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Certified that the document is admitted .C. Case No. 265 D. 19/06/2022

to registration of the document furnished with this (I) Rs. 250/-

document (II) Rs. 850/-

Total Rs. 1100/-

Sub-Registrar-1 Realised at Alipore, South 24 Parganas

22 JUN 2023

D.S. R-1 Alipore South 24 Parganas

TARAK DUTTA (HUF) KARTA

19/06/2023

DEVELOPMENT AGREEMENT

This Development Agreement ("Agreement") is made at Kolkata on this 21<sup>st</sup> day of June 2023 executed by and

TARAK DUTTA HUF  
  
 KARTA

24 MAY 2023

30638

No.....Rs. 100/- Date.....

Name : ..... LITAN MAJUMDAR Advocate

Address : ..... Allpore Criminal Court P.S.-Alipore, Kol-27 Enrol. No. WB-1321/2003

Vendor : .....  
Allpore Collectorate, 24Pgs. (South)  
**SUBHANKAR DAS**  
STAMP VENDOR  
Allpore Police Court, Kol-27

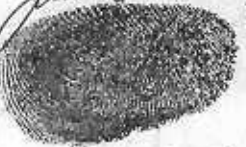
*[Signature]*



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TARAK DUTTA HUF

*[Signature]*



KARTA

842

- Sujit S. @ Sujit Kumar S. S.



843

- Anit Nandy



844

- Banani Bose.



845

- Purabi Nandi



846

- Anin Nandi

P.T.O.



District Sub-Registrar-I  
Alipore, South 24 Parganas

21 JUN 2023

BETWEEN

1). SIKHA NANDI, PAN AWFPN1319N, Aadhaar No. 7487 2925 9324, Wife of Late Pradip Nandi @ Pradip Kumar Nandi, by faith Hindu, by occupation: Housewife, by Nationality Indian, residing at Premises No.61/4, Manick Bandopadhyay Sarani, P.O. Regent Park, P.S. Regent Park, Kolkata 700040, District: South 24-Parganas, State: West Bengal; 2).(a). PURABI NANDI, PAN ASGPN5640R, Aadhaar No.7927 9592 8117, Wife of Late Dilip Kumar Nandi @ Dr. Dilip Kumar Nandi, by faith Hindu, by occupation: Housewife, by Nationality Indian, resident of Premises No.61/4, Manick Bandopadhyay Sarani, P.O. Regent Park, P.S. Regent Park, Kolkata 700040, District: South 24-Parganas, and 2(b).ATIN NANDI, PAN ABLPN6414F, Aadhaar No.6977 8250 5933, Son of Late Dilip Kumar Nandi @ Dr. Dilip Kumar Nandi, by faith Hindu, by occupation: Retired, by Nationality Indian, resident of Premises No.61/4, Manick Bandopadhyay Sarani, P.O. Regent Park, P.S. Regent Park, Kolkata 700040, District: South 24-Parganas, both Present Address: Holding No.5/2, Plot No.I, Chota Tangra, Krishnakoli Housing Co-operative Society Limited, Near Chaitanya Ashram, Kharagpur, Kharagpur (m), Paschim Medinipur, West Bengal 721301; 3).AMIT NANDY, PAN AGNPN2283K, Aadhaar No.7438 7523 1547, Son of Late Ashoke Kumar Nandy @ Asoke Kumar Nandy and late Maya Nandi, by faith Hindu, by occupation: Service, by Nationality Indian, Present Address: 61/4, Manick Bandopadhyay Sarani, P.O. Regent Park, P.S. Regent Park, Kolkata 700040, District: South 24-Parganas, State: West Bengal; 4).BANANI BOSE, PAN AJFPB7047Q, Aadhaar No.4003 1577 4733, Daughter of Late Tarun Kumar Nandy and Late Smrity Nandy, by faith Hindu, by occupation: Housewife, by Nationality Indian, resident of Premises No.61/4, Manick Bandopadhyay Sarani, P.O. Regent Park, P.S. Regent Park, Kolkata 700040, District: South 24-Parganas, Present Address: 32E/1, Baburam Ghosh Road, P.O. Regent Park, P.S. Regent Park, Kolkata 700040, District: South 24 Parganas, 5).(a). ARATI NANDI, PAN ALDPN0579R, Wife of Late Barun Kumar Nandi, by faith Hindu, by occupation Housewife, by Nationality Indian, resident of Premises No.61/4, Manick Bandopadhyay Sarani, P.O. Regent Park, P.S. Regent Park, Kolkata 700040, District: South 24-Parganas, AND 5.(b).DEBASISH NANDI, PAN ACXPN4484C, Aadhaar No.3855 1919 4735, Son of

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TARAK DUTTA (HUF)



847

- Sikha Nandi



848

- Arati Nandi.



849

- Debasish Nandi

I identified by me -  
Litan Majumdar.

**LITAN MAJUMDAR**

Advocate

Alipore Criminal Court

P.S.-Alipore, Kol-27

Enrol. No.-WB-1321/2003



District Sub-Registrar-I  
Alipore, South 24 Parganas

27 JUN 2023

TARAK DUTTA HUP

KARNA

Late Saran Kumar Nandi, by faith Hindu, by occupation Service, by Nationality Indian, resident of Premises No.61/4, Manick Bandopadhyay Sarani, P.O. Regent Park, P.S. Regent Park, Kolkata 700040, District: South 24-Parganas, 6). SUJIT SIL, PAN CRIPS1937G, Aadhaar No.7290 0362 5252, @ Sujit Kumar Sil, Son of Late Smarajit Sil, by faith Hindu, by occupation Retired, by Nationality Indian, resident of Premises No.61/4A, Manick Bandopadhyay Sarani, Moore Avenue, P.O. Regent Park, P.S. Regent Park, Kolkata 700040, District: South 24-Parganas, hereinafter collectively referred to as the "OWNERS", (which expression shall unless excluded it be repugnant to the context or meaning thereof be deemed to mean and include their respective legal heirs, executors, administrators, assigns) party of the FIRST PART.

AND

TARAK DUTTA (HUF), (PAN AADHT6767N, Aadhaar No.9125 8347 5731), having its Principal Office at 76/B, Netaji Subhas Chandra Bose Road, P.O. & P.S. Regent Park, Kolkata- 700040, District: South 24 Parganas, represented by its Karta, SRI TARAK DUTTA (PAN AEWPD1534L, Aadhaar No.9125 8347 5731, Mobile No.9830507362), Son of Late Kalipada Dutta, by faith - Hindu, by profession - Business, by Nationality - Indian, residing at 150D, Regent Colony, Police Station - Regent Park, P.O. Regent Park, Kolkata - 700040, District - South 24 Parganas, State - West Bengal; hereinafter referred to as the "DEVELOPER" (which expression shall unless excluded by or repugnant to the subject or context be deemed to include its successor or successors-in-interest) of the SECOND PART.

TARAK DUTTA (HUF)  
SRI TARAK DUTTA

The Owners and the Developer are hereinafter collectively referred to as "the Parties" and individually as "the Party".

WHEREAS:

a. The Owners have represented to the Developer as follows:

WHEREAS at the last settlement Records of rights finally published in 1931, the land hereditaments and premises a part whereof is hereby intended to be sold, granted, transferred, conveyed and assigned was marked as C.S. Plot No.551, 552, measuring .14 acres and .09 acres respectively and C.S. Plot No.550, 251 and 286,

TARAK DUTTA HUF

measuring .31 acres .35 acres and .09 acres respectively in Khatian No.193 of Mouza Sibpore (Tollygunge).

AND WHEREAS the said settlement Records of Rights it was further recorded that ~~one~~ Rai Bahadur Dwarkanath Chakravorty, since deceased, was one of the co-sharers of the seven Mouzas including Mouza Sibpore and collectively known as Chota Hudde being a part of Touji No.151 of the Collectorate, District 24 Parganas.

AND WHEREAS the said Rai Bahadur Dwarka Nath Chakraborty got a partition decree in Suit No.5 of 1914 in Court of the First Subordinate Judge at Alipore and the land allotted in his portion in the Partition Suit were in Sibpore Mouza appertaining to Chota Chota Hudde and since then the said Rai Bahadur Dwarkanath Chakraborty was in exclusive possession separately.

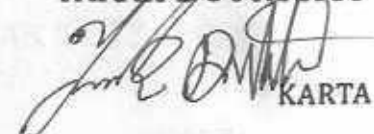
AND WHEREAS the said Touji No.151 of the Collectorate in the District of 24 Parganas was sold by Public Auction on 23/02/28 at Revenue sale.

AND WHEREAS the said Touzi No.151 was purchased by one Sm. Saila Suta Roy for and on behalf of and as mother and guardian of the minors Bibhuti Bhusan Roy and Sudhansu Bhusan Roy, sons of late Radhika Bhusan Roy through their Manager, Suresh Chandra Sanyal and the said sale was duly confirmed.

AND WHEREAS the said Saila Suta Roy as mother and guardian of the minors Bibhuti Bhusan Roy and Sudhansu Bhusan Roy and for the benefit of the minors obtained permission to sell the said part of Touji No.151 in the District Judge's Court at Alipore and on obtaining the said permission, the said Sm. Saila Suta Roy, as mother and guardian of the minors Bibhuti Bhusan Roy and Sudhansu Bhusan Roy transferred the said part of Touzi No.151 by a Deed of Conveyance dated 17/08/1929 to one Bahadur Singh Singhee.

AND WHEREAS the said Bahadur Singh Singhee conveyed the same, including the seven Moujas and forming part of Touji No.151 again to Rai Bahadur Dwarka Nath Chakraborty, who was already in possession of the said Touji including the seven Moujas including Sibpore on 27/08/1929..

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TARAK DUTTA (HUF)  


AND WHEREAS said Messrs. Mugnee Ram Bangur & Co., registered firm co-partnership carrying on business of Land Developments and other things at No.372/4, Russa Road, South, P.S. Tollygunge ( in the Suburbs of Calcutta), District 24-Parganas, granted, sold, transferred, conveyed ALL THAT piece and parcel of land measuring an area of Mourashi Mokrari land, hereditaments and premises measuring 4 Cottahs 8 Chittaks 39 Sq. Ft. Corresponding with .075 decimals situated lying at and being Plot Gokul Kunja Scheme' at Moore Avenue within the limits of Tollygunge Municipality in Thana Sadar Tollygunge, Sub-Registry Office Alipore, Pargana Khaspore, Touji No.151, Mouza Shibpore in the District of 24 Parganas and according to settlement records of rights comprised in J.L. No.42, R.S. No.37 and in Khatian Nos. 193, 48, 103, and Dag Nos.251, 286, 550, 551, 552, at (Scheme Plot Number) 15A, Gokul Kunj presently known as 61/4, Manick Bandopadhyay Sarani, unto and in favour of Naba Kumar Nandi by an Indenture of Conveyance dated 21.01.1948 vide title deed No. I-352, Vol. No.19, Pages 93 to 192, of 1948 of the office of the Joint Sub-Registrar, Alipore. That late Naba Kumar Nandy acquired thus, was the permanent lease hold right over the 4.554 Cottah of land for a lease period of 9956 years reckoning from the 1948 with option of renewal for another 9999 years by virtue of the terms of lease granted by the superior Landlord and Lessor, Late Rai Bahadur Dwarakanath Chakraborty on 30.04.1940 in favour of M/s. Mugneeram Bangur & Co. of 372/4, Russa Road (South), P.S. Tollygunge, Dist. 24 Parganas, vide the original Indentures of Lease date 30.04.1940 registered at Alipore Sadar Sub-Registry as Deed No.I- 1334 of 1940 and Deed No.I- 1333 of 1940.

AND WHEREAS said M/s. Mugneeram Bangur & Co. now becomes the leaseholder in permanent right (I.e. Mourashi Mokrari) of the land hereby intended to be sold by virtue of Lease granted by the said Rai Bahadur Dwarkanath Chakraborty since deceased has developed the same properties thus acquired for settlement for residential and other similar purpose suitable to the purchaser.

AND WHEREAS (b) at the time of transfer of the lease-hold right over Scheme Plot No. 15A in favour of Late Naba Kumar Nandy, M/s. Mugneeram Bangur & Co. was the permanent Lease-holder of the land, enjoying the right of Mourashi Mokrari

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tenure over the land. Thus, late Naba Kumar Nandy and his successors are enjoying all rights and endowments bestowed upon M/s. Mugneeram Bangur & Co. by virtue of the lease terms settled between them and the superior lessor and landlord, late Rai Bahadur Dwarakananth Chakraborty (since succeeded by Dwarakanath Trust Estate).

AND WHEREAS said Naba Kumar Nandy (deceased) made a Pucca residential building on said land (3.234 Cottahs).

AND WHEREAS at present a two storied partly three storeyed) pucca residential building is built on the land (3.234 Cottah) at different terms in 1948, 1984 and 1990 by said Naba Kumar Nandy (deceased) and his successors.

AND WHEREAS said Naba Kumar Nandi, deceased who was during his life time and at the time of his death governed by the Dayabhaga or Bengal School of Hindu Law died intestate on or about 10<sup>th</sup> August, 1969 leaving behind him surviving the parties as his sons and heirs under said law and possessed of said land hereditament messuage tenement dwelling house and Premises therein known as 15A, Gokul Kunja, previously known as Moore Avenue, Tollygunge, Kolkata - 700 040 now numbered as 61/4, Manick Bandopadhyay Sarani, Tollygunge, Kolkata - 700 040 within the Kolkata Municipal Corporation Area Ward No.097, Boro - 10, and comprised in C.S. Dag Nos.251, 286, 250, 550, 551 & 552 pertaining to C.S. Khatian Nos. 103 & 48 of Mouza Shibpore (Tollygunge), J.L. No.42, Touzi No.151, P.S. Regent Park more fully described in the Schedule 'A' hereunder written and delineated in the map or plan annexed hereto.

AND WHEREAS said parties hereto are now jointly entitled to said land hereditament messuage tenement dwelling house and Premises No. 15A, Gokul Kunja previously known as (Moore Avenue), Tollygunge, Kolkata - 700 040, now known as 61/4, Manick Bandopadhyay Sarani previously known as (Moore Avenue), Tollygunge, Kolkata - 700 040 within the Kolkata Municipal Corporation area in its

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assessment register of the Kolkata Municipal Corporation Borough 10, P.S. Regent Park, Ward No.97.

AND WHEREAS on 12<sup>th</sup> day of April , 2006, (1). Sri Pradip Kumar Nandi, son of Sukumar Nandi, 1<sup>st</sup> Party, (2). Smt. Purabi Nandi, Atin Nandi, wife and son of Dilip Kumar Nandi, 2<sup>nd</sup> Party, (3).Sri Amit Nandy, son of Ashok Kumar Nandy, 3<sup>rd</sup> Party, (4).Sri Tarun Kumar Nandy, son of Naba Kumar Nandi, 4<sup>th</sup> Party and (5). Barun Kumar Nandi, Son of Naba Kumar Nandi, 5<sup>th</sup> Party, made an amicable Partition of said land hereditament messuage tenement dwelling house and Premises 61/4, Manick Bandopadhyay Sarani, previously known as (Moore Avenue), Tollygunge, Kolkata - 700 040 by way of a Deed of Partition duly registered on 12/04/2006 in the office of A.R.A.-I Kolkata and recorded in Book No.I, Volume No.I, Pages 1 to 40, being No.17671 for the year 2006.

AND WHEREAS (i).Pradip Kumar Nandi, Son of Lt. Sukumar Nandi & Late Namita Nandi, (ii). Smt. Purabi Nandi, Wife of Lt. Dr. Dilip Kumar Nandi, and Atin Nandi, Son of Lt. Dr. Dilip Kumar Nandi, (iii).Amit Nandy, Son of Late Ashoke Kumar Nandy, (iv).Sri Tarun Kumar Nandy, @ Tarun Kumar Nandi, Son of Lt. Naba Kumar Nandi, (v).Sri Barun Kumar Nandi, son of Late Naba Kumar Nandi are/were the absolute joint Owners of Premises being The Kolkata Municipal Corporation Premises No.61/4, Manick Bandopadhyay Sarani, Assessee No.210970803269, Br.-X, Ward No.097, Post Office: Regent Park, Kolkata-700040, District: South 24-Parganas, (Premises, Land Area: 3K-3 Ch. 33 Sq. Ft. m/l., Structure: Gr. Flr. - 830 Sq. Ft. b.u.a., 1<sup>st</sup> Flr. - 830 Sq. Ft. b.u.a. m/l. & 2<sup>nd</sup> Flr. - 560 Sq. Ft. b.u.a. m/l). That the aforesaid Premises was recorded in the Assessment Roll Book/LB., in the names of Sri Sukumar Nandy, Sri Dilip Kumar Nandy, Sri Asoke Kumar Nandy, Sri Tarun Kumar Nandy & Sri Barun Kr. Nandy.

AND WHEREAS unfortunately, Sukumar Nandy, @ Sukumar Nandi, Son of Late Naba Kumar Nandy, died intestate on 15/07/1993 at S. S. K. M. Hospital, Kolkata, and Namita Nandi, wife of Lt. Sukumar Nandy, died intestate on 18/02/2000 at R. K. M. S. P., Kolkata, leaving behind them surviving their one son, Pradip Kumar Nandi,

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TARAK DUTTA (HUF)  
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as their only legal heir and successor. Said Pradip Kumar Nandi, Son of Late Sukumar Nandy, died intestate on 21/09/2022, leaving behind him surviving his wife, Sikha Nandi as his only legal heirs and successor.

AND WHEREAS Amit Nandy, PAN AGNPN2283K, Aadhaar No.7438 7523 1547, Son of Late Ashoke Kumar Nandy @ Asoke Kumar Nandy @ Ashoke Kumar Nandi, and late Maya Nandi, by faith Hindu, by occupation: Service, by Natianolity Indian, is one of our co-owner of Premises No.61/4, Manick Bandopadhyay Sarani, Assessee No.210970803269, Br.-X, Ward No.097, Post Office: Regent Park, Kolkata-700040, District: South 24-Parganas. Unfortunately, his (Amit Nandy) parents, Asoke Kumar Nandy, son of Late Naba Kumar Nandi died intestate on 03/09/1992 and Maya Nandi, Wife of Late Asoke Kumar Nandi, died intestate on 27/04/1999 respectively leaving behind them surviving their only son, Amit Nandy as their only legal heir and successor.

AND WHEEREAS unfortunately, Dr. Dilip Kumar Nandi, @ Dilip Kumar Nandy, Son of Late Naba Kumar Nandi, died intestate on 13/07/1997, leaving behind him surviving his wife, Purabi Nandi, and one son, Atin Nandi as his only legal heirs and successors.

AND WHEREAS unfortunately said Tarun Kumar Nandy, Son of Late Nabakumar Nandy, died intestate on 05/07/2012 and Smrity Nandy, wife of Late Tarun Kumar Nandy, died intestate on 10/05/2021, leaving behind them surviving their only daughter, Banani Bose as their only legal heir and successor.

AND WHEREAS unfortunately, Barun Kumar Nandi, @ Barun Kumar Nandy, son of Late Naba Kumar Nandi died intestate on 28/01/2023 leaving behind him surviving his wife, Arati Nandi and one son, Debasish Nandi, as his only legal heirs and successors.

AND WHEREAS said Sikha Nandi, Purabi Nandi, Atin Nandi, Amit Nandy, Banani Bose, Arati Nandi, Debasish Nandi are the absolute joint Owners of ALL THAT two storied (partly three storied) pucca residential building with appurtenant land named "DEBASISH" built on the land of 3.234 Cottahs forming municipal in

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TARAK DUTTA (HUF)  


Premises No.61/4, Manik Bandopadhyay Sarani previously known as (Moore Avenue), Tollygunge, Kolkata - 700 040 within the area of Ward No.97 & Br.-X, and comprised in C.S. Dag Nos.251, 286, 250, 550, 551, 85 552 pertaining to C.S. Khatian No.103 & 48 of Mouza Shibpore (Tollygunge), J. I., No.42 (C.S.), Touzi No.151, P.S. Regent Park, Sub-Registry Alipore, District South 24 Parganas.

