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certified that the document is admitted to registration. The signature sheets and the endorsement sheets attached with the document are the part of this document.

[Signature]
District Sub-Register-III
Alipore, South 24-parganas

14.12.23

DEVELOPMENT AGREEMENT

1. **Date of Execution:** 14th day of December, 2023 (Two Thousand and Twenty Three)
2. **Place of Execution:** Kolkata
3. **Parties**
 - 3.1 **M/s NIRMAN** (Pan No. AAGFN6845E) a Partnership firm having its principal place of business at Premises No. 22, R.N. Mukherjee Road, P.O. G.P.O., P.S. Hare Street, Kolkata-700001, West Bengal, India, represented by its existing partners namely (1) **Mr. TUSHAR KANTI SEN**, (Pan No. ALOPS2468M, Aadhaar No. 8881 0936 0495, Ph. No. 9830070386) son of Late Nani Gopal Sen, (2) **Mr. SUNIL KUMAR SEN**, (Pan No. ALGPS2650F, Aadhaar No. 3818 4450 0259, Ph. No. 9831014857) son of Late Nani Gopal Sen, (3) **Mr. DEBASIS SEN**, (Pan No. AKTPS2502A, Aadhaar No. 5121 5506

14/12/2023
G.M-2-3006715/23

13 DEC 2023

No. 17147 ₹ 100/- Date.....

Name : m/s Mirman

Address : 22 R.M. Mukherjee

Vendor : Alipore Collectorate, 24 Pgs. (South)

SUBHANKAR DAS

STAMP VENDOR

Alipore Police Court, KOI-27

Rd
Kd - 1.

13 DEC 2023



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS, ALIPORE
14 DEC 2023

Sanjay Das
S/o Lt Nayand Das
5/2 Pottary ROAD Kol-15
P.S- Estaley
P.O- Tangra

1549, Ph. No. 9830029599) son of Samarendra Narayan Sen, **(4) Mr. SANDIP SEN**, (Pan No. AKLPS7659A, Aadhaar No. 3140 2843 0095, Ph. No. 9830022095) son of Samarendra Narayan Sen, all by faith – Hindu, all by occupation – Business, all residing at ‘Ananda Niketan’ P.O. Joka, 58A, Diamond Harbour Road, P.S. Thakurpukur, Kolkata-700104, West Bengal, India all vide General Power of Attorney dated 22nd February 2008, registered at and before the Office of Additional Registrar of Assurances – III and duly recorded as Deed No. 1818 for the year 2008, represented by their Constituted Attorney **Mr. TUSHAR KANTI SEN** (Pan No. ALOPS2468M, Aadhaar No. 8881 0936 0495, Ph. No. 9830070386) Son of Late Nani Gopal Sen, residing at Ananda Niketan, P.O. Joka, 58 A Diamond Harbour Road, P.S. Thakurpukur, Kolkata – 700104, West Bengal, India, hereinafter called, referred to and identified as the “**OWNER No. 1**” (which term or expression unless excluded by or repugnant to the subject or context shall mean, imply and include its partners, authorized representatives, successors-in-office, executors, administrators, legal representatives, nominees and assigns) of the **FIRST PART**.

AND

3.2 Mr. ANIL SHAH, (PAN – AJCPS0059G, AADHAAR No. 6940 4265 7297, Mobile No. 9331027724) son of Late Maganlal Shah, by faith - Hindu, by occupation - Business, residing at 7A, Lala Lajpat Roy Sarani (formerly Elgin Road), P.O. & P.S. Bhowanipore, Kolkata – 700020, West Bengal, India hereinafter called, referred to and identified as the “**OWNER No. 2**” (which term or expression unless excluded by or repugnant to the subject or context shall mean, imply and include his legal heirs, successors, executors, administrators, legal representatives, nominees and assigns) of the **SECOND PART**.

AND

3.3 Mr. DEVANG SHAH, (PAN – BPKPS0780M, AADHAAR No. 9063 2527 2727, Mobile No. 8450812345) son of Mr. Anil Shah, by faith - Hindu, by occupation - Business, residing at 7A, Lala Lajpat Roy Sarani (formerly Elgin Road), P.O. & P.S. Bhowanipore, Kolkata – 700020, West Bengal, India hereinafter called, referred to and identified as the “**OWNER No. 3**” (which term or expression unless excluded by or repugnant to the

subject or context shall mean, imply and include its legal heirs, successors, executors, administrators, legal representatives, nominees and assigns) of the **THIRD PART**.

AND

3.4 M/s ORCHID DEVELOPER, a proprietorship firm having its principal place of business at 10 Russa Road (South), 1st Lane, P.O. Charu Market, P.S. Golf Green, Kolkata – 700033, West Bengal, India, represented by its Sole Proprietor **Mr. AMIT SINGH**, (PAN No. AWAPS9174K, AADHAAR No. 4821 9882 0134, Mobile No. 9830490993) Son of Mr. Madan Singh, residing at 32 Russa Road (South), 1st Lane P.O. Charu Market, P.S. Golf Green, Kolkata – 700033, West Bengal, India, herein after called, referred to and Identified as the “**DEVELOPER**” (which term and/or expression shall unless excluded by or repugnant to the subject or context be deemed to mean imply and include its heirs, successors-in-office, executors, administrators, legal representatives and assigns) of the **FOURTH PART**. The word and/or expression Promoter herein shall mean the Developer and vice versa and in both cases such shall mean the party of the Second Part herein.

The Owner Nos. 1, 2 and 3 are hereinafter for the sake of brevity be collectively referred to as Owners and that the Owners and the Developer herein and hereinafter for the sake of brevity be individually referred to as **Party** and collectively as **Parties**.

4. Devolution of Title

4.1 The Bengal Secretariat Co-operative Land Mortgage Bank & housing Society Limited, by operation of a registered **Indenture of Conveyance dated 27th May 1966** sold, transferred, conveyed, assigned and assured unto one Narayan Chandra Dutta ALL THAT piece and parcel of bastu land admeasuring more or less 5 Cottahs 19 Sq. Ft. lying and situated at erstwhile Premises No. 1 Gariahat Road described by the Housing Society as Plot No. 309 of the Tollygunge Scheme (Jodhpur Club Lands) and now known and numbered as K.M.C. Premises No. 1/309 Gariahat Road, within the limits of the erstwhile Calcutta Corporation and now Kolkata Municipal Corporation, P.S. erstwhile Tollygunge then Jadavpur and now Lake, District – erstwhile 24 Parganas and now 24 Parganas (South), Kolkata - 700068 which was registered at and before the **Office of The Sub-**

Registrar at Alipore and was duly recorded in **Book No. I, Volume No. 77, Pages 254 to 273, being Deed No. 4257** for the year 1966.

