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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

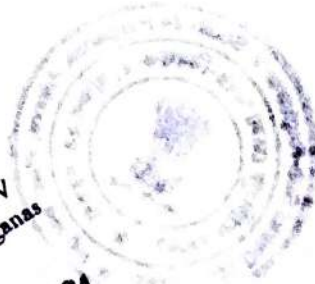
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document are the part of this document.

District Sub-Registrar-V
Alipore, South 24 Parganas

17 NOV 2021



AGREEMENT FOR DEVELOPMENT

THIS AGREEMENT FOR DEVELOPMENT is made this the
17th day of November Two Thousand Twenty One (2021)

BETWEEN

Handwritten text and a faint stamp in the bottom right corner, including the words 'District Sub-Registrar-V' and 'Alipore, South 24 Parganas'.

(1) **SMT. JHUMUR GOSWAMI**, (PAN-APLPG1945E & Aadhaar No.6201 0688 3374) wife of Late Tapan Kumar Goswami & (2) **AMRITA GOSWAMI**, (PAN-ALUPG0921D & Aadhaar No.6489 9048 0795) daughter of Late Tapan Kumar Goswami, by faith Hindu, Nationality-Indian, by occupation-House-hold-duties, residing at P-70, Raipur, P.O. Garia, P.S. Patuli, Kolkata-700084, hereinafter referred to as the '**OWNERS**' (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors administrators, legal representatives and assigns) of the ONE PART:

AND

KRISH REAL ESTATE (PAN:AAXFK5669A), a partnership Firm having its registered office at 2/47, Netaji Nagar, P.O.Regent Estate, P.S. Netaji Nagar, Kolkata-700092, represented by its partners namely (1) **SRI KAUSHIK GOSWAMI**, (PAN:AFKPG2137H & Aadhar No.2729 8730 7176),son of Late Narayan Chandra Goswami, by faith-Hindu, Nationality-Indian, by occupation-Business, permanently residing at 29, Deshbandhu Road, P.O.Baghajatin, P.S.Patuli,Kolkata-700086, presently residing at 22, Swami Vivekananda Road, P.O. & P.S. Jadavpur, Kolkata -700032, (2) **SRI PARTHA PRATIM DE**, (PAN-ADTPD6494M & Aadhar No.5854 3506 0049) son of Late Makhan Lal De, by faith-Hindu, Nationality-Indian, by occupation-Business, residing at 2/47, Netaji Nagar, P.O.Regent Estate, P.S. Netaji Nagar, Kolkata-700092 & (3) **SMT. SUBHRA ROY**, (PAN-ALPPR5606M- & Aadhaar No.8086 0975 0954) wife of Sri Binoy Roy & daughter of Late Joy Sankar Das, by faith-Hindu, Nationality-Indian, by occupation-Business, residing at 39, Lotus Park, P.O. Naktala, P.S. Netaji Nagar, Kolkata-700047,

hereinafter referred to as the '**DEVELOPER**' (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors administrators, legal representatives and assigns) of the OTHER PART:

WHEREAS after the Partition of Indian, a large number of residents of former East Pakistan now Bangladesh crossed over and came to the territory of the State of West Bengal from time to time due to force of circumstances beyond their control and the Government of West Bengal offered all reasonable facilities to such persons.

AND WHEREAS a considerable number of such people were compelled by circumstances to use vacant land in the Urban area for homestead purpose.

AND WHEREAS the husband of owner no.1 and father of owner no.2 herein Sri Tapan Kumar Goswami, since deceased, was one of such person, occupied a plot of land for his residential purpose.

AND WHEREAS the Government of West Bengal with the intent to rehabilitate the refugees from East Pakistan now Bangladesh acquired land of C.S. Dag No.1295(P), 1296(P) & 1297(P), of Mouza-Raipur, P.S. Jadavpur now Patuli, Dist. South 24-Parganas including the land occupied by the Donor herein, more fully described in the Schedule hereunder written under the Provision of L.D.P. Act. 1948/L.A. Act. I of 1894.

AND WHEREAS with a view to conferred absolute transfer, the Governor of the State of West Bengal through R.R. & R Department, Govt. of West Bengal granted, transferred and conveyed All That piece and parcel of land measuring 4 Cottah 0 Chittak 0 sq.ft. be the same a

little more or less, situated at Mouza-Raipur, J.L. No.33, comprised in LOP. No.70, appertaining C.S. Dag No.1295(P), 1296(P) & 1297(P), under P.S. Jadavpur now Patuli, at present lying within the limits of the Kolkata Municipal Corporation, Ward No.101, Sub-Registry/A.D.S.R. office at Alipore, in the District of South 24-Parganas, by a Deed of Gift, dated 14.03.1989, registered in the office of Addl. Dist. Registrar at Alipore and recorded in Book No.I, Volume No.2, page from 593 to 596, Deed No.150 for the year 1989, more fully described in the First Schedule hereunder written, unto and in favour of the said Sri Tapan Kumar Goswami, being a Refugee, came from East Pakistan (now Bangladesh).

AND WHEREAS while the said Sri Tapan Kumar Goswami enjoyed the said land upon constructing a dwelling structure, died intestate on 07.01.2019, leaving behind him surviving his wife Smt. Jhumur Goswami and Amrita Goswami, as his only legal heiresses and successors, who jointly inherited the said property left by the said deceased, as per Hindu Succession Act.1956.

