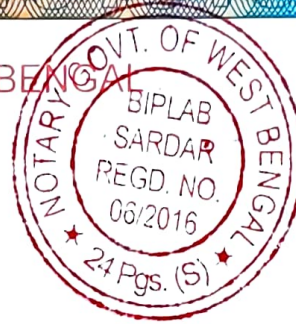


Sl. No.15.... Date. ' 06 JUL 2023



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

85AB 875105



BEFORE THE NOTARY PUBLIC
AT ALIPORE, KOLKATA-27

Before the Notary Public at Alipore, 24 Pgs. (S)

DECLARATION

M/S. UNNAYAN DEVELOPER (PAN - AADSU6362Q), a Partnership firm having its office address at 324, Ramkrishna Nagar, P.O. - Laskarpur, P.S. - Sonarpur, Kolkata - 700153, District - South 24 Parganas being represented by its Partners namely (1) **SRI BIPLAB DEY (PAN - AHHPD3063G, Aadhaar Card No. 7660 9702 8420)**, son of Late Bijay Dey, residing at Ramkrishna Nagar Garia, P.O. - Laskarpur, P.S. - Sonarpur, Kolkata - 700153, District - South 24 Parganas and (2) **SRI AMIT HALDER (PAN - ACDPH0839D, Aadhaar Card No. 2175 5433 5292)**, son of Sri Sudhakar Halder, residing at 324, Ramkrishna Nagar, P.O. - Laskarpur, P.S. - Sonarpur, Kolkata - 700153, District - South 24 Parganas, do hereby solemnly affirm and declare as follows:



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SL. No..... Date. 15/06/2023

Name :-BAPI DAS (ADVOCATE).

ADD:- Alipore Police Court Kolkata-700027.

Rs. 10/-



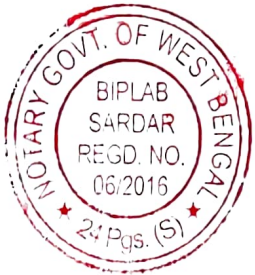
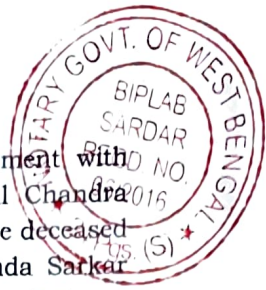
TANMOY KAR PURKAYASTHA.
(STAMP VENDOR)
ALIPORE POLICE COURT
KOLKATA-700027



15/06/2023
ALIPORE POLICE COURT
KOLKATA



1. That we had executed a Development Agreement with certain terms and conditions with one Bimal Chandra Sarkar, son of Late Jiban Chandra Sarkar, since deceased and Sri Ranjit Sarkar, son of Late Nitya Nanda Sarkar who were having **ALL THAT** piece and parcel of Bagan land measuring or containing by more or less 6 decimal equivalent to more or less 3 Cottahs 12 Chittaks be the same a little more or less together with a RTS structure more or less 100 sq.ft. lying and situated at Mouza – Kamdahari, J.L. No. 49, comprised in R.S. Dag No. 593 appertaining to R.S. Khatian No. 436 within the limits of Kolkata Municipal Corporation under Ward No. 111, being Assessee No. 311110502465, Premises No. 246, Boral Main Road, P.S. – Bansdroni, Kolkata – 700084 and the same was executed on 28th day of February, 2020 at the office of D.S.R.-II, Alipore, South 24 Parganas and recorded in Book No. I, Volume No. 1602-2020, pages from 83867 to 83909, Being No. 160202044 for the year 2020.
2. After execution of the aforesaid Development Agreement, one of the owners, namely Bimal Chandra Sarkar died intestate on 19th September, 2020 leaving behind him his widow, Chhaya Sarkar, Sri Debasish Sarkar, Smt. Sonali Sarkar and Smt. Shima Das as his only legal heirs and successors as per Hindu Succession Act, 1956 and accordingly a subsequent Supplementary Agreement was required to be executed between all the above owners namely Sri Ranjit Sarkar, son of Late Nitya Nanda Sarkar and Chhaya Sarkar, Sri Debasish Sarkar, Smt. Sonali Sarkar and Smt. Shima Das, all wife, son and daughters of Late Bimal Chandra Sarkar and the same was registered at the office of D.S.R.-II, Alipore, South 24 Parganas and recorded in Book No. I, Volume No. 1602-2021, pages from 121331 to 121370, Being No. 160202385 for the year 2021.
3. During execution of the aforesaid Development Agreement the allocation of both Owners and Developers was mentioned as 50:50 ratios without specifying the other details like floor area details as well as details of ground floor as the Developer was waiting for the sanctioned building plan. Now the Developer has already having the



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sanctioned building plan and on the basis of this the following allocation has been determined amicably.



4. A) Owner's Allocation:

- i) Entire Second Floor i.e. 3 Bed rooms flat on the Southern side measuring more or less 1127 sq.ft. and 2 Bed rooms flat on the Northern side measuring more or less 725 sq.ft.
- ii) 2 Bed rooms flat measuring more or less 725 sq.ft. on the ground floor (Northern side).

A) Developer's Allocation:

- i) Entire First Floor i.e. 3 Bed rooms flat on the Southern side measuring more or less 1127 sq.ft. and 2 Bed rooms flat on the Northern side measuring more or less 725 sq.ft.
- ii) 2 Bed rooms flat measuring more or less 925 sq.ft. on the ground floor (Southern side).
- iii) 1 No. car parking space on the ground floor measuring more or less 135 sq.ft. on the Western side.

That the foregoing statements are true to the best of our knowledge and belief.



UNNAYAN DEVELOPER

Biplab Sanyal, Amit Hazra
Partner

DEPONENT

Identified by me

D.N. Sardar
Advocate

D.N. SARDAR

Advocate
E. No.- WB/533/1978
Judges and Criminal Court
Alipore, Kol- 27

Signature (S) Attested
On Identification

Biplab Sardar
BIPLAB SARDAR, NOTARY
Regd. No.- 06/2016
Govt. of W. Bengal

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