- 4.2 The said Narayan Chandra Dutta by operation of the said Indenture of Conveyance dated 27th May 1966 became the sole and absolute owner of the said property being ALL THAT piece and parcel of bastu land admeasuring more or less 5 Cottahs 19 Sq. Ft. lying and situated at erstwhile Premises No. 1 Gariahat Road described by the Housing Society as Plot No. 309 of the Tollygunge Scheme (Jodhpur Club Lands) and now known and numbered as K.M.C. Premises No. 1/309 Gariahat Road, within the limits of the erstwhile Calcutta Corporation and now Kolkata Municipal Corporation, P.S. erstwhile Tollygunge then Jadavpur and now Lake, District – erstwhile 24 Parganas and now 24 Parganas (South), Kolkata - 700068 and thereafter mutated his name in the records of the then Calcutta Corporation as owner of the said property and accordingly the said property was assessed by the Corporation and was numbered as 1/309 Gariahat Road, Kolkata – 700068 and the Owner started paying tax thereon vide Assessee No. 210930404226.
- 4.3 Subsequently, the said Narayan Chandra Dutta by operation of a registered **Indenture of Conveyance dated 06th September 1967** sold, transferred, conveyed, assigned and assured unto one Latika Dutta a portion of the said property being ALL THAT piece and parcel of bastu land admeasuring more or less 2 Cottahs 8 Chittacks 8 Sq. Ft. lying and situated at erstwhile Premises No. 1 Gariahat Road described by the Housing Society as Plot No. 309 of the Tollygunge Scheme (Jodhpur Club Lands) and now known and numbered as K.M.C. Premises No. 1/309 Gariahat Road, within the limits of the erstwhile Calcutta Corporation and now Kolkata Municipal Corporation, P.S. erstwhile Tollygunge then Jadavpur and now Lake, District – erstwhile 24 Parganas and now 24 Parganas (South), Kolkata - 700068 which was registered at and before the **Office of The Registrar of Assurances at Calcutta** and was duly recorded in **Book No. I, Volume No. 156, Pages 31 to 37, being Deed No. 4762** for the year 1967.
- 4.4 The said Latika Dutta by operation of the said Indenture of Conveyance dated 06th September 1967 became the sole and absolute owner of the property being ALL THAT piece and parcel of bastu land admeasuring more or less 2 Cottahs 8 Chittacks 8 Sq. Ft. lying and situated at erstwhile Premises No. 1 Gariahat Road described by the Housing Society as Plot No. 309 of the Tollygunge Scheme (Jodhpur Club Lands) and now known

and numbered as K.M.C. Premises No. 1/309 Gariahat Road, within the limits of the erstwhile Calcutta Corporation and now Kolkata Municipal Corporation, P.S. erstwhile Tollygunge then Jadavpur and now Lake, District – erstwhile 24 Parganas and now 24 Parganas (South), Kolkata – 700068.

- 4.5 The said Latika Dutta while being seized and possessed of the property being ALL THAT piece and parcel of bastu land admeasuring more or less 2 Cottahs 8 Chittacks 8 Sq. Ft. lying and situated at erstwhile Premises No. 1 Gariahat Road described by the Housing Society as Plot No. 309 of the Tollygunge Scheme (Jodhpur Club Lands) and now known and numbered as K.M.C. Premises No. 1/309 Gariahat Road, within the limits of the erstwhile Calcutta Corporation and now Kolkata Municipal Corporation, P.S. erstwhile Tollygunge then Jadavpur and now Lake, District – erstwhile 24 Parganas and now 24 Parganas (South), Kolkata – 700068 died intestate on **11th November 1992** leaving behind her only daughter Krishna Dutta @ Krisna Ray as her only legal heir, since her husband Ajit Kumar Dutta pre-deceased her and died intestate on **07th January 1978**, who inherited the property as per the relevant portion of The Hindu Succession Act, 1956.
- 4.6 By operation of such inheritance, the said Krishna Dutta @ Krisna Ray became the sole and absolute owner of the property being ALL THAT piece and parcel of bastu land admeasuring more or less 2 Cottahs 8 Chittacks 8 Sq. Ft. lying and situated at erstwhile Premises No. 1 Gariahat Road described by the Housing Society as Plot No. 309 of the Tollygunge Scheme (Jodhpur Club Lands) and now known and numbered as K.M.C. Premises No. 1/309 Gariahat Road, within the limits of the erstwhile Calcutta Corporation and now Kolkata Municipal Corporation, P.S. erstwhile Tollygunge then Jadavpur and now Lake, District – erstwhile 24 Parganas and now 24 Parganas (South), Kolkata – 700068.
- 4.7 The said Narayan Chandra Dutta also by operation of another registered **Indenture of Conveyance dated 06th September 1967** sold, transferred, conveyed, assigned and assured unto Krishna Dutta @ Krisna Ray a portion of the said property being ALL THAT piece and parcel of bastu land admeasuring more or less 2 Cottahs 8 Chittacks 8 Sq. Ft. lying and situated at erstwhile Premises No. 1 Gariahat Road described by the Housing Society as Plot No. 309 of the Tollygunge Scheme (Jodhpur Club Lands) and now known and numbered as K.M.C. Premises No. 1/309 Gariahat Road, within the

limits of the erstwhile Calcutta Corporation and now Kolkata Municipal Corporation, P.S. erstwhile Tollygunge then Jadavpur and now Lake, District – erstwhile 24 Parganas and now 24 Parganas (South), Kolkata - 700068 which was registered at and before the **Office of The Registrar of Assurances at Calcutta** and was duly recorded in **Book No. I, Volume No. 147, Pages 194 to 200, being Deed No. 4761** for the year 1967.