AND WHEREAS thereafter the Owners mutated their names in the office of the Kolkata Municipal Corporation in respect of the said land with structure, which has since been known and numbered as Municipal Premises No.20, Roypur, vide Assessee No.31-101-22-0020-5, having its Postal address-P-70, Roypur, Kolkata-700084, upon payment of rates and taxes thereto.

AND WHEREAS thus the Owners herein are seized and possessed the said land measuring 4 Cottah 0 Chittak 0 sq.ft. be the same a little more or less, more fully described in the First Schedule hereunder written

having unfettered right, title and interest thereto and free from all encumbrances.

AND WHEREAS the Owners are desirous of constructing a G+III, storied building on the said land, but due to lack of experience, the Owners have placed their offer to the Developer to entrust the said development work with some terms and conditions and the Developer herein being satisfied regarding the right, title and interest of the said property accepted the said offer of the Owners herein under the following terms and conditions.

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

That in this agreement unless anything appears to be repugnant to the subject or context:-

ARTICLE-I: DEFINITION

- 1.1 OWNERS: shall mean and include the party of the one Part and their respective heirs and successors.
- 1.2 DEVELOPER: shall mean and include the Party of the Other Part and their heirs, executors, administrators, legal representatives and assigns.
- 1.3 SAID PROPERTY: shall mean and include the land measuring 4 Cottah 0 Chittak 0 sq.ft. be the same a little more or less, together with 300 sq.ft. tile shed structure standing thereon, situated at Mouza-Raipur, J.L. No.33, comprised in LOP. No.70, appertaining C.S. Dag No.1295(P), 1296(P) & 1297(P), being Municipal Premises No.20, Roypur, vide Assessee No.31-101-22-0020-5, having its Postal address-P-70, Roypur, Kolkata-700084, under P.S. Jadavpur now Patuli, at present lying within the limits of the

Kolkata Municipal Corporation, Ward No.101, Sub-Registry/
A.D.S.R. office at Alipore, in the District of South 24-Parganas,
more fully described in the First Schedule hereunder written.

- 1.4. **NEW BUILDING:** shall mean and include such G+III storied building shall be sanctioned or granted by the Kolkata Municipal Corporation in respect of the said property to be constructed on the said land.
- 1.5 **COMMON FACILITIES:** shall mean and include corridors, staircase, ways, landing, common passage, boundary wall, water reservoir, water tank, pump motor, electrical and sanitary installations, fittings etc. and roof of the building and other facilities required for common enjoyment of the new building.
- 1.6 **OWNER'S ALLOCATION:** shall mean and include one self contained flat on **Second floor North-West Raipur Road side** measuring **1100 sq.ft.** super built up area and car parking space on ground floor measuring **592 sq.ft.** together with undivided proportionate share in the land and common service area and facilities to be attached thereto **AND** the Developer shall pay a sum of **Rs.40,00,000/-**(Rupees Forty Lakh) only to the owner as non-refundable money in the following manner :-
- i) At the time of this AgreementRs.20,00,000/-
 - ii) Within December, 2021.....Rs.10,00,000/-
 - iii) Within January, 2022..... Rs.10,00,000/-
 - iv) In case of bouncing of any cheque issued by the Developer by any reason, then the agreement shall be treated as cancelled /void inoperative by law.

- 1.7 **N.B: EXCESS AREA** if any shortage or excess be found at the time of handover Owner's allocation, that should be adjusted at the rate of market price at that time.
- 1.8 **DEVELOPER'S ALLOCATION** shall mean and include remaining constructed area of the proposed (G+III) storied building together with undivided proportionate share in the land and common service area and facilities to be attached thereto.
- 1.9 **BUILDING PLAN** shall mean and include the plan approved by the parties hereto and duly sanctioned by the Kolkata Municipal Corporation for construction of the said new building and/or modified plan as may hereafter be approved by the parties hereto and sanctioned by the Kolkata Municipal Corporation.
- 1.10 This agreement for construction will be effective and enforceable only after clearing of all payment obligations by the developer and till encashment of 3rd and final cheque.

ARTICLE- II DATE OF COMMENCEMENT

This agreement shall be deemed to have commenced on and with effect from one month after encashment of all 3 cheques and shall remain in full force so long the Developer's allocation is sold or transferred to the intending purchasers

ARTICLE -III OWNERS' REPRESENTATION

3.1 The Owners are absolutely seized and possessed of or otherwise well and sufficiently entitled in respect of their landed property more particularly described in the First Schedule hereunder written free from all encumbrances and have not entered into any agreement or contract with any person or persons in respect of the said property and has not received any advance or part payment thereof

3.2 The said land is not affected by any Scheme of acquisition or requisitioned of the State/Central Govt. or any local body/authority and the same has a clear and marketable title therein.

ARTICLE-IV: DEVELOPER'S REPRESENTATION

4.1 The Developer have sufficient knowledge and experience in the matter of development of immovable properties and construction of building and also arrangement of sufficient funds for carry out the development of the said property and/or construction of the said new building.

ARTICLE-V: DEVELOPMENT WORK

5.1 The Owners hereby appoint the Party of the Other Part as the Developer and/or contractor, which the Developer hereby agreed and accept.

5.2 The Developer shall carry on or cause to be carried out the work of development in respect of the said property by constructing the building ,having several self contained flats on the Ownership basis and will sell the flats and spaces together with undivided proportionate share or interest in the land of the new building in favour of the prospective purchaser or purchasers except the Owners' allocation.

