appertaining to R.S. Khatlan No.1158 corresponding to L.R. Khatlan No.361, 472, 714, 1435 and 1533 under P.S. Sonarpur and under the jurisdiction of Rajpur Sonarpur Municipality of Ward No.25 within Sub Registration Office at Sonarpur in the Dist-South 24 Parganas and enjoying the same free from all encumbrances by paying rents and taxes to the authority concern regularly without any interruption, claim and demand whatsoever.

AND WHEREAS thus the said 1) SRI SAROJ CHAKRABORTY @ SARAJU CHAKRABORTY 2) SRI NABA KUMAR CHAKRABORTY, 3) SMT. SUBHRA NATH ( CHAKRABORTY), 4) SMT. RITA @ KUMKUM GOSWAMI (CHAKRABORTY) being the joint owners sold, conveyed and transferred ALL THAT piece and parcel of the land measuring more or less 01 Cotthas 04 Chittaks 30 sq.ft. lying and situated at Mouza- Jagaddal, Pargana- Magura, J.L. No.71, R.S.232, R.S. Dag No.1012 and 1136 corresponding to L.R. Dag No.1179 and 1328 respectively appertaining to R.S. Khatlan No.1158 corresponding to L.R. Khatlan No.361, 472, 714, 1435 and 1533 under P.S. Sonarpur and under the jurisdiction of Rajpur Sonarpur Municipality of Ward No.25 within Sub Registration Office at Sonarpur in the Dist-South 24 Parganas together with other property unto and in favour of SRI. NIKHIL GHOSH by and under a Deed of Sale which was registered on 3<sup>rd</sup> day of January, 2014 before the Office of A.D.S.R. Sonarpur and recorded in its Book No.1, CD Volume No.1, Page from 650 to 665, being No.00092 for the year 2014.

AND WHEREAS by virtue of those purchases through the afore said deeds said 1) SRI. NIKHIL GHOSH, 2) SMT. SOMA GHOSH, 3) SRI. RATAN KUMAR GHOSH and 2) SMT. MOM GHOSH become the absolute joint owners of ALL THAT piece and parcel of danga, pukur and pukur par land measuring more or less 114 Cottahs 11 Chittaks 00 sq.ft.

SL. NO.	R.S. DAG NO	L.R. DAG NO.	R.S. KHATIAN NO.	L.R. KHATIAN NO	NATUTRE OF LAND	PURCHASED LAND AREA
1.	1013	1180	1158	361, 472, 714, 1435, 1533	PUKUR	16 COTTHAS
2.	1012	1179	1158	361, 472, 714, 1435, 1533	PUKUR PAR	3 COTTHAS+1 COTTHAS 01 CHITTKAS 10 SQ.FT= 04 COTTHAS 01 CHITTKAS 10 SQ.FT
3.	1015	1182	873	1454	DANGA	58 DEC
4.	1015/1377	1326	873	1454	DANGA	58 DEC
5.	1116	1304	476	1863,2630	DANGA	4DEC/ 2 K 04 CH+4COTTHAS= 6 K 04 CH
6.	1014	1181		1107,1563		30 DEC/18 K 02 CH 18 SQ.FT
<b>TOATĀL AREA 114 COTTHAS 11 CHITTKAS 00 SQ. FT.</b>						

lying and situated at Mouza- Jagaddal, Pargana- Magura, J.L. No.71, R.S.232, 233 Touji No.47, 49, 63, 64 and 68, P.S. Sonarpur and under the jurisdiction of Rajpur Sonarpur Municipality of Ward No.25 within Sub Registration Office at Sonarpur

in the Dist- South 24 Parganas and enjoying the same free from all encumbrances by paying rents and taxes to the authority concern regularly without any interruption, claim and demand whatsoever.

**AND WHEREAS** the said joint owners namely 1) SRI. NIKHIL GHOSH, 2) SMT. SOMA GHOSH, 3) SRI. RATAN KUMAR GHOSH and 2) SMT. MOM GHOSH applied in the B.L. & L.R.O. for mutation their name in the R.O.R. and after the such mutation they are become the absolute joint owners of ALL THAT piece and parcel of abovementioned, i.e. 114 Cottahs 11 Chittaks 00 sq.ft.(split up of the land in following manner)

SL. NO.	R.S. DAG NO	L.R. DAG NO.	R.S. KHATIAN NO.	L.R. KHATIAN NO	NATUTRE OF LAND	PURCHASED LAND AREA
1.	1013	1180	1158	361, 472, 714, 1435, 1533	PUKUR	16 COTTHAS
2.	1012	1179	1158	361, 472, 714, 1435, 1533	PUKUR PAR	3 COTTHAS+1 COTTHAS 01 CHITTKAS 10 SQ.FT= 04 COTTHAS 01 CHITTKAS 10 SQ.FT
3.	1015	1182	873	1454	DANGA	58 DEC
4.	1015/1377	1326	873	1454	DANGA	58 DEC
5.	1116	1304	476	1863,2630	DANGA	4DEC/ 2 K 04 CH+4COTTHAS= 6 K 04 CH
6.	1014	1181		1107,1563		30 DEC/18 K 02 CH 18 SQ.FT

TOATAL AREA	114 COTTAHS 11 CHITAKS 00 SQ. FT.
-------------	-----------------------------------

lying and situated at Mouza- Jagaddal, Pargana- Magura, J.L. No.71, R.S.232, 233 Touji No.47, 49, 63, 64 and 68, P.S. Sonarpur and under the jurisdiction of Rajpur Sonarpur Municipality of Ward No.25 within Sub Registration Office at Sonarpur in the Dist- South 24 Parganas and enjoying the same free from all encumbrances by paying rents and taxes to the authority concern regularly without any interruption, claim and demand whatsoever.

AND WHEREAS thus the said SMT. SOMA GHOSH gifted ALL THAT piece and parcel of danga land measuring more or less 10 decimals split up( 5 decimals of land out of 14.5 decimals of R.S. Dag No.1015 corresponding to L.R. Dag No.1182 and 5 decimals of land out of 14.5 decimals of R.S. Dag No.1015/1377 corresponding to L.R. Dag No.1326 under R.S. Khatlan No.476 and 873 corresponding to L.R. Khatlan No.3257) lying and situated at Mouza- Jagaddal, Pargana- Magura, J.L. No.71, R.S.232, Touji No.47, 49, 63, 64 and 68, P.S. Sonarpur and under the jurisdiction of Rajpur Sonarpur Municipality of Ward No.25 within Sub Registration Office at Sonarpur in the Dist- South 24 Parganas in favour of SMT. AMITA GHOSH by and under a Deed of Gift which was executed on 8<sup>th</sup> day of May, 2015 before the Office of A.D.S.R. Sonarpur and recorded in its Book No.I, CD Volume No.1608-2015, Page from 4124 to 4138, being No.160802611 for the year 2015.

AND WHEREAS thus the said SRI. RATAN KUMAR GHSOSH and SRI. NIHIL GHOSH are jointly gifted ALL THAT piece and parcel of undivided danga land measuring more or less 10 decimals out of 29 decimals of land out of 58 decimals of R.S. Dag No.1015 corresponding to L.R. Dag No.1182 under R.S. Khatlan No. 873 corresponding to L.R. Khatlan No.3254, 3256 lying and situated at Mouza- Jagaddal, Pargana- Magura, J.L. No.71, R.S.232, Touji No.47, 49, 63, 64 and 68, P.S. Sonarpur and under the jurisdiction of Rajpur Sonarpur Municipality of Ward No.25 within Sub Registration Office at Sonarpur in the Dist- South 24 Parganas in favour of SMT. SHEFALI GHOSH by and under a Deed of Gift which was executed on 8<sup>th</sup> day of May, 2015 before the Office of A.D.S.R. Sonarpur and recorded in its Book No.I, CD Volume No.1608-2015, Page from 4139 to 4153, being No.160802612 for the year 2015.

**AND WHEREAS** thus the said SRI. RATAN KUMAR GHOSH and SRI. NIHIL GHOSH are jointly gifted ALL THAT piece and parcel of undivided danga land measuring more or less 10 decimals out of 29 decimals of land out of 58 decimals of R.S. Dag No.1015/1377 corresponding to L.R. Dag No.1326 under R.S. Khatian No. 873 corresponding to L.R. Khatian No.3254, 3256 lying and situated at Mouza- Jagaddal, Pargana- Magura, J.L. No.71, R.S.232, Touji No.47, 49, 63, 64 and 68, P.S. Sonarpur and under the jurisdiction of Rajpur Sonarpur Municipality of Ward No.25 within Sub Registration Office at Sonarpur in the Dist- South 24 Parganas in favour of SMT. SHEFALI GHOSH by and under a Deed of Gift which was executed on 8<sup>th</sup> day of May, 2015 before the Office of A.D.S.R. Sonarpur and recorded in its Book No.I, CD Volume No.1608-2015, Page from 4154 to 4168, being No.160802614 for the year 2015.

**AND WHEREAS** thus the said SRI. NIHIL GHOSH gifted ALL THAT piece and parcel of undivided danga land measuring more or less 10 decimals out of 30 decimals of land of R.S. Dag No.1014 corresponding to L.R. Dag No.1181 under R.S. Khatian No.        corresponding to L.R. Khatian No.3271 lying and situated at Mouza- Jagaddal, Pargana- Magura, J.L. No.71, R.S.232, Touji No.47, 49, 63, 64 and 68, P.S. Sonarpur and under the jurisdiction of Rajpur Sonarpur Municipality of Ward No.25 within Sub Registration Office at Sonarpur in the Dist- South 24 Parganas in favour of SMT. RATAN KUMAR GHOSH by and under a Deed of Gift which was executed on 8<sup>th</sup> day of May, 2015 before the Office of A.D.S.R. Sonarpur and recorded in its Book No.I, CD Volume No.1608-2015, Page from 4169 to 4183, being No.160802615 for the year 2015.