- 4.8 The said Krishna Dutta @ Krisna Ray by operation of the said Indenture of Conveyance dated 06th September 1967 became the sole and absolute owner of the property being ALL THAT piece and parcel of bastu land admeasuring more or less 2 Cottahs 8 Chittacks 8 Sq. Ft. lying and situated at erstwhile Premises No. 1 Gariahat Road described by the Housing Society as Plot No. 309 of the Tollygunge Scheme (Jodhpur Club Lands) and now known and numbered as K.M.C. Premises No. 1/309 Gariahat Road, within the limits of the erstwhile Calcutta Corporation and now Kolkata Municipal Corporation, P.S. erstwhile Tollygunge then Jadavpur and now Lake, District – erstwhile 24 Parganas and now 24 Parganas (South), Kolkata – 700068.
- 4.9 Accordingly, the said Krishna Dutta @ Krisna Ray by operation of the aforesaid inheritance together with the aforesaid Indenture of Conveyance dated 06th September 1967 became the sole and absolute owner of the said property being ALL THAT piece and parcel of bastu land admeasuring more or less 5 Cottahs 19 Sq. Ft. lying and situated at erstwhile Premises No. 1 Gariahat Road described by the Housing Society as Plot No. 309 of the Tollygunge Scheme (Jodhpur Club Lands) and now known and numbered as K.M.C. Premises No. 1/309 Gariahat Road, within the limits of the erstwhile Calcutta Corporation and now Kolkata Municipal Corporation, P.S. erstwhile Tollygunge then Jadavpur and now Lake, District – erstwhile 24 Parganas and now 24 Parganas (South), Kolkata - 700068 and thereafter mutated her name in the records of the then Calcutta Corporation as owner of the said property and started paying tax thereon vide Assessee No. 210930404226.
- 4.10 The said Krishna Dutta @ Krisna Ray after becoming the sole and absolute owner of the said property being ALL THAT piece and parcel of bastu land admeasuring more or less 5 Cottahs 19 Sq. Ft. lying and situated at erstwhile Premises No. 1 Gariahat Road described by the Housing Society as Plot No. 309 of the Tollygunge Scheme (Jodhpur Club Lands) and now known and numbered as K.M.C. Premises No. 1/309 Gariahat

Road, within the limits of the erstwhile Calcutta Corporation and now Kolkata Municipal Corporation, P.S. erstwhile Tollygunge then Jadavpur and now Lake, District – erstwhile 24 Parganas and now 24 Parganas (South), Kolkata – 700068 constructed a two storied residential building thereon in accordance with the relevant Laws of the land with the ground floor and the first floor each admeasuring more or less 2225 Sq. Ft. built-up area.

- 4.11 The said Krishna Dutta @ Krisna Ray by operation of a registered **Deed of Conveyance** dated **27th day of April 2023**, sold, transferred and conveyed free from all encumbrances the Said Property being **ALL THAT** piece and parcel of contiguous bastu land admeasuring more or less **5 Cottah 19 Sq. Ft.** together with a **dilapidated two storied residential structure** of approximate 45 years standing thereon admeasuring more or less **2225 Sq. Ft. built-up area** on the **ground floor** and more or less **2225 Sq. Ft. built-up area** on the **first floor** both having cemented flooring lying, situated at and identified as **KMC Premises No. 1/309 Gariahat Road (Jodhpur Park)**, Kolkata – 700068, P.S. erstwhile Tollygunge then Jadavpur and now Lake, District – erstwhile 24 Parganas and now 24 Parganas (South), Assessee No. 210930404226, within the limits of **Ward No. 093 of The Kolkata Municipal Corporation** to one **M/s Nirman, Mr. Anil Shah and Mr. Devang Shah** which was registered at and before the **Office of The District Sub-Registrar III at Alipore** and the same was duly recorded in **Book No. I, Volume No. 1603-2023, Pages, from 170821 to 170856, Being No. 160305716** for the year 2023.
- 4.12 The said **M/s Nirman, Mr. Anil Shah and Mr. Devang Shah** by operation of the said registered **Deed of Conveyance** dated **27th day of April 2023** became the joint and absolute owners of the said property being **ALL THAT** piece and parcel of contiguous bastu land admeasuring more or less **5 Cottah 19 Sq. Ft.** together with a **dilapidated two storied residential structure** of approximate 45 years standing thereon admeasuring more or less **2225 Sq. Ft. built-up area** on the **ground floor** and more or less **2225 Sq. Ft. built-up area** on the **first floor** both having cemented flooring lying, situated at and identified as **KMC Premises No. 1/309 Gariahat Road (Jodhpur Park)**, Kolkata – 700068, P.S. erstwhile Tollygunge then Jadavpur and now Lake, District – erstwhile 24 Parganas and now 24 Parganas (South), Assessee No. 210930404226, within the limits of **Ward No. 093 of The Kolkata Municipal Corporation** and mutated their name in the records of The Kolkata Municipal Corporation and obtained **Mutation Certificate**.

4.13 NOW the Party of the First Part, Second Part and the Third Part, i.e. M/s Nirman, Mr. Anil Shah and Mr. Devang Shah, the Owner No. 1, 2 and 3 respectively intends to develop the said property and the Party of the Fourth Part at the request of the Party of the First Part, Second Part and Third Part also agrees to develop the said property in the following terms and conditions:-

- (a) That the ratio of the said Development Agreement will be as per clause 4.13 (b), written hereinbelow, by and between the parties as per F.A.R. of the sanctioned building plan.
- (b) That the allocation of the instant Registered Development Agreement will be as follows:-

(i) **Owner's Allocation:-**

1. **ALL THAT** piece and parcel of two residential flats being Flat Nos. A and B lying and situated at each of the second and fourth floor of the building proposed to be constructed together with proportionate share in the common amenities and facilities over, on and in respect of the Said Property and/or entire below First Scheduled Property, more fully and particularly mentioned in the **Second Schedule** of these presents.
2. **ALL THAT** piece and parcel of the commercial / mercantile spaces lying and situated at the ground floor and first floor of the building proposed to be constructed together with proportionate share in the common amenities and facilities over, on and in respect of the Said Property and/or entire below First Scheduled Property, more fully and particularly mentioned in the **Second Schedule** of these presents.
3. **ALL THAT** piece and parcel of the four car parking spaces lying and situated at the ground floor of the building proposed to be constructed together with proportionate share in the common amenities and facilities over, on and in respect of the Said Property and/or entire below First Scheduled Property, more fully and particularly mentioned in the **Second Schedule** of these presents.

(ii) **Developer's Allocation:-**

1. **ALL THAT** piece and parcel of two residential flats being Flat Nos. A and B lying and situated at the third floor of the building proposed to be constructed together

with proportionate share in the common amenities and facilities over, on and in respect of the Said Property and/or entire below First Scheduled Property, more fully and particularly mentioned in the **Second Schedule** of these presents.