ARTICLE -VI: DEVELOPER'S COVENANTS

6.1 The Developer shall at his own expenses shall complete and/or cause to be completed the construction of the said new building and deliver the said Owners' allocation as stated hereinbefore within the **36(Thirty Six)** months from the effecting date of this Agreement, delivery of vacant possession of the said property within 30 days from the date of sanction of the K.M.C. plan.

6.3 The Development of the said property and/or construction of the proposed new building shall be made by the Developer on behalf of the Owners or on account of the Developer themselves or on account and/or on behalf of the intending purchaser or purchasers of the flats and spaces in the new building.

6.4 The Developer at his own costs and expenses apply for and obtain all necessary sanction and/or permission or No Objection Certificate from the appropriate authorities as may from time to time be necessary for the purpose of carrying out the work of development of the said property.

6.4 The Developer shall at his own costs and expenses apply for and obtain temporary and/or permanent connection for supply of water and other inputs as may be required at the said building, but for supply of electricity in the new building, the Developer will apply to the electricity supply authority for obtaining the main connection or main meter and the said meter will be the common meter for all the occupiers of the proposed building, the individual meter to be installed at the cost of the Owners and/or intending purchasers and the Developer will co-operate for such installation of meter in their names.

ARTICLE-VII: OWNERS' COVENANTS

7.1 The Owners shall grant execute and issue a Development Power of Attorney in favour of the Developer authorising and/or empowering the Developer to do all acts, deeds matters and things necessary for completion of the works of development of the said property and/or construction of the said proposed new building and/or to sell the Developer's allocation as per terms of this agreement.

7.2 The Owners shall be bound if so required by the Developer, sign, execute and deliver all agreements with the intending purchaser(s) applications, papers, documents and declaration to enable the Developer to apply for and obtain electricity, sewerage, water and other public utility services in or upon the said new building and/or to co-operate the developer for modification and/or rectification to the plan sanctioned by the Kolkata Municipal Corporation and for all of these acts, deeds and things the Owners shall grant power of Attorney in favour of the Developer.

7.3 The Owners shall not in any manner obstruct the carrying out of the Development of the said property and/or construction of new building in or upon the said land as herein agreed.

7.4 The Owners deliver the original title deed and all other relevant papers and documents to the Developer at the time of selling and transferring the said Developer's allocation and the Developer herein retain the said original papers and documents so long the said Developer's allocation is sold to the intending Purchaser or purchasers.

7.5 All the flats and other spaces of the proposed new building to be erected by the Developer. The Developer shall sell only its allocation with the proportionate share in the land to the intending purchaser or purchasers on whose account such flats shall be erected by the Developer.

7.6 That the Developer shall demolish the existing building and shall take over all the demolished building materials and they shall dispose of the same by any means at their own discretion.

ARTICLE-VIII: CONSTRUCTION

8.1 The construction of the said new building shall be made by the Developer as per the plan sanctioned by the K.M.C. and in accordance with the progress of work on mutual consent.

8.2 The Developer shall be entitled to obtain necessary modification and/or rectification plan for the purpose of completion of the construction of the building if necessary to be sanctioned by the K.M.C. at his own costs and responsibility. The owners shall have no responsibility /liability in this regard in any way at any point of time.

8.3 The Developer shall retain appoint and employ such masons Architects, Engineers contractor, manager, supervisors, caretaker and other employees for the purpose of carrying out the work of development of the said property and/or the construction of the said new building as the Developer shall at his own discretion deem fit and proper.

8.4 The Developer herein shall solely be liable or responsible for the payment of salaries, wages, charges and remuneration of masons supervisors, architects contractors, Engineers, caretaker and other staff and employees as may be retained appointed and/or employed by the Developer till the completion of construction and in this regard the Owners shall not in any manner would be made responsible or liable.

ARTICLE-IX: SPACE ALLOCATION

9.1 After completion of the construction of the new building, the Developer will allot the flat to the Owners first and after that to the intending purchasers according to the booking or allocation of the prospective purchasers.

9.2 The Developer will be solely responsible for the allotment of flats and spaces in the building to be constructed by them and no one will be entitled to interfere thereto including the Owners herein.

ARTICLE-X: RATES & TAXES

10.1 The Owners, Developer and Developer's transferees shall bear and pay the municipal taxes, building taxes and other rates and taxes whatsoever as may be found payable in respect of the said new building after delivery of possession to the owners and purchasers proportionately.

10.2. The Owners, Developer or the Developer's transferees after taking possession shall bear and pay the proportionate amount of cost of maintenance and service charges with regard to the said new building in respect of their allocation and the Owners shall be liable for the same but they will pay for their allocation only.

10.3 The Owners shall form an Association with the intending Purchaser(s) for the purpose of proper maintenance of common areas and essential services at the said building including collection and disbursement of the maintenance costs and expenses till the formation of such association.

ARTICLE-XI: JOINT DECLARATION

11.1 During the continuance of this agreement, the Owners herein shall not in any manner sell, transfer, encumber, mortgage or otherwise deal with or dispose of his right, title and interest in the said property in any manner whatsoever and not do any act, deed, matter or thing which may in any manner cause obstruction in the matter of development or construction of the said property.

11.2 The Owners shall not part with possession of any of the residential flats or other spaces of the said building to be constructed, except his allocation prior to notice to be served by the Developer.