AND WHEREAS one Nava Kumar Nandy, son of Late Gosai Chandra Nandy, granted, gifted, transferred and bequeathed ALL THAT piece and parcel of land measuring 43 Ft. X 21.5 Ft. more or less, shown in Blue and right of common passage on the path shown in Yellow, out of 4 cottahs 8 chittaks 39 square feet land, situate lying at and being plot No.15A of Vendor's Land Development Scheme known as Gokul Kunja Scheme at Moore Avenue within the limit of Tollygunge Municipality in thana Sadar Tollygunge, Sub-Registry Office Alipore, Pargana Khaspur, Touzi no.151, Mouza Shibpore, J.L. No.42, R.S. No.37 in the District of 24 Parganas situate lying at and being Premises No.61/4, Moore Avenue, also known as 61/4, Manick Bandopadhyay Sarani, P.S. Regent Park, Kolkata 700040, District 24 Parganas unto and in favour of Meera Sil, D/o. Nava Kumar Nandy, by way of an Indenture of Gift which was executed and registered on 23<sup>rd</sup> day of June, 1964 in the office of Sub-Registrar at Alipore, Dist. 24 Parganas and recorded in Book No.I, Volume number 83, Pages 297 to 300, Being No.4841 for the year 1964.

AND WHEREAS one Smarajit Kumar Sil, son of Late Sarada Kumar Sil, absolutely seized, and possessed of ALL THAT piece and parcel of land, measuring an area of 1 Cottah 5 Chittaks 6 Sq. Ft. more or less, with structure, comprised in Dag Nos.550, 551 and 552, Khatian Nos.193, 48 and 103, Mouza Shibpur, J.L. No.42, in Thana Sadar Tollygunge now within Police Station Regent Park, in the District of 24 Parganas now District South 24 Parganas, at Premises No.61/4A, Moore Avenue by virtue of a registered Deed of Gift dated 19<sup>th</sup> day of September, 1967 executed in favour of Smarajit Kumar Sil, by Smt. Meera Sil, wife of Smarajit Kumar Sil and duly registered with the Sub-Registrar, Alipore, vide Book No.I, Volume number 136, Pages 36 to 38, Being No.6911 for the year 1967.

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AND WHEREAS one Smarajit Kumar Sil, son of Late Sarada Kumar Sil, granted, gifted and bequeathed ALL THAT piece and parcel of land, measuring an area of 1 cottah 5 chittaks and 6 sq. Ft. be the same a little more or less, with structure thereon comprised in Dag Nos.550, 551 and 552, Khatian Nos.193, 48 and 103, Mouza Shibpur, J.L. No.42, in Thana Sadar Tollygunge now within Police Station Regent Park, in the District of 24 Parganas now District South 24 Parganas, situate lying at and being Premises No.61/4, Moore Avenue, also known as 61/4, Manick Bandopadhyay Sarani, P.S. Regent Park, Kolkata 700040, District South 24 Parganas, unto and in favour of Sri Sujit Kumar Sil, son of Sri Smarajit Kumar Sil by way of a Deed of Gift which was executed and registered on 18<sup>th</sup> day of September, 1981 in the office of D.R. Alipore and recorded in Book No.I, Being No.10734 for the year 1981.

AND WHEREAS thus said Sujit Kumar Sil alias Sujit Sil, absolutely seized and possessed of ALL THAT piece and parcel of land, measuring an area of 1 cottah 5 chittaks and 6 sq. Ft. be the same a little more or less, with structure thereon comprised in Dag Nos.550, 551 and 552, Khatian Nos.193, 48 and 103, Mouza Shibpur, J.L. No.42, in Thana Sadar Tollygunge now within Police Station Regent Park, in the District of 24 Parganas now District South 24 Parganas, situate lying at and being Premises No.61/4, Moore Avenue, also known as 61/4, Manick Bandopadhyay Sarani, P.S. Regent Park, Kolkata 700040, District South 24 Parganas, free from all encumbrances.

AND WHEREAS thus said Sujit Kumar Sil alias Sujit Sil, absolutely seized and possessed of ALL THAT piece and parcel of land, measuring an area of 1 cottah 5 chittaks and 6 sq. Ft. be the same a little more or less, with structure thereon, comprised in Dag Nos.550, 551 and 552, Khatian Nos.193, 48 and 103, Mouza Shibpur, J.L. No.42, in Thana Sadar Tollygunge now within Police Station Regent Park, in the District of 24 Parganas now District South 24 Parganas, situate lying at and being Premises No.61/4A, Moore Avenue, also known as 61/4, Manick Bandopadhyay Sarani, P.S. Regent Park, Kolkata 700040, District South 24 Parganas, free from all encumbrances.

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AND WHEREAS said Sujit Kumar Sil alias Sujit Sil, mutated and recorded his name in the record of The Kolkata Municipal Corporation in respect of his aforesaid property and said property was known, numbered and distinguished as Premises No.61/4A, Manik Bandopadhyay Sarani, Assessee No.210970803208, Ward No.097, Mailing Address: 61/4A, Moore Avenue, P.O. Regent Park, P.S. Regent Park, Kolkata 700040, District: South 24 Parganas.

AND WHEREAS the Owners of Premises No.61/4, Manick Bandopadhyay Sarani, Moore Avenue, Assessee No.210970803269, Br.-X, Ward No.097, Post Office: Regent Park, Kolkata-700040, District: South 24-Parganas, and Premises No.61/4A, Manik Bandopadhyay Sarani, Moore Avenue, Assessee No.210970803208, Ward No.097, Mailing Address: 61/4A, Moore Avenue, P.O. Regent Park, P.S. Regent Park, Kolkata 700040, District: South 24 Parganas, are nearest relatives and related through blood. And the aforesaid Owners are enjoying and possessing their respective Premises free from all encumbrances.

AND WHEREAS said Sikha Nandi, Purabi Nandi, Atin Nandi, Amit Nandy, Banani Bose, Arati Nandi, Debasish Nandi granted, gifted and bequeathed ALL THAT undivided land measuring an area of 23.28 Sq. Ft. more or less Together with undivided structure 22.20 Sq. Ft. more or less unto lying and situated at Premises No.61/4, Manik Bandopadhyay Sarani (Moore Avenue), Ward No.097, Kolkata 700040, and in favour of Sujit Kumar Sil @ Sujit Sil by way of a Deed of Gift which was registered on 16/05/2023 in the office of D.S.R.-I, at Alipore, South 24 Parganas and recorded in Book No.I, Volume number 1601-2023, Pages 37290 to 37320 being No.01053 for the year 2023.

AND WHEREAS said Sujit Kumar Sil @ Sujit Sil granted, gifted and bequeathed ALL THAT undivided land measuring an area of 9.51 Sq. Ft. more or less Together with undivided structure 10.60 sq. Ft. more or less unto lying and situated at Premises No.61/4A, Manik Bandopadhyay Sarani (Moore Avenue), Ward No.097, Kolkata 700040, unto and in favour of Sikha Nandi, Purabi Nandi, Atin Nandi, Amit Nandy, Banani Bose, Arati Nandi, Debasish Nandi by way of a Deed of Gift which was registered on 16/05/2023 in the office of D.S.R.-I, at Alipore, South 24 Parganas

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and recorded in Book No.I, Volume number 1601-2023, Pages 37321 to 37347 being No.01059 for the year 2023.

**AND WHEREAS** said Owners of Premises No.61/4, Manick Bandopadhyay Sarani, Assessee No.210970803269, Br.-X, Ward No.097, Post Office: Regent Park, Kolkata-700040, District: South 24-Parganas, and Premises No.61/4A, Manik Bandopadhyay Sarani, Assessee No.210970803208, Ward No.097, Mailing Address: 61/4A, Moore Avenue, P.O. Regent Park, P.S. Regent Park, Kolkata 700040, District: South 24 Parganas, wants to amalgamate both premises into a single Premises for their own benefits and use.

**AND WHEREAS** said Owners had applied for such amalgamation before the Kolkata Municipal Corporation, and the Kolkata Municipal Corporation had accepted their application and granted, sanctioned their demand for such amalgamation for their own benefits and use.

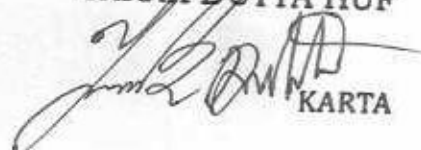
**AND WHEREAS** the aforesaid amalgamated new Premises number is known and numbered as Premises No.61/4, Manick Bandopadhyay Sarani, Assessee No.210970803269, Br.-X, Ward No.097, Post Office: Regent Park, Kolkata-700040, District: South 24-Parganas.

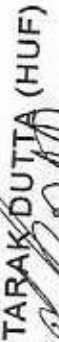
Presently, the Premises is mutated in records of Kolkata Municipal Corporation in the names of the above joint owners i.e. Sikha Nandi, Purabi Nandi, Atin Nandi, Amit Nandy, Banani Bose, Arati Nandi, Debasish Nandi, and Sujit Sil.

The owners will require a temporary alternative accommodation during the period of demolition of the Premises and construction of the proposed Building.

The building at the Premises is more than 50 years old and presently, the premises require substantial repair work, and the Owners are desirous of having the building demolished and a new building constructed through a Developer. The Owners have jointly approached the Developer for development of a new building at said Premises.

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In the circumstances, the Parties are now desirous of executing this Development Agreement to record the terms and conditions arrived at by and between the Parties and for setting out the roles, responsibilities and rights of the Parties in relation to the same.

NOW THIS AGREEMENT WITNESSETH and it is hereby agreed by and between the parties hereto as under:

2. **Subject matter of this Agreement:** Development of New Building at Premises No. 61/4, Manick Bandopadhyay Sarani, Assessee No.210970803269, Ward No.097, P.S. Regent Park Kolkata - 700040 described in 1<sup>st</sup> Schedule of this Agreement.

### 3. Definitions

In this Deed (including the recitals above, Schedules and Annexures hereto), except where the context otherwise requires, the following words and expressions shall have the following meanings:

3.1 "Agreement" shall mean this Agreement and all the schedules to it.

3.2 "Owners" shall mean Sikha Nandi, Purabi Nandi, Atin Nandi, Amit Nandy, Banani Bose, Arati Nandi, Debasish Nandi and Sujit Kumar Sil @ Sujit Sil, The expression Owners shall mean and include their respective successors-in interest.