2. **ALL THAT** piece and parcel of two car parking spaces lying and situated at the ground floor of the building proposed to be constructed together with proportionate share in the common amenities and facilities over, on and in respect of the Said Property and/or entire below First Scheduled Property, more fully and particularly mentioned in the **Second Schedule** of these presents.
 3. **ALL THAT** piece and parcel of the residential flats to be constructed over and above the fourth floor of the building, in case sanctioned by the Kolkata Municipal Corporation, together with proportionate share in the common amenities and facilities over, on and in respect of the Said Property and/or entire below First Scheduled Property, more fully and particularly mentioned in the **Second Schedule** of these presents.
- (c) That the Developer will hand over possession of the Owners Allocation of flats and car parking spaces within 24 (twenty four) months from the from the date of sanction of the Building Plan, with a grace period of 3 (three) months, subject to Force Majeure as defined in Article I written below ("**Completion Time**"). Be it mentioned here that the Owners Allocation should be delivered first, thereafter the Developer will deliver the possession of its allocation to the Intending Purchasers.
- (d) After execution of the Development Agreement, the Developer will be entirely liable to look after the whole property at its own cost.
- (e) The Developer will hand over the authorized Completion Certificate of the Building to the Owner.

NOW THIS DEVELOPMENT AGREEMENT WITNESSETH, RECORDS, BINDS AND GOVERNS THE CONTRACTUAL RELATIONSHIP BETWEEN THE PARTIES AS WRITTEN HEREINAFTER AND THE PARTIES HEREIN IRREVOCABLY COVENANTS WITH EACH OTHER AS FOLLOWS:

5. ARTICLE - I : DEFINITIONS

TITLE DEED: shall mean all deeds, documents, papers and writings regarding title of the property.

BUILDING: shall mean the building or buildings to be constructed on the said piece and parcel of land mentioned above in accordance with the building plan or revised thereof be sanctioned by the Kolkata Municipal Corporation.

COMMON FACILITIES AND AMENITIES: shall mean and include corridors, lift, generator, generator room, stair ways, passage ways, boundary walls, main gate, drains, septic tank, over head water tank and underground water reservoir, pump and motor, pump room, service room, electric meter board with individual meter for each flat and open space or spaces and other facilities along with the easement attached thereto or which may be mutually agreed upon between the parties or whatsoever required for the establishment, location, enjoyment, provisions, maintenance and / or management of the building and / or common facilities or any of them thereon as the case may be.

Separate electric meters to be installed for each units proposed to be constructed in the said property. Furthermore, one common meter to be installed in the name of "Orchid Developer" for motor pump, lift, stair lights for common passage including roof of the premises and security room with toilet.

SALEABLE SPACE: shall mean flats, apartment or apartments, car parking space, commercial / mercantile space thereof for residential / commercial purpose only and for exclusive use of the Flat Owners / Intending Purchasers in the building available for independent use and occupation excepting what is due to and the owner and after making due provisions for common facilities and the space required therefore.

OWNER'S ALLOCATION:

1. **ALL THAT** piece and parcel of two residential flats being Flat Nos. A and B lying and situated at each of the second and fourth floor of the building proposed to be constructed together with proportionate share in the common amenities and facilities over, on and in respect of the Said Property and/or entire below First Scheduled Property, more fully and particularly mentioned in the **Second Schedule** of these presents.
2. **ALL THAT** piece and parcel of the commercial / mercantile spaces lying and situated at the ground floor and first floor of the building proposed to be constructed together with proportionate share in the common amenities and facilities over, on and in respect of the Said

Property and/or entire below First Scheduled Property, more fully and particularly mentioned in the **Second Schedule** of these presents.

3. **ALL THAT** piece and parcel of the four car parking spaces lying and situated at the ground floor of the building proposed to be constructed together with proportionate share in the common amenities and facilities over, on and in respect of the Said Property and/or entire below First Scheduled Property, more fully and particularly mentioned in the **Second Schedule** of these presents.

DEVELOPER'S ALLOCATION:

1. **ALL THAT** piece and parcel of two residential flats being Flat Nos. A and B lying and situated at the third floor of the building proposed to be constructed together with proportionate share in the common amenities and facilities over, on and in respect of the Said Property and/or entire below First Scheduled Property, more fully and particularly mentioned in the **Second Schedule** of these presents.
2. **ALL THAT** piece and parcel of two car parking spaces lying and situated at the ground floor of the building proposed to be constructed together with proportionate share in the common amenities and facilities over, on and in respect of the Said Property and/or entire below First Scheduled Property, more fully and particularly mentioned in the **Second Schedule** of these presents.
3. **ALL THAT** piece and parcel of the residential flats to be constructed over and above the fourth floor of the building, in case sanctioned by the Kolkata Municipal Corporation, together with proportionate share in the common amenities and facilities over, on and in respect of the Said Property and/or entire below First Scheduled Property, more fully and particularly mentioned in the **Second Schedule** of these presents.

ARCHITECT: shall mean the qualified person or persons as may be appointed by the Developer for designing and planning of the building to be constructed on the said land.

BUILDING PLAN: shall mean Building Plan No. 2023100174 dated 28th November 2023 sanctioned by the Kolkata Municipal Corporation or any revision thereof prepared by the empaneled and qualified architect for the construction of the building to be sanctioned by the Kolkata Municipal Corporation and / or any other competent authority or authorities as the case may be.

TRANSFER: shall mean with its grammatical variations and shall include transfer of title or by any other means adopted for effecting what is understood as transfer of space to the transferee thereof.

TRANSFEREES: shall mean a person or persons, firm, limited company, association of persons to whom any saleable space in the building to be transferred under law for residential purposes.

FORCE MAJURE: shall mean flood, earth-quake, riot, war, storm, tempest, civil commotion, and / or any other acts or commission beyond the control of parties hereto effected thereby and also non-availability or essential materials like cement, steel, etc.

Words importing singular shall include plural and Vice-versa.

6. ARTICLE – II : TITLE AND INDEMNITY

The Owners hereby declare that they are the joint and absolute owners of the said property and lawfully entitled to the same and no dispute or any suit, action or legal proceedings is pending in respect of the said property or any part or portion thereon and absolute right, title, interest, and possession of the said premises to enter in to this agreement with the Developer.

7. ARTICLE – III : DEVELOPER'S RIGHT

The Owners grant exclusive right to the developer to develop the said land in such manner in accordance with the provisions herein contained.

