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Certified that the document is admitted to registration. The signature sheet / sheets and the endorsement sheet / sheets attached to this document are the part of this document.

Registrar U/S 7(2)
District Sub Registrar-II
North 24 Parganas, Barasat

25 SEP 2019

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made on this 25th

Day of September Two Thousand Nineteen (2019)

277001

S.L. No. _____ Sent To _____

Re. _____ Address _____

G.C. SAHA
(Govt.) LICENSED STAMP VENDOR
11A, Mirza Galib Street, Kol-87

*Sriyansu Dasgupta
Advocate
High Court, Calcutta*

Date _____ Sign _____ *[Signature]*

28 JAN 2019



Registrar US i(4)
District Sub. Registrar II
24 Pgs (N) Barasat

25 SEP 2019

*Sriyansu Dasgupta
Advocate (R/342) 305/2013
S/o Late Anamode Ranjana Dasgupta
High Court, Calcutta.*

1) MR SOT
Sur
res

BETWEEN

1) **MR SOUMITRA SUR (PAN NO- AKTPS7358G)** son of Late Chittaranjan Sur, by faith Hindu, by occupation Business, by Nationality Indian, residing at 63/1, Paikpara First Row, P.O. Belgachia, P.S. Chitpur, Kolkata - 700037, District - South 24 Parganas, 2) **MR SOUVEN SUR (PAN NO - AJIPS7733H)**, son of Late Chittaranjan Sur, by faith Hindu, by occupation Business, by Nationality Indian, residing at 63/1, Paikpara First Row, P.S. Chitpur, P.O. Belgachia, Kolkata - 700037, District - South 24 Parganas 3) **MR SOUREN SUR (PAN NO - AKQPS6940R)** son of Late Chittaranjan Sur, by faith Hindu, by occupation Business, by Nationality Indian, residing at 106/2, Girish Chandra Ghosh Road, P.O. Sreebhumi, P.S. Lake Town, Kolkata - 700048, District - North 24 Parganas, 4) **MRS SANTA BOSE (PAN NO - BHAPB4720N)** wife Mr Tanmoy Bose and daughter of Late Chittaranjan Sur, by faith Hindu, by occupation House Wife, by Nationality Indian residing at 125, Girish Chandra Ghosh Road, P.O. Sreebhumi, P.S. Lake Town, Kolkata - 700048, District - North 24 Parganas, 5) **MRS ILA SUR (PAN NO - JGPPS6376R)**, wife of Late Chittaranjan Sur, by faith Hindu, by occupation House Wife, by Nationality Indian residing at 63/1, Paikpara First Row, P.S. Chitpur, P.O. Belgachia, Kolkata - 700037, District - South 24 Parganas, hereinafter referred to and called as the **LAND OWNERS** (Which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include their legal heirs/heiresses, representatives, administrators, executors, nominees and representatives and assigns) of the **FIRST PART**.

AND

M/S DEVARSHI REALTY a proprietary Concern having its Office at 287/3, East Sinthee Road, Post Office - Ghughudanga, Police Station - Dum Dum, Kolkata - 700 030, in the District of North-24-Parganas, represented by its Proprietor **MR DEBASHIS DHAR**, son of Late Mohini Mohan Dhar, having Income Tax Permanent Account No. (PAN) "**AGIPD1896M**", residing at 287/3, East Sinthee Road, Post Office - Ghughudanga, Police Station -

1. Souren Sur

4. Santa Bose

2. Soumitra Sur

5. Ila sur

3. Souren Sur





Registrar U/S 7(2)
District Sub. Registrar
74 Pgs (N) Baraank

25 SEP 2019



Dum Dum, Kolkata - 700 030, in the District of North-24-Parganas, hereinafter referred to and called as the **DEVELOPER** (Which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include its legal heirs/heiresses, representatives, administrators, executors, nominees and assign) of the **SECOND PART**.

WHEREAS One Mr Nirmalendu Sekhar Gangopadhyay became the owner of a piece and parcel of Bastu land and tank measuring about 1 Bigha 13 Katha 9 Chatak from his father Mr Hrisikesh Gangopadhyay by way of Deed of Gift as executed on 14/08/1957 and registered in the Office of A.D.S.R. Cossipore Dum Dum. District - 24 Parganas and recorded in Book No 1, Volume No 100, Pages from 182 to 184, Being No 6196 for the year 1957 under Kalidaha Mouza, Khatian No 11 and C.S. Plot Nos 739,610,609,740 & 611, J.L. No 23.

AND WHEREAS one Mr Chittaranjan Sur since deceased purchased during his life time, a piece and parcel of Bastu land in Plot No 1 measuring about 3 Katha 9 Chatak 30 Square Feet with partly two storied building and partly tiles shed standing thereon from one Mr Nirmalendu Sekhar Gangopadhyay under Mouza - Kalidaha, J.L. No 23 comprised and contained in R.S. Dag No 3404 Khatian No 11, within P.S. Lake Town under South Dum Dum Municipality, Kolkata - 700048, District North 24 Parganas, belonging to the Holding No 92, G.C. Ghosh Road under present Ward No -19 for valuable consideration through a clear Sale Deed which was duly executed and registered at the office of Sub Registrar Alipore and recorded in Book No 1, Volume No 16, Page from 355 to 363, Being No 994 for the year 1985 and said Mr Chittaranjan Sur died intestate on 02/08/1987 leaving behind him his wife Smt Ila Sur, four sons namely 1) Sri Souven Sur, 2) Sri Souren Sur, 3) Sri Soumen Sur, 4) Sri Soumitra Sur, and one married daughter Smt Santa Bose wife of Mr Tanmoy Bose as his Class 1-heiresses/heirs as per Hindu Succession Act'1956.