**AND WHEREAS** thus the said SMT. MOM GHOSH gifted ALL THAT piece and parcel of undivided danga land measuring more or less total 10 decimals split up (5 decimals of land out of 14.50 decimals of land of R.S. Dag No.1015 corresponding to L.R. Dag No.1182 and rest 5 decimals of land out of 14.5 decimals land in R.S. Dag No.1015/1377, L.R. Dag No.1326 under R.S. Khatian No. 873 corresponding to L.R. Khatian No.3255) lying and situated at Mouza- Jagaddal, Pargana- Magura, J.L. No.71, R.S.232, Touji No.47, 49, 63, 64 and 68, P.S. Sonarpur and under the jurisdiction of Rajpur Sonarpur Municipality of Ward No.25 within Sub Registration Office at Sonarpur in the Dist- South 24 Parganas in favour of SMT. TAPASI MUHKERJEE by and under a Deed of Gift which was

executed on 8<sup>th</sup> day of May, 2015 before the Office of A.D.S.R. Sonarpur and recorded in its Book No.I, CD Volume No.1608-2015, Page from 4374 to 4388, being No.160802616 for the year 2015.

**AND WHEREAS** thus the said SRI. NIHIL GHOSH gifted ALL THAT piece and parcel of undivided danga land measuring more or less total 10 decimals out of which 30 decimals of land of R.S. Dag No.1014 corresponding to L.R. Dag No.1181 under L.R. Khatian No.3271 lying and situated at Mouza- Jagaddal, Pargana- Magura, J.L. No.71, R.S.232, Touji No.47, 49, 63, 64 and 68, P.S. Sonarpur and under the jurisdiction of Rajpur Sonarpur Municipality of Ward No.25 within Sub Registration Office at Sonarpur in the Dist- South 24 Parganas in favour of SMT. SOMA GHOSH by and under a Deed of Gift which was executed on 8<sup>th</sup> day of May, 2015 before the Office of A.D.S.R. Sonarpur and recorded in its Book No.I, CD Volume No.1608-2015, Page from 4374 to 4388, being No.160802616 for the year 2015.

**AND WHEREAS** by virtue of those purchase and gifts through the aforesaid deeds said 1) SRI. RATAN KUMAR GHOSH, (2) SRI. NIKHIL GHOSH, 3) SMT. SOMA GHOSH.4) SMT. AMITA GHOSH, 5) SMT. SHEFALI GHOSH, 6) SMT. MOM GHOSH AND 7) SMT. TAPASHI MUKHERJEE are the absolute joint owners of ALL THAT piece and parcel of danga, pukur par and pukur land measuring more or less 114 Cottahs 11 Chittaks 00 sq.ft.

SL. NO.	R.S. DAG NO	L.R. DAG NO.	R.S. KHATIAN NO.	L.R. KHATIAN NO	NATUTRE OF LAND	PURCHASED LAND AREA
1.	1013	1180	1158	361, 472, 714, 1435, 1533	PUKUR	16 COTTHAS
2.	1012	1179	1158	361, 472, 714, 1435, 1533	PUKUR PAR	3 COTTHAS+1 COTTHAS 01 CHITTKAS 10 SQ.FT= 04 COTTHAS 01

						CHITTKAS 10 SQ.FT
3.	1015	1182	873	1454	DANGA	58 DEC
4.	1015/1377	1326	873	1454	DANGA	58 DEC
5.	1116	1304	476	1863,2630	DANGA	4DEC/ 2 K 04 CH+4COTTHAS= 6 K 04 CH
6.	1014	1181		1107,1563		30 DEC/18 K 02 CH 18 SQ.FT
<b>TOATAL AREA</b>		<b>114 COTTAHS 11 CHITTKAS 00 SQ.FT.</b>				

lying and situated at Mouza- Jagaddal, Pargana- Magura, J.L. No.71, R.S.232, 233 Touji No.47, 49, 63, 64 and 68, P.S. Sonarpur and under the Jurisdiction of Rajpur Sonarpur Municipality of Ward No.25 within Sub Registration Office at Sonarpur in the Dist- South 24 Parganas and enjoying the same free from all encumbrances by paying rents and taxes to the authority concern regularly without any Interruption, claim and demand whatsoever.

**AND WHEREAS** now the owners herein seized and possessed of or otherwise well and sufficiently entitled to as the full and absolute owner of ALL THAT piece and parcel of land hereditament and premises containing by estimation an area of 114 COTTAHS 11 CHITTKAS 00 SQ.FT. split up the lands in following manner

SL. NO.	R.S. DAG NO	L.R. DAG NO.	R.S. KHATIAN NO.	L.R. KHATIAN NO	NATUTRE OF LAND	PURCHASED LAND AREA
1.	1013	1180	1158	361, 472, 714, 1435, 1533	PUKUR	16 COTTHAS
2.	1012	1179	1158	361, 472, 714, 1435, 1533	PUKUR PAR	3 COTTHAS+1 COTTAHS 01 CHITTKAS 10



						SQ.FT= 04 COTTAHS 01 CHITTKAS 10 SQ.FT
3.	1015	1182	873	1454	DANGA	58 DEC
4.	1015/1377	1326	873	1454	DANGA	58 DEC
5.	1116	1304	476	1863,2630	DANGA	4DEC/ 2 K 04 CH+4COTTHAS= 6 K 04 CH
6.	1014	1181		1107,1563		30 DEC/18 K 02 CH 18 SQ.FT
<b>TOATAL AREA</b>		<b>114 COTTAHS 11 CHITAKS 00 SQ.FT.</b>				

lying and situated at Mouza- Jagaddal, Pargana- Magura, J.L. No.71, R.S.232, 233 Touji No.47, 49, 63, 64 and 68, P.S. Sonarpur and under the jurisdiction of Rajpur Sonarpur Municipality of Ward No.25 within Sub Registration Office at Sonarpur In the Dist- South 24 Parganas more fully and particularly described and mentioned in the **FIRST SCHEDULE** hereunder written and hereinafter for the sake of brevity referred to as the **SAID PREMISES**.

**AND WHEREAS** the owners with the intention of beneficial and profitable users of the **SAID PREMISES** has approached the Developers with a proposal of development of the **SAID PREMISES** on Joint Venture Basis for mutual interest and benefit.

**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 joint venture 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:

**(DEFINITION)**

**OWNERS: 1) SRI. NIKHIL GHOSH (PAN-ADMPG4391D)**, son of Late Haran Chandra Ghosh, by faith Hindu, by nationality- Indian, by occupation- Business, permanently residing at 17/10, Baishnabghata Road, P.O Naktala, P.S. Netaji Nagar, Kolkata-700047 and presently residing at 825, Mahamayatala Road, P.S. Sonarpur, P.O. Garia, Kolkata-700084, **2) SRI. RATAN KUMAR GHOSH (PAN-ADZPG2791K)**, son of Late Haran Chandra Ghosh, by faith Hindu, by nationality- Indian, by occupation- Business, permanently residing at 17/10, Baishnabghata Road, P.O Naktala, P.S. Netaji Nagar, Kolkata-700047 and presently residing at 18, Baishnabghata Road, P.O Naktala, P.S. Netaji Nagar, Kolkata-700047, **3) SMT. SOMA GHOSH (PAN-AENPG2791K)**, wife Sri. Nikhil Ghosh, by faith Hindu, by nationality- Indian, by occupation- Business, permanently residing at 17/10, Baishnabghata Road, P.O Naktala, P.S. Netaji Nagar, Kolkata-700047 and presently residing at 825, Mahamayatala Road, P.S. Sonarpur, P.O. Garia, Kolkata-700084, **4) SMT. AMITA GHOSH (PAN-AJQPG3983P)**, wife of Sri. Harendra Nath Ghosh, by faith Hindu, by nationality- Indian, by occupation- Business, presently residing at 192, Bidhanpally, P.O Garia, P.S. Bansdroni, Kolkata-700084 and permanently residing at 4, Basudevpur, New Colony, Belghoria, P.S. Belghoria, P.O. Belghoria, Kolkata-700056, **5) SMT. MOM GHOSH (PAN-AENPG2792L)**, wife of Sri. Ratan Kumar Ghosh, by faith Hindu, by occupation Business, by Nationality Indian residing at residing at 18, Baishnabghata Road, P.O Naktala, P.S. Netaji Nagar, Kolkata-700047, **6) SMT. SHEFALI GHOSH (PAN-BAKPG2201A)**, wife of Sri. Dulal Chandra Ghosh, by faith Hindu, by occupation Business, by Nationality Indian residing at 17/10, Baishnabghata Road, P.O Naktala, P.S. Netaji Nagar, Kolkata-700047, **7) SMT. TAPASHI MUKHERJEE (PAN-AJPPM9100P)**, wife of Sri. Deb Kumar Mukherjee, by faith Hindu, by occupation Business, by Nationality Indian residing at 18, Baishnabghata Road, P.O Naktala, P.S. Netaji Nagar, Kolkata-700047.

DEVELOPERS: "M/S. ETHA REALTY PRIVATE LIMITED", PAN : AADCE4909N, a Private Limited Company incorporated under Indian Companies Act, 1956, having its registered office at 825, Mahamayatala Road, P.O. Garia, P.S- Sonarpur, now Narendrapur, Kolkata-700084, being represented by its Director namely, 1) SRI NIKHIL GHOSH, son of late Haran Chandra Ghosh, PAN- ADMPG4391D, AADHAAR No.3228 2453 7680 , 2) SMT. SOMA GHOSH, PAN- AENPG2791K, AADHAAR No.9101 6529 3484 , wife of Sri Nikhil Ghosh both are residing at 825, Mahamayatala Road, P.O. Garia, P.S- Sonarpur now Narendrapur, Kolkata-700084, The terms in these presents shall unless contrary or repugnant to the context mean and include the following:

1. "**BUILDING**" means all that several blocks of multistoried building to be constructed by the Promoter/Builder/Developer/Contractor on the said vastu land in accordance with the sanction plan of Rajpur-Sonarpur Municipality within the time span of 48 (Forty) months from the date of execution of this deed of development agreement i.e. the 21st day of January 2022 at the costs and expenses of the Promoter/Builder/Developer/Contractor.
2. "**COMON AREAS**" means the areas in the Project Complex meant for common use and enjoyment and includes Path, roads, gardens, passages, open spaces, lobby, staircase, lift and those more fully described in the Schedule-B here under but does not include the saleable Area.
3. "**COMMON SERVICES**" means all essential services, facilities and utilities in the Project Complex such as, water and electricity, lift, plumbing, sanction, drainage, sewerage etc. And includes all equipment, apparatus, fitting, plumbing required for providing such services facilities and utilities.
4. "**CUSTOMERS**" means the persons who shall book and/ or enter into agreements for purchasing and acquiring the Units and/ or Parking in the Project Complex.
5. "**COMMENCEMENT DATE**" means the date of plan sanction from the Rajpur-Sonarpur Municipality
6. "**DEVELOPER ALLOCATION**" means proportionate Gross Revenue Receipts by the Developer which shall be 75%.