The Owners shall at the costs of the Developer from time to time and it any time submit and / or join with the Developer as the owners of the said property in submitting the building plan applications and writings to the appropriate authority for sanction and / or approval of the plans and / or materials and / or otherwise as may or shall be required for the construction of the proposed building on the said land. The Developer shall cause to be made which shall be required by the Government and / or any other authority aforesaid to comply with any sanction or approval aforesaid. It is carefully mentioned herein that Developer shall submit building plan for sanction before the Kolkata Municipal Corporation.

All applications, plans and other papers and documents referred to above shall be prepared by the Architects and / or qualified persons appointed by the Developer at its own costs and submitted by or in the name of the Owners and the Developer shall pay and bear all submission and other fees, charges, and expenses required to be paid or deposited for sanction of the building plan for the building otherwise to obtain sanction for the construction of the building thereon.

The Developer shall render the Owners all responsible assistance and co-operation necessary to apply for and /or to obtain all permission, clearance and approvals in terms thereof and shall have the directions to submit the application plans and others papers and documents and / or to do any other acts deeds, matters and things envisaged herein as agent for and / or on behalf of or in the name with the consent of the Owners and to directly collect and receive the same from the concerned authorities or bodies any refunds or other payments or deposits made by the Developer for which purpose the Owners shall grant the Developer and its nominees or successors, necessary power and authorities, to sign, make, file, amend, withdraw and / or follow up the same and /or to do all other acts, deeds, matters and things necessary to obtain requisite sanctioned permissions, clearance and approvals as aforesaid.

That after obtaining sanctioned building plan the Developer shall start construction work.

The Developer shall exclusively be entitled to receive realize and appropriate the sale proceeds and/or construction costs which the Developer become entitled to receive from the intending purchaser or purchasers of flats, car parking space or spaces together in the said proposed building.

The Developer shall take sale proceeds of demolition of Building.

8. ARTICLE - IV : CONSIDERATION

In consideration of the Owners has agreed to grant to the Developer the exclusive right to develop and / or construction of the proposed building in the manner herein before mentioned. During the course of Development and/or Construction, the Owners will not remain responsible or liable for any violation of law of the land and the responsibility and liability will only remain with the Developer.

9. ARTICLE-V : BUILDING

The Developer shall at its own costs or by raising funds from the prospective buyers or intending purchasers in the manner it considers necessary for which it is hereby agreed between the parties hereto that the Developer shall be at liberty to invite applications from the prospective buyers for transfer of its allocated portion in the building to be constructed on the land comprised in the said premises in accordance with the building plan approved by the Architect and duly sanctioned by the Kolkata Municipal Corporation or revised thereof with good materials as are necessary for such construction and specifications must not be allowed as mentioned in the Third Schedule hereunder written and also in good workmen like manner within a period of 24 (twenty four) months from the date of sanction plan and if the construction work is not completed within such period then the Owners and Developer will mutually extend this Agreement.

The Developer shall also install and provide in the said building at its own cost the pump, lift, generator, water storage tank, overhead reservoir, underground reservoirs, septic tanks, inside electrifications, plumbing's and or other facilities required to be provided in the building in the terms of the sanctioned plan or under any applicable statutory bye-laws, or regulations relating to the building rules on the said land and specifications as mentioned in the Third Schedule hereunder written.

The Developer shall at its own costs and without creating any financial or other liability on the Owners, construct and complete the said new building and various units and/or apartments therein in accordance with the sanctioned building plan and any amendment thereto or modifications thereof made or cause to be made by the Developer.

All costs, charges and expenses including Architect fees shall be discharged and paid by the Developer and the owner shall bear no responsibility in this context.

10. ARTICLE -VI: AUTHORITY

The Developer shall be entitled to transfer or other-wise deal with the flat/flats and or apartments and/or any other saleable spaces and car parking space of the building including undivided proportionate share of land to use the common areas and facilities to be transferred to the prospective transferees.

It is distinctly stipulated and agreed that the Developer shall have authority to negotiate for

and/or sale flat/flats or apartment/apartments and/or any other saleable space i.e. its allocation of share of the said building.

11. ARTICLE -VII: OWNERS' OBLIGATIONS

The Owners doth hereby agree and covenant with the Developer not to do any act, deed or things whereby the Developer may be prevented from selling, assigning and/or disposing of the flat/flats or apartment, parking space of its allocation of share in the said building of the said premises of the Developer's Allocation except Owners Allocations.

The Owners shall be bound to hand over peaceful khas possession of the property to the Developer.

The Owners or any person or persons claiming through them shall not in any way cause any interference or obstruction whereby the Developer or any person or persons claiming through them shall in any manner be prevented from constructing and erecting the said building on the said land in the said premises.

If the Owners commit breach of any of the terms and conditions herein contained or delayed in delivery of possession of the said premises as herein before stated, the Owners and the Developer shall mutually extend this Agreement.

If any dispute or defect arises in respect of the land and land related documents it shall be amicably settled by and between the parties, i.e. the Owners and the Developer.

12. ARTICLE -VIII: DEVELOPER'S OBLIGATIONS

The Developer hereby has agreed and covenants with the Owners to complete the construction of the said building within the Completion Time in terms of this Agreement and in accordance with sanctioned Building Plan being Building Plan No. 2023100174 dated 28th November 2023 or any subsequent revised plan thereof duly sanctioned by the Kolkata Municipal Corporation unless prevented by way of circumstances beyond the control or by Force Majeure. In case the Developer fails to complete the construction of the said Building within the Completion Time, then the Developer shall be obligated to pay to the Owners a sum of Rs. 1,00,000/- (Rupees One Lakh only) per month towards compensation. However, if the Developer at any point of time decides that it is not possible to complete construction of

the said Building, he shall inform the Owners in writing of its inability to proceed with the construction and accordingly pay reasonable compensation to the Owners as and by way of Liquidated Damages, which amount is to be mutually agreed between the Parties.

The Developer hereby agrees and covenants with the Owners not to violate, contrivance any of the protection or Rules applicable for construction of the said building.

That the Developer will give a copy of the sanction plan which is sanctioned by the Kolkata Municipal Corporation in the name of the Owners.

That the Developer shall clear all the outstanding dues, if any, regarding municipal tax in respect to the said premises prior to this Agreement which will be deducted from the payment receivable by the Owners. All post agreement dues in this context will be borne by the Developer.

13. ARTICLE – IX: MISCELLANEOUS

It is understood that from time to time to facilities the uninterrupted construction of the building by the Developer various acts, deeds, matters and things not specified herein may require the authority of the Owners and various applications and others documents may be required to be signed or made by the Owners relating to which specific provisions may not have been mentioned herein, the Owners hereby undertakes to do all such acts, deeds, matters, and things do not in any way infringe the rights of the Owners and / or against the spirit of this presents.