11.3 The Developer shall unless prevented by any act of God or act beyond the control of the Developer, complete the construction of the said building within **36(Thirty Six)** months from the effecting date of this Agreement, delivery of vacant possession of the said property within 30 days from the date of sanction of the K.M.C. plan. .

11.4 If the Developer fails to complete construction and/or complete the said building during the said period ,then in that case the Owners shall extent 6(six) months as grace period for completion of construction .

11.5 The Owners till date have not taken any advance booking in respect of the said land and premises from any person or persons and the Owners have not encumbered the same in any manner whatsoever and declare that the said property is free from all encumbrances and it has a good, clear and marketable title .

11.6 The Owners will be bound to make registration of sale deed in respect of all flats and spaces of Developer's allocation at the cost of the Purchaser(s) in respect of proportionate share of land only without any claim or demand whatsoever. The Owners shall co-operate with the Developer for such registration and shall have no objection to be a party in the proposed deed of conveyance.

11.7 Nothing contained in these presents shall be construed as a demise or assignment or conveyance or transfer in law by the Owners in favour of the Developer save as herein expressly provided and also the exclusive licence and/or contract to the Developer to commercially

exploit the said property in terms hereof on specific agreement basis subject to fulfilment of terms and conditions, failing which Developer shall have no right to sell the flats and spaces in the said building.

11.8 The Owners and Developer have entered into this agreement purely on contract basis and nothing herein contained shall be deemed or construed as a partnership between the parties in any manner nor shall be parties hereto constitute an Association of persons.

ARTICLE-XII: ARBITRATION & JURISDICTION

12.1 In case of any dispute or differences between the parties hereto concerning or relating to or arising out of this agreement or with regard to the construction or interpretation of this agreement or any of the terms herein contained, the same shall be settled amicably between the parties hereto, if the same is not settled then the matter will be referred to the Arbitration consisting of three members each party will appoint one and third will be appointed by the said two and the decision of the majority will be binding upon the parties hereto and/or same will be proceed according to law or as per provision of Arbitration and Conciliation Act.1996 as amended up to date.

12.2 The Courts at District South 24-Parganas at Alipore alone shall have the jurisdiction to entertain try and determine all actions, suits and proceedings arising out of these presents between the parties hereto.

FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of land measuring 4 Cottah 0 Chittak 0 sq.ft. together with 300 sq.ft. tile shed structure standing thereon, situated at Mouza-Raipur, J.L. No.33, comprised in LOP. No.70, appertaining C.S. Dag No.1295(P), 1296(P) & 1297(P), being Municipal Premises No.20, Roypur, vide Assessee No.31-101-22-0020-5, having

its Postal address-P-70, Roypur, Kolkata-700084, under P.S. Jadavpur now Patuli, at present lying within the limits of the Kolkata Municipal Corporation, Ward No.101, Sub-Registry/ A.D.S.R. office at Alipore, in the District of South 24-Parganas, together with all easements rights and appurtenances thereto attached being butted and bounded as follows:-

On the North : K.M.C. Road ,

On the South : Colony Boundary,

On the East : LOP No.69,

On the West : LOP No.71,

SECOND SCHEDULE ABOVE REFERRED

(Owners' Allocation)

ALL THAT one self contained flat on **Second floor North-West Raipur Road side** measuring **1100 sq.ft.** super built up area and car parking space on ground floor measuring **592 sq.ft.** together with undivided proportionate share in the land and common service area and facilities to be attached thereto **AND** the Developer shall pay a sum of **Rs.40,00,000/-**(Rupees Forty Lakh) only to the owner as non-refundable money in the following manner :-

- i) At the time of this AgreementRs.20,00,000/-
- ii) Within December, 2021.....Rs.10,00,000/-
- iii) Within January, 2022..... Rs.10,00,000/-

N.B: EXCESS AREA: if any shortage or excess be found at the time of handover Owner's allocation, that should be adjusted at the rate of market price at that time.

THIRD SCHEDULE ABOVE REFERRED TO

(Developer's Allocation)

ALL THAT save and except the Owners' allocation, as stated in the said clause no.1.6, the remaining constructed area of the proposed G+III

storied building together with undivided proportionate share in the land and common service area and facilities to be attached thereto.

FOURTH SCHEDULE ABOVE REFERRED TO

(Specification of the Construction)

STRUCTURE: R.C.C structure with beams columns and slab.

WALLS: Internal wall of 5" thickness External of 8" thickness of no.1 new bricks with plaster.

FLOORING : All bed room, dining, drawing and balcony : good quality vitrified tiles Kitchen : Marble floor. Toilet & W.C.: Marble stair will be of marble finish.

DOORS: All door frames will be made of sal wood 4" x 2 ½ " inner surface of the frame should be pointed. Entrance main door will be made of 32mm thick gammer wood with door stopper and all fittings. Other doors will be of flush door, 32/35 mm in thickness. Toilet and W.C. door will be of PVC sheet.

WINDOWS: Sliding Aluminium channel window with 3.5 mm glass colour with steel grills and necessary fittings and the balcony will be covered by still grill up to 2'-6" from floor level.

ELECTRICAL: Bed room – 4 point, 5 Amp one point, kitchen- 2 point, 5 Amp one point, 15 Amp one point. Toilet – 2 point, one geyser point , Balcony—one point. Drawing/dining—4 point, 5 Amp 2 point and 15 Amp one point.