7. "GRR or GROSS REVENUE RECEIPTS" means the amount that shall be received and/ or generated upon booking or sale or transfer of the Units, Car Parking and amenities comprised in the Project Complex and interest on delayed payment thereof by the customers but does not include the maintenance deposit or maintenance charges Project taxes, stamp duty, registration charges etc. which may be received or receivable by the Developer from the Customers.

8. "OWNERS" means 1) SRI. NIKHIL GHOSH (PAN-ADM PG4391D), 2) SRI. RATAN KUMAR GHOSH (PAN-ADZ PG2791K), both are sons of Late Haran Chandra Ghosh, 3) SMT. SOMA GHOSH (PAN-AEN PG2791K, wife Sri. Nikhil Ghosh, 4) SMT. AMITA GHOSH (PAN-AJQ PG3983P), wife of Late Harendra Nath Ghosh, 5) SMT. MOM GHOSH (PAN-AEN PG2792L), wife of Sri. Ratan Kumar Ghosh, 6) SMT. SHEFALI GHOSH (PAN-BAK PG2201A), wife of Sri. Dulala Chandra Ghosh, 7) SMT. TAPASHI MUKHERJEE (PAN-AJPPM9100P), wife of Sri. Deb Kumar Mukherjee.

9. "MAIN PATH" means the path or passage or roads of the Project Complex connection the Municipality road on the northern Side of the said Land.

10. "MAINTENANCE ORGANIZATION" means any association or organization as shall be formed by the Developer for maintenance of the Project Complex and shall mean the Developer until formation of such marketing of the project Complex.

11. "MARKETING" means marketing of the Project complex.

12. "MARKETING EXPENSES" means all expenses relating to and/ or attributable to marketing of the Project and includes the fees of the marketing agent, the brokerage payable for sale of the Units in the Project Complex.

13. "MISCELLANEOUS EXPENSES" means all payments received and/ or receivable from the Customers other than the purchaser Consideration and Includes the following:

a. GST on the Purchase Consideration;

b. Payment against any extra or additional work carried out by the Developer in any unit;

c. Security Deposit;

- d. Maintenance Charges;
  - e. Legal fees;
  - f. Payment towards registration of the deeds including Stamp duty, registration charges and other incidental expenses;
  - g. Any amount receivable by the Developer from the Customer apart from the purchase Consideration of the units and parking.
14. "M.R. ACCOUNT" means a separate bank account to be opened by the Developer in its name with any schedule Bank wherein all Miscellaneous Receipts received from the Customer shall be deposited and/ or credited.
15. "OWNERS ALLOCATION" means proportionate gross revenue receipts of the Owners after adjustment which shall be 25%. Out of this 25%, share of owner 1. SRI RATAN KUMAR GHOSH is 20%, 2. SMT. MOM GHOSH is 15% and 3. SMT. TAPASHI MUKHERJEE is 13%, all 1,2,3 together would get 48% and other owners 4. SMT. AMITA GHOSH and 5.SMT. SHEFALI GHOSH each would get 1% and share of 6. SRI NIKHIL GHOSH is 25% and 7. SMT. SOMA GHOSH is 25% together 6 & 7 would get 50%.
16. "PROJECT" means a housing project with commercial spaces if any, to be constructed and developed on the said land by the promoter/Developer in terms of this Agreement.
17. "PROJECT COMPLEX" means that the said land together with the building and other structures as shall be constructed or developed thereon by the Promoter/Developer in pursuance of this Agreement.
18. "PROJECT HAND OVER DATE" means the date on which the Promoter /Developer hands over possession of the Units in the Project Complex to the Customers.
19. "PROJECT TAXES" means goods and Service Tax or any other tax or imposition that may be levied or imposed by the Government on construction, development, execution and marketing of the Project Complex.
20. "PROPERTY TAX" means Land revenue and Municipal Taxes levied or leviable on the said land and/ or the Project Complex.

21. "PROPORTIO OR PROPORTIONATE" means in the context of allocation of the parties shall be the proportionate which the Owners Allocation bears to the Developer's Allocation at any given point of time.

22. "PURCHASE CONSIDERATION" means the value and/ or price of the Units and parking payable by the Customers for Purchasing and/ or acquiring and parking but does not includes GST on the Purchase consideration or the miscellaneous Receipts.

23. "PARKING" means covered and open car or scooter parking spaces comprised in the project complex.

24. "THE SAID LAND" means ALL THAT piece and parcel of danga, pukur and pukur par land hereditament and premises containing by estimation an area of **114 COTTAHS 11 CHITTAKS 00 SQ.FT.** split up the lands in following manner:

SL NO	R.S. DAG NO	L.R. DAG NO	R.S. KHATIA N NO.	L.R. KHATIAN NO	NATUTR E OF LAND	PURCHASED LAND AREA
1.	1013	118 0	1158	361, 472, 714, 1435, 1533	PUKUR	16 COTTHAS
2.	1012	117 9	1158	361, 472, 714, 1435, 1533	PUKUR PAR	3 COTTHAS+1 COTTAHS 01 CHITTKAS 10 SQ.FT= 04 COTTAHS 01 CHITTKAS 10 SQ.FT
3.	1015	118 2	873	1454	DANGA	58 DEC
4.	1015/137 7	132 6	873	1454	DANGA	58 DEC

5.	1116	130 4	476	1863,263 0	DANGA	4DEC/ 2 K 04 CH+4COTTHAS = 6 K 04 CH
6.	1014	118 1		1107,156 3		30 DEC/18 K 02 CH 18 SQ.FT
<b>TOATAL AREA</b>		<b>114 COTTHAS 11 CHITTAKS 00 SQ.FT.</b>				

lying and situated at Mouza- Jagaddal, Pargana- Magura, J.L. No.71, R.S.232, 233 Touji No.47, 49, 63, 64 and 68, P.S. Sonarpur and under the jurisdiction of Rajpur Sonarpur Municipality of Ward No.25 within Sub Registration Office at Sonarpur in the Dist- South 24 Parganas, and the more fully described in the Schedule A hereunder.

25. "SALE CONSIDERATION ACCOUNT" means and escrow account to be opened by the Promoter/Builder/ Developer/ Contractor in its name with any schedule bank wherein all moneys received from the Customers towards the purchase consideration of units, and the parking comprised in the Project shall be deposited and/ or credited.

26. "UNITS" means the residential flats or commercial spaces if any, comprised in the project complex and intended to be sold to the Customers.

27. "UNSOLD INVENTORY" shall mean the units and the Parking in the Complex which remain unsold at the Closing Date.

**FINANCIALS:**

1. Prior to marketing of the Project the Promoter/Builder/Developer/ Contractor shall open in its name the following two separate bank Accounts:-

a. An ESCROW ACCOUNT with any schedule Bank which is herein referred to as "Sale Consideration Account" wherein all money received from the Customers towards purchase consideration of the Units and/ or Saleable Areas comprised in the Project shall be deposited and/ or credited with a mandate to the bank to credit the Bank Account of the Owners and the Bank Account of the Promoter/Builder/Developer/ Contractor in proportion to their respective allocation;

b. A separate bank account with any schedule Bank which is herein referred to as "M.R. Account" wherein all miscellaneous receipts received from the customers shall be deposited and/ or credited.

2. The Promoter/Builder/Developer/ Contractor shall furnish full particulars of the Escrow Account as may be opened by it to the Owners.

3. For facilitating payments from the Escrow Account to the Bank account of the Owners, the Owners shall be obliged to open a separate Bank Account in their name in the same Bank and with same branch in which the Promoter/Builder/Developer/ Contractor open the Escrow Account.

4. The Promoter/Builder/Developer/ Contractor shall be liable to pay the Project Taxes for execution of the Project.

5. If any payment or installment made by or on behalf of the Customers to the sale Consideration Account includes any payment of project Taxes then the Owners shall be obliged to forthwith pay to the Promoter/Builder/Developer/ Contractor the amount of the Project Taxes credited to its Bank Account from the Sale Consideration account.

6. All Miscellaneous receipts received by the Promoter/Builder/Developer/ Contractor shall be deposited by the Promoter/Builder/Developer/ Contractor in M.R. Account.

7. The Owners shall have no claim over any amount lawfully deposited by the Promoter/Builder/Developer/ Contractor in M. R. Account.

8. After opening of the sale Consideration Account, the Promoter/Builder/Developer/ Contractor shall periodically send a "Debit Note" to the Owners showing the Following:-

A. Project Taxes:

i. Amount deposited in the Sale Consideration Account;

ii. Project Taxes, if any, included in the amount deposited;

iii. Amount credited from the sale Consideration Account to the Bank account of the Owners.

iv. Amount of the Project Taxes, if any, included in the amount credited to the Bank account of the Owners;



v. Project Taxes refundable by the Owners to the Promoter/Builder/Developer/ Contractor.

B. Amount receivable by the Promoter/Builder/Developer/ Contractor against refundable Advance.

C. Brokerage:

i. Amount paid by the Promoter/Builder/Developer/ Contractor on account of brokerage and taxes thereon;

ii. Proportionate share of brokerage and taxes payable by the Owners.

D. Marketing Expenses:

i. Amount paid by the Promoter/Builder/Developer/ Contractor on account of marketing expenses and taxes thereon.

ii. Proportionate marketing expenses and taxes payable by the Owners.

9. The Owners shall be oblige to pay to the Promoter/Builder/Developer/ Contractor the Project Taxes brokerage and the marketing expenses as stated un such Debit note (therein referred to as debit note amount) to the Promoter/Builder/Developer/ Contractor within a period of thirty days from the date of the Debit Note.

a) The Developer shall also get the Project Loan approved from the Banks or Financial Institutions for construction Project Complex. The owners shall sign all documents and papers that may be required for obtaining Project Loan approval from the Banks or Financial Institutions and shall fully cooperate with the Developer in obtaining Project approval from them.

10. Upon cancellation of any booking or sale agreement, the owners shall be liable to refund the proportionate amount refundable to such customer and shall make over such amount to the Promoter/Builder/Developer/ Contractor within thirty days from the date of receipt of a debit note on cancellation from the Promoter/Builder/Developer/ Contractor. It is clarified that the Debit Note on cancellation independent of the Debit note referred to in clause 8 hereinabove. In default, the Owners shall be liable to pay interest on the unpaid amount at the rate of 12% per annum from the due date up to the date Payment.

11. The Promoter/Builder/Developer/ Contractor shall send quarterly updates of booking and sale agreement of the project Complex to the Owners. The agreement shall deem to have commenced with effect from the date of execution of these presents.

#### OWNERS' OBLIGATION

- 2.1. That the land owner do hereby declares that they have absolute right, title and interest upon the said landed property and do hereby further declares that the said property more fully described in the **FIRST SCHEDULE** below is free from all encumbrances, disputes, litigations and in the mean time they have not received any notice and notices to the effect that the said land is affects by any scheme of the Government of West Bengal or of The Rajpur Sonarpur Municipality or Kolkata Metropolitan Development Authority and/or any other statutory body at the time of singing of this Agreement.
- 2.2. The 'owners' have agreed to produce the original papers regarding the schedule land like mother deeds, link deeds, all R.S. & L.R. Parchas, mutation certificate, and other allied papers and documents against proper receipts/certified copies from the developer at the time of singing of this development agreement.
- 2.3. The 'owners' have agreed to make over physical possession of the said property now within his possession to the developer for the purpose of Development and construction of Housing Complex at the time of singing of Development Agreement.
- 2.4. Subject to the proceeding clause, the 'Owner' hereby grant exclusive license and permission to the 'developers' to construct, erect and complete a multistoried building including the 'owner' share/allocation on the said property in accordance with the building plan to be sanctioned by the Rajpur Sonarpur Municipality and/or relevant Statutory Authority within a stipulated period of 48 months from getting sanction plan from the competent authority if the Developer will not be able to complete the work within the stipulated period of 48 months due to force majeure or unavailability of raw materials or political hazards or local hazards in that

event the land owners bound to extend another 6 months as a grace period.

- 2.5. If any litigation is found or any crucial papers are missing regarding the land then the land lords will be responsible but they will also have a chance to correct the papers within a reasonable time and if they fail to do so then the developer can cancel this development agreement if they want.
- 2.6. That the land owners shall not be entitled to interfere with the management of the construction of the proposed building and in the matter of transfer of the flats or spaces of the building to the intending buyer/s. But he himself shall have absolute right and authorities to inspect the main structural part of the building as well as the construction of the owners' portion from time to time.
- 2.7. That the land owners /first party obligation to provide the developer to appropriate Power of Attorney as are or may be require in connection with construction, erection completion of the newly proposed building and to appear for and represent the owner before all concern authorities and to make sign and execute applications, declarations, and other relevant papers and documents to appropriate authorities for obtaining to prepare one or more multistoried building plan to sign and submit concerned documents require for and the towards sanction of the said building plan and all other plans, boundary, declaration etc. related hereinto for all approvals, s per necessity including the B.L.&L.R.O. documents to procure in regular basis. Application to the C.E.S.C. /W.B.S.E.D.C.L. electric connections to the premises as aforesaid etc. and/or for temporary and permanent connection of water, sewage or as may be require for time to time, in accordance with and/or otherwise concerning negotiations for transfer of flat to the intending purchaser/s thereof by executing the transferred deed/s and all costs and expenses in that respect shall be borne by the developer and is lawfully and absolutely or wholly to be entrusted and empowered to execute any or all agreement/s for sale of flat/s, garage/s, space/s to take or receive advance/s from intending buyer/s. It is made clear that this power of attorney shall remain valid till completion of

the new proposed building and registration of the deed of conveyance/s in favour of the intending purchaser/s out of the developer's allocation at the aforesaid premises, in full and final completion.

2.8. That the owners/first party declares that they have not entered in to any other agreement with any third party in respect of the SAID LAND/PROJECT PROPERTY and undertakes not to enter in to such development agreement or other mode of transfer mortgage etc. during the pendency of this agreement.

2.9. That it be clearly mentioned here that, the owners/first party shall get 25% on the total sale value as their allocation only and they would not claim any other/s from any intending purchase/s in respects after/before of the sale proceeding in respect of their allocation.

2.10. Owners have no objection to the Developer having right for ingress and egress from and to and vice-versa in the Holding No. 47, Katyanitala Street and Holding No. 209

#### OWNER'S RIGHTS AND REPRESENTATIONS

3.1 The 'owners' are absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the said property of land and there is no legal bar otherwise to enter upon this agreement.

3.2 None other than the said 'owners' have 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, lispendens, trusts, attachments, acquisitions/requisitions what so ever and however.

3.4 There is no excess vacant land at the said property within the meaning of the Urban Land (Ceiling & Regulations) Act, 1976 and/or under any other law and no proceeding has been initiated or as pending in respect thereof.

3.5 The Developers as well as the Owners shall collect individual clearance Income Tax if required, in respect of their individual allocation.

3.6 There is no proceeding under Public Demand Recovery Act and any other legal proceedings against the said owners in respect of the said property.

#### DEVELOPERS'/PROMOTERS' 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

'owners' and the 'developers' 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 'owners' of the said property or any part thereof to the 'developers' or is creating any right, title or interest in respect thereof of the 'developers' other than an exclusive license to the 'developers' 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 developers 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 developers shall exclusively entitled to 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 owners and the owner shall not in any way interfere with or disturb the quiet and peaceful possession.
- 4.5. The decision of the DEVELOPERS regarding the quality of the building materials shall be final and binding upon the Parties hereto. The building materials shall be slandered one.
- 4.6. The owners will give all original documents/papers to the Developers in time of execution of this agreement and also take a receipt from the developers and the Developers shall also return all the documents/papers to the Owner after completion the construction work.
- 4.7. That the developer shall be entitled to receive the entire consideration money from the intending buyers against issuing proper receipt thereof.
- 4.8. That the land owners shall have no right and/or liberty to interfere in those transactions made between the developers and the intending buyer/s and in any manner whatsoever and further the land owner shall not be entitled to claim the profit of the said venture of part thereof.
- 4.9. That the developer shall have every right to disclaim and/or relinquish any claim from the intending buyer/s and/or shall be entitled to settle any matter

with any intending buyer/s in respect of payment on consideration or in any issue, in any term as the developer may think fit and proper.

- 4.10. That the developer shall be entitled to execute all or any sort of agreement with any intending flat or space buyer/s and shall be entitled to execute all or any type deed of transfer in favour of the intending buyer/s in respect of the flat/space of the building upon receipt of the consideration and for that purpose the land owners shall execute a General Power Of Attorney in favour of the developer to do all such acts and deeds required for the proposed constructions and registrations of the deed of transfer.
- 4.11. That the developer/second party shall be entitled to make advertisement in all kind of daily news papers or dally/weekly/monthly magazine and through other process which includes fixing of hoardings and/or advertisement board at the premises inviting general public to purchase flats and other units as also other constructed areas of the proposed building to be constructed at the said premises and such right of advertisement shall remain with the developer with effect from this day and the developer shall also be entitled to entre in to an agreement for sale of flats/units and/or other constructed area of the proposed building at the said premises with the Intending buyer/d of such flats/units and/or other constructed area upon execution of this agreement and the developer shall also be entitled to receive earnest money, booking money and or part full payment of the consideration money from Intending buyer/s without creating any financial or other liabilities upon the owners/first party for entering in to such agreement with the Intending buyer/s.
- 4.12. Owners have no right to raise any objection or file any suit against any Intending purchaser/buyers for any financial disputes arise between the land owners and developer.

**DEVELOPER'S OBLIGATION IN**  
**CONSIDERATION AND SPACE ALLOCATION**

- 5.1. The 'developers/promoters' shall complete the construction of the said multistoried building within 48 months from the date of execution of this agreement and if the Developer fails to complete the work within the stipulated period of 48 months due to force majeure or unavailability of raw

materials or political hazards or local hazards in that event the land owners bound to extend another 6 months as a grace period.

5.2. The 'developers' shall be exclusively entitled to the developers' allocation in the building with the right to transfer or otherwise deal with or dispose of the same and the owners shall not interfere with or disturb quit and peaceful possession of the developer's allocation provided that the 'developers' have complied with all terms conditions which are to be observed and performed by the developer/promoter under these presents.

5.3. In so far as necessary all dealings by the 'developers/promoters' in respect of the building shall be in the name of the owners for which purpose the owners have agreed to execute a power of attorney favoring the developer/promoter by these presents with clear understanding that such dealings shall not in any way fasten or create any financial liabilities upon the owners.

#### **DEVELOPER'S OBLIGATION IN BUILDING**

6.1 The developers shall at his own costs and expenses construct erect and complete a multistoried building on the said property within the time specified above in accordance with the sanctioned building plan with good and standard materials as may be specified by the Specification from time to time and owners' contribution would be in form of abovementioned schedule land.

6.2 The 'developers' shall install and erect in the said multistoried building at their own costs and expenses all the facilities as are required to be provided in the multistoried building having self-contained apartment and constructed for sale of flats.

6.3 The 'developers' shall arrange for common meters of common spaces the costs of the same shall be borne by all the flat owners such as all the purchasers including the owners proportionately.

6.4 The 'developers' shall arrange for the undivided meters also in respect of all the flats thereon including the owners' allocation and at the cost of the respective occupiers.

- 6.5 The 'developers' shall be authorized in the name of the owner in so far as it necessary to apply for and obtain quotas entitlements and other allocation for cement, steel, bricks and other building materials allocable to the owners for the construction of the building and to similarly apply for and obtain temporary and permanent connections of water, electricity, drainage, sewerage whatsoever to the said building and other inputs and for the construction or enjoyment of the building.
- 6.6 The 'developers' shall at his own costs and expenses and without creating any financial or other liability on the owner construct and complete the said building including the owner's allocation in accordance with the building plan.
- 6.7 All costs, charges and expenses including municipal fees and architect fees shall be discharged by the developers/promoters during the period from the execution of this agreement till the completion of the construction of the said building and the owner shall bear no responsibility for such costs during the above-mentioned period.
- 6.8 Developer has to collect service tax on all flats they sold to any third party as per Government rate and the developer will pay to Government.

#### COMMON FACILITIES

- 7.1. The developers/promoters shall pay and bear all property taxes and other dues and outgoings in respect of the developers'/promoters' share/allocation accrued on and from the date of handing over possession of the said property to the developer/promoter.
- 7.2. The developers/promoters punctually and regularly pay for the units/flats said rates to the concerned authorities or otherwise as may be mutually agreed upon between the owner and the developers/promoters and both the parties shall keep each other indemnified against all claims, actions, demands, costs, charges and expenses and proceedings whatsoever directly or indirectly instituted against or suffered by or paid by either of them, as the case may be consequent upon a default by the owners and the developers/promoters on this behalf.
- 7.3. Notwithstanding anything contained herein before, it is agreed that until individual assessment of the respective flat is being made by the authority concerned the said rates will be borne by the individual flat-owners proportionately as per their respective flat area.



OWNERS' FURTHER OBLIGATIONS

- 8.1. The owners hereby agree and covenant with the developers/promoters not to cause any interference or hindrance in the construction of the said building on the said property by the developer/promoters, if anything is not going against the spirit of this Agreement.
- 8.2. The owners hereby agree and covenant with the developers/promoters not to do any act, deed or thing whereby the developers/promoters may be prevented from selling, assigning and/or disposing of any of developers'/promoters' allocation.
- 8.3. The owners hereby agree and covenant with the developers/promoters not to let out, grant, lease, and mortgage and/or charge the said property or any portion thereof for any reason whatsoever.
- 8.4. The owners hereby agree and covenant with the developers/promoters 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.
- 8.5. That the owners shall sign, execute and register all necessary papers, and documents as would be required for obtaining the sanctioned building plan from Rajpur Sonarpur Municipality shall attend all courts, offices, registration offices as and when the owners' presence would be required and the developers shall pay or bear all costs and incidental charges for the purpose aforesaid.
- 8.6. Marketing Expense Means all expenses relating to and/or attributable to Marketing of the Project and includes the fees of the marketing agent, brokerage payable for sale of the units in the Project complex and would be equally shared between the developer and land owners.
- 8.7. The owners shall reimburse their proportionate share of the following Marketing expenses and taxes thereon to the Developer:
- a. Owner's share of brokerage;
  - b. Owner's share of the fees of the Marketing expenses;
- For the purpose of this clause, the brokerage payable by the Developer to the broker shall be subject to a calling limit of 2%(Two Percent) of the purchase consideration and taxes thereon and similarly the Marketing

Expenses shall be subject to a calling limit of 1% ( One Percent) of the purchase consideration and taxes thereon.

Miscellaneous Receipt means the Developer would only enjoy miscellaneous receipts which means all payments receipts and /or receivable from the customers other then the purchase consideration and include following and land others have no claim into the same;

- a. GGST on the purchase consideration.
- b. Payment against any extra or additional work carried out by the Developer any unit.
- c. Security deposit.
- d. Maintenance Charge
- e. Legal fee
- f. Payment towards registration of the sale Deeds including Stamp duty, registration charges and other incidental expenses.
- g. Any amount receivable by the Developer from the customers apart from the purchase consideration of the units and parking's.

8.8. All Miscellaneous Receipt received by the Developer shall be deposited by the Developer in M R Account.

8.9. The Owners shall have no claim over any amount lawfully deposited by the developer in M R Account.

#### 8.10. Covenants of the Owners

The Owners hereby agrees and covenant with Developer that

a. They shall not cause any interference or hindrance in the execution and construction of the Project by the Developer.

b. They shall not let out, grant, lease, mortgage and/or charge or encumber the said land or any part or portion thereof without prior consent in writing of the developer and

c. They shall permit the Developer its architects, contractors, workmen uninterrupted access to the said land so as to enable the Developer to execute, develop and construct the Project.

d. For the purpose of creation of mortgage in the land as per Schedule A, the land owners will have no objection to it and there be any requirement of such creation the land owners will be binding to the signing.

**DEVELOPERS'/PROMOTERS' FURTHER OBLIGATION**

- 9.1. The developers/promoters hereby agrees and covenants with the owners 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.
- 9.2. That it be clearly mentioned here that the owners hereby convey their concern if the developer extend their project by amalgamating for adjacent premises or give easement right to the another premises owners for egress and ingress, the drive way, passages through the land under this project, which may used as a common passage or road for the extended project. It is further clearly mentioned that if required the developer shall have right to split up the existing plots into multiple plots, for any reason, including for purposes of gifting to the concerned municipality, and if any land area is required for gifting to the municipality and for such other purposes such as plan modification, sanction, registry or otherwise the second party shall be entitled to allocate such land area/s may be required for such purpose from anywhere in the project area. It is further mentioned that for this privilege in favour of developer herein such event, the present land owners shall not be entitled to raise any demand, objection and/or obstruction in any manner whatsoever. That the developer shall act as an independent contractor in construction the building and under take to keep the land owner indemnified from time to time, all third parties claims and actions arising out of any act of commission or accident such as loss of life of labors, mistris and allied natures of things of relating to the construction to the building.

**FURTHER OBLIGATIONS MUTUALLY AGREED BY**

**THE OWNER AND THE DEVELOPER/PROMOTER**

- 10.1. The owners agree and covenant with the developers/promoters that immediately after obtaining sanctioned plan from Rajpur Sonarpur Municipality they will hand over a peaceful possession of the existing building at land comprised in the premises having an area of the said land.
- 10.2. The owners agree and covenant that the developers/promoter shall demolish the existing structure of the above property and shall appropriate the sale proceeds of the debris and scrap building materials of the existing building towards the cost of the demolition.

10.3. That the developers shall have the option to develop the above property and to acquire adequate facilities the developer shall have the option to raise the construction of the proposed building by way of amalgamation of any adjoining property and the developers shall incur all costs and expenses for obtaining the order of amalgamation from concern authorities and the owner shall sign and execute all documents, forms, plans and such other formalities at the costs of the developers and the owners shall have no right to raise any objection on such account.

10.4 The FIRST party hereby specifically agreed that the drive way or mandatory open space from main gate on the South East side of the Holding No. 47, Katyanitala Street to entry point of Holding No. 209, Katyanitala Street to be used by the land owners/all flat owners of the Holding No. 209, Katyanitala Street, for the purpose of drainage connection, electric connection, right to amalgamate with adjacent land, other necessary connection and as a drive way/ingress or egress for all owners/flat owners.

#### OWNER'S INDEMNITY

11.1. The owners hereby undertake that the developers/promoters shall be entitled to the construction and shall enjoy their allocation without any interference or disturbance provided the developers/promoters performs and observes and fulfills all the terms and conditions herein contained and/or on their part to be observed, performed and/or fulfilled.

11.2 The OWNERS 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 DEVELOPERS even at the time of construction work if any labour or mason or any man connected with said venture dies due to accident OWNERS shall not be held responsible and liable to pay any compensation for the same.

11.3 The OWNERS hereby agree and covenant with the DEVELOPERS not to do any act, deed or thing whereby the DEVELOPERS may be prevented from

selling, assigning and/or disposing of any of the DEVELOPERS allocated portion in the building after completion of the new building.

#### DEVELOPERS'/PROMOTERS' INDEMNITY

12.1. The developers/promoters hereby undertake to keep the owners indemnified from and against all third parties' claim and actions arising out of any part of act or commission of the developers/promoters in or relating to the construction of the said building.

12.2. The developers/promoters hereby indemnify and keep the owners indemnified from and against all actions, suits, costs, proceedings and claims and demands that may arise out of the developers'/promoters' allocation with regard to the development of the said property and/or in the matter of the construction of the building and/or for any defect therein.

#### MISCELLANEOUS

13.1. It is understood that from time to time to facilitate the construction of the building by the developers/promoters various deed, matters and things, not herein specified may be required to be done by the developers/promoters and for which the developers/promoters may need the authority of the owners and various applications and other documents may be required to be signed or made by the owner relating to which specific provisions may not have been herein, the owner hereby undertakes to do all such acts, deeds, matters and things and the owner shall execute additional power of attorney and/or authorization as may be required by the developers/promoters for the purpose and the owner also undertakes to sign and execute all such acts, deeds, matters and things if the same do not in any way infringe and/or effect the rights of the owner in respect of the said property and/or go against the spirit of this agreement.

13.2. Any notice required to be given by the developers/promoters shall be deemed to have been served to the owner 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 developers/promoters, if delivered by hand or sent by prepaid registered post with acknowledgement due to the developers/promoters.

13.3. The developers/promoters and the owners with consultation with the other flat owners shall mutually frame scheme for the management and/or for the administration of the said building and/or common parts and facilities thereof.

13.4. The owners and the developers/promoters hereby agreed to abide by all the rules and regulations of such management/society/association/organization and hereby give their consent to abide by the same.

**FORCE MAJEURE**

14.1. 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.

14.2. 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.

**JURISDICTION**

15. 1. The courts of South24 Parganas alone shall have the jurisdiction to entertain and try all actions, suits, and proceedings arising out of this agreement.

**SCHEDULE 'A' ABOVE REFERRED TO:**

ALL THAT piece and parcel of danga, pukur and pukur par land measuring more or less 114 Cottahs 11 Chittaks 00 sq.ft. split up in following manner:

SL. NO.	R.S. DAG NO	L.R. DAG NO.	R.S. KHATIAN NO.	L.R. KHATIAN NO	NATUTRE OF LAND	PURCHASED LAND AREA
1.	1013	1180	1158	361, 472, 714, 1435, 1533	PUKUR	16 COTTHAS
2.	1012	1179	1158	361, 472, 714, 1435,	PUKUR PAR	3 COTTHAS+1 COTTAHS 01

3255,  
3391, 3392  
3787  
3392

				1533		CHITTKAS 10 SQ.FT= 04 COTTAHS 01 CHITTKAS 10 SQ.FT
3.	1015	1182	873	1454	DANGA	58 DEC
4.	1015/1377	1326	873	1454	DANGA	58 DEC
5.	1116	1304	476	1863,2630	DANGA	4DEC/ 2 K 04 CH+4COTTHAS= 6 K 04 CH
6.	1014	1181		1107,1563		30 DEC/18 K 02 CH 18 SQ.FT
<b>TOATAL AREA</b>		<b>114 COTTAHS 11 CHITTAKS 00 SQ.FT.</b>				

lying and situated at Mouza- Jagaddal, Pargana- Magura, J.L. No.71, R.S.232, 233 Touji No.47, 49, 63, 64 and 68, P.S. Sonarpur and under the jurisdiction of Rajpur Sonarpur Municipality of Ward No.25 within Sub Registration Office at Sonarpur in the Dist- South 24 Parganas, butted and bounded as follows: -

**On the North: by Land of R.S. Dag No. 1111, 1116, 1117, 1119**

**On the South: by Land of R.S. Dag No. 1134, 1135, 1136, 1137,**

**On the East: by Land of R.S. Dag No. 1116 (P) and**

**10m wide Municipal Road**

**On the West: by 7m wide Municipal Road**

**SECOND SCHEDULE ABOVE REFERRED TO:**

**(OWNERS' ALLOCATION)**

**OWNERS' ALLOCATION:** shall mean 25% on the total sale value in respect of the said proposed building more fully and particularly described here+. The said 25% payment would include marketing expenses, TDS, GST and other Government Taxes as applicable. "OWNERS ALLOCATION" also mean proportionate gross revenue receipts of the Owners after adjustment which

shall be 25%. Out of this 25%, share of owner 1. SRI RATAN KUMAR GHOSH is 20%, 2. SMT. MOM GHOSH is 15% and 3. SMT. TAPASHI MUKHERJEE is 13%, all 1,2,3 together would get 48% and other owners 4. SMT. AMITA GHOSH and 5.SMT. SHEFALI GHOSH each would get 1% and share of 6. SRI NIKHIL GHOSH is 25% and 7. SMT. SOMA GHOSH is 25% together 6 & 7 would get 50%.

**THIRD SCHEDULE ABOVE REFERRED TO:**

**(DEVELOPER'S ALLOCATION)**

shall mean the developer shall be entitled to the remaining sale value in the new building (excepting owner allocation) which the developer shall be entitled to sell, transfer, lease and/or otherwise deal with the saleable area with proportionate share in land as it deems fit and proper it shall be entitled to enter into agreements and other commitments with any other party or parties in regard to disposal thereof which is mentioned here.

That the land owners further agree here that the full payment in respect of the flats/units should be done in favour of the developer by the intending purchaser/s and in accordance with this the land owners will have no right to raise any objection or file any suit against the developer or intending purchaser/s if any financial problem (In respect of the said transaction) arise between the land owners and developer.

**FOURTH SCHEDULE REFERRED TO ABOVE**

**(Specification of Construction)**

**ANNEXURE-"X"**

1. **STRUCTURE:** R.C.C. framed structure will be designed by eminent Engineer and quality ISI marked steel, cement will be used.
2. **FLOOR:** All floors will be finished by marble Including Toilets floor.
3. **TOILET:** Marble on floors and Glaze Tiles (Johnson made) fittings up to 7'-0" high, 1 No. of Hindware Commode/Pan, 2 Nos. of Tab Esco/ Jaguar, 1No of shower and hot water line and gyser line.
4. **KITCHEN:** Cooking platform top will be finished with green marble slab



(11'- 0") length and stainless steel sink and glazed tiles will be provided total 3'-0" high above cooking platform.

5. **DOORS:** All doors frames will be made sal wood/hard wood, and main door palla will be made gammer wood and other door will be flash door with fitting, fixing and finishing.
6. **PLASTER OF PARIS:** All rooms' inside.
7. **PAINTING:** Main door finish with polish and other door finish with two coat enamel painting outside weather coat.
8. **WINDOWS:** Sliding aluminum window with clear Glass Panes and grill.
9. **ELECTRICAL:** Concealed wiring with proper gauge of copper wire in PVC conduit to be done in flats including point, modular switch board cover etc. at suitable places in the following manner generally.

NO.	PLACE	LIGHT POINT	FAN POINT	5 Amp. PLUG POINT	CALLING BELL	EXTRA POINT	15 Amp.
1.	Bed Room I	2	1	1			1
2.	Bed Room II	2	1	1			
3.	Bed Room III	2	1	1			
4.	Dinning/Drawing	3	2	2	1		
5.	Toilet	1					1
6.	Kitchen	1				2	1
7.	Verandah	1					
8.	W.C.	1				1	

8. Passage area pavement with Decorative floor tile.
9. **WATER SUPPLY:** 24 hours water supply Deep tube well.
10. **ELECTRICITY METER:** The developer shall provide for the Electrical Meter for common services including stair case/outer lighting at their cost.

**FIFTH SCHEDULE ABOVE REFERRED TO**

(The common Portion)

1. Stair case on all floors.
2. Stair case landing on all floors.
3. Common passage and lobbies on the ground floor.
4. Water pump, water tanks, reservoir, water pipes, septic tank, all other common plumbing installation and sanitary installations.
5. Common electrical wiring, fittings and fixtures generators (excluding those as is installed for any particular unit).
6. Drainage and sewerage.
7. Boundary walls and main gates.
8. Such other common Parts, areas, equipments, fittings, installations, fixtures and spaces in or about the said building as necessary for passage to or user and occupancy of the said units in common and as may be specified and/or terrace and covered and uncovered car parking space and areas.
9. Roof on the top floor.
10. Lift facility of the proposed building.

**FIFTH SCHEDULE ABOVE REFERRED TO**

(Covenants and common restrictions)

The owner and all unit owners shall always be strictly adhere to the following restrictions:-

The owner and/ or unit owners shall not do the following

1. Obstruct the Association (upon its formation) in their acts relating to the common purpose.
2. Violate any of the rules and/or regulation laid down for the common purpose and for the user of the common portion.
3. Injure, harm, or damage the common portion or any other units in the new building' by making any alteration or withdrawing any support or otherwise.
4. Alter any portion, elevation or colour scheme of the new building.
5. Throw or accumulate or cause to be thrown or accumulation any dust, rubbish or other refuse in the common portions save at the place indicated or worked thereof.
6. Place or cause to be placed any article or object in the common portion.

7. Use any unit or any part thereof for any purpose other than the purpose meant for (Residential/ commercial)
8. Carry or on cause to be carried on any obnoxious or injurious activity in or through any unit and parking space or the common portion.
9. Do or permit anything to be done which is likely to cause nuisance or annoyance to the occupants of the other units in the new building and/or the adjoining building or buildings:

**THE SIXTH SCHEDULE ABOVE REFERRED TO**  
**(THE COMMON EXPENSES)**

1. Maintenance :- All cost of maintaining, operating, replacing, repairing, whitewashing, painting, decorating, redecorating, rebuilding, reconstruction, lighting and renovating the common portions including the exterior or interior (but not inside any unit) walls of the new building.
2. Maintenance of passenger lift elevator.
3. Maintenance of Staff:- The salaries of and all other expenses of the staff to be employed for the common purpose, including caretaker/durwans, sweepers, plumber, electricians etc. and their perquisites, bonus and other emoluments and benefits.
4. Association :- Establishment and all other expenses of the Association including the formation, office and miscellaneous expenses.
5. Common utilities :- All charges and deposits for suppliers of common utilities to the co-owners in common.
6. Electricity: - electricity charges for the electrical energy consumed for the operation of common portions.
7. Litigation: all litigation expenses incurred for the common purposes and relating to common use and enjoyment of the common portions.
8. Rates and Taxes: - Municipal Taxes, multistoried building tax, water tax and other levies in respect of the premises and the new building save those separately assessed on co-owners.

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

WITNESSES :-

1. Tapan Bandyopadhyay  
Sourabha  
KOL-15

2. Pranita Ghosh  
Jagaddal Charakhatla  
KOL-151

1. Ratan Keem Ansh
2. Nikhil Ghosh
3. Man Ansh
4. Soma Ghosh
5. Anita Ghosh
6. Shobha Ghosh
7. Tapas Mukherjee

SIGNATURE OF THE OWNERS

ETHA REALTY PVT. LTD.

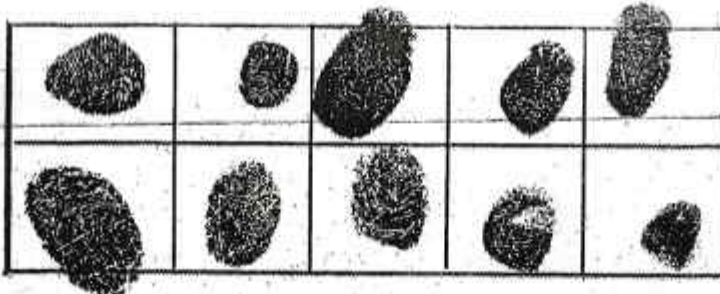
Nikhil Ghosh  
Director

ETHA REALTY PVT. LTD.

Soma Ghosh  
SIGNATURE OF THE DEVELOPER

Drafted by :-

Prabin Kumar Roy  
Advocate. W. B. 828/81  
Alipore Criminal Court.  
KOL-27.

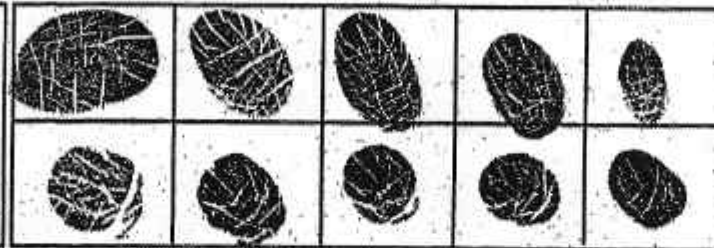


Left

Right

NAME :

SIGNATURE : Anrita Ghosh



Left

Right

NAME :

SIGNATURE : Topoi Mukherjee

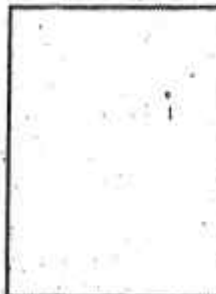


Left

Right

NAME :

SIGNATURE : Shebali Ghosh



			Addl. Dist. Sub Registrar Sonarpur South 24 Parganas		
				21 JAN 2022	









Left

Right










NAME :

SIGNATURE :

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Mrs Soma Ghosh 825, Mahamayatala Road, City:- , P.O:- Garla, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084	Land Lord		 183	Soma Ghosh
5	Mrs Amita Ghosh 292 Bidhan Pally, City:- , P.O:- Garla, P.S:- Bansdroni, District:- South 24-Parganas, West Bengal, India, PIN:- 700084	Land Lord		 185	Amita Ghosh
6	Mrs Shefali Ghosh 17/10, BAISHNABGHATA ROAD, City:- , P.O:- Naktala, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047	Land Lord		 186	Shefali Ghosh
7	Mrs Tapasi Mukherjee 18, BAISHNABGHATA ROAD, City:- , P.O:- Naktala, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047	Land Lord		 184	Tapasi Mukherjee

I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
8	Mr Nikhil Ghosh 825 Mahamayatala Road, City:- , P.O:- Garia, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084	Representative of Developer [Etha Realty Private Limited]		 181	 21.01.2022
9	Mrs Soma Ghosh 825 Mahamayatala Road, City:- , P.O:- GARIA, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084	Representative of Developer [Etha Realty Private Limited]		 183	
SI No.	Name and Address of Identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr TAPAS PANDA Son of Mr H PANDA SONARPUR, City:- , P.O:- SONARPUR, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700150	Mr Ratan Kumar Ghosh, Mrs Mom Ghosh, Mr Nikhil Ghosh, Mrs Soma Ghosh, Mrs Arnita Ghosh, Mrs Shefall Ghosh, Mrs Tapasi Mukherjee, Mr Nikhil Ghosh, Mrs Soma Ghosh		 187	 21/01/22

(Barun Kumar Bhunia)  
**ADDITIONAL DISTRICT  
 SUB-REGISTRAR**  
 OFFICE OF THE A.D.S.R.  
 SONARPUR  
 South 24-Parganas, West  
 Bengal

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

Details

GRN: 192021220170004861 Payment Mode: Online Payment  
GRN Date: 25/01/2022 14:14:42 Bank/Gateway: Central Bank of India  
BRN: CBI250122844148 BRN Date: 25/01/2022 14:01:36  
Payment Status: Successful Payment Ref. No: 2000229289/3/2022  
[Query No\*/Query Year]

Depositor Details

Depositor's Name: RATAN KUMAR GHOSH  
Address: 18 BAISHNABGHATA ROAD KOL 47  
Mobile: 9830297991  
Depositor Status: Buyer/Claimants  
Query No: 2000229289  
Applicant's Name: Mr A K CHATTERJEE  
Address: A.D.S.R. SONARPUR  
Office Name: A.D.S.R. SONARPUR  
Identification No: 2000229289/3/2022  
Remarks: Sale, Development Agreement or Construction agreement Payment No 3

Payment Details

Sl. No.	Payment ID	Head of Account Description	Head of A/C	Amount
1	2000229289/3/2022	Property Registration- Stamp duty	0030-02-103-003-02	75010
2	2000229289/3/2022	Property Registration- Registration Fees	0030-03-104-001-16	21
			<b>Total</b>	<b>75031</b>

IN WORDS: SEVENTY FIVE THOUSAND THIRTY ONE ONLY.



## Major Information of the Deed

Deed No / Year	I-1608-01100/2022	Date of Registration	07/02/2022
Deed Date	1608-2000229289/2022	Office where deed is registered	
Applicant Name, Address & Other Details	21/01/2022 5:44:04 PM 1608-2000229289/2022 A K CHATTERJEE SONARPUR, Thana : Sonarpur, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9804990889, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 6/-	Rs. 4,60,54,853/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 76,010/- (Article:48(g))	Rs. 21/- (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:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: KATTYANI TALA STREET, Mouza: Jagaddal, JI No: 71, Pin Code : 700151

Sch No	PLOT Number	Khatian Number	Land Proposed	Use	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1180 (RS :- )	LR-1158	Bastu	Pukur	16 Katha	1/-	64,19,946/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
L2	LR-1179 (RS :-1012 )	LR-1158	Bastu	Pukur Parh	4 Katha 1 Chatak 10 Sq Ft	1/-	16,35,638/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
L3	LR-1182 (RS :-1015 )	LR-873	Bastu	Danga	58 Dec	1/-	1,41,04,426/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
L4	LR-1326 (RS :- 1015/1377 )	LR-873	Bastu	Danga	58 Dec	1/-	1,41,04,426/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
L5	LR-1304 (RS :-1116 )	LR-476	Bastu	Danga	6 Katha 4 Chatak	1/-	25,07,791/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
L6	LR-1181 (RS :- )	LR-1107	Bastu	Danga	18 Katha 2 Chatak 18 Sq Ft	1/-	72,82,626/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
		<b>TOTAL :</b>			<b>189.386Dec</b>	<b>6 /-</b>	<b>460,54,853 /-</b>	
		<b>Grand Total :</b>			<b>189.386Dec</b>	<b>6 /-</b>	<b>460,54,853 /-</b>	

Part Details :

Name, Address, Photo, Finger print and Signature

	<p><b>Mr Ratan Kumar Ghosh (Presentant )</b>                  Son of Late Haran Chandra GHOSH 18, BAISHNABGHATA ROAD, City:- , P.O:- Naktala, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADxxxxxx6K,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 21/01/2022                  , Admitted by: Self, Date of Admission: 21/01/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 21/01/2022                  , Admitted by: Self, Date of Admission: 21/01/2022 ,Place : Pvt. Residence</p>
2	<p><b>Mrs Mom Ghosh</b>                  Wife of Mr Ratan Kumar GHOSH 18, BAISHNABGHATA ROAD, City:- , P.O:- Naktala, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AExxxxxx2L,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 21/01/2022                  , Admitted by: Self, Date of Admission: 21/01/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 21/01/2022                  , Admitted by: Self, Date of Admission: 21/01/2022 ,Place : Pvt. Residence</p>
3	<p><b>Mr Nikhil Ghosh</b>                  Son of Late Haran Chandra GHOSH 825, Mahamayatala Road, City:- , P.O:- Garia, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADxxxxxx1D,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 21/01/2022                  , Admitted by: Self, Date of Admission: 21/01/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 21/01/2022                  , Admitted by: Self, Date of Admission: 21/01/2022 ,Place : Pvt. Residence</p>
4	<p><b>Mrs Soma Ghosh</b>                  Wife of Mr Nikhil GHOSH 825, Mahamayatala Road, City:- , P.O:- Garia, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AExxxxxx1K,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 21/01/2022                  , Admitted by: Self, Date of Admission: 21/01/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 21/01/2022                  , Admitted by: Self, Date of Admission: 21/01/2022 ,Place : Pvt. Residence</p>
5	<p><b>Mrs Amita Ghosh</b>                  Wife of Harendra Nath GHOSH 292 Bidhan Pally, City:- , P.O:- Garia, P.S:-Bansdrani, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AJxxxxxx3P,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 21/01/2022                  , Admitted by: Self, Date of Admission: 21/01/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 21/01/2022                  , Admitted by: Self, Date of Admission: 21/01/2022 ,Place : Pvt. Residence</p>
6	<p><b>Mrs Shefali Ghosh</b>                  Wife of Dulal Chandra GHOSH 17/10, BAISHNABGHATA ROAD, City:- , P.O:- Naktala, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BAxxxxxx1A,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 21/01/2022                  , Admitted by: Self, Date of Admission: 21/01/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 21/01/2022                  , Admitted by: Self, Date of Admission: 21/01/2022 ,Place : Pvt. Residence</p>

Debkumar Mukherjee 18, BAISHNABGHATA ROAD, City:- , P.O:- Naktala, P.S:-Jadavpur, District:-  
 South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Female, By Caste: Hindu, Occupation: Business,  
 Citizen of: India, PAN No.:: AJxxxxxx0P,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self,  
 Date of Execution: 21/01/2022  
 Admitted by: Self, Date of Admission: 21/01/2022 ,Place : Pvt. Residence, Executed by: Self, Date of  
 Execution: 21/01/2022  
 Admitted by: Self, Date of Admission: 21/01/2022 ,Place : Pvt. Residence

#### Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Etha Realty Private Limited</b> 825 Mahamayatala Road, City:- , P.O:- Garia, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 , PAN No.:: AAxxxxxx9N,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

#### Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Mr Nikhil Ghosh</b> Son of Late Haran Chandra Ghosh 825 Mahamayatala Road, City:- , P.O:- Garia, P.S:-Sonarpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700084, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADxxxxxx1D,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Etha Realty Private Limited (as director)
2	<b>Mrs Soma Ghosh</b> Wife of Nikhil Ghosh 825 Mahamayatala Road, City:- , P.O:- GARIA, P.S:-Sonarpur, District:-South 24- Parganas, West Bengal, India, PIN:- 700084, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AExxxxxx1K,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Etha Realty Private Limited (as director)

#### Identifier Details :

Name	Photo	Finger Print	Signature
<b>Mr TAPAS PANDA</b> Son of Mr H PANDA SONARPUR, City:- , P.O:- SONARPUR, P.S:-Sonarpur, District:-South 24- Parganas, West Bengal, India, PIN:- 700150			
Identifier Of Mr Ratan Kumar Ghosh, Mrs Mom Ghosh, Mr Nikhil Ghosh, Mrs Soma Ghosh, Mrs Amita Ghosh, Mrs Shefali Ghosh, Mrs Tapasi Mukherjee, Mr Nikhil Ghosh, Mrs Soma Ghosh			

#### Transfer of property for L 1

Sl.No	From	To. with area (Name-Area)
1	Mr Ratan Kumar Ghosh	Etha Realty Private Limited-3.77143 Dec
2	Mrs Mom Ghosh	Etha Realty Private Limited-3.77143 Dec
3	Mr Nikhil Ghosh	Etha Realty Private Limited-3.77143 Dec
4	Mrs Soma Ghosh	Etha Realty Private Limited-3.77143 Dec
5	Mrs Amita Ghosh	Etha Realty Private Limited-3.77143 Dec
6	Mrs Shefali Ghosh	Etha Realty Private Limited-3.77143 Dec
7	Mrs Tapasi Mukherjee	Etha Realty Private Limited-3.77143 Dec

Transfer of property for L2

From	To. with area (Name-Area)
Mr Ratan Kumar Ghosh	Etha Realty Private Limited-0.960863 Dec
Mrs Mom Ghosh	Etha Realty Private Limited-0.960863 Dec
Mr Nikhil Ghosh	Etha Realty Private Limited-0.960863 Dec
Mrs Soma Ghosh	Etha Realty Private Limited-0.960863 Dec
Mrs Amita Ghosh	Etha Realty Private Limited-0.960863 Dec
Mrs Shefali Ghosh	Etha Realty Private Limited-0.960863 Dec
Mrs Tapasi Mukherjee	Etha Realty Private Limited-0.960863 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Mr Ratan Kumar Ghosh	Etha Realty Private Limited-8.28571 Dec
2	Mrs Mom Ghosh	Etha Realty Private Limited-8.28571 Dec
3	Mr Nikhil Ghosh	Etha Realty Private Limited-8.28571 Dec
4	Mrs Soma Ghosh	Etha Realty Private Limited-8.28571 Dec
5	Mrs Amita Ghosh	Etha Realty Private Limited-8.28571 Dec
6	Mrs Shefali Ghosh	Etha Realty Private Limited-8.28571 Dec
7	Mrs Tapasi Mukherjee	Etha Realty Private Limited-8.28571 Dec

Transfer of property for L4

Sl.No	From	To. with area (Name-Area)
1	Mr Ratan Kumar Ghosh	Etha Realty Private Limited-8.28571 Dec
2	Mrs Mom Ghosh	Etha Realty Private Limited-8.28571 Dec
3	Mr Nikhil Ghosh	Etha Realty Private Limited-8.28571 Dec
4	Mrs Soma Ghosh	Etha Realty Private Limited-8.28571 Dec
5	Mrs Amita Ghosh	Etha Realty Private Limited-8.28571 Dec
6	Mrs Shefali Ghosh	Etha Realty Private Limited-8.28571 Dec
7	Mrs Tapasi Mukherjee	Etha Realty Private Limited-8.28571 Dec

Transfer of property for L5

Sl.No	From	To. with area (Name-Area)
1	Mr Ratan Kumar Ghosh	Etha Realty Private Limited-1.47321 Dec
2	Mrs Mom Ghosh	Etha Realty Private Limited-1.47321 Dec
3	Mr Nikhil Ghosh	Etha Realty Private Limited-1.47321 Dec
4	Mrs Soma Ghosh	Etha Realty Private Limited-1.47321 Dec
5	Mrs Amita Ghosh	Etha Realty Private Limited-1.47321 Dec
6	Mrs Shefali Ghosh	Etha Realty Private Limited-1.47321 Dec
7	Mrs Tapasi Mukherjee	Etha Realty Private Limited-1.47321 Dec

Transfer of property for L6

Sl.No	From	To. with area (Name-Area)
1	Mr Ratan Kumar Ghosh	Etha Realty Private Limited-4.27821 Dec
2	Mrs Mom Ghosh	Etha Realty Private Limited-4.27821 Dec
3	Mr Nikhil Ghosh	Etha Realty Private Limited-4.27821 Dec
4	Mrs Soma Ghosh	Etha Realty Private Limited-4.27821 Dec
5	Mrs Amita Ghosh	Etha Realty Private Limited-4.27821 Dec
6	Mrs Shefali Ghosh	Etha Realty Private Limited-4.27821 Dec
7	Mrs Tapasi Mukherjee	Etha Realty Private Limited-4.27821 Dec

## Details as per Land Record

Block: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: KATTYANI TALA STREET,  
Ward: Jagaddal, JI No: 71, Pin Code : 700151

Sch No.	Plot & Khatian Number	Details of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1180, LR Khatian No:- 1158		Seller is not the recorded Owner as per Applicant.
L2	LR Plot No:- 1179, LR Khatian No:- 1158		Seller is not the recorded Owner as per Applicant.
L3	LR Plot No:- 1182, LR Khatian No:- 873		Seller is not the recorded Owner as per Applicant.
L4	LR Plot No:- 1326, LR Khatian No:- 873		Seller is not the recorded Owner as per Applicant.
L5	LR Plot No:- 1304, LR Khatian No:- 476		Seller is not the recorded Owner as per Applicant.
L6	LR Plot No:- 1181, LR Khatian No:- 1107		Seller is not the recorded Owner as per Applicant.

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

Registration at 20:40 hrs on 21-01-2022, at the Private residence by Mr Ratan Kumar Ghosh, one of the parties.

Rate 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 450,54,853/-

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

Execution is admitted on 21/01/2022 by 1. Mr Ratan Kumar Ghosh, Son of Late Haran Chandra GHOSH, 18, BAISHNABGHATA ROAD, P.O: Naktala, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession Business, 2. Mrs Mom Ghosh, Wife of Mr Ratan Kumar GHOSH, 18, BAISHNABGHATA ROAD, P.O: Naktala, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession Business, 3. Mr Nikhil Ghosh, Son of Late Haran Chandra GHOSH, 825, Mahamayatala Road, P.O: Garia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Business, 4. Mrs Soma Ghosh, Wife of Mr Nikhil GHOSH, 825, Mahamayatala Road, P.O: Garia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Business, 5. Mrs Amita Ghosh, Wife of Harendra Nath GHOSH, 292 Bldhan Pally, P.O: Garia, Thana: Bansdroni, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Business, 6. Mrs Shefall Ghosh, Wife of Dulal Chandra GHOSH, 17/10, BAISHNABGHATA ROAD, P.O: Naktala, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession Business, 7. Mrs Tapasi Mukherjee, Wife of Mr Debkumar Mukherjee, 18, BAISHNABGHATA ROAD, P.O: Naktala, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession Business

Identified by Mr TAPAS PANDA, , Son of Mr H PANDA, SONARPUR, P.O: SONARPUR, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700150, by caste Hindu, by profession Business

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

Execution is admitted on 21-01-2022 by Mr Nikhil Ghosh, director, Etha Realty Private Limited, 825 Mahamayatala Road, City:- , P.O:- Garia, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084

Identified by Mr TAPAS PANDA, , Son of Mr H PANDA, SONARPUR, P.O: SONARPUR, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700150, by caste Hindu, by profession Business

Execution is admitted on 21-01-2022 by Mrs Soma Ghosh, director, Etha Realty Private Limited, 825 Mahamayatala Road, City:- , P.O:- Garia, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084

Identified by Mr TAPAS PANDA, , Son of Mr H PANDA, SONARPUR, P.O: SONARPUR, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700150, by caste Hindu, by profession Business

Barun Kumar Bhunia

ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. SONARPUR

South 24-Parganas, West Bengal

On 07-02-2022

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

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

Payment of Fees

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

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 25/01/2022 2:15PM with Govt. Ref. No: 192021220170004861 on 25-01-2022, Amount Rs: 21/-, Bank: Central Bank of India ( CBIN0280107), Ref. No. CBI250122844148 on 25-01-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 75,020/- and Stamp Duty paid by Stamp Rs 1,000/-, by online = Rs 75,010/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 2038, Amount: Rs.1,000/-, Date of Purchase: 18/01/2022, Vendor name: Sankar Kumar Sarkar

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 25/01/2022 2:15PM with Govt. Ref. No: 192021220170004861 on 25-01-2022, Amount Rs: 75,010/-, Bank: Central Bank of India ( CBIN0280107), Ref. No. CBI250122844148 on 25-01-2022, Head of Account 0030-02-103-003-02



**Barun Kumar Bhunia**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. SONARPUR**  
**South 24-Parganas, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1608-2022, Page from 29738 to 29796

being No 160801100 for the year 2022.



*Barun Kumar Bhunia*

Digitally signed by BARUN KUMAR  
BHUNIA

Date: 2022.02.15 13:38:08 +05:30

Reason: Digital Signing of Deed.

(Barun Kumar Bhunia) 2022/02/15 01:38:08 PM

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. SONARPUR

West Bengal.

(This document is digitally signed.)