3.3 "Developer" shall mean - SRI TARAK DUTTA (HUF), (PAN AADHT6767N, Aadhaar No.9125 8347 5731), having its Principal Office at 76/B, Netaji Subhas Chandra Bose Road, P.O. & P.S. Regent Park, Kolkata- 700040, District: South 24 Parganas represented by its Karta, SRI TARAK DUTTA (PAN AEWPD1534L, Aadhaar No.9125 8347 5731, Mobile No.9830507362), son of Late Kalipada Dutta, by faith - Hindu, by profession Business, by Nationality - Indian, residing at 150D, Regent Colony, Police Station: Regent Park, KMC Ward No.097, P.O. Regent Park, Kolkata - 700040, District - South 24 Parganas, State - West Bengal.

3.4 "New Building" shall mean the construction of the G+4 new building in the Premises 61/4, Manick Bandopadhyay Sarani, P.S. - Regent Park P.O. - Regent Park,

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Kolkata - 700040 to be developed by the Developer in terms of the sanctioned Plan in pursuance of this Agreement including the Common Areas/Common Portions.

3.5 "Premises" shall mean all that piece and parcel of land admeasuring 4 Cottahs 8 Chittacks 39 Square Feet more less situated at 61/4, Manick Bandopadhyay Sarani, Assessee No.210970803269, Ward No.097, P.S. -Regent Park PO - Regent Park, Kolkata - 700040, District: South 24 Parganas, more specifically described in First Schedule of this Agreement.

3.6 "Owners' Allocation" shall mean the Owners will be entitled to get (i).First Floor, Back side, (ii).Second Floor, Front side & Back side, (iii).Third Floor, back side, (iv).Fourth Floor, Front side & Back side, and (v). one car parking space on the ground floor of the New Building together with proportionate undivided share in the land and described in Schedule hereunder written. The owners shall also get Six shifting @ Rs.10,000/- per shifting charge i.e. Rs.10,000/- X 6 = Rs.60,000/- , the Developer shall pay the monthly accommodation charge to the Owners till hand over possession. The Owners shall pay a total sum of Rs.51,00,000/- (Rupees Fifty One Lakh) only to the Developer ( at the time, Agreement registration Rs.10,00,000/-, 2<sup>nd</sup> floor casting Rs.10,00,000/-, 4<sup>th</sup> floor casting Rs.10,00,000/-, Brick work Rs.10,00,000/-, Finishing work Rs.11,00,000/-,

3.7 "Developer's Allocation" shall mean the Developer will be entitled to get (i). First Floor - front side, (ii). Third Floor - Front side, and (iv).entire ground floor, (two car parking space & one 2BHK Flat), except owners allocation i.e. 1 C.P. of the New Building together with proportionate undivided share in the land and described in Schedule hereunder written) comprised in and for the New Building and/or the Subject Property and/or any part or parts thereof as may be expressed or intended by the Developer in consultation with the Owners from time to time for use in common. :

3.8 "Plan" shall mean the sanctioned plan for construction of the New Building sanctioned by the Kolkata Municipal Corporation and include all modifications

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and/or alterations as may be made thereto in accordance with the terms and conditions hereof with the consent of the Owners.

3.9 "Architect" shall mean such qualified person or persons or firm of architects whom the Developer may engage for drawing and designing of plans and supervision of construction of work of the proposed/new building.

3.10 "Built up Area" shall mean the built-up plinth area of any floor or unit including thickness of internal walls and partitions and including the thickness of the external walls if it is exclusively surrounding the Unit and 50% thereof wherever it is shared in common with any other Unit (s).

3.11 "Super built-up Area" shall mean built up area of flat together with the proportionate area of common parts and areas as proportionate to the built up area of such flat.

3.12 "Car Parking Spaces" shall mean sanctioned car parking spaces on the ground-floor of the New Building of minimum 130 sq. ft. to be ear-marked by the Developer for parking one large car in each space.

3.13 "Common Areas/Common Portions" shall according to the context mean and include the areas (path ways, stairs, boundary walls, installations and facilities more fully described in Fourth Schedule hereunder written) comprised in and for the New Building and/or the Subject Property and/or any part or parts thereof as may be expressed or intended by the Developer in consultation with the Owners from time to time for use in common.

3.14 "Proportionate" shall mean the portion or ratio which any particular built-up area or unit bears to the total built up area with reference to the common parts, portions, service and maintenance area or facilities and benefits at said building.

3.15 "Saleable Space" shall mean space or spaces in said New Building as would be capable of independent use along with proportionate right of user of the common portions and common facilities share of land underneath and appurtenant thereto.

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3.16 "Flat/Unit" shall mean any saleable space, in the new building which is capable of being exclusively owned, and separately used and/or enjoyed by unit Owner.

3.17 "Unit Owner" shall mean any person/ persons who will acquire, hold and/or use any Unit in said New Building and shall include the Owner and the Developer, for the Units allocated to them by this Agreement that shall be held or retained or transferred by them at any time hereafter from their respective allocations.

#### 4. Grant -

4.1 **Power of Attorney:** Simultaneously with the execution of this Agreement, the Owners have executed and registered a Power of Attorney in favour of the Developer, whereby the Developer has been granted power with respect to development as more particularly stated in the Power of Attorney. The Developer will cause sanction of the Plan from the KMC as Constituted Attorney of the Owners.

4.2 The Developer shall develop a New Building comprising G+4 Floors by obtaining Sanction Plan from the Kolkata Municipal Corporation in lieu of the Owners' Allocation.

4.3 The Developer at its own expenses will carry out demolition of the old structures by appointment of Demolition Contractor who will "demolish the same and the net proceeds paid by the Demolition Contractor shall be retained by the Developer.

4.4 All Legal expenses of (Development Agreement & Development Power) shall be borne by the Developer.

#### 5. Consideration and Security Deposit

5.1 In consideration of the Owners granting development rights with respect to the Premises in favour of the Developer,

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 By 

Owners Allocation - (i).First Floor, Back side, (ii).Second Floor, Front side & Back side, (iii).Third Floor, back side, (iv).Fourth Floor, Front side & Back side, and (v). one car parking space on the ground floor of the New Building together with proportionate undivided share in the land and described in Schedule hereunder written.

5.2 Developer's Allocation: After setting apart Owner's Allocation, the Developer will be entitled to get (i). First Floor - front side, (ii). Third Floor - Front side, and (iv).entire ground floor, (two car parking space & one 2BHK Flat), except owners allocation i.e. 1 C.P. of the New Building together with proportionate undivided share in the land and described in Schedule hereunder written.

5.3 The Owners and the Developer shall be entitled absolutely to their respective allocated portions as described in Second Schedule of the Agreement. The Owners and the Developer shall be at liberty to deal with their respective allocated shares in the manner as they deem fit and proper and will be at liberty to enter into Agreement for Sale of their respective allocations.

#### 6. Sanction and Construction:

a. Sanction: The Developer shall, at its own costs, in consultation with the Owners, appoint an Architect. Within 7 days from the Sanction of the Plan. The Developer, at its own costs and expenses and through the Architect, shall have the Plans prepared, with the consent of the Owner and submit to KMC for sanction. The Developer, at its own costs and expenses, shall have the Plans for the New Building sanctioned by KMC.

b. Shifting to Alternative Accommodation: After sanction of the Building Plan within 7 days from the date of service of sanction by the Developer. The Developer at his costs and expenses shift the owners from the Premises to the alternative accommodation for the duration of completion and construction of the New Building till the Owner's Allocation is delivered to the Owners.

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c. **Demolition:** The Developer shall be responsible for demolition of the existing building within 60 (sixty days) from date of commencement of demolition.

d. **Construction of the New Building:** The Developer, shall at its own costs and without creating any financial or other liability on the Owners construct, erect and complete the New Building in accordance with the Sanctioned Plan as per the agreed specifications mentioned in the Sixth Schedule. All costs, charges, expenses including Architect's Fees shall be discharged and paid by the Developer and the Owners shall bear no responsibility in this context.

#### 7. Owner's Representation:

7.1 Apart from the Owners, no other person has right, title and/or interest in the Premises described at Schedule I.

7.2 The right, title and interest in said Premises is free from all encumbrances and the Developer at his own costs/expenses for temporary accommodation of the Land Owners in the manner as described in clause (b) above, the Owners are capable of delivering vacant possession of the Premises to the Developer for demolition and construction of the new building at the Premises.

7.3 The Owners have not entered into any other Development Agreement with any third party for development of the Premises.

#### 8. Developer's Representation:

8.1 The Developer is carrying on business of construction and development of real estate and has experience of 25 years.

8.2 There are no actions, suits, proceedings or investigations pending against the Developer before any court or before any judicial, quasi-judicial or other authority.

#### 9. Owners Obligation

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 by *[Signature]*

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9.1 That each of the Owners shall sign, execute and deliver papers as required by the Kolkata Municipal Corporation for sanction of the Plan for construction of the New Building.

9.2 That the Owners shall execute a Power of Attorney in favour of the Developer for obtaining the Sanction Plan from the Kolkata Municipal Corporation, construction of the New Building at the Premises and for sale of the Developer's Allocation.

### 9. Developer's Obligation.

9.1 **Time of Completion:** The Developer shall at its own cost and expenses construct/erect of the proposed building within a period of 24 (twenty-four) months from the date of Sanction Plan.

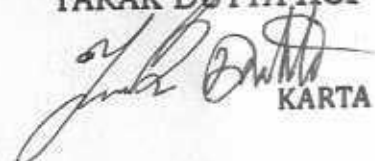
9.2 **No Assignment:** The Developer shall not be entitled to transfer and/or assign the benefits of this agreement or any portion hereof before obtaining mutation certificates from the Kolkata Municipal Corporation in the name of the individual owners of respective flats of the Owner's Allocation. It has been clearly agreed and understood between the Parties that shall always remain associated with the development and shall perform the obligations under this Agreement.

9.3 **Statutory Obligation:** All persons employed by the Developer for compliance of its obligations hereunder will be deemed to be the employees of the Developer who shall be solely responsible for their emoluments and statutory obligations and the Developer hereby agrees to keep the Owners indemnified in this regard.