SANITARY & PLUMBING: Kitchen—granite stone slab top cooking platform with sink (20" x 16") having with bib cock (1 no.), including one gas cylinder space. Glazed tiles up to 6'6" height from floor. 1 no. C.P. Bib cock below sink provided for washing. in Kitchen- water point 2 nos. Complete set Pan/Indian style 1 no. Wash basin (white) with

fitting of 1 no. with C.P. pillar cock (wash basin may be fixed outside the toilet).

WATER SUPPLY: Overhead P.V.C. reservoir and undergrounds reservoir with Municipality water line to be provided. Electrical pump and motor to be installed by developer at ground floor level within a suitable place for lifting water to overhead reservoir.

PAINTING: External finish—All external walls covered with weather coat of good brand.

FINISH : internal wall of bed room, dining, living, should be done by plaster of Paris .

Lift : A four passenger lift will be installed in the building.

N.B. All extra work of fittings can be provided subject to approval of the engineer with extra cost.

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

SIGNED SEALED & DELIVERED

In presence of:-

1. Arunjit Sen Gupta
2. S.P. B. Black C.R. Colony
KOL 292

2. Nilshila K. - KRISH REAL ESTATE
Mukherjee
G. Delnath Banerjee
Lane, Howrah.)
Jasno Pratin De
Partner

J. Goswami

Jhuma Goswami

Anvika Goswami

OWNERS

KRISH REAL ESTATE

Kaushik Ghoshal
Partner

KRISH REAL ESTATE

Subha Ray
DEVELOPER Partner

RECEIVED from the within named Developer the within mentioned sum of **Rs.20,00,000/-**-(Rupees Twenty Lakh) only paid by the Developer as per memo below :-

MEMO

<u>Cheque No.</u>	<u>Date</u>	<u>Bank/Branch</u>	<u>Amount</u>
557753	17.11.2021	Bank of Baroda, Bansdrani,	Rs.20,00,000/-
Total.....			<u>Rs.20,00,000/-</u>

(Rupees Twenty Lakh) only.

WITNESSES:-

1. Amarjit Singh





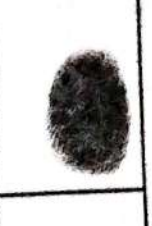
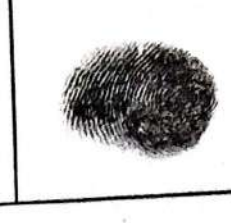



Thumud Goswami
Anita Goswami,
A. Goswami,
OWNERS

2. Nikhilesh Mukherjee

Drafted by:-






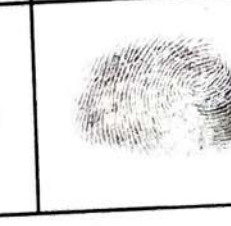




Alak Ranjan Basu

ALAK RANJAN BASU
New Westing. L. No - 123
Allahabad District Court
Allahabad

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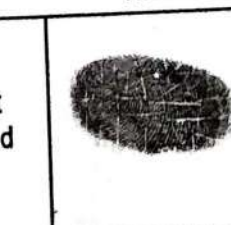



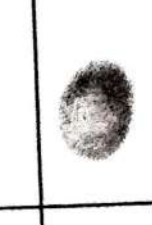
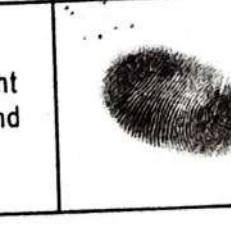


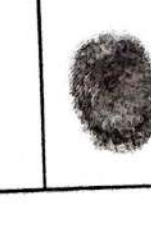
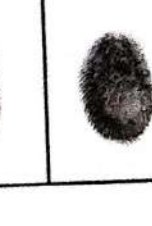
Name..... Kaushik Goswami

Signature..... Kaushik Goswami

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left hand					
right hand					

Name..... Partha Pratim De

Signature..... Partha Pratim De

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left hand					
right hand					












Name..... Subhra Roy

Signature..... Subhra Roy

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PHOTO	left hand					
	right hand					












Name.....

Signature.....

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	left hand					
	right hand					

Name.....

Signature..... *Theresita Cruz*

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	left hand					
	right hand					

Name.....

Signature..... *Amrita Dasgupta*



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

GRN Details

GRN: 192021220110628411 Payment Mode: Online Payment
GRN Date: 10/11/2021 12:42:18 Bank/Gateway: State Bank of India
BRN : CKR9175028 BRN Date: 10/11/2021 12:11:52
Payment Status: Successful Payment Ref. No: 2002320044/1/2021
[Query No*/Query Year]

Depositor Details

Depositor's Name: A.R. BASU
Address: ALIPORE POLICE COURT KOLKATA - 700027
Mobile: 9830169673
Depositor Status: Others
Query No: 2002320044
Applicant's Name: Mr A R BASU
Identification No: 2002320044/1/2021
Remarks: Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002320044/1/2021	Property Registration- Stamp duty	0030-02-103-003-02	6020
2	2002320044/1/2021	Property Registration- Registration Fees	0030-03-104-001-16	21
			Total	6041

IN WORDS: SIX THOUSAND FORTY ONE ONLY.

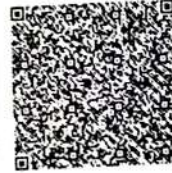
आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AAXFK5669A



नाम / Name
KRISH REAL ESTATE

15072021

निगमन / गठन की तारीख
Date of Incorporation / Formation
04/06/2021



भारत सरकार
GOVERNMENT OF INDIA



কৌশিক গোস্বামী
Kaushik Goswami
পিতা : নারায়ণ চন্দ্র গোস্বামী
Father : Narayan Chandra Goswami
জন্ম সাল / Year of Birth : 1968
পুরুষ / Male



2729 8730 7176

আধার - সাধারণ মানুষের অধিকার



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
INDIAN IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:
29, দেশ বন্ধু রোড, বাঘাজতীন,
বীরনগর, কোলকাতা, পশ্চিমবঙ্গ,
700086

Address:
29, DESBANDHU ROAD,
BAGHAJATIN, BIRNAGAR,
Baghajatin, Kolkata, West
Bengal, 700086

1947
1800 180 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No.1947,
Bengaluru-560 001

आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

KAUSHIK GOSWAMI

NARAYAN CHANDRA GOSWAMI

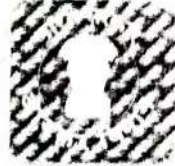
11/05/1968

Permanent Account Number

AFKPG2137H

*Kaushik
Goswami*

Signature



09092016




 भारत सरकार
GOVERNMENT OF INDIA


পার্শ্ব প্রতীম দে
Partha Pratim Dey
মাতা : পুতুল দে
Mother : PUTUL DEY
জন্ম-সাল / Year of Birth : 1972
পুরুষ / Male




5854 3506 0049


আধার - সাধারণ মানুষের অধিকার


 আধার
ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA


ঠিকানা:
২/৪৭, নেতাজি নগর, রিজেন্ট
এস্টেট, কোলকাতা, পশ্চিমবঙ্গ,
700092


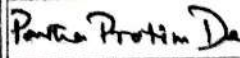
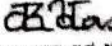
Address:
2/47, NETAJI NAGAR,
Regent Estate S.O, Regent
Estate, Kolkata, West
Bengal, 700092

 1947
1800 180 1947

 help@uidai.gov.in

 www
www.uidai.gov.in

 P.O. Box No 1947,
Bengaluru-560 061

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER	ADTPD6494M	
नाम / NAME	PARTHA PRATIM DE	
पिता का नाम / FATHER'S NAME	MAKHAN LAL DE	
जन्म तिथि / DATE OF BIRTH	04-06-1972	
हस्ताक्षर / SIGNATURE		
		आयकर आयुक्त, प.प.-XI COMMISSIONER OF INCOME-TAX, W.B. - XI

INDIAN TAX DEPARTMENT
GOVERNMENT OF INDIA

SUBHRA ROY
JOY SANKAR DAS
09/06/1971
Permanent Account Number
ALPPR5606M

Subhra Roy
Signature



भारत सरकार
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Enrollment No: 2774/74042/11445

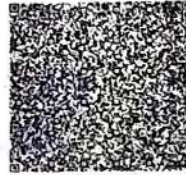
To
SUBHRA ROY

C/O: Binoy Roy,
 39 Lotus park,
 VTC, Naktala, PO: Naktala,
 Sub District: Kolkata, District: Kolkata,
 State: West Bengal, PIN Code: 700047,
 Mobile: 9433026817

30705630



KF307058309F1



आपका आधार क्रमांक / Your Aadhaar No. :

8086 0975 0954

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



Issue Date: 07/11/2012



SUBHRA ROY
 DOB: 09/06/1971
 Female

8086 0975 0954

मेरा आधार, मेरी पहचान


भारत सरकार
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Enrollment No.: 0650190500100219

To
 Amita Goswami
 P-70 RAIPUR,
 GARIA,
 VTC, KOLKATA
 District: South Twenty Four Parganas,
 State: West Bengal,
 PIN Code: 700084
 Mobile: 9830034326
 MIESJ4073338FH

193407333
 2506/2012

2506/2012

आपका आधार क्रमांक / Your Aadhaar No. :
6201 0688 3374
मेरा आधार, मेरी पहचान


 Amita Goswami
 DOB : 26/07/1982
 Female

6201 0688 3374
मेरा आधार, मेरी पहचान

INFORMATION
 Aadhaar is a proof of identity, not of citizenship.
 Verify identity using Secure QR Code / Offline / Online Authentication.

आधार देश भर में मान्य है।
आधार कई सरकारी और गैर सरकारी सेवाओं को प्राप्त आसान बनाता है।
आधार में मोबाइल नंबर और ईमेल ID अपडेट रखें।
आधार को अपने स्मार्ट फोन पर रखें, mAadhaar App के साथ।

Aadhaar is valid throughout the country.
Aadhaar helps you avail various Government and non-Government services easily.
Keep your mobile number & email ID updated in Aadhaar.
Carry Aadhaar in your smart phone – use mAadhaar App.

Address: P-70 RAIPUR, GARIA,
 KOLKATA, South Twenty Four
 Parganas, West Bengal, 700084

6201 0688 3374
मेरा आधार, मेरी पहचान

help@uidai.gov.in
 1947
 www.uidai.gov.in

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

AMRITA GOSWAMI
TAPAN KUMAR GOSWAMI
26/07/1982

Permanent Account Number

ALUPG0921D

A. Goswami

Signature



In case this card is lost / found, kindly inform / return to :
Income Tax PAN Services Unit, UTITSL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटाएं :
आयकर पैन सेवा यूनिट, UTITSL
प्लॉट नं: ३, सेक्टर ११, सी.बी.डी. बेलापूर,
नवी मुंबई-४०० ६१४.