Both the Owners and the Developer agree to extend their best possible co-operation and help to complete the proposed building in accordance with the Agreement towards each other in all needs and situation.

Any notice required to be given by the Developer shall without prejudice to any other mode of service be deemed to have been served on the owners or if delivered by hand (acknowledgement is required) or sent by prepaid registered post to the Owners and shall likewise be deemed to have served on the Developer if delivered by hand or sent by prepaid registered post to the registered office of the Developer.

The Developer and the Owners shall mutually frame scheme for the management and

administration of the said building or buildings and / or common parts thereof. They hereby agree to abide by all the regulations to be framed by Owners Association who will be in charge of such management of the affairs of the building or buildings and / or common parts thereof and the parties hereto hereby give consent to abide by such Rules and Regulations.

14. ARTICLE - X: FORCE MAJURE

Force Majeure shall mean flood, earthquake, riot, war, storm, tempest, civil commotion, and / or any other acts or commission beyond the control of the parties hereto affected hereby and also non-availability of essential materials like cement, steel, etc.

15. ARTICLE - XI: ARBITRATION

In case of any dispute or difference which may arise between the parties with regard to the construction meaning and effect or interpretation of any of the terms and conditions or any part thereof herein confirmed or toughing these presents or determination of any liability the same shall be referred to arbitration and the decision of a sole arbitration if the parties in dispute to agree, otherwise to two arbitration one to be nominated by each party and in case of differences of opinion between them, by the Umpire selected by them at the commencement, of the reference and this clause shall be deemed to be a sun-mission within the meaning of the Arbitration and Conciliation Act, including its statutory modification and reenactment if any.

16. ARTICLE -XII: JURISDICTION

The Court / Courts having territorial jurisdiction over the said property shall have the Jurisdiction to entertain and determine all actions, suits and proceedings arising out of these presents between the parties hereto.

THE FIRST SCHEDULE ABOVE REFERRED TO:

ALL THAT piece and parcel of contiguous bastu land admeasuring more or less **5 Cottah 19 Sq. Ft.** together with a dilapidated two storied residential structure of approximate 45 years standing thereon admeasuring more or less **2225 Sq. Ft. built-up area** on the **ground floor** and more or less **2225 Sq. Ft. built-up area** on the **first floor** both having cemented

flooring lying, situated at and identified as **KMC Premises No. 1/309 Gariahat Road (Jodhpur Park)**, Kolkata – 700068, P.S. erstwhile Tollygunge then Jadavpur and now Lake, District – erstwhile 24 Parganas and now 24 Parganas (South), Assessee No. 210930404226, within the limits of **Ward No. 093 of The Kolkata Municipal Corporation**, which is butted and bounded as follows :-

On the North : 45 Ft. wide KMC Road.

On the South : Premises No. 330 Gariahat Road.

On the East : Premises No. 310 Gariahat Road.

On the West : Premises No. 308 Gariahat Road.

THE SECOND SCHEDULE ABOVE REFERRED TO:

OWNER'S ALLOCATION:

1. **ALL THAT** piece and parcel of two residential flats being Flat Nos. A and B lying and situated at each of the second and fourth floor of the building proposed to be constructed together with proportionate share in the common amenities and facilities over, on and in respect of the Said Property and/or entire below First Scheduled Property, more fully and particularly mentioned in the **Second Schedule** of these presents.
2. **ALL THAT** piece and parcel of the commercial / mercantile spaces lying and situated at the ground floor and first floor of the building proposed to be constructed together with proportionate share in the common amenities and facilities over, on and in respect of the Said Property and/or entire below First Scheduled Property, more fully and particularly mentioned in the **Second Schedule** of these presents.
3. **ALL THAT** piece and parcel of the four car parking spaces lying and situated at the ground floor of the building proposed to be constructed together with proportionate share in the common amenities and facilities over, on and in respect of the Said Property and/or entire below First Scheduled Property, more fully and particularly mentioned in the **Second Schedule** of these presents.

DEVELOPER'S ALLOCATION:

1. **ALL THAT** piece and parcel of two residential flats being Flat Nos. A and B lying and

7.	Windows:	Aluminum Windows with frosted glass Panes 4mm.
8.	Bathrooms :	-Jaquar /Parry/ Cera/ Hindustan(white) Sanitaryware -Jaquar or equivalent fixtures / Indo-western/ We stern Commode -6' high or lintel height white glazed tiles / (dado) / anti skid ceramic tiles or Marble Flooring.
9.	Walls:	Plaster of Paris on all internal walls, surfaces (Painting to Customer's A/c).
10.	Exterior Paint:	Weather coat - Berger / Asian Paint/ ICI:- as per Architects Elevation finishing and specification.
11.	Lifts:	One no. 4/5 (four/ five) passenger lift (Semi-Auto/Auto)- with outside wooden door of reputed make i.e. Otis/Schindler/ Equivalent.
12.	Water Source:	Municipal Supply water (Under Ground) water tank-KMC connection of water supply.
13.	Electrical:	Concealed copper wiring, standard quality switches and fixtures. Make -Havells/ Anchor or equivalent TV point in all rooms & Telephone point in living room only.
14.	Power Supply:	*Through H.T/L/T Transformer (if required) with separate meter /sub-meter facilities for individual units. Proportionate cost to be paid by purchaser as billed/ demand raised by CESC for Transformer.
15.	Generator:	At Additional cost of occupiers/ owners/ Purchasers if space for installation permits.

IN WITNESS WHEREOF the parties on and after perusal and understanding of the contexts of these presents have set and subscribe their respective hands, seals the day, month and year first above written.