9.4 **Costs and expenses of construction to be borne by Developer:** In consideration of the Owners agreeing to grant to the Developer the exclusive right to develop said Premises, the Developer agrees to construct/develop the New Building at his own costs and expenses without calling upon to contribute any amount whatsoever for said construction from the Owners.

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**9.5 Sanction Plan:** The Developer shall be bound and obliged to submit a copy of the Sanctioned Plan of the building to the Owners before commencement of construction and shall consider changes as suggested by the Owners. The construction of the building must be in accordance with the Sanctioned Plan.

**9.6 No violation of Law:** The Developer hereby agrees and covenants with the Owners not to violate or contravene any of the provisions or rules applicable for construction of the proposed building. The construction of the proposed building shall be strictly in accordance with the Sanctioned Plan and the applicable municipal laws. The Developer shall indemnify and keep the Owners' harmless and indemnified in respect of any deviation from the Sanctioned Plan/prescribed building rules and municipal laws and all actions, proceedings, claims, demands and expenses arising there from.

**9.7 Completion Certificate:** As soon as the New Building is completed, the Developer shall obtain Completion Certificate from the Kolkata Municipal Corporation shall intimate the Owners in writing to take delivery of the Owners' Allocation in said New Building put the Owners in undisputed possession of the Owners' Allocated portion together with its rights and common facilities in the New Building.

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**9.8** The Developer shall be entitled to occupy and use said land for the duration of the project, subject to the terms of this Agreement. The Developer shall be entitled to use said premises during construction to set up a temporary shed for a guard, construction workers.

**9.9 Owners' Allocation:** The Developer hereby agrees and covenants with the Owners not to do any act, deed whereby the Owner is prevented from enjoying, selling, assigning and/or disposing of any portion of the Owner's Allocation in the proposed building. After completion of construction of the Owner's Allocation, the Developer shall deliver possession of the Owner's allocation to the respective

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Owners first. The Owners shall be entitled to transfer or otherwise deal with the Owners' Allocation in the New Building as they deem fit and proper.

**9.10 Developer's Allocation:** The Developer agrees not to part with possession of the Developer's Allocation or portion thereof unless possession of the Owners' Allocation is complete. After the Owners' Allocation portion, the Developer shall have absolute right to transfer and/or dispose of Developer's Allocation. The Developer shall be free to deal with Developer's Allocation without imposing any financial burden or liability in any manner whatsoever upon the Owners.

**9.11 Specifications:** The specifications of the construction of the New Building shall be as per the specification mentioned in Schedule of this Agreement.

**9.12** The Developer at its own cost and expenses shall install and erect pump, underground water storage tanks, overhead reservoirs, electrical connection from CESC and obtain Completion Certificate from the statutory authorities.

**9.13** The Developer at its own cost shall obtain Occupancy Certificate from the Kolkata Municipal Corporation after giving Notice of Completion to the concerned authorities when the construction of the New Building is completed.

**9.14 Mutation of Owners' Allocation:** The Owners shall at their own costs mutate the names of the respective Owners their respective Units of the Owners Allocation in names of the Owners.

**9.15 Municipal Taxes:** The Owners shall pay the municipal tax to KMC.

**9.16 Delay:** In the event of any willful act on the part of the Developer and/or committing any breach of the obligations/covenants contained herein and/or delay in completion of construction of the New Building, the Developer shall be liable to pay damages to the Owners as stated in the Agreement.

**10. Project Completion:** The Developer shall complete the entire project within two (2) years from the date of sanction plan. Time of construction shall be essence of this

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Agreement. In the event of any breach of the Developer's Obligations and Covenants or delay in completion of construction of the building, the Developer shall be liable to pay damages to the Owners. The Project shall be considered as complete only upon occurrence of all of the following events:

- i. Completion of Construction of the new building and the common areas in accordance with the approved Sanction Plan of the Kolkata Municipal Corporation.
- ii. Obtaining Full Occupancy Certificate by competent authority as applicable.
- iii. Full and final settlement of all dues and outstanding amounts between Owners and Developer under this Agreement.

**11. Default or Delay in completion:**

In the event, the Developer fails to develop and deliver possession of the Owners' Allocation complete within 24 (Twenty-four) months from Sanction of proposed building, then the Developer shall pay compensation of Rs.10,000 (Ten Thousand) per month to the Owners collectively as damages and shall pay the same each month for the entire period of default till the date of handover of possession of the Owner's Allocation. The Developer shall also bear cost of alternative accommodation and allied expenses of the Owner for default period.

**12. Dispute Resolution:**

It is mutually agreed that the courts in Kolkata shall have exclusive jurisdiction in respect of any dispute or question relating to this Agreement.

**13. Miscellaneous:**

13.1 Fees and Duties: The stamp duty and registration costs of this Agreement and the Power of Attorney shall be borne and paid by the Developer. Each Party to this Agreement shall separately bear and pay their respective Advocates.

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*(Signature)*



13.2 Counterparts: The Developer and each of the Owners will be entitled to keep photo copies of this Agreement and the Power of Attorney.

13.3 Amendments: This Agreement shall not be altered, modified or supplemented, except with the prior written approval of the Parties, and such alterations, modifications and supplemental writings shall be effective, valid and binding only if the same are recorded in writing and executed by the Parties.

13.4 Name of New Building: The name of the New Building shall be "DEBASISH APARTMENT" and the same shall not be changed on any later date by any of the Parties or their assigns.

13.5 Wealth Tax: Each Party shall be liable to bear, pay and discharge their own respective income tax and all other direct taxes and liabilities, arising in respect of monies received by them respectively under and/or in pursuance to this Agreement and none of them shall be liable to bear or pay others' liabilities.

13.6 No partnership: The Owners and the Developer have entered into this Agreement purely as a contract on a principal to principal basis and nothing contained herein shall be deemed to construe this Agreement as partnership between the Owners and the Developers or as a joint venture between the parties hereto in any manner nor shall the parties construe as an association of persons.

13.7 Notice: Any notice, consent, approval, waiver or communication required or permitted hereunder shall be in writing and shall be sent through express courier to the addresses as follows, unless any change in address is communicated by either Party in writing:

THE FIRST SCHEDULE

(Premises)

ALL THAT piece and parcel of land admeasuring 4 Cottahs 8 Chittacks 39 Square Feet be the same or a little more or less, together with old building (partly two and partly three storied building) standing thereon, measuring a total area 3280 Sq. Ft. (Ground Floor: 1360 Sq. Ft. m/l, First Floor: 1360 Sq. Ft. m/l, & Second Floor: 560 Sq.

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Ft. m/l,) comprised in C.S. Dag Nos. 251, 286, 250, 550 to 552, C.S. Khatin Nos.48, 103, 193, Mouza - Shibpur, J.L. No.42, Touzi No.151, P.S. Regent Park, District: South 24 Parganas, lying and situated at Premises No. 61/4, Manick Bandopadhyay Sarani, Assessee No. 210970803269, Ward No.097, P.S.: Regent Park Kolkata - 700040, District: South 24 Parganas, and said premises was butted and bounded as follows:

ON THE NORTH : Pre. No.61/23, Moore Ave. & 61/34, Moore Ave., Atragami Club;

ON THE SOUTH: 20 ft. Wide Road maintained by K.M.C,

ON THE EAST : Pre. No.1/3A & B, Moore Avenue,

ON THE WEST : Pre. No.61/25/2, Moore Avenue,

SECOND SCHEDULE

(New Building)

Part - I

(Owners' Allocation)

The Owners shall be entitled to (i).First Floor, Back side, (ii).Second Floor, Front side & Back side, (iii).Third Floor, back side, (iv).Fourth Floor, Front side & Back side, and (v). one car parking space on the ground floor of the New Building together with undivided proportionate share of land comprised -in said premises attributable proportionately to said constructed areas as aforesaid along with the common rights in the common parts of the proposed building at municipal premises No.61/4, Manick Bandopadhyay Sarani, P.O.: Regent Park, P.S. Regent Park Kolkata - 700040, under Ward No.097. The owners shall also get Six shifting @ Rs.10,000/- per shifting charge i.e. Rs.10,000/- X 6 = Rs.60,000/- , the Developer shall pay the monthly accommodation charge to the Owners till hand over possession.

Part - II

(Developer's Allocation)

The Developer will get (i). First Floor - front side, (ii). Third Floor - Front side, and (iv).entire ground floor, (two car parking space & one 2BHK Flat), except owners allocation i.e. 1 C.P. of the New Building together with undivided proportionate share of land comprised -in said premises attributable proportionately to said constructed areas as aforesaid along with the common rights in the common parts of

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the proposed building at municipal premises No.61/4, Manick Bandopadhyay Sarani, P.O.: Regent Park, P.S. Regent Park Kolkata - 700040, under Ward No.097.

Developer shall get sale proceeds of the old construction material after demolition.

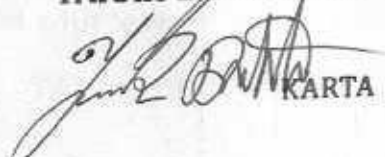
THIRD SCHEDULE ABOVE REFERRED TO:

(COMMON AREAS AND INSTALLATIONS)

- 1). Open paths and passages inside the premises.
- 2). Space/room for water pump with Motor and underground reservoir and overhead water tank, septic tank etc.
- 3). All vacant land or spaces of the premises.
- 4). Stair case and landings.
- 5). Terrace of the building.
- 6). Drains sewers and pipes from the building to the septic tank or Corporation duct.
- 7). Common electric meter space under the stair.
- 8). Water pump with Motor and water distribution pipes (save) those which are inside and exclusive for any unit/s.
- 9). Water and sewerage evocation pipes from the unit to the drains and sewers common to the building.
- 10). Electrical wiring fittings and other accessories for lighting the stair case and other common areas.
- 11). Main gate of the building.
- 12). Boundary wall.
- 13). Lift (4 passenger capacity, made: Laser Elevator, OTIS), Lift room, Guard Room with toilet.

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It is clarified that such common areas shall not include any open and covered areas reserved.

FIRTH SCHEDULE ABOVE REFERRED TO:

(COMMON EXPENSES)

- 1). MAINTENANCES: All expenses for maintenance of maintaining white washing, painting repairing, repainting, renovation/renovating and replacing the common areas and common installations including the other walls of the building.
- 2). OPERATIONAL EXPENSES: All expenses for funding and operating all machines equipments and installations for common facilities and utilities including the cost of repairing renovating and replacing the same.
- 3). TAXES: Municipal and other rates, taxes and levies and all other outgoing in respect of the premises and buildings (save and except those assessed separately in respect of any unit).
- 4). RESERVE: Creation of funds for replacement/renovating and/or other periodic expenses.
- 5). OTHERS: All other expenses and/or outgoings including litigations expenses as are incurred by the builder/Contractor and the Association for common purpose.

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SIXTH SCHEDULE ABOVE REFERRED TO:

( SPECIFICATION)

Premises No. 61/4, M B Sarani, P.S. Regent Park, Ward No.97, Kolkata 700040

Construction to be made and equipments, fittings and fixtures to be installed and provided in the building shall be standard quality and according to the plans and advice of the architect and including the following:-

The proposed building will be known and familiar as "DEBASHIS APARTMENT"

Foundation: The building is designed by R.C.C. Footing and frame structure, ratio of concrete (1:2:4), Cement and steel as per I.S.I Standard (Make Ultratech or similar).

Wall: All the external walls shall be 200 mm thick brick Wall with cement

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plaster 1:6 ratio. All internal Partition walls shall be 125 & 75 mm thick brick wall with both side cement plaster with 1:4 mortar.

Plastering: All internal surfaces shall be plastered with cement sand finished with plaster of putty. All external walls shall be plastered with cement and sand and painted with cement paints of reputed branded company available in market. (ICI or similar). The outside wall is to be plastered mixing the cement plaster with chemical which arrests the water leakage during rainy season.

Flooring and skirting: All and other flooring and skirting inside the flat including the balcony shall be made with Tiles/Marble.(White). The flooring marble/Tiles pieces shall be 3' X 2'.

Doors: All doors frame will be made of Sal Wood and supplying all doors shall be commercial flushed type door. Toilet will have PVC frame & doors.

The main door will be with beat (front side) fully wood with Godrej Lock.

Window: All the windows shall be Aluminum sliding. Balcony: Covered by design iron box grill.

Toilet Fittings: The toilet will have marble floor with fittings of reputed brand.

Walls shall have 5 Ft. 6 Inches. Glazed Ceramic Tiles. All toilets will be provided with concealed Plumbing for water each bathroom shall have one Western Commode with Cistern one tap point near commode.

Each toilet will have concealed stop cock along with one shower point, one water heater and two tap points, one point for commode use. one basin point will be provided in dining space.

Kitchen fittings and fixtures: The Kitchen will have marble floors and shall have cooking platform with green marble with steel sink and 2 ft. ceramic tiles on cooking slab. The inside wall of kitchen shall be glazed tiles from floor to window label.

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Balcony: one tap point with Ceramic Basin 15 inches.

Stairs: All landing and steps of stair - granite finished. Stair case with steel railing.

Roof: one tap point with basin 15 inches.

Internal Finish to walls: All internal walls and ceiling of living rooms and verandah shall be finished with Plaster of putty.

All the common spaces are to be painted with paints of reputed brand (ICI or similar)  
Sanitary & Plumbing: All the external horizontal soils and water pipe shall be 50 mm & 100 mm dia P.V.C. pipes. All the vertical soil, vent and waste pipes shall be 50 mm.100 mm. dia Polythene pipes joint it cement mortar and exposed to wall. All the rain water pipes shall be 100 mm dia in good quality polythene. All the water supply pipes shall be concealed to walls. All the sanitary and each, toilet of 1 no. white European Commode/Pan with P.V.C. cistern, 1 no. white basin would be provided at dinning cum living room, shower. All bath room fittings such as stopcock bid cock, pillar cock etc. will be in C.P. fittings with I.S. Standard(Dulux Essco).

Electrification: All electrical lines to be concealed having first class copper wires (Havels/Finolex) of proper gauge with earthing arrangement, all switch boards to be sheet metals with front cover of parapet sheet switch/plug/socket etc. are to be provided on all electrical points.

Electrical points: (1). Bed Rooms - two light points, one fan point, one plug fan point, one 15 amps power point, (3). Toilet/Kitchen - One light point, one exhaust fan point, one water heater point.(4). Stairs - One light point on each landing, (5). Roofs - Adequate light points, (5) Ground - Adequate light point. One light point for balcony. One calling bell point and one main meter switch inside the flat. Electric goods shall be Anchor brand.

Water supply: One underground water reservoir for storing the Kolkata Municipal Corporation supplied water and overhead water reservoir are to be provided with adequate Horse Power Capacity of pump and Motor of a reputed branded company available in the market.

General: The boundary wall up to height 4'-0" with both side plaster pillars, building shall be provided water pump. Each flat shall have separate CESC meter and the cost will be borne by the purchaser and/or the Owners.

Separate Agreement for roof shed with Jafree (Tata made) will be made in between the flat owners of the premises.

Plan: Project site plan, the building will be constructed, one copy of, original agreement paper, original plan and original site plan.

Certificate: CMC Building Completion Certificate and Possession Certificate from developer.

TARAK DUTTA HUF

KARTA

TARAK DUTTA (HUF)  
07/05/2011

Extra work: Special fitting, flooring, fixtures in the flat will be provided at extra cost to be deposited before execution of the specified work, subject to feasibility.

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

SIGNED, SEALED AND DELIVERED:

IN THE PRESENCE OF:-

1. Suparna Nandi  
6/14, Moore Avenue  
Kolkata - 700040.

Debasish Nandi  
Sujit Sil @ Sujit Kumar Sil  
Arati Nandi.  
Amit Nandy

Banani Bose,


Sikha Nandi  
- Anin Nandi

- Purabi Nandi


SIGNATURE OF OWNERS.

2. Litan Majumdar,  
S/o. Lt. K. S. Majumdar.  
146, Regent Colony,  
P. S. Regent Park,  
Kolkata - 700040.

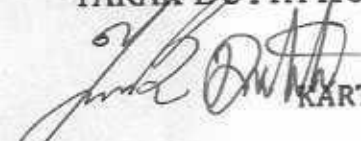
TARAK DUTTA (HUF)

  
KARTA  
SIG. OF BUILDER/DEVELOPER.

Drafted By-

  
LITAN MAJUMDAR  
Advocate  
Alipore Criminal Court  
P.S.-Alipore, Kol-27  
Enrol. No.-WB-1321/2003

TARAK DUTTA HUF

  
KARTA

RECEIPT

RECEIVED Rs.10,00,000/- (Rupees Ten Lakhs) only by cash/Cheque from the Owners.

Through RTGS

Rs. 7,00,000/-

By Chg. No. "000007" dt. 21-6-23 Rs. 3,00,000/-  
 Drawn on HDFC Bank  
 Branch - Kharagpur, W.B.

Total

Rs. 10,00,000/-

(Rupees Ten Lakhs) only

Witnesses:

1. Suparna Nandi  
 6114, Moore Avenue  
 Kolkata - 700040

2. Litan Majumdar.  
 Sp. Lt. K.S. Majumdar.  
 146, Regent Colony  
 P.S. - Regent Park,  
 Kolkata - 700040.

TARAK DUTTA (HUF)

  
 KARTA

Signature of Developer

Debasish Nandi  
 Sujit Sil @ Sujit Kumar Sil  
 Arati Nandi  
 Amit Nandy  
 Banani Bose

Sikha Nandi

- Atin Nandi

- Purabi Nandi

As confirmed by Owners

TARAK DUTTA HUF

KARTA





	Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name PURABI NANDI  
 Signature Purabi Nandi



	Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name ATIN NANDI  
 Signature Atin Nandi



	Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name .....  
 Signature Arati Nandi



	Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name DEBASISH NANDI  
 Signature Debasish Nandi

TARAK DUTTA HUF



	Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name ...Bama Bose...  
Signature ..Bama Bose..



	Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name ...Sikha Nandi...  
Signature Sikha Nandi



	Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name ...Sujit Sil @ Sujit Kumar Sil...  
Signature ...Sujit Sil @ Sujit Kumar Sil...



	Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name ...Amit Nandy...  
Signature Amit Nandy

TARAK DUTTA HUF  
  
KARTA









Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue  
OFFICE OF THE D.S.R. - I SOUTH 24-PARGANAS, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16012001397591/2023







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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mrs Sikha Nandi 61/4, Manick Bandopadhyay Sarani, City:- , P.O:- Regent Park, P.S:- Regent Park, District:- South 24-Parganas, West Bengal, India, PIN:- 700040	Land Lord			Sikha Nandi 21-6-2023.
2	Mrs Purabi Nandi 61/4, Manick Bandopadhyay Sarani, City:- , P.O:- Regent Park, P.S:- Regent Park, District:- South 24-Parganas, West Bengal, India, PIN:- 700040	Land Lord			Purabi Nandi
3	Mr Atin Nandi 61/4, Manick Bandopadhyay Sarani, City:- , P.O:- Regent Park, P.S:- Regent Park, District:- South 24-Parganas, West Bengal, India, PIN:- 700040	Land Lord			Atin Nandi

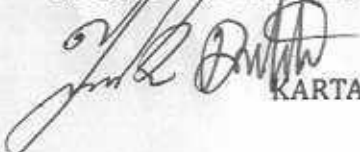
TARAK DUTTA HUF

KARTA



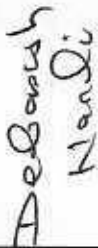






I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Mr Amit Nandy 61/4, Manick Bandopadhyay Sarani, City:- , P.O:- Regent Park, P.S:- Regent Park, District:- South 24-Parganas, West Bengal, India, PIN:- 700040	Land Lord			Amit Nandy
5	Mrs Banani Bose 61/4, Manick Bandopadhyay Sarani, City:- , P.O:- Regent Park, P.S:- Regent Park, District:- South 24-Parganas, West Bengal, India, PIN:- 700040	Land Lord			Banani Bose
6	Mrs Arati Nandi 61/4, Manick Bandopadhyay Sarani, City:- , P.O:- Regent Park, P.S:- Regent Park, District:- South 24-Parganas, West Bengal, India, PIN:- 700040	Land Lord			Arati Nandi

TARAK DUTTA HUF




  
KARTA

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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
7	Mr Debasish Nandi 61/4, Manick Bandopadhyay Sarani, City:- , P.O:- Regent Park, P.S:-Regent Park, District:-South 24- Parganas, West Bengal, India, PIN:- 700040	Land Lord			
8	Mr Sujit Sil Alias Mr Sujit Kumar Sil 61/4A, Manick Bandopadhyay Sarani, City:- , P.O:- Regent Park, P.S:- Regent Park, District:- South 24-Parganas, West Bengal, India, PIN:- 700040	Land Lord			
9	Mr Tarak Dutta 150D, Regent Colony, City:- , P.O:- Regent Park, P.S:- Regent Park, District:- South 24-Parganas, West Bengal, India, PIN:- 700040	Represent ative of Developer [Tarak Dutta Huf]			

TARAK DUTTA HUF

KARTA

SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Litan Majumdar Son of Late Kiran Sankar Majumdar Alipore Judges Court, City:- , P.O:- Alipore, P.S:-Alipore, District:- South 24-Parganas, West Bengal, India, PIN:- 700027	Mrs Sikha Nandi, Mrs Purabi Nandi, Mr Atin Nandi, Mr Amit. Nandy, Mrs Banani Bose, Mrs Arati Nandi, Mr Debasish Nandi, Mr Sujit Sil, Mr Tarak Dutta			 21-6-2023

(Tabis Ansari)

DISTRICT SUB-  
REGISTRAR

OFFICE OF THE D.S.R. - I  
SOUTH 24-PARGANAS  
South 24-Parganas, West  
Bengal

TARAK DUTTA HUF

KARTA

THE KOLKATA MUNICIPAL CORPORATION  
Assessment-Collection Department  
Mutation Certificate

Assessee No: 210970803269  
Approve Date : 06/06/2023  
Mutation Case No : M/097/06-JUN-23/1079

From  
The Assessor-Collector

To

The Owner:

SIKHA NANDI, PURABI NANDI, ATIN NANDI, AMIT NANDY, BANANI BOSE, ARATI NANDI, DEBASISH NANDI & SUJIT KUMAR SIL  
61/4, M.B SARANI, P.S-REGENT PARK, KOLKATA-40

Sub: MUTATION CERTIFICATE

Dear Sir(s)/Madam(s),

Re: Assessee No : 210970803269  
Premises No : 61/4, MANICK BANDOPADHYAY SARANI

With reference to the aforesaid subject, you are hereby informed that after granting mutation the person(s) who will be treated as owner(s)/person(s) liable to pay tax in respect of the subject premises/assesse is/are as follows.

SIKHA NANDI, PURABI NANDI, ATIN NANDI, AMIT NANDY, BANANI BOSE, ARATI NANDI, DEBASISH NANDI & SUJIT KUMAR SIL  
Assessee No : 210970803269  
Premises No : 61/4, MANICK BANDOPADHYAY SARANI

For, Assessor-Collector

This document being computer generated does not require any signature

TARAK DUTTA HUF

  
KARTA



Government of West Bengal  
GRIPS 2.0 Acknowledgement Receipt  
Payment Summary



150620232009891403

GRIPS Payment Detail

GRIPS Payment ID: 150620232009891403      Payment Init. Date: 15/06/2023 13:17:08  
Total Amount: 29942      No of GRN: 1  
Bank/Gateway: State Bank of India      Payment Mode: Online Payment  
BRN: CKX1905613      BRN Date: 15/06/2023 13:18:00  
Payment Status: Successful      Payment Init. From: GRIPS Portal

Depositor Details

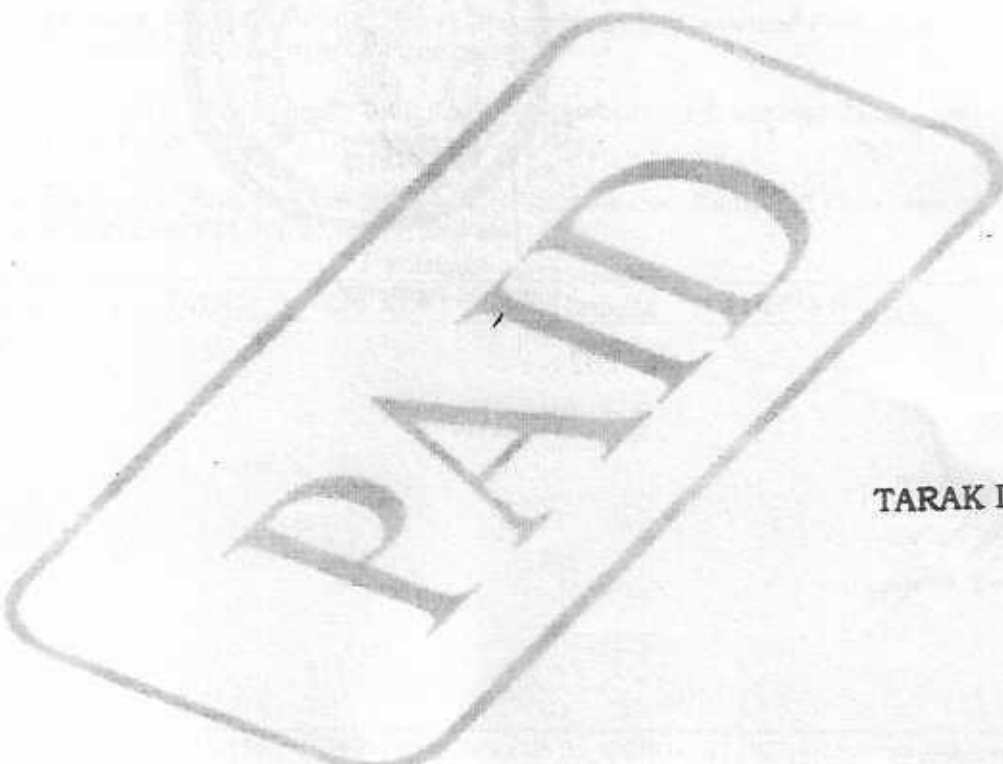
Depositor's Name: LITAN MAJUMDAR  
Mobile: 9830507276

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192023240098914051	Directorate of Registration & Stamp Revenue	29942
Total			29942

IN WORDS: TWENTY NINE THOUSAND NINE HUNDRED FORTY TWO ONLY.

DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.



TARAK DUTTA HUF

KARTA



## Major Information of the Deed

Deed No.:	I-1601-01413/2023	Date of Registration	22/06/2023
Query No / Year	1601-2001397591/2023	Office where deed is registered	
Query Date	31/05/2023 10:45:41 AM	D.S.R. - I SOUTH 24-PARGANAS, District: Sou 24-Parganas	
Applicant Name, Address & Other Details	LITAN MAJUMDAR ALIPORE JUDGES COURT AND CRIMINAL COURT, Thana : Alipore, District : South2, Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9830507276, Status :Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreeem [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 10,00,000/-]		
Set Forth value	Market Value		
Rs. 4/-	Rs. 1,20,45,754/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 20,021/- (Article:48(g))	Rs. 10,053/- (Article:E, E, B)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urba area)		

### Land Details :

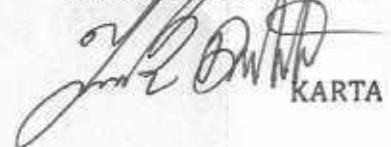
District: South 24-Parganas, P.S:- Regent Park, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Manik Bandopadhyay Sarani (Moore Avenue), , Premises No: 61/4, , Ward No: 097 Pin Code : 700040

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	4 Katha 8 Chatak 39 Sq Ft	1/-	1,02,46,879/-	Width of Approach Road: 20 Ft.,
<b>Grand Total :</b>				<b>7.5144Dec</b>	<b>1/-</b>	<b>102,46,879 /-</b>	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	3280 Sq Ft.	3/-	17,98,875/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 1360 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 35 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 1360 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 35 Years, Roof Type: Pucca, Extent of Completion: Complete ,</p> <p>Floor No: 2, Area of floor : 560 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 35 Years, Roof Type: Pucca, Extent of Completion: Complete</p>					
<b>Total :</b>		<b>3280 sq ft</b>	<b>3/-</b>	<b>17,98,875 /-</b>	

TARAK DUTTA HUF

  
KARTA

**Land Lord Details :**

Sl. No	Name,Address,Photo, Finger print and Signature
1	<b>Mrs Sikha Nandi</b> Wife of Late Pradip Nandi 61/4, Manick Bandopadhyay Sarani, City:- , P.O:- Regent Park, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700040 Sex: Female, By Caste: Hindu, Occupation: Hc wife, Citizen of: India, PAN No.:: awxxxxxx9n, Aadhaar No: 74xxxxxxx9324, Status :Individual, Executed by: S Date of Execution: 21/06/2023 , Admitted by: Self, Date of Admission: 21/06/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execut 21/06/2023 , Admitted by: Self, Date of Admission: 21/06/2023 ,Place : Pvt. Residence
2	<b>Mrs Purabi Nandi</b> Wife of Late Dilip Kumar Nandi 61/4, Manick Bandopadhyay Sarani, City:- , P.O:- Regent Park, P.S:-Regent Pa District:-South 24-Parganas, West Bengal, India, PIN:- 700040 Sex: Female, By Caste: Hindu, Occupation: Ho wife, Citizen of: India, PAN No.:: asxxxxxx0r, Aadhaar No: 79xxxxxxx8117, Status :Individual, Executed by: Sel Date of Execution: 21/06/2023 , Admitted by: Self, Date of Admission: 21/06/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Executi 21/06/2023 , Admitted by: Self, Date of Admission: 21/06/2023 ,Place : Pvt. Residence
3	<b>Mr Atin Nandi</b> Son of Mr Dilip Kumar Nandi 61/4, Manick Bandopadhyay Sarani, City:- , P.O:- Regent Park, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700040 Sex: Male, By Caste: Hindu, Occupation: Retirec Person, Citizen of: India, PAN No.:: abxxxxxx4f, Aadhaar No: 69xxxxxxx5933, Status :Individual, Executed by: Self, Date of Execution: 21/06/2023 , Admitted by: Self, Date of Admission: 21/06/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Executi 21/06/2023 , Admitted by: Self, Date of Admission: 21/06/2023 ,Place : Pvt. Residence
4	<b>Mr Amit Nandy</b> Son of Late Ashoke Kumar Nandy 61/4, Manick Bandopadhyay Sarani, City:- , P.O:- Regent Park, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700040 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: agxxxxxx3k, Aadhaar No: 74xxxxxxx1547, Status :Individual, Executed by: Self, Date of Execution: 21/06/2023 , Admitted by: Self, Date of Admission: 21/06/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Executio 21/06/2023 , Admitted by: Self, Date of Admission: 21/06/2023 ,Place : Pvt. Residence
5	<b>Mrs Banani Bose</b> Daughter of Late Tarun Kumar Nandy 61/4, Manick Bandopadhyay Sarani, City:- , P.O:- Regent Park, P.S:-Rege Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700040 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ajxxxxxx7q, Aadhaar No: 40xxxxxxx4733, Status :Individual, Executed by: Self, Date of Execution: 21/06/2023 , Admitted by: Self, Date of Admission: 21/06/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Executor 21/06/2023 , Admitted by: Self, Date of Admission: 21/06/2023 ,Place : Pvt. Residence
6	<b>Mrs Arati Nandi</b> Wife of Late Barun Kumar Nandi 61/4, Manick Bandopadhyay Sarani, City:- , P.O:- Regent Park, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700040 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: alxxxxxx9r, Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 21/06/2023 , Admitted by: Self, Date of Admission: 21/06/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution 21/06/2023 , Admitted by: Self, Date of Admission: 21/06/2023 ,Place : Pvt. Residence

TARAK DUTTA HUF

KARTA

- 7 **Mr Debasish Nandi**  
 Son of Late Barun Kumar Nandi 61/4, Manick Bandopadhyay Sarani, City:- , P.O:- Regent Park, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700040 Sex: Male, By Caste: Hindu, Occupation: Retired Service, Citizen of: India, PAN No.:: acxxxxx4c, Aadhaar No: 38xxxxxxxx4735, Status :Individual, Executed by: Self, Date of Execution: 21/06/2023  
 , Admitted by: Self, Date of Admission: 21/06/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 21/06/2023  
 , Admitted by: Self, Date of Admission: 21/06/2023 ,Place : Pvt. Residence
- 8 **Mr Sujit Sil, (Alias: Mr Sujit Kumar Sil)**  
 Son of Late Smarajit Sil 61/4A, Manick Bandopadhyay Sarani, City:- , P.O:- Regent Park, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700040 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: crxxxxx7g, Aadhaar No: 72xxxxxxxx5252, Status :Individual, Executed by: Self, Date of Execution: 21/06/2023  
 , Admitted by: Self, Date of Admission: 21/06/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 21/06/2023  
 , Admitted by: Self, Date of Admission: 21/06/2023 ,Place : Pvt. Residence

**Developer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Tarak Dutta Huf</b> 76/B, N S C Bose Road, City:- , P.O:- Regent Park, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700040 , PAN No.:: AAxxxxxx7N, Aadhaar No: 91xxxxxxxx5731, Status :Organization, Executed by Representative

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Mr Tarak Dutta (Presentant)</b> Son of Late Kalipada Dutta 150D, Regent Colony, City:- , P.O:- Regent Park, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700040, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AExxxxxx4L, Aadhaar No: 91xxxxxxxx5731 Status : Representative, Representative of : Tarak Dutta Huf (as karta)

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Litan Majumdar</b> Son of Late Kiran Sankar Majumdar Alipore Judges Court, City:- , P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027			

Identifier Of Mrs Sikha Nandi, Mrs Purabi Nandi, Mr Atin Nandi, Mr Amit Nandy, Mrs Banani Bose, Mrs Arati Nandi, Mr Debasish Nandi, Mr Sujit Sil, Mr Tarak Dutta

TARAK DUTTA HUF  
  
 KARTA

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mrs Sikha Nandi	Tarak Dutta Huf-0.939297 Dec
2	Mrs Purabi Nandi	Tarak Dutta Huf-0.939297 Dec
3	Mr Atin Nandi	Tarak Dutta Huf-0.939297 Dec
4	Mr Amit Nandy	Tarak Dutta Huf-0.939297 Dec
5	Mrs Banani Bose	Tarak Dutta Huf-0.939297 Dec
6	Mrs Arati Nandi	Tarak Dutta Huf-0.939297 Dec
7	Mr Debasish Nandi	Tarak Dutta Huf-0.939297 Dec
8	Mr Sujit Sil	Tarak Dutta Huf-0.939297 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Mrs Sikha Nandi	Tarak Dutta Huf-410.00000000 Sq Ft
2	Mrs Purabi Nandi	Tarak Dutta Huf-410.00000000 Sq Ft
3	Mr Atin Nandi	Tarak Dutta Huf-410.00000000 Sq Ft
4	Mr Amit Nandy	Tarak Dutta Huf-410.00000000 Sq Ft
5	Mrs Banani Bose	Tarak Dutta Huf-410.00000000 Sq Ft
6	Mrs Arati Nandi	Tarak Dutta Huf-410.00000000 Sq Ft
7	Mr Debasish Nandi	Tarak Dutta Huf-410.00000000 Sq Ft
8	Mr Sujit Sil	Tarak Dutta Huf-410.00000000 Sq Ft

TARAK DUTTA HUF

KARTA

Endorsement For Deed Number : I - 160101413 / 2023

On 07-06-2023

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,20,45,754/-

Md Tabis Ansari  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - I SOUTH 24-  
PARGANAS

South 24-Parganas, West Bengal

On 21-06-2023

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

Presented for registration at 17:35 hrs on 21-06-2023, at the Private residence by Mr Tarak Dutta ,

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

Execution is admitted on 21/06/2023 by 1. Mrs Sikha Nandi, Wife of Late Pradip Nandi, 61/4, Manick Bandopadhyay Sarani, P.O: Regent Park, Thana: Regent Park, , South 24-Parganas, WEST BENGAL, India, PIN - 700040, by caste Hindu, by Profession House wife, 2. Mrs Purabi Nandi, Wife of Late Dilip Kumar Nandi, 61/4, Manick Bandopadhyay Sarani, P.O: Regent Park, Thana: Regent Park, , South 24-Parganas, WEST BENGAL, India, PIN - 700040, by caste Hindu, by Profession House wife, 3. Mr Atin Nandi, Son of Mr Dilip Kumar Nandi, 61/4, Manick Bandopadhyay Sarani, P.O: Regent Park, Thana: Regent Park, , South 24-Parganas, WEST BENGAL, India, PIN - 700040, by caste Hindu, by Profession Retired Person, 4. Mr Amit Nandy, Son of Late Ashoke Kumar Nandy, 61/4, Manick Bandopadhyay Sarani, P.O: Regent Park, Thana: Regent Park, , South 24-Parganas, WEST BENGAL, India, PIN - 700040, by caste Hindu, by Profession Service, 5. Mrs Banani Bose, Daughter of Late Tarun Kumar Nandy, 61/4, Manick Bandopadhyay Sarani, P.O: Regent Park, Thana: Regent Park, , South 24-Parganas, WEST BENGAL, India, PIN - 700040, by caste Hindu, by Profession House wife, 6. Mrs Arati Nandi, Wife of Late Barun Kumar Nandi, 61/4, Manick Bandopadhyay Sarani, P.O: Regent Park, Thana: Regent Park, , South 24-Parganas, WEST BENGAL, India, PIN - 700040, by caste Hindu, by Profession House wife, 7. Mr Debasish Nandi, Son of Late Barun Kumar Nandi, 61/4, Manick Bandopadhyay Sarani, P.O: Regent Park, Thana: Regent Park, , South 24-Parganas, WEST BENGAL, India, PIN - 700040, by caste Hindu, by Profession Service, 8. Mr Sujit Sil, Alias Mr Sujit Kumar Sil, Son of Late Smarajit Sil, 61/4A, Manick Bandopadhyay Sarani, P.O: Regent Park, Thana: Regent Park, , South 24-Parganas, WEST BENGAL, India, PIN - 700040, by caste Hindu, by Profession Retired Person

Indetified by Mr Litan Majumdar, , , Son of Late Kiran Sankar Majumdar, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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

Execution is admitted on 21-06-2023 by Mr Tarak Dutta, karta, Tarak Dutta Huf (HUF), 76/B, N S C Bose Road, Ci P.O:- Regent Park, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700040

Indetified by Mr Litan Majumdar, , , Son of Late Kiran Sankar Majumdar, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Md Tabis Ansari  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - I SOUTH 24-  
PARGANAS

South 24-Parganas, West Bengal

TARAK DUTTA HUF

KARTA

On 22-06-2023

**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 (g) of Indian Stamp Act 1899.

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 10,053.00/- ( B = Rs 10,000.00/- , 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 10,021/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of West Bengal Online on 15/06/2023 1:18PM with Govt. Ref. No: 192023240098914051 on 15-06-2023, Amount Rs: 10,021/-, Bank State Bank of India ( SBIN0000001), Ref. No. CKX1905613 on 15-06-2023, Head of Account 0030-03-104-001-16

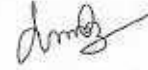
**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 20,021/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 19,921/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 30638, Amount: Rs.100.00/-, Date of Purchase: 24/05/2023, Vendor name: Subhankar Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of West Bengal Online on 15/06/2023 1:18PM with Govt. Ref. No: 192023240098914051 on 15-06-2023, Amount Rs: 19,921/-, Bank State Bank of India ( SBIN0000001), Ref. No. CKX1905613 on 15-06-2023, Head of Account 0030-02-103-003-02



**Md Tabis Ansari**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - I SOUTH 24-**  
**PARGANAS**  
**South 24-Parganas, West Bengal**

**TARAK DUTTA HUF**

**KARTA**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1601-2023, Page from 51183 to 51233

being No 160101413 for the year 2023.



Digitally signed by MD TABIS ANSARI  
Date: 2023.06.26 14:57:16 +05:30  
Reason: Digital Signing of Deed.

(Md Tabis Ansari) 2023/06/26 02:57:16 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - I SOUTH 24-PARGANAS  
West Bengal.

TARAK DUTTA HUF

KARTA

(This document is digitally signed.)