ভারত সরকার

ভারতীয় শিশু স্বাস্থ্য আধিকার

Unique Identity and Aadhaar of India
Government of India

শিশুস্বাস্থ্য আইডি/Enrollment No.: 1090719555/041381

To
শ্রী শ্রী গোস্বামী
Jhannur Goswami
P-70 RAIPUR
GARIA, KOLKATA
South Twenty Four Parganas
West Bengal 700084

12406438



NN124064388DF



আপনার আধার সংখ্যা/ Your Aadhaar No. :

6489 9048 0795

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
GOVERNMENT OF INDIA



শ্রী শ্রী গোস্বামী
Jhannur Goswami
পিতা : শ্রী শ্রী গোস্বামী
Father : Shri Shri Goswami
জন্ম তারিখ / Year of Birth : 1955
লিঙ্গ / Gender

6489 9048 0795



উদ্দেশ্য

- আধার পরিচয় প্রমাণ, নাগরিকত্ব প্রমাণ নয়।
- আধারের প্রাথমিক অধিকারের প্রমাণ নয়।

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

- আধার সঠিক প্রমাণ নয়।
- আধারের প্রাথমিক অধিকারের প্রমাণ নয়।
- আধার সর্বত্রই প্রযোজ্য।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.

ভারতীয় শিশু স্বাস্থ্য আধিকার

ঠিকানা
Address:
P-70 রাইপুর, গারিয়া, কলকাতা, পশ্চিম বঙ্গ
P-70 RAIPUR, GARIA, KOLKATA, South Twenty Four Parganas, West Bengal, 700084

12406438

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

JHUMUR GOSWAMI
BIDHU BILASS BANERJEE

28/08/1955

Permanent Account Number

APLPG1945E

Jhumur Goswami

Signature



In case this card is lost / found, kindly inform / return to :
Income Tax PAN Services Unit, UTITSL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटाएं :
आयकर पैन सेवा यूनिट, यूटीआईटीएसएल
प्लॉट नं: ३, सेक्टर ११, सी.बी.डी.बेलापूर,
नवी मुंबई-४०० ६१४.

Major Information of the Deed

Deed No :	I-1630-04960/2021	Date of Registration	17/11/2021
Query No / Year	1630-2002320044/2021	Office where deed is registered	
Query Date	09/11/2021 1:26:30 PM	1630-2002320044/2021	
Applicant Name, Address & Other Details	A R BASU ALIPORE POLICE COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9830169673, Status :Deed Writer		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 20,00,000/-]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 44,01,002/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,021/- (Article:48(g))	Rs. 20,053/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



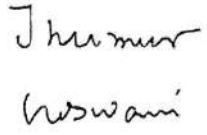


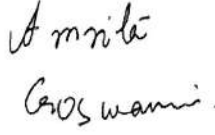
District: South 24-Parganas, P.S:- Patuli, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: ROYPUR, , Premises No: 20, , Ward No: 101 Pin Code : 700084

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	1/-	43,20,002/-	Property is on Road
Grand Total :				6.6Dec	1 /-	43,20,002 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	300 Sq Ft.	1/-	81,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 300 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		300 sq ft	1 /-	81,000 /-	






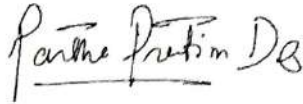



Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name JHUMUR GOSWAMI Wife of Late TAPAN KUMAR GOSWAMI Executed by: Self, Date of Execution: 17/11/2021 , Admitted by: Self, Date of Admission: 17/11/2021 ,Place : Office			
	17/11/2021	LTI 17/11/2021	17/11/2021	
P-70, RAIPUR, City:- , P.O:- GARIA, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: APxxxxxx5E, Aadhaar No: 62xxxxxxxx3374, Status :Individual, Executed by: Self, Date of Execution: 17/11/2021 , Admitted by: Self, Date of Admission: 17/11/2021 ,Place : Office				
2	Name AMRITA GOSWAMI Daughter of Late TAPAN KUMAR GOSWAMI Executed by: Self, Date of Execution: 17/11/2021 , Admitted by: Self, Date of Admission: 17/11/2021 ,Place : Office			
	17/11/2021	LTI 17/11/2021	17/11/2021	
P-70, RAIPUR, City:- , P.O:- GARIA, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ALxxxxxx1D, Aadhaar No: 64xxxxxxxx0795, Status :Individual, Executed by: Self, Date of Execution: 17/11/2021 , Admitted by: Self, Date of Admission: 17/11/2021 ,Place : Office				




Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	KRISH REAL ESTATE 2/47, NETAJI NAGAR, City:- , P.O:- REGENT ESTATE, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700092 , PAN No.:: AAxxxxxx9A,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	<p>Name</p> <p>KAUSHIK GOSWAMI Son of Late NARAYAN CHANDRA GOSWAMI Date of Execution - 17/11/2021, , Admitted by: Self, Date of Admission: 17/11/2021, Place of Admission of Execution: Office</p>	<p>Photo</p>  <p>Nov 17 2021 1:31PM</p>	<p>Finger Print</p>  <p>LTI 17/11/2021</p>	<p>Signature</p>  <p>17/11/2021</p>
<p>22, SWAMI VIVEKANANDA ROAD, City:- , P.O:- JADAVPUR, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFxxxxxx7H, Aadhaar No: 27xxxxxxxx7176 Status : Representative, Representative of : KRISH REAL ESTATE</p>				
2	<p>Name</p> <p>PARTHA PRATIM DE (Presentant) Son of Late MAKHAN LAL DE Date of Execution - 17/11/2021, , Admitted by: Self, Date of Admission: 17/11/2021, Place of Admission of Execution: Office</p>	<p>Photo</p>  <p>Nov 17 2021 1:31PM</p>	<p>Finger Print</p>  <p>LTI 17/11/2021</p>	<p>Signature</p>  <p>17/11/2021</p>
<p>2/47, NETAJI NAGAR, City:- , P.O:- REGENT ESTATE, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700092, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADxxxxxx4M, Aadhaar No: 58xxxxxxxx0049 Status : Representative, Representative of : KRISH REAL ESTATE (as PARTNER)</p>				
3	<p>Name</p> <p>SUBHRA ROY Wife of BINOY ROY Date of Execution - 17/11/2021, , Admitted by: Self, Date of Admission: 17/11/2021, Place of Admission of Execution: Office</p>	<p>Photo</p>  <p>Nov 17 2021 1:32PM</p>	<p>Finger Print</p>  <p>LTI 17/11/2021</p>	<p>Signature</p>  <p>17/11/2021</p>
<p>39, LOTUS PARK, City:- , P.O:- NAKTALA, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ALxxxxxx6M, Aadhaar No: 80xxxxxxxx0954 Status : Representative, Representative of : KRISH REAL ESTATE (as PARTNER)</p>				

Identifier Details :

Name	Photo	Finger Print	Signature
<p>A R BASU Son of Late T P BASU ALIPORE, City:- , P.O:- ALIPORE, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027</p>			

	17/11/2021	17/11/2021	17/11/2021
Identifier Of JHUMUR GOSWAMI, AMRITA GOSWAMI, KAUSHIK GOSWAMI, PARTHA PRATIM DE, SUBHRA ROY			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	JHUMUR GOSWAMI	KRISH REAL ESTATE-3.3 Dec
2	AMRITA GOSWAMI	KRISH REAL ESTATE-3.3 Dec

Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	JHUMUR GOSWAMI	KRISH REAL ESTATE-150.00000000 Sq Ft
2	AMRITA GOSWAMI	KRISH REAL ESTATE-150.00000000 Sq Ft

On 17-11-2021

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 13:26 hrs on 17-11-2021, at the Office of the D.S.R. - V SOUTH 24-PARGANAS by PARTHA PRATIM DE ,.

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 44,01,002/-

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

Execution is admitted on 17/11/2021 by 1. JHUMUR GOSWAMI, Wife of Late TAPAN KUMAR GOSWAMI, P-70, RAIPUR, P.O: GARIA, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession House wife, 2. AMRITA GOSWAMI, Daughter of Late TAPAN KUMAR GOSWAMI, P-70, RAIPUR, P.O: GARIA, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession House wife

Indetified by A R BASU, , , Son of Late T P BASU, ALIPORE, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Deed Writer

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

Execution is admitted on 17-11-2021 by KAUSHIK GOSWAMI,

Indetified by A R BASU, , , Son of Late T P BASU, ALIPORE, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Deed Writer

Execution is admitted on 17-11-2021 by PARTHA PRATIM DE, PARTNER, KRISH REAL ESTATE (Partnership Firm), 2/47, NETAJI NAGAR, City:- , P.O:- REGENT ESTATE, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700092

Indetified by A R BASU, , , Son of Late T P BASU, ALIPORE, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Deed Writer

Execution is admitted on 17-11-2021 by SUBHRA ROY, PARTNER, KRISH REAL ESTATE (Partnership Firm), 2/47, NETAJI NAGAR, City:- , P.O:- REGENT ESTATE, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700092

Indetified by A R BASU, , , Son of Late T P BASU, ALIPORE, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Deed Writer

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 20,053/- (B = Rs 20,000/- ,E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 20,053/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 10/11/2021 12:44PM with Govt. Ref. No: 192021220110628411 on 10-11-2021, Amount Rs: 21/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKR9175028 on 10-11-2021, Head of Account 0030-03-104-001-16 Online on 17/11/2021 1:31PM with Govt. Ref. No: 192021220115050381 on 17-11-2021, Amount Rs: 20,032/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKR9905764 on 17-11-2021, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,021/- and Stamp Duty paid by Stamp Rs 1,000/-, by online = Rs 6,021/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 10533, Amount: Rs.1,000/-, Date of Purchase: 12/11/2021, Vendor name: Samiran Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 10/11/2021 12:44PM with Govt. Ref. No: 192021220110628411 on 10-11-2021, Amount Rs: 6,020/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKR9175028 on 10-11-2021, Head of Account 0030-02-103-003-02
Online on 17/11/2021 1:31PM with Govt. Ref. No: 192021220115050381 on 17-11-2021, Amount Rs: 1/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKR9905764 on 17-11-2021, Head of Account 0030-02-103-003-02



Rita Lepcha
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - V SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1630-2021, Page from 166946 to 166988
being No 163004960 for the year 2021.



Digitally signed by RITA LEPCHA DAS
Date: 2021.11.30 15:20:40 +05:30
Reason: Digital Signing of Deed.

(Rita Lepcha) 2021/11/30 03:20:40 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - V SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)