SIGNED SEALED AND DELIVERED

by the parties at Kolkata in the presence of:

Witness:

1. Pimaki Roy
S/o Deva Roy
14 Russa Road Kol-33

2. Jaddu Das
S/o Pulim Das
10, B Lala Lajpat Roy
Saxeni Kol-20

DRAFTED BY ME:-

Sayak Chakrabarti

Advocate

HIGH COURT, CALCUTTA
Kolkata-700001

F/1839/1921/2013

For NIRMAN
Jubar Kanti Sen

Partner

Jubar Kanti Sen
for self and as Constituted attorney

1. SRI SUNIL KUMAR SEN
2. SRI DEBASIS SEN
- SRI SANDIP SEN

SIGNATURE OF THE OWNER NO. 1

(Signature)

SIGNATURE OF THE OWNER NO. 2

Jerry Sen

SIGNATURE OF THE OWNER NO. 3

For ORCHID DEVELOPER









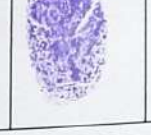

Anil Sen
Proprietor

SIGNATURE OF THE DEVELOPER

SPECIMEN FORM FOR TEN FINGERPRINTS













Imhan Khan

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

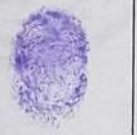






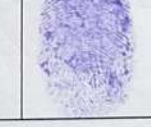




Asif Sheh

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













Dewang Shah

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



Avit Singh

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



আধার

ভারত সরকার

Unique Identification Authority of India

ঠিকানা:
51/এস, পট্টারী রোড, টাংরা,
টাংরা, কোলকাতা, টাংরা, পশ্চিম
বঙ্গ, 700015

Address:
51/S, POTTERY ROAD, Tangra,
Tangra, Kolkata, Tangra, West
Bengal, 700015

8316 9016 0266



1947



help@uidai.gov.in



www.uidai.gov.in



ভারত সরকার

Government of India



সঞ্জয় দাস
Sanjay Das
পিতা : নারায়ণ দাস
Father : Narayan Das
জন্মতারিখ / DOB : 23/11/1986
পুরুষ / Male



8316 9016 0266

আমার আধার, আমার পরিচয়

Major Information of the Deed

Deed No :	I-1603-19277/2023	Date of Registration	14/12/2023
Query No / Year	1603-2003006715/2023	Office where deed is registered	
Query Date	06/12/2023 3:42:58 PM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	JAYABRATA BASU RAY HIGH COURT CALCUTTA, Thana : Hare Street, District : Kolkata, WEST BENGAL, Mobile No. : 9674339486, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
	Rs. 3,15,55,632/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 75,020/- (Article:48(g))	Rs. 53/- (Article:E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Lake, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Gariahat Road (Jodhpur Park), , Premises No: 1/309, , Ward No: 093 Pin Code : 700068



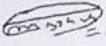



Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	5 Katha 19 Sq Ft		2,93,77,912/-	Width of Approach Road: 45 Ft.,
Grand Total :				8.2935Dec	0 /-	293,77,912 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	4450 Sq Ft.	0/-	21,77,720/-	Structure Type: Structure
Gr. Floor, Area of floor : 2225 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 45 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 2225 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 45 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		4450 sq ft	0 /-	21,77,720 /-	

Land Lord Details :










Sl No	Name,Address,Photo,Finger print and Signature
1	NIRMAN 22, R.N. Mukhejee Road, City:- Kolkata, P.O:- G P O, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001 , PAN No.:: AAxxxxx5E,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

	Name	Photo	Finger Print	Signature
2	Mr Anil Shah Son of Late Maganlal Shah Executed by: Self, Date of Execution: 14/12/2023 , Admitted by: Self, Date of Admission: 14/12/2023 ,Place : Office	 14/12/2023	 Captured LTI 14/12/2023	 14/12/2023
7A, Lala Lajpat Roy Sarani (formerly Elgin Road), City:- Not Specified, P.O:- Bhowanipore, P.S:- Bhowanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700020 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AJxxxxxx9G, Aadhaar No: 69xxxxxxxx7297, Status :Individual, Executed by: Self, Date of Execution: 14/12/2023 , Admitted by: Self, Date of Admission: 14/12/2023 ,Place : Office				
	Name	Photo	Finger Print	Signature
3	Mr Devang Shah Son of Mr Anil Shah Executed by: Self, Date of Execution: 14/12/2023 , Admitted by: Self, Date of Admission: 14/12/2023 ,Place : Office	 14/12/2023	 Captured LTI 14/12/2023	 14/12/2023
7A, Lala Lajpat Roy Sarani (formerly Elgin Road), City:- Not Specified, P.O:- Bhowanipore, P.S:- Bhowanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700020 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: bpxxxxxx0m, Aadhaar No: 90xxxxxxxx2727, Status :Individual, Executed by: Self, Date of Execution: 14/12/2023 , Admitted by: Self, Date of Admission: 14/12/2023 ,Place : Office				




Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	ORCHIND DEVELOPER 10, Russa Road South, 1st Lane, City:- Not Specified, P.O:- Charu Market, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700033 , PAN No.:: AWxxxxxx4K,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Agent by Authenticated Power Details :

SI No	Name,Address,Photo,Finger print and Signature								
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr Tushar Kanti Sen, Son of Late Nani Gopal Sen Date of Admission: 14/12/2023, admitted by : Self, Place of Admission of Execution: Office </td> <td>  Dec 14 2023 11:21AM </td> <td>  Captured LTI 14/12/2023 </td> <td>  14/12/2023 </td> </tr> </tbody> </table> <p>Ananda Niketan, 58A, Diamond Harbour Road, City:- Not Specified, P.O:- Joka, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ALOPS2468M, Aadhaar No: 88xxxxxxxx0495 Status : Agent by Authenticated Power, Agent by Authenticated Power of : Mr Tushar Kanti Sen, Mr Sunil Kumar Sen, Mr Debasis Sen, Mr Sandip Sen</p>	Name	Photo	Finger Print	Signature	Mr Tushar Kanti Sen, Son of Late Nani Gopal Sen Date of Admission: 14/12/2023, admitted by : Self, Place of Admission of Execution: Office	 Dec 14 2023 11:21AM	 Captured LTI 14/12/2023	 14/12/2023
Name	Photo	Finger Print	Signature						
Mr Tushar Kanti Sen, Son of Late Nani Gopal Sen Date of Admission: 14/12/2023, admitted by : Self, Place of Admission of Execution: Office	 Dec 14 2023 11:21AM	 Captured LTI 14/12/2023	 14/12/2023						