1. Souren Sur

4. Santa Bose

2. Soumitra Sur

5. Ila Sur

3. Soumen Sur

AND WHEREAS the said Mr Chittaranjan Sur was governed by the Dayabhaga School of Hindu Law and thus after his demise his aforesaid property devolved upon his named legal heirs/heireesses @1/6th share each.

AND WHEREAS the said 1) Mr Souven Sur, 2) Mr Souren Sur, 3) Smt Santa Bose, 4) Mr Soumen Kumar Sur & 5) Smt Ila Sur jointly transferred their inherited undivided 5/6th portion of right, title and interest in the property at Plot No 1 measuring about 975 Square Feet of Bastu Land and 416.66 Sft R.C.C. structure in the Ground Floor & 416.66 Sqr Feet R.C.C. structure in the First Floor out of total land area of 1 Katha 10 Chatak & total structural area 500 Sqr Feet in the Ground Floor & 500 Sqr Feet in the First Floor, to Mr Soumitra Sur by way of Registered Deed of Gift as executed at the Office of D.S.R.II Barasat, North 24 Parganas and recorded in Book No 1, Volume No 1502-2018, Pages from 12310 to 12343, vide its Being No 150200488 for the year 2018 under Mouza Kalidaha, Plot No LR 3404, LR Khatian No 1754, J.L. No 23, Holding No 126, G.C.Ghosh Road, Ward No 19 of S.D.D.M. P.O. Sreebhumi, P.S. Lake Town, Kolkata - 700048.

AND WHEREAS by way of inheritance and by virtue of above said Registered Deed of Gift the said Mr Soumitra Sur became absolute owner of the demarcated portion of land measuring about 1 Katha 10 Chatak & total structural area 500 Sft area in Ground Floor & 500 Sft area in First Floor Building and in peaceful physical possession of the same.

AND WHEREAS the said 1) Souven Sur, 2) Mr Souren Sur, 3) Smt Santa Bose, 4) Mr Soumitra Sur & 5) Smt Ila Sur jointly transferred their undivided 5/6th portion of right, title and interest in the property at Plot No 1 measuring about 975 Square Feet of Bastu Land and 100 Sft R.T.Shed out of total land area of 1 Katha 10 Chatak & total R.T Shed 100 Sft to Mr Soumen Kumar Sur by way of Registered Deed of Gift which was duly executed and registered at the Office of D.S.R.II Barasat, North 24 Parganas and recorded in Book No 1, Volume No 1502-2018, Being No 150200491 for the year 2018, under Mouza Kalidaha, Plot No LR 3404, LR

1. Souren Sur

4. Santa Bose

2. Soumitra Sur

5. Ila Sur

3. Soumen Kumar Sur

Khatian No 1754, J.L. No 23, Holding No 126, G.C.Ghosh Road, Ward No 19 of S.D.D.M. P.O. Sreebhumi, P.S. Lake Town, Kolkata - 700048.

AND WHEREAS by way of inheritance and by virtue of the aforesaid Registered Deed of the said Mr Soumen Kumar Sur became absolute owner in respect of of an area of land measuring about 1 Katha 10 Chatak along with 100 Sft R.T. Shed standing thereon.

AND WHEREAS thereafter said Mr Soumen Kumar Sur transferred his aforesaid Bastu Land with R.T. Shed measuring about 1 Katha 10 Chatak of land along with R.T. Shed of 100 Sft to Mr Soumitra Sur through a clear Deed of Gift which was duly executed and registered at the Office of D.S.R.II. Barasat, North 24 Parganas and recorded in Book No1, Volume No 1502-2018, Pages from 30402 to 30428, Being No 150201082 for the year 2018, under Mouza Kalidaha, Plot No LR 3404, LR Khatian No 1754, J.L. No 23, Holding No 126, G.C.Ghosh Road, Ward No 19 of S.D.D.M. P.O. Sreebhumi, P.S. Lake Town, Kolkata - 700048.

AND WHEREAS out of 3 Katha 9 Chatak 30 Square Feet of land Mr Soumitra Sur thus become owner of demarcated portion of land measuring about 3 Katha 4 Chatak of Bastu land and a Two storied cement flooring building having each floor measuring about 500 Sqr feet and 100 Sft R.T. Shed and thus 5 Chatak 30 Square Feet of appurtenant vacant land remains in the joint hands of 1) Smt Ila Sur, 2) Smt Santa Bose, 3) Mr Soumen Kumar Sur, 4) Mr Souven Sur, 5) Mr Souren Sur, 6) Mr Soumitra Sur, each party having undivided 1/6th share of right, title and interest in the property.

AND WHEREAS Mