

THIS DEVELOPMENT AGREEMENT is made on this 23= day of December , 2022

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MOUSUMI GHOSH LICENSED STAMP VENDOR KOLKATA REGISTRATION OFFICE





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GRIPS Payment Detail	r a statistica		
GRIPS Payment ID: Total Amount: Bank/Gateway: BRN: Payment Status: Depositor Details	22122022202259063 135042 SBI EPay 5021419220033 Successful	8 Payment Init. Date: No of GRN: Payment Mode: BRN Date: Payment Init. From:	22/12/2022 13:42:03 1 SBI Epay 22/12/2022 13:42:38 Department Portal
Depositor's Name: Mobile:	Mr SIDDHARTH 9804867500	I MANPURIA	
Payment(GRN) Details			
Sl. No. GRN	1	Department	Amount (₹)
1 19202223022	5906398 Direc	torate of Registration & Stamp Reve	nue 135042
		Total THOUSAND FORTY TWO Receipt, please refer the resp	

pages below.

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



GRN Details

GRN:	1	92022230225906398	Payment Mod	e: SBI Epa	v		
GRN Date: 22/		2/12/2022 13:42:03	Bank/Gateway	y: SBIePay	SBIePay Payment Gateway		
BRN :	50	021419220033	BRN Date:	22/12/20	22/12/2022 13:42:38		
Gatewa	y Ref ID: 22	23561170435	Method:	HDFC R	etail Bank NB		
GRIPS	Payment ID: 23	21220222022590638	Payment Init.	Date: 22/12/20	22 13:42:03		
Paymen	t Status: Si	uccessful	Payment Ref.	No: 2003564	800/2/2022		
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Deposito	or Details						
Deposit	or's Name:	Mr SIDDHARTH M	ANPURIA				
Address:		86B/2, Tapsia Road South					
Mobile:		9804867500 ckumarpathak1967@gmail.com					
EMail:							
Period I	From (dd/mm/yyyy)	: 22/12/2022					
Period 7	fo (dd/mm/yyyy):	22/12/2022					
Paymen	t Ref ID:	2003564800/2/2022					
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Sl. No.	Payment Ref No	Head of Descrip	Contraction of the last second s	Head of A/C	Amount (₹)		
1	2003564800/2/2022	Property Registratic	on- Stamp duty	0030-02-103-003-02	10021		
2	2003564800/2/2022	Property Registration-	Registration Fees	0030-03-104-001-16	125021		

IN WORDS:

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SMT. SUCHIRA GANGULY (PAN – AIUPG9653M and AADHAAR NO. 4643 8879 8141), wife of Sri Archisman Ganguly and daughter of Late Sukumar Ganguly, by faith – Hindu, by Nationality – Indian, occupation – Service, having local address at 4/38, Block - 'D', Bangur Avenue, Kolkata - 700 055, P.O. – Bangur Avenue, P. S. – Lake Town, District of North 24 Parganas, West Bengal, hereinafter referred to as the 'OWNER' (which expression, unless excluded by or repugnant to the context, shall mean to include her heirs, successors, administrators, executors, representatives and assigns) of the ONE PART

AND

SNS INFRA (PAN – AEJFS4640F), a Partnership Firm, having its registered office at 86B/2, Topsia Road (South), Gajraj Chambers, Room No. 3AC, Kolkata – 700046, P.O. – Topsia, P.S. – Topsia, District – South 24 Parganas, West Bengal, represented by its managing Partner, SRI SIDDHARTH MANPURIA (PAN – AMRPM8789K and AADHAAR NO. 8058 9843 2471), son of Sri Sohan Lal Manpuria, having office at 86B/2, Topsia Road (South), Gajraj Chambers, Room No. 3AC, Kolkata – 700046, hereinafter referred to as the 'DEVELOPER' (which expression, unless excluded by or repugnant to the context, shall mean to include its successorsin-office, administrators, legal representatives and assigns) of the OTHER PART

WHEREAS by virtue of a Deed of Sale, dated 10th February, 1967, registered at the office of Sub-Registrar at Cossipore Dum Dum, and recorded in Book No. I, Volume No. 25, Pages from 13 to 22, Deed No. being 985 for the year 1967, made between one Amalgamated Development Limited (being described as the Vendor therein) and one Raj Kumar Ganguly along with his two brothers (being described as the Purchasers therein), said Raj Kumar Ganguly along with his two brothers, namely, Sukumar Ganguly and Sisir Kumar Ganguly lawfully purchased ALL THAT piece and parcel of Land, being known and numbered as Plot No. 4/38, Bangur Avenue, Block - 'D', Kolkata - 700 055, covering total area measuring about 17 (seventeen) Kottahs, 06 (six) Chittacks and 14 (fourteen) Square Feet, within which 6 (six) Kottahs, 09 (nine) Chittacks and 24 (twenty four) Square Feet of land area being comprised in Part of Dag No. 1307 under Khatian No. 98 and remaining 10 (ten) Kottahs, 12 (twelve) Chittacks and 35 (thirty five) Square Feet of land area being comprised in Part of Dag No. 1308 under Khatian No. 88, within Mouza - Shyamnagar (formerly Krishnapur), J.L. No. 32/20 (formerly 17), Touzi No. 228 and 229, R.S. No. 180, lying within the local limits of Ward No.29 (formerly 22) of South Dum Dum Municipality, under the jurisdiction of Lake Town Police Station (formerly under P.S. - Dum Dum), A.D.S.R.O. - Bidhannagar (Salt Lake City) [formerly under Sub-Registry at Cossipore Dum Dum], in the District of North 24 Parganas (formerly under District of 24 Parganas), West Bengal, together with all easements and other appertaining rights thereto and thereupon, as particularly described in PART-I of the FIRST SCHEDULE hereunder written and hereinafter referred to as the 'SAID PROPERTY', in equal ratio, against valuable consideration mentioned herein.

AND WHEREAS being absolutely seized and possessed of and otherwise well and sufficiently entitled to the aforesaid property, Raj Kumar Ganguly, Sukumar Ganguly and Sisir Kumar Ganguly mutated their names in the records of the Municipality concerned under present Municipal Holding No. 1143 as the lawful joint-owners thereof.

AND WHEREAS said Raj Kumar Ganguly, Sukumar Ganguly and Sisir Kumar Ganguly thereafter caused construction of a dwelling house over the said plot of land as per the Sanctioned Building Plan thereof issued by the Municipal Authority concerned and thereafter, started holding the same by paying all the taxes, rates, levies and other impositions thereof regularly to the appropriate authorities.

AND WHEREAS being lawfully seized and possessed of his undivided 1/3rd share in the aforesaid property, Sukumar Ganguly (who was a Hindu by Religion governed by Dayabhaga School of Hindu Law) died intestate on 28th April, 2021, leaving behind surviving his wife, Smt. Sucharita Ganguly, along with his three married daughters, namely, Smt. Indira Bhadra, Smt. Sukanya Batavyal and Smt. Suchira Ganguly, who thereby jointly inherited the undivided 1/3rd share left by the said deceased in the aforesaid property as per the relevant provisions of the Hindu Succession Act, 1956.

AND WHEREAS Smt. Suchira Ganguly (that is, the Owner herein) is thus now has become the lawful owner of the undivided 1/12th share in ALL THAT piece and parcel of bastu land/building/premises/hereditaments, known and numbered as Plot No. 4/38, Bangur Avenue, Block - 'D', Kolkata - 700 055, covering total area measuring about 17 (seventeen) Kottahs, 06 (six) Chittacks and 14 (fourteen) Square Feet (i.e. equivalent to 12524 Square Feet), be the same a little more or less, within which more or less 6 (six) Kottahs, 09 (nine) Chittacks and 24 (twenty four) Square Feet (i.e equivalent to 4749 Square Feet) of land area being comprised in Part of Dag No. 1307 under Khatian No. 98, and remaining 10 (ten) Kottahs, 12 (twelve) Chittacks and 35 (thirty five) Square Feet (i.e equivalent to 7775 Square Feet) of land area being comprised in Part of Dag No. 1308 under Khatian No. 88, within Mouza - Shyamnagar (formerly Krishnapur), J.L. No. 32/20 (formerly 17), Touzi No. 228 and 229, R.S. No. 180, being Holding No. 1143 within the local limits of Ward No.29 (formerly 22) of South Dum Dum Municipality, under the jurisdiction of Lake Town Police Station (formerly under P.S. -Dum Dum), A.D.S.R.O. - Bidhannagar (Salt Lake City) [formerly under Sub-Registry at Cossipore Dum Dum], in the District of North 24 Parganas, West Bengal (formerly under District of 24 Parganas), West Bengal, together with share in the party three-storeyed Residential Building standing thereon, comprising total constructed area measuring about 9400 sq. ft. (Ground Floor measuring 4400 sq. ft. + 1st Floor measuring 4400 sq. ft. + 2nd floor measuring 600 sq. ft. = 9400 sq. ft. all total), along with all easements and other appertaining rights thereto and thereupon, as particularly described in the PART-II of the FIRST SCHEDULE hereunder written.

AND WHEREAS being well and sufficiently entitled to <u>ALL THAT</u> undivided 1/12th share in the aforesaid piece and parcel of bastu land/building/premises/hereditaments, known and numbered as Plot No. 4/38, Bangur Avenue, Block – 'D', Kolkata – 700 055, consisting of a share of area of 1043.66 Square Feet), be the same a little more or less, within which a share of more or less 395.75 Square Feet of land area being comprised in Part of Dag No. 1307 under Khatian No. 98 and remaining share of more of less 647.9166 Square Feet of land area being comprised in Part of Dag No. 1308 under Khatian No. 88, within Mouza – Shyamnagar (formerly Krishnapur), J.L. No. 32/20 (formerly 17), Touzi No. 228 and 229, R.S. No. 180, being Holding No. 1143 within the local limits of Ward No.29 (formerly 22) of South Dum Dum Municipality, under the jurisdiction of Lake Town Police Station (formerly under P.S. -Dum Dum), A.D.S.R.O. - Bidhannagar (Salt Lake City) [formerly under Sub-Registry at Cossipore Dum Dum], in the District of North 24 Parganas (formerly under District of 24 Parganas), West Bengal, together with undivided 1/12th share in the partly three-storeyed Residential Building standing thereon, comprising a share of area measuring about 783.33 sq. ft. (Ground Floor measuring 366.66 sq. ft. + 1st Floor measuring 366.66 sq. ft. + 2nd floor measuring 50 sq. ft. = 783.33 sq. ft. all total), along with all common areas, vacant areas, roof, easements and other appertaining rights thereto and thereupon, as particularly described in the PART-II of the FIRST SCHEDULE hereunder written, free from all sorts of encumbrances, charges, liens, lis-pendenses, demands, claims, attachments, debts, dues, acquisitions and requisitions as well as without any interference, disturbance, obstruction and hindrance from any person in any manner, whatsoever, the Owner herein now has decided to develop her said property by way of construction of a new multi-storied building thereon as per necessary sanction of South Dum Dum Municipality and other authorities concerned by demolishing the existing building structures thereon with the assistance of the Developer herein, who has already entered into registered Development Agreement with other co-sharers of the plot and going to start the proposed construction work thereon by purchasing remaining shares therein, having vast experience in developing lands and constructing multi-storied buildings.

AND WHEREAS now, the parties hereto have agreed to enter into this agreement to record the terms and considerations mutually settled by and between them in order to avoid any confusion and unnecessary dispute between them.

NOW THIS AGREEMENT WITNESSETH that the parties hereto have agreed to abide by the terms and conditions of these presents appearing hereunder and the terms used hereunder, unless excluded by or repugnant to the subject or context, shall mean the following:

ARTICLE: I: DEFINATIONS:

1.1. OWNER: SMT. SUCHIRA GANGULY (PAN – AIUPG9653M and AADHAAR NO. 4643 8879 8141), wife of Sri Archisman Ganguly and daughter of Late Sukumar Ganguly, by faith – Hindu, by Nationality – Indian, occupation – Service, presently residing at 4/38, Block - 'D', Bangur Avenue, Kolkata - 700 055, P. S. – Lake Town, District of North 24 Parganas, West Bengal.

1.2. DEVELOPER: SNS INFRA (PAN – AEJFS4640F), a Partnership Firm, having its registered office at 86B/2, Topsia Road (South), Gajraj Chambers, Room No. 3AC, Kolkata – 700046, represented by its managing Partner, SRI SIDDHARTH MANPURIA (PAN – AMRPM8789K and AADHAAR NO. 8058 9843 2471), son of Sri Sohan Lal Manpuria, having office at 86B/2, Topsia Road (South), Gajraj Chambers, Room No. 3AC, Kolkata – 700046.

1.3. PREMISES: <u>ALL THAT</u> undivided 1/12th share in the aforesaid piece and parcel of bastu land/building/premises/hereditaments, known and numbered as Plot No. 4/38, Bangur Avenue, Block – 'D', Kolkata – 700 055, consisting of a share of area of 1043.66 Square Feet), be the same a little more or less, within which a share of more or less 395.75 Square Feet of land area being comprised in Part of Dag No. 1307 under Khatian No. 98 and remaining share of more of less 647.9166 Square Feet of land area being comprised in Part of Dag No. 1307 under Khatian No. 98 and remaining share of more of less 647.9166 Square Feet of land area being comprised in Part of Dag No. 1308 under Khatian No. 88, within Mouza – Shyamnagar (formerly Krishnapur), J.L. No. 32/20 (formerly 17), Touzi No. 228 and 229, R.S. No. 180, being Holding No. 1143 within the local limits of Ward No.29 (formerly 22) of South Dum Dum Municipality, under the jurisdiction of Lake Town Police Station (formerly under P.S. - Dum Dum), A.D.S.R.O. - Bidhannagar (Salt Lake City) [formerly under Sub-Registry at Cossipore Dum Dum], in the District of North 24

Parganas (formerly under District of 24 Parganas), West Bengal, together with undivided $1/12^{th}$ share in the partly three-storeyed Residential Building standing thereon, comprising a share of area measuring about 783.33 sq. ft. (Ground Floor measuring 366.66 sq. ft. + 1st Floor measuring 366.66 sq. ft. + 2nd floor measuring 50 sq. ft. = 783.33 sq. ft. all total), along with all common areas, vacant areas, roof, easements and other appertaining rights thereto and thereupon, as more fully and particularly described in the FIRST SCHEDULE written hereunder.

1.4. DEVELOPMENT AGREEMENT: These presents as made between the Owner and the Developer herein.

1.5. BUILDING: A Multi-Storied Building as to be constructed by the Developer herein on the said plot of land in accordance with the Building Plan to be sanctioned and/or approved by the competent Municipal and other Authorities concerned.

1.6. PLAN: The sanctioned or approved plan of construction of the proposed multi-storied building over the said property at the costs and expenses of the Developer herein with such additions, alterations and modifications of the same as would be deemed necessary by the Developer herein for the betterment of the project.

1.7. ARCHITECT: The person and/or firm to be appointed by the Developer herein for planning, designing and supervising the proposed building.

1.8. ADVOCATE OF THE ENTIRE PROJECT: Mr. Biswdeep Chatterjee, Advocate, High Court, Calcutta.

1.9. OWNER'S ALLOCATION AND/OR CONSIDEARATION: The allocation or consideration for the Owner is more fully and particularly described in the SECOND SCHEDULE written hereunder.

1.10 DEVELOPER'S ALLOCATION AND/OR CONSIDEARATION: The allocation or consideration for the Developer is more fully and particularly described in the THIRD SCHEDULE written hereunder.

1.11 CONSTRUCTED AREA: Constructed Area means the Flat and Car-Parking Areas within the proposed new building, save and except the common areas.

1.12 SALEABLE AREA: All the portions in the proposed building pertaining to the Developer's allocation and the portions of the Owner's allocation on their written consent together with proportionate undivided share in the land underneath as well as that in the common areas and common facilities attached thereto, save and except the flats, units and carparking-spaces specifically reserved for the exclusive use and occupation of the Owners herein as per the terms of the supplementary agreement to be executed therefor.

1.13 COMMON SERVICE AREAS: All the common service and facilities to be enjoyed by the Owners, the Developer and the future purchasers/occupiers in the proposed building, as more fully and particularly described in the 'FOURTH SCHEDULE' written hereunder.

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1.14 CONSIDERATION AGIANST DEVELOPMENT AT THE COST OF THE DEVELOPER: The cost of development of the said property to be incurred by the Developer herein would be treated as consideration to be given to the Owner herein against which the Owner has agreed to transfer the Developer's Allocation along with undivided proportionate share in the land underneath the proposed building to the Developer herein.

1.15 DELIVERY OF POSSESSION OF LAND AND PREMSIES: The Owner shall hand over the vacant physical possession of the said property unto and in favour of the Developer herein immediately after entering into this Agreement.

1.16 TIME: The Developer herein will complete the proposed building within a period of 48 (Forty Eight) months from the date of sanction of the proposed building plan and required permissions for construction thereon from the Authorities concerned or from the actual date of getting vacant physical possession of the entire premises for the purpose of inception of the development work thereon, whichever is later. The Developer shall, however, get another 12 (twelve) months as a grace period for completion of the project.

1.17 POWER OF ATTORNEY: Simultaneously with the execution of these presents, the Owner shall have to execute a Registered Development Power of Attorney in favour of the said Developer herein, appointing it as their lawful Constituted Attorney for the Owner herein to do all the acts, deeds and things stipulated therein.

1.18 COMMON EXPENSES: The expenses and costs of maintaining the common parts of the building which would be borne or paid proportionately by the Owners and the Developer and/or by their respective nominees, as more fully and particularly described in the FIFTH SCHEDULE hereunder written.

1.19 UNDIVIDED SHARE OF LAND: The undivided proportionate share or interest in the land of the premises attributable to the flats/car parking spaces/garages/coveredspaces/shops/show-rooms pertaining to the both Developer's and the Landowners' Allocation.

1.20 MANNER OF WORK AND SPECIFICATIONS: The materials and accessories which are to be used for construction of the building, as particularly described in the SIXTH SCHEDULE written hereunder.

1.21 PROJECT: The work of development of the said property undertaken by the Developer herein at its own cost, men and materials.

1.22 UNIT: Any independent unit of flat/car parking space/shop-room in the new building, which can be exclusively owned, used and/or enjoyed by any unit owner and which will not be treated within the common service areas.

1.23 UNIT OWNER: Any person, who acquires, holds and/or owns or agrees to acquire, hold and/or to own any unit in the proposed building and shall include the Owners herein and the Developer herein in respect of the units in the proposed building respectively held by them, which are to be used from time to time as per the guide-lines of user described in the SEVENTH SCHEDULE written hereunder.

27/12/2022 Query No:-19022003564800 / 2022 Deed No : I - 190215724 / 2022, Document is digitally signed.

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1.24 DIVISION OF RESPECTIVE ALLOCATIONS: The divisions of respective allocations over different areas and portions on the different floors in the building to be constructed, erected, promoted, built and developed by the Developer herein as per the terms, conditions, enumerations, provisions herein mentioned, would be mutually decided by the Parties hereto and if required that may be reduced in writing in a separate Supplementary Agreement therefor.

ARTICLE - II: OWNER'S REPRESENTATION:

2. OWNER hereby represents as follows:

2.1 The Owner herein, being the lawful owner in respect of undivided 1/12th share in said premises as more fully described in the FIRST SCHEDULE written hereunder, is enjoying the same without encumbrances, charges, liens, lis pendenses, damages, claims, hindrances, attachments, debts, dues, disturbance, acquisition and requisitions, whatsoever.

2.2 That no suit or proceeding is pending in any court of law relating to the said premises or any part thereof.

2.3 The said premises do not come under the purview of the Urban Land (Ceiling and Regulation) Act, 1976.

2.4 That no part of the said premises has fallen under any Development Scheme of Government or any statutory authority.

2.5 Neither the said premises nor any part thereof has been attached and/or is liable to be attached due to any decree/order of any Court of law or due to any order from Income Tax or Revenue Department or from any other public authority.

2.6 The Owner hereby represents that she has not entered into any agreement for development, sale, lease, exchange, gift or any kind of transfer of the said premises with any other person or body of persons or company before entering into this agreement or they has not in any way dealt with the said premises or issued any power, whereby the rights, titles and interests of the Owner herein as to the ownership, use, development and enjoyment thereof may be affected in any manner, whatsoever.

ARTICLE III: OWNER'S RIGHT:

3.1 The Owner shall get 8% of constructed area over any additional floor as may be erected over the roof of the proposed ground-plus-eight (G+8) storeyed building to be constructed in accordance with the plan of construction as to be sanctioned by South Dum Dum Municipality, together with proportionate undivided share in the land underneath, and together with proportionate undivided share in the common areas and common facilities therein. Save and except that the Owner is getting a sum of Rs.1,25,00,000/- (Rupees One Crore Twenty Five Lakhs) only from the Developer as non refundable forfeit money for relinquishing all her right, title, interest in the ground-plus-eight (G+8) storeyed building as to be constructed by the Developer over the aforesaid plot of land. For the sake of more clarity the Owner's Allocation is more fully and particularly in details in the 'SECOND SCHEDULE' written hereunder.

ARTICLE IV: OWNER'S OBLIGATION:

4.1 The Owner hereby undertakes to deliver the physical possession of the said premises to the Developer herein, as and when that may be demanded by the Developer after sanction of the proposed Building Plan thereof by the competent Municipal Authority.

4.2 The Developer herein shall be entitled to construct and complete the building in accordance with the sanctioned building plan without any interference or hindrance from the side of the Owner herein.

4.3 The Owner hereby undertakes to execute registered Development Power of Attorney in pursuance of these presents unto and in favour of the Developer herein, authorizing the Developer to do, perform and execute all the necessary acts, deeds and things lawfully for the purpose of development of the said premises in terms of these presents. By such Power of Attorney, the Owner will empower the Developer to obtain the necessary sanction, permission, no objection certificate or clearance certification from the authorities concerned for the purpose of the proposed construction, and to deal with any portion under Developer's Allocation with intending purchaser(s) as the attorney may think fit and proper, and also, to enter into agreements for sale of any portion, flat, car-paring-space, garage and any saleable area in the proposed new building pertaining to Developer's Allocation in terms of these presents as well as to receive advance payments and other payments in respect thereof and to give possession or to execute deed of conveyance and to get the documents, agreements, deeds of conveyance registered as and when necessary on such terms and conditions as the Developer may think fit and proper, and to do all things lawfully in connection therewith.

4.4 The Owner hereby transfers the undivided proportionate share of land pertaining to the Developer's allocation to the Developer herein. The Developer thus, being the constituted attorney of the Owner, shall have the right to execute all agreements and deeds of conveyance for transferring portions within the Developer's Allocation in the proposed new building along with undivided proportionate share of land as well as that in the common areas thereof.

4.5 The Owner herein will not object in any way the Developer to sell/convey/transfer the flats/units/car parking spaces pertaining to the Developer's Allocation in the proposed building along with undivided proportionate share in the land to third party purchasers or to their nominees.

ARTICLE - V: DEVELOPER'S RIGHT:

5.1 The Developer hereby granted with full power and exclusive right to build and complete the proposed building as per sanctioned building plan and/or as per the due approval of the competent sanctioning authority thereof.

5.2 The Developer shall have the full right to commercially exploit the Developer's allocation without any obstruction and/or claim from the Owner herein. The Developer herein will have full right and absolute authority to enter into any agreement with any purchaser in respect of the Developer's allocation at any price of its sole discretion and receive advance/consideration in full thereof.

5.3 The Developer shall use and occupy the said premises subject to the terms of these presents for the purpose of completion of the project. The Developer herein shall be entitled to use the said premises for setting up a temporary site office and/or quarters for the guard and other staffs thereto and shall further be entitled to put up sign boards and advertisement in the project and post its watch staffs therein.

5.4 Upon being inducted into the premises, the Developer herein shall be at liberty to do all work as be required for the project and to utilize the existing electricity and water, if any, in the premises, at its costs and expenses. The Developer herein shall have the right to obtain temporary connection of utilities for the project and the Owner herein shall sign and execute all papers and documents necessary therefor.

5.5 The Developer herein would be entitled to receive, collect and realize all money out of the Developer's Allocation without any right or liability of the Owner.

5.6 The Developer herein shall cause such changes to be made in the plans as the architect may approve and/or shall be required by the concerned authorities, from time to time.

5.7 The Developer herein shall apply for and obtain quota of cement, steel, brick and other building materials for construction of the building.

5.8 The Developer herein shall have right to deliver unit pertaining to the Developer's allocation to the intending and/or prospective purchaser/s and/or buyer/s.

5.9 The Developer herein will be entitled to make publicity and advertisement in all possible manners for the benefit of commercial exploitation of the Developer's Allocation in the building at its own cost.

5.10 The Developer herein will appropriate all the materials and debris of the existing building on its demolition.

5.11 The Owner shall always have to co-operate with the Developer herein and sign all the papers, confirmation and/or authorities as may be reasonably required by the Developer herein from time to time for satisfaction of the project at the cost and expenses of the Developer.

5.12 The Developer shall be entitled for all times to come to obtain loans from Banks and/or Financial Institutions and/or Private Finances towards the cost of construction of the said project and if necessary can create a mortgage of the Developer's Allocation or any portion under the same.

5.13 The Developer shall always be exclusively entitled to sell, alienate, grant, provide and give to different prospective purchaser/s and/or buyer/s and/or transferee/s the different parts and portions of the Developer's Allocation.

5.14 The Developer shall be entitled to acquire or purchase adjacent plots for the purpose of betterment of the instant project.

ARTICLE - VI: DEVELOPER'S OBLIGATION:

6.1 The Developer will construct the proposed building within 48 (Forty Eight) months from the date of sanction of the Building Plan with other necessary permissions thereof or from the date of getting vacant physical possession of the premises from the Owners, whichever is later. However, the Developer shall always be entitled to get another 12 (twelve) months as additional grace period for completion the project.

6.2 All the costs, charges, and expenses for construction of the building and/or the development of the said premises shall be borne and paid by the Developer herein exclusively.

6.4 The Developer herein shall construct the building with standard materials available in the market.

6.5 The Developer herein will bear all costs of construction and sanction of the proposed multistoried building with modern fittings and installations in the flats as well as in the common areas therein.

ARTICLE - VII: OWNER'S INDEMNITY:

7.1 The Developer herein indemnifies the Owner herein against all claims, actions, suits and proceedings arising out of any act of the Developer herein in connection with the construction of proposed building or for any accident at the site or for any third party claim during the completion of the project.

7.2 The Developer herein shall indemnify and keep the Owner herein always indemnified in respect of all the costs, expenses, claims, proceedings, litigations, third party claims arising out of any misdeed or illegal and/or unauthorized construction by the Developer as well as for any sub-standard construction work during or after the development of the project herein.

7.3 The Developer herein shall keep the Owner saved harmless and indemnified in respect of any loss and damage that may cause due deliberate breach of condition of these presents.

7.4 The Developer herein indemnifies the Owner herein against all the claims and demands of the suppliers, contractors, workmen and agents of the Developer herein.

7.5 The Developer herein indemnifies the Owner herein against any demand and/or claim made by the unit holder or financers in respect of the Developer's allocation.

7.6 The Developer herein indemnifies the Owner herein against any action taken by the municipality and/or other authority for any illegal or faulty construction.

ARTICLE VIII - COMMON UNDERSTANDINGS:

8.1 The Developer will erect the proposed building up to the floor as may be sanctioned and/or approved by the competent authority and/or local body. The Owner cannot pressurize or bind the Developer to erect any extra and/or additional floor area in excess of the sanction area thereof.

8.2 The final demarcation and apportionment of respective allocation between the parties hereto would be made after completion of the building by way of joint measurement of the construction in presence of both the sides as per the usual practice thereof prevailing in the locality lying under South Dum Dum Municipality.

8.3 The monies payable and/or to be deposited for the common purposes as common expenses shall be receivable only by the Developer from all the Units/Flats owners till formation of the Society or any other Association of the Unit/Flat Owner and/or occupiers for proper maintenance of the building.

8.4 The Developer herein will provide electricity connection for the entire building. However, the Owner shall have to bear the Meter installation charges and Security Deposit for the units under her own exclusive allocation, in any.

8.5 Upon completion of the building, the Developer herein shall diligently maintain and manage the same in accordance with such rules as may be framed by the Advocate and as in conformity with other ownership buildings in the locality. The Developer, the Owners and their respective transferees shall comply with the said rules and/or regulations and shall proportionately pay all costs, charges, expenses and outgoings in respect of the maintenance and management of the building.

8.6 The Owner shall not cause any kind of delay in execution of necessary Supplementary Agreement(s) for demarcation, separation and/or settlement of their respective allocations within the proposed new building as and when that may be required by the Developer.

8.7 In case of any unfortunate incident like death of any party to these presents, his or her legal heirs and successors will replace the deceased person and will get his/her respective sharers and benefits under these presents. In that case such legal heirs and successors shall also have to immediately grant required Power of Attorney in the name of the Developer for the purpose of satisfaction of this project and shall also sign other papers and documents as may be required by law. No legal heir and/or successor can, however, make any unreasonable delay or dilemma in grating such Power of Attorney in favour of the Developer, causing unwarranted delay in completion of the project.

ARTICLE IX: COMMON RESTRICTIONS:

9.1 Neither party shall use or permit to use of their respective allocation or any portion of the new building for carrying any trade or activity detrimental to the peaceful living of the other occupiers of the building.

9.2 Neither party shall demolish or permit to demolish any wall or make any structural alteration to the building.

9.3 Both parties shall abide by all laws, by-laws, rules and regulations of the Association of Unit Owners in the Building.

ARTICLE X : MISCELLANEOUS :

10.1 The Owner and the Developer herein have entered into these presents purely on independent status and nothing herein shall deem to construct a partnership between the parties in any manner whatsoever.

10.2 Save and except these presents no agreement and/or oral representation between the parties hereto exists or will have any validity.

ARTICLE XI : FORCE MAJURE:

11.1 Force Majeure shall mean any Acts of God including, but not limited to flood, earthquake, riot, war, storm, tempest, fire, civil commotion, strike, lock-down, pandemic situation, disruption in supply of building materials, such as cement, steel, sand, stone-chips, bricks etc. or labour unrest or any political or communal unrest or prohibitory order of any court or tribunal. Neither of the Parties shall be regarded to have committed any breach of the terms herein, if it is prevented from discharging any of its obligations due to any condition amounting to Force Majeure or circumstances beyond its control.

ARTICLE XII: JURISDICTION:

12.1 The Courts having territorial jurisdiction over the said property will always have the ordinary civil jurisdiction over any matter relating to this project in pursuance of this agreement.

ARTICLE XIII: ARBITRATION:

13.1 All disputes and differences between the parties hereto in any way relating to this agreement and/or arising out of the provisions hereof shall be referred to the Arbitration of the Arbitrator to be appointed by both the parties. Such Arbitration shall otherwise be in accordance with the Arbitration and Conciliation Act, 2015 and the Rules framed there under (as amended upto date).

'FIRST SCHEDULE' ABOVE REFERRED TO

PART - I (DESCRIPTION OF THE ENTIRE PROPERTY)

ALL THAT piece and parcel of bastu land/building/premises/hereditaments, known and numbered as Plot No. 4/38, Bangur Avenue, Block - 'D', Kolkata - 700 055, covering total area measuring about 17 (seventeen) Kottahs, 06 (six) Chittacks and 14 (fourteen) Square Feet (i.e. equivalent to 12524 Square Feet), be the same a little more or less, within which more or less 6 (six) Kottahs, 09 (nine) Chittacks and 24 (twenty four) Square Feet (i.e equivalent to 4749 Square Feet) of land area being comprised in Part of Dag No. 1307 under Khatian No. 98, and remaining 10 (ten) Kottahs, 12 (twelve) Chittacks and 35 (thirty five) Square Feet (i.e equivalent to 7775 Square Feet) of land area being comprised in Part of Dag No. 1308 under Khatian No. 88, within Mouza - Shyamnagar (formerly Krishnapur), J.L. No. 32/20 (formerly 17), Touzi No. 228 and 229, R.S. No. 180, being Holding No. 1143 within the local limits of Ward No.29 (formerly 22) of South Dum Dum Municipality, under the jurisdiction of Lake Town Police Station (formerly under P.S. - Dum Dum), A.D.S.R.O. - Bidhannagar (Salt Lake City) [formerly under Sub-Registry at Cossipore Dum Dum], in the District of North 24 Parganas, West Bengal (formerly under District of 24 Parganas), together with share in the party three-storeyed Residential Building standing thereon (without Lift facility and with Mosaic Flooring), comprising total constructed area measuring about 9400 sq. ft. (Ground Floor measuring 4400 sq. ft. + 1st Floor measuring 4400 sq. ft. + 2nd floor measuring 600 sq. ft. = 9400 sq. ft. all total), along with all easements and other appertaining rights thereto and thereupon, the said plot being butted and bounded by:-

ON THE NORTH	: By 40 feet wide Municipal Road;
ON THE EAST	: By Plot Nos. 4 and 52/2, BI-D, Bangur Avenue;
ON THE SOUTH	: By 20 feet wide Municipal Road;
ON THE WEST	: By Plot Nos. 1/3 and 52/1, BI-D, Bangur Avenue.

<u>(DESCRIPTION OF THE SHARE OF THE OWNER HEREIN)</u>

<u>ALL THAT</u> undivided 1/12th share in the aforesaid piece and parcel of bastu land/building/premises/hereditaments, known and numbered as Plot No. 4/38, Bangur Avenue, Block – 'D', Kolkata – 700 055, consisting of a share of area of 1043.66 Square Feet), be the same a little more or less, within which a share of more or less 395.75 Square Feet of land area being comprised in Part of Dag No. 1307 under Khatian No. 98 and remaining share of more of less 647.9166 Square Feet of land area being comprised in Part of Dag No. 1308 under Khatian No. 88, within Mouza – Shyamnagar (formerly Krishnapur), J.L. No. 32/20 (formerly 17), Touzi No. 228 and 229, R.S. No. 180, being Holding No. 1143 within the local limits of Ward No.29 (formerly 22) of South Dum Dum Municipality, under the jurisdiction of Lake Town Police Station (formerly under P.S. - Dum Dum), A.D.S.R.O. - Bidhannagar (Salt Lake City) [formerly under Sub-Registry at Cossipore Dum Dum], in the District of North 24 Parganas (formerly under District of 24 Parganas), West Bengal, together with undivided 1/12th share in the partly three-storeyed Residential Building standing thereon (without Lift facility and with Mosaic Flooring), comprising a share of area measuring about 783.33 sq. ft. (Ground Floor measuring 366.66 sq. ft. + 1st Floor measuring 366.66 sq. ft. + 2nd floor measuring 50 sq. ft. = 783.33 sq. ft. all total), along with all common areas, vacant areas, roof, easements and other appertaining rights thereto and thereupon.

'SECOND SCHEDULE' ABOVE REFERRED TO:

ALLOCATION OF THE OWNER: The Owner shall get 8% of constructed area over any additional floor as may be erected over the roof of the proposed ground-plus-eight (G+8) storeyed building to be constructed in accordance with the plan of construction as to be sanctioned by South Dum Dum Municipality, together with proportionate undivided share in the land underneath, and together with proportionate undivided share in the common areas and common facilities therein. Save and except that the Owner is getting a sum of Rs.1,25,00,000/-(Rupees One Crore Twenty Five Lakhs) only from the Developer as non refundable forfeit money for relinquishing all her right, title, interest in the ground-plus-eight (G+8) storeyed building as to be constructed by the Developer over the aforesaid plot of land.

'THIRD SCHEDULE' ABOVE REFERRED TO

DEVELOPER'S ALLOCATION: Save and except the Owner's Allocation along with others, the Developer shall be entitled to get all the remaining constructed areas, erections and extensions within the proposed new building, together with proportionate undivided share in the land underneath, and also, together with proportionate undivided share in the common areas and common facilities therein.

<u>'FOURTH SCHEDULE' ABOVE REFERRED TO</u> [DESCRIPTION OF THE COMMON AREAS, COMMON FACILITIES]

- Proportionate undivided share in the land underneath the proposed building whether improved or unimproved.
- 2. Electric meter, all wirings, fittings and accessories for lighting of staircase, lobby, common passage, pump room, main entrance water pumps, lift and roof.
- 3. Drains, rain-water pipes, service pipes, sewers and gutters in the proposed building.
- Staircases, landings, lobbies, lift, roof, paths, passages, driveways, boundary wall and main entrance of the proposed building.
- Water reservoir, overhead water tank, water pipes (save those inside any flat), water pump and other common plumbing installations.
- Lateral, vertical, overhead and underneath supporting beams, columns, rafters, plinth and roof fixtures in and upon all the main load bearing, separating and common walls in the proposed building including those inside the said flat hereby conveyed.
- 7. Caretaker's or gatekeeper's room/quarter, if any.

8. The proportionate undivided share and interest in all the fittings, fixtures, sanitary fittings, electrical wirings and common walls starting from the main entrance up to the roof, together with the undivided proportionate interest in all the equipments in the common areas for common facilities in the proposed building including the water supplied by the Municipality, and the same interest in all ancient or other rights, liberties, easements, privileges, advantages, appendages and appurtenances, whatsoever in nature, attached to the said land and building.

'FIFTH' SCHEDULE ABOVE REFERRED TO

(DESCRIPTION OF COMMON EXPENSES)

- The expenses for administration, maintenance, repair replacement of the common parts, equipments, accessories, common areas and facilities including white washing, painting and decorating the exterior portion of the proposed building along with the boundary walls, entrance, the stair cases, the landing, the gutters, rain water pipes, motors, pumps, water gas pipe, electric wiring, installations, sewers, drains and all other common parts fixtures fittings and equipments in under or upon the building enjoyed or used in common by the Owner, Transferees, Purchasers, co-purchaser or other occupiers thereof.
- The costs of cleaning, maintaining and lighting the main entrance, passages, landings, staircase and other parts of the building as enjoyed or used in common by the occupiers of the proposed building.
- Cost and charges of reasonably required for the maintenance of the proposed building and for watch and ward duty, and other incidental costs.
- 4. The cost of decorating and exterior of the proposed building.
- The cost of repairing and maintenance of water pump, electrical installations, over lights, and service charges and supplies of common utilities.
- 6. Insurance premium, if any, for insuring the building against any damage due to earthquake, fire, lighting, Civil Commotion etc.
- Proportionate Municipal taxes, multi-storied building tax, if any, and other similar taxes save those separately assessed on the respective flat.
- Litigation expenses as may be necessary for protecting the right, title and possession of the land and the building.
- 9. Such other expenses as are necessary or incidental for maintenance, up-keep and security of the building, and Govt. duties as may be determined by the flat and/or Unit Owners' Association, as shall be formed by the unit owners, inclusive of the owners as soon as possible for the purpose or purposes as aforesaid, such formation of Association thereof in accordance with the provisions of the West Bengal Apartment Ownership Act and bye laws, thereof as amended from time to time being obligatory on their part in the fullest legal sense of the term.
- 10. The share of the Owner, Transferee, purchaser or purchasers in such common expenses shall be generally proportionate in accordance with the liability of the unit hereunder sold as against the total amount as may be incurred in any of the heads of such expenses

in accordance with the proportion of the area within the same as against the total area within the building to be covered thereunder.

<u>'SIXTH SCHEDULE' ABOVE REFERRED TO:</u> GENERAL SPECIFICATIONS OF CONSTRUCTION

	the competent authority.
	[Construction building materials to be used in the project would be of Standard quality, viz. in case of Cement : ACC, Ultratech or equivalent quality and in case of Rod: Sail, Shyam Steel or equivalent]
;	Quality wooden frames and solid core flush doors/panel shutters.
:	Aluminum paneled standard glass fitted shutter windows.
:	(a) Flooring: Vitrified tiles.
	(b) Electricals: Concealed copper wiring with latest switches. Provisin for telephone, television and intercom.
:	(a) Flooring: Vitrified/Rectified tiles.
	(b) Electricals: Concealed copper wiring with latest switches. Provision for telephone and A. C. points in master bedroom.
:	(a) Flooring: Ceramic tiles.
	(b) Electricals: Conceals copper wiring with latest switches. Provision for adequate plug points for appliances.
	(c) Counter: Granite slab with stainless steel sink.
	(d) Wall tiles: Ceramic tiles Upto 2' (two feet) height above Counter.
;	(a) Flooring: Anti-skid Ceramic tiles.
	: :

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			(b)Electricals: Concealed copper wiring with latest switches. Provision for adequate light and geyser point.
			(c) Wall Tiles: Wall dados in ceramic tiles upto door height.
			(d) Sanitaryware: Quality chromium plated fittings of any renowned company.
۰L	ifts	:	Lifts of suitable capacity of "KONE" or any other equivalent company to be installed in each block.
i E	xterior	;	Durable outer finish with weather coat.
V	Vater supply		: The flat will be provided with water supply line from R.C.C. overhead tank, which will be filled with water pumped up from the underground reservoir which will store water supplied by the Municipality.

<u>'SEVENTH SCHEDULE' ABOVE REFERRED TO</u> (THE GUIDANCE OF USER OF THE FLAT HEREBY AGREED TO CONVEYED)

The Owner, Transferee, purchaser or purchasers and other occupiers, if any, of the building, shall not be entitled to use the aforesaid flat for the following purpose:-

- To use the flats or roof or terrace or any portion thereof in such manner which may or is likely to cause injury damage, nuisance, or annoyance to the owners or occupiers of the other units.
- 2. To use the flats for any illegal or immoral purpose in any manner whatsoever.
- To carry on or permit to be carried on upon the flats/units any offensive or unlawful business whatsoever.
- To do or permit to be done anything in the said flat which may be illegal or forbidden under any law for the time being in force.
- 5. To demolish or cause to be demolished the Units or any pat thereof.
- To do or permit to be done any act deed or thing which may render void or voidable any insurance of any flat, and/or unit, any part thereof.
- To claim division or partition of the said land and/or the building thereon and common areas within the same.

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- To do or permit to be done any act deed or thing which may render void or voidable any insurance of any flat, and/or unit, any part thereof.
- To claim division or partition of the said land and/or the building thereon and common areas within the same.
- To throw or accumulate any dirt rubbish or other refuse or permit the same to be thrown
 or accumulated in any common portion of the building.
- 9. To avoid the liability or responsibility of repairing any portion or any component part of the flat hereunder sold and transferred, or fittings and fixtures therein for storing water, sewerages etc. in the event of such portion or part, or fixtures and fittings within the flat, and/or unit demanding repairs thereby causing inconvenience and injuries to other flat owners.
- To paint outer walls or portion of their flat, common walls or common portions of the building, violation the colour scheme of the proposed building.
- 11. The Owners/Transferees/Purchasers the flats/units shall have to form an association of such unit owners according to the provisions of Apartment Ownership Act and bye Laws as amended upto date. The decisions of the said association will be taken by unanimous resolution of the members thereof, which shall always be binding upon the members thereof for the purpose of proper maintenance, upkeep, safety and security of the building.

IN WITNESS WHEREOF the parties have hereunto set and subscribed their respective hands and signature on this the day, month and year first above written.

SIGNED SEALED AND DELIVERED BY THE PARTIES HERETO AT KOLKATA IN PRESENCE OF THE WITNESSES:-

Archishnan Cro 181/1 CANAL STREET KOL-700048

OWNER

SNS INFRA Partner

DEVELOPER

1

age 21 of 29

Drafted by:

BISWADEEP CHATTERJEE Advocate, High Court, Calcutta Enrolment No. WB/1537/2006

MONEY RECEIPT

<u>RECEIVED</u> from the within-named Developer herein a sum of Rs.1,25,00,000/- (Rupees One Crore Twenty Five Lakhs) only towards non-refundable forfeit money paid in terms of these presents in the manner as shown in details below:

"MEMO OF CONSIDERATION"

By DD No.	Dated	Bank	Amount (in INR)
018338	23/12/2022	HOFE Bonk Lld.	1,23,75,000+

TDS

Tozal -

1,25,000 to 1,25,00,000 to

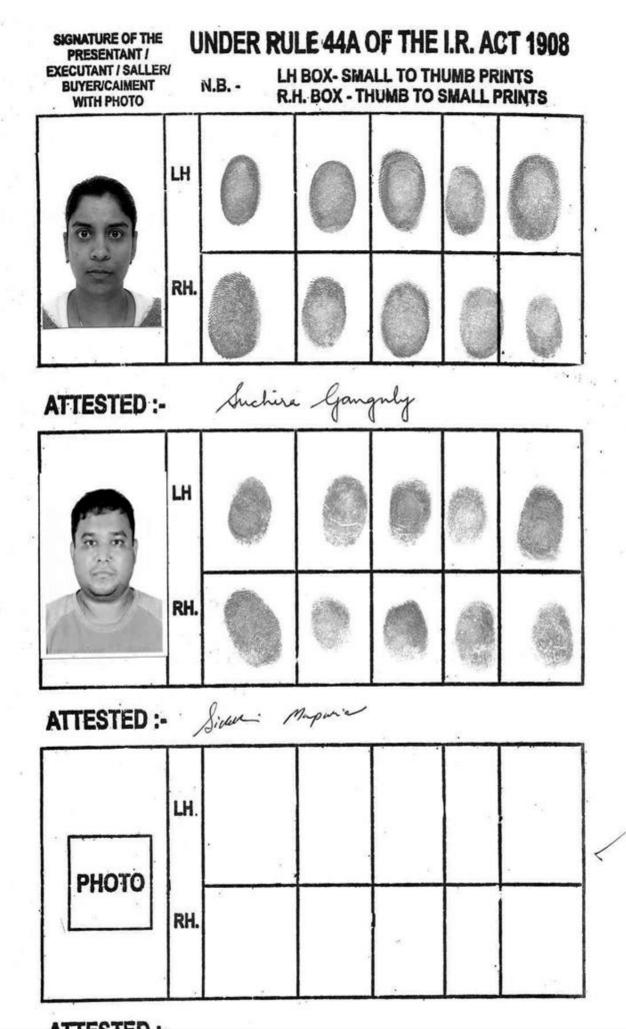
2,

WITNESSES:-

- 1. Andishnow Genery: 181/1 CANAL STREET KOL - 7000 48
- 2. Ranjan Challerje

Suchina . OWNER





27/12/2022 covery No. 9022003564800 / 2022 Deed No :I - 190215724 / 2022, Document is digitally signed.

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Major Information of the Deed

Deed No :	I-1902-15724/2022	Date of Registration	23/12/2022		
Query No / Year	1902-2003564800/2022	Office where deed is registered			
Query Date	19/12/2022 1:02:44 PM	A.R.A II KOLKATA, Dist	rict: Kolkata		
Applicant Name, Address & Other Details	B Mandal Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9775587842, Status :Solicitor firm				
Transaction		Additional Transaction			
[0110] Sale, Development A agreement	greement or Construction	[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 1,25,00,000/-]			
Set Forth value		Market Value			
		Rs. 60,79,018/-			
Stampduty Paid(SD)		Registration Fee Paid			
Rs. 10,031/- (Article:48(g))		Rs. 1,25,105/- (Article:E, E, B)			
Remarks	Received Rs. 50/- (FIFTY only) from area)	the applicant for issuing the	ne assement slip.(Urban		

Land Details :

District: North 24-Parganas, P.S:- Lake Town, Municipality: SOUTH DUM DUM, Road: Bangur Avenue, Block-D, Mouza: ShyamNagar, Premises No: 4/38, , Ward No: 029 JI No: 32, Pin Code : 700055

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land		Market Value (In Rs.)	Other Details
	LR-1307 (RS :-)	LR-98	Bastu	Bastu	395.75 Sq Ft			Width of Approach Road: 40 Ft.,
	LR-1308 (RS :-)	LR-88	Bastu	Bastu	647.917 Sq Ft			Width of Approach Road: 40 Ft.,
		TOTAL :			2.3917Dec	0 /-	54,79,258 /-	
	Grand	Total :			2.3917Dec	0 /-	54,79,258 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details			
S1	On Land L1, L2	366.66 Sq Ft.	0/-	2,80,755/-	Structure Type: Structure			
	Gr. Floor, Area of floor : 366.66 Sq Ft., Residential Use, Mosaic Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete							
S2	On Land L1, L2	366.66 Sq Ft.	0/-	2,80,755/-	Structure Type: Structure			
	Floor No: 1. Area	of floor : 366 66 Sal	Et Residential L	Maggia Elaor	Are of Structures OVeer Deef Tures			
		Completion: Complet		se, mosaic fioor,	Age of Structure: 0Year, Roof Type:			
S3				38,250/-	Structure Type: Structure			
S3	Pucca, Extent of On Land L1, L2	Completion: Complet	0/- esidential Use, M	38,250/-				

Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature							
1	Name	Photo	Finger Print	Signature				
	Smt Suchira Ganguly Wife of Shri Archisman Ganguly Executed by: Self, Date of Execution: 23/12/2022 , Admitted by: Self, Date of Admission: 23/12/2022 ,Place : Office			Suchia Garguly				
		23/12/2022	LTI 23/12/2022	23/12/2022				
	4/38, Block D Bangur AVenue, City:- , P.O:- Bangur Avenue, P.S:-Lake Town, District:-North 24- Parganas, West Bengal, India, PIN:- 700055 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: aixxxxx3m, Aadhaar No: 46xxxxxxx8141, Status :Individual, Executed by: Self, Date of Execution: 23/12/2022 , Admitted by: Self, Date of Admission: 23/12/2022 ,Place : Office							

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	SNS INFRA 86B/2, Topsia Road, South Gajraj Chambers Room No. 3AC, City:- , P.O:- Topsia, P.S:-Topsia, District:-South 24- Parganas, West Bengal, India, PIN:- 700046 , PAN No.:: AExxxxx0f,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature					
	Name	Photo	Finger Print	Signature		
	Shri Siddharth Manpuria (Presentant) Son of Shri Sohan Lal Manpuria Date of Execution - 23/12/2022, , Admitted by: Self, Date of Admission: 23/12/2022, Place of Admission of Execution: Office			Sime the		
		Dec 23 2022 4:48PM	LTI 23/12/2022	23/12/2022		
	86B/2, Topsia Road South, Gajraj Chambes Room No. 3AC, City:- , P.O:- Topsia, P.S:-Topsia, District:- South 24-Parganas, West Bengal, India, PIN:- 700046, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: amxxxxx9k, Aadhaar No: 80xxxxxxx2471 Status : Representative, Representative of : SNS INFRA (as partner)					

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Ranjan Chatterjee Son of Late Manas KUmar Chatterjee 113/4, Bangur Avenue, Block-C,, City:-, P.O:- Bangur Avenue, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700055			Ranjan Challanjan
	23/12/2022	23/12/2022	23/12/2022

Identifier Of Smt Suchira Ganguly, Shri Siddharth Manpuria

Transfer of property for L1							
SI.No	From	To. with area (Name-Area)					
1	Smt Suchira Ganguly	SNS INFRA-0.906928 Dec					
Trans	Transfer of property for L2						
SI.No	From	To. with area (Name-Area)					
1	Smt Suchira Ganguly	SNS INFRA-1.48481 Dec					
Transfer of property for S1							
SI.No	From	To. with area (Name-Area)					
1	Smt Suchira Ganguly	SNS INFRA-366.66000000 Sq Ft					
Transfer of property for S2							
SI.No	From	To. with area (Name-Area)					
1	Smt Suchira Ganguly	SNS INFRA-366.66000000 Sq Ft					
Transfer of property for S3							
SI.No	From	To. with area (Name-Area)					
1	Smt Suchira Ganguly	SNS INFRA-50.00000000 Sq Ft					

Land Details as per Land Record

District: North 24-Parganas, P.S:- Lake Town, Municipality: SOUTH DUM DUM, Road: Bangur Avenue, Block-D, Mouza: ShyamNagar, Premises No: 4/38, , Ward No: 029 JI No: 32, Pin Code : 700055

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1307, LR Khatian No:- 98		Seller is not the recorded Owner as per Applicant.
L2	LR Plot No:- 1308, LR Khatian No:- 88		Seller is not the recorded Owner as per Applicant.

On 23-12-2022

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.

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

Presented for registration at 16:10 hrs on 23-12-2022, at the Office of the A.R.A. - II KOLKATA by Shri Siddharth Manpuria ,.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 60,79,018/-

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

Execution is admitted on 23/12/2022 by Smt Suchira Ganguly, Wife of Shri Archisman Ganguly, 4/38, Block D Bangur AVenue, P.O: Bangur Avenue, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700055, by caste Hindu, by Profession Service

Indetified by Mr Ranjan Chatterjee, , , Son of Late Manas KUmar Chatterjee, 113/4, Bangur Avenue, Block-C,, P.O: Bangur Avenue, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700055, by caste Hindu, by profession Service

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

Execution is admitted on 23-12-2022 by Shri Siddharth Manpuria, partner, SNS INFRA (Partnership Firm), 86B/2, Topsia Road, South Gajraj Chambers Room No. 3AC, City:- , P.O:- Topsia, P.S:-Topsia, District:-South 24-Parganas, West Bengal, India, PIN:- 700046

Indetified by Mr Ranjan Chatterjee, , , Son of Late Manas KUmar Chatterjee, 113/4, Bangur Avenue, Block-C,, P.O: Bangur Avenue, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700055, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,25,105.00/- (B = Rs 1,25,000.00/-, E = Rs 21.00/-, I = Rs 55.00/-, M(a) = Rs 25.00/-, M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 84.00/-, by online = Rs 1,25,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 22/12/2022 1:42PM with Govt. Ref. No: 192022230225906398 on 22-12-2022, Amount Rs: 1,25,021/-, Bank: SBI EPay (SBIePay), Ref. No. 5021419220033 on 22-12-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,021/- and Stamp Duty paid by Stamp Rs 10.00/-, by online = Rs 10,021/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 19243, Amount: Rs.10.00/-, Date of Purchase: 03/12/2022, Vendor name: M GHOSH

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 22/12/2022 1:42PM with Govt. Ref. No: 192022230225906398 on 22-12-2022, Amount Rs: 10,021/-, Bank: SBI EPay (SBIePay), Ref. No. 5021419220033 on 22-12-2022, Head of Account 0030-02-103-003-02



Satyajit Biswas ADDITIONAL REGISTRAR OF ASSURANCE OFFICE OF THE A.R.A. - II KOLKATA

Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69. Registered in Book - I Volume number 1902-2022, Page from 526191 to 526219 being No 190215724 for the year 2022.



Digitally signed by SATYAJIT BISWAS Date: 2022.12.27 14:20:14 -08:00 Reason: Digital Signing of Deed.

(Satyajit Biswas) 2022/12/27 02:20:14 PM ADDITIONAL REGISTRAR OF ASSURANCE OFFICE OF THE A.R.A. - II KOLKATA West Bengal.

(This document is digitally signed.)