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Mr Tushar Kanti Sen Son of Late Nani Gopal Sen Ananda Niketan, 58A, Diamond Harbour Road, City:- Not Specified, P.O:- Joka, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ALxxxxxx8M, Aadhaar No: 88xxxxxxxx0495 Status : Representative, Representative of : NIRMAN (as Partner)			
2	Mr Sunil Kumar Sen Son of Late Nani Gopal Sen Ananda Niketan, 58A, Diamond Harbour Road, City:- Not Specified, P.O:- Joka, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ALxxxxxx0F, Aadhaar No: 38xxxxxxxx0259 Status : Representative, Representative of : NIRMAN (as Partner)			
3	Mr Debasis Sen Son of Samarendra Narayan Sen Ananda Niketan, 58A, Diamond Harbour Road, City:- Not Specified, P.O:- Joka, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AKxxxxxx2A, Aadhaar No: 51xxxxxxxx1549 Status : Representative, Representative of : NIRMAN (as Partner)			
4	Mr Sandip Sen Son of Samarendra Narayan Sen Ananda Niketan, 58A, Diamond Harbour Road, City:- Not Specified, P.O:- Joka, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AKxxxxxx9A, Aadhaar No: 31xxxxxxxx0095 Status : Representative, Representative of : NIRMAN (as Partner)			
5	Name Mr Amit Singh (Presentant) Son of Mr Madan Singh Date of Execution - 14/12/2023, , Admitted by: Self, Date of Admission: 14/12/2023, Place of Admission of Execution: Office	Photo  Dec 14 2023 11:19AM	Finger Print  Captured LTI 14/12/2023	Signature  14/12/2023
32, Russa Road South, 1st Lane, City:- Not Specified, P.O:- Charu Market, P.S:-Jadavpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700033, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AWxxxxxx4K, Aadhaar No: 48xxxxxxxx0134 Status : Representative, Representative of : ORCHIND DEVELOPER (as Proprietor)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Sanjay Das Son of Late Narayan Das 51/S, Pottery Road, City:- Not Specified, P.O:- Tangra, P.S:-Entaly, District:-South 24-Parganas, West Bengal, India, PIN:- 700015		 Captured	
	14/12/2023	14/12/2023	14/12/2023
Identifier Of Mr Anil Shah, Mr Devang Shah, Mr Tushar Kanti Sen, Mr Sunil Kumar Sen, Mr Debasis Sen, Mr Sandip Sen, Mr Amit Singh, Mr Tushar Kanti Sen			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	NIRMAN	ORCHIND DEVELOPER-2.76451 Dec
2	Mr Anil Shah	ORCHIND DEVELOPER-2.76451 Dec
3	Mr Devang Shah	ORCHIND DEVELOPER-2.76451 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	NIRMAN	ORCHIND DEVELOPER-1483.33333300 Sq Ft
2	Mr Anil Shah	ORCHIND DEVELOPER-1483.33333300 Sq Ft
3	Mr Devang Shah	ORCHIND DEVELOPER-1483.33333300 Sq Ft

Endorsement For Deed Number : I - 160319277 / 2023

On 14-12-2023

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

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

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

Presented for registration at 11:17 hrs on 14-12-2023, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr Amit Singh ..

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 3,15,55,632/-

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

Execution is admitted on 14/12/2023 by 1. Mr Anil Shah, Son of Late Maganlal Shah, 7A, Lala Lajpat Roy Sarani (formerly Elgin Road), P.O: Bhowanipore, Thana: Bhowanipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700020, by caste Hindu, by Profession Business, 2. Mr Devang Shah, Son of Mr Anil Shah, 7A, Lala Lajpat Roy Sarani (formerly Elgin Road), P.O: Bhowanipore, Thana: Bhowanipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700020, by caste Hindu, by Profession Business

Indetified by Mr Sanjay Das, , Son of Late Narayan Das, 51/S, Pottery Road, P.O: Tangra, Thana: Entaly, , South 24-Parganas, WEST BENGAL, India, PIN - 700015, by caste Hindu, by profession Others

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

Execution is admitted on 14-12-2023 by Mr Amit Singh, Proprietor, ORCHIND DEVELOPER, 10, Russa Road South, 1st Lane, City:- Not Specified, P.O:- Charu Market, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700033

Indetified by Mr Sanjay Das, , Son of Late Narayan Das, 51/S, Pottery Road, P.O: Tangra, Thana: Entaly, , South 24-Parganas, WEST BENGAL, India, PIN - 700015, by caste Hindu, by profession Others

Admitted by Authenticated power

Execution is admitted by Mr Tushar Kanti Sen, , Son of Late Nani Gopal Sen, Ananda Niketan, 58A, Diamond Harbour Road, P.O: Joka, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Hindu, by profession Business as agent for Mr Tushar Kanti Sen , Son of Late Nani Gopal Sen, Ananda Niketan, 58A, Diamond Harbour Road, P.O: Joka, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Hindu, by profession Business;

Partner, NIRMAN, 22, R.N. Mukhejee Road, City:- Kolkata, P.O:- G P O, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001, Mr Sunil Kumar Sen , Son of Late Nani Gopal Sen, Ananda Niketan, 58A, Diamond Harbour Road, P.O: Joka, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Hindu, by profession Business;

Partner, NIRMAN, 22, R.N. Mukhejee Road, City:- Kolkata, P.O:- G P O, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001, Mr Debasis Sen , Son of Samarendra Narayan Sen, Ananda Niketan, 58A, Diamond Harbour Road, P.O: Joka, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Hindu, by profession Business;

Partner, NIRMAN, 22, R.N. Mukhejee Road, City:- Kolkata, P.O:- G P O, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001, Mr Sandip Sen , Son of Samarendra Narayan Sen, Ananda Niketan, 58A, Diamond Harbour Road, P.O: Joka, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Hindu, by profession Business;

Partner, NIRMAN, 22, R.N. Mukhejee Road, City:- Kolkata, P.O:- G P O, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001

under a power no 1818 for 2008 authenticated by ARA III KOLKATA

Indetified by Mr Sanjay Das, , Son of Late Narayan Das, 51/S, Pottery Road, P.O: Tangra, Thana: Entaly, , South 24-Parganas, WEST BENGAL, India, PIN - 700015, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 53.00/- (E = Rs 21.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 13/12/2023 3:15PM with Govt. Ref. No: 192023240316167828 on 13-12-2023, Amount Rs: 21/-, Bank: SBI EPay (SBlePay), Ref. No. 4564796672029 on 13-12-2023, 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 100.00/-, by online = Rs 74,920/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 17147, Amount: Rs.100.00/-, Date of Purchase: 13/12/2023, Vendor name: Subhankar Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 13/12/2023 3:15PM with Govt. Ref. No: 192023240316167828 on 13-12-2023, Amount Rs: 74,920/-, Bank: SBI EPay (SBlePay), Ref. No. 4564796672029 on 13-12-2023, Head of Account 0030-02-103-003-02



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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2023, Page from 546727 to 546757
being No 160319277 for the year 2023.



Dhar

Digitally signed by Debasish Dhar
Date: 2023.12.21 17:17:37 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 21/12/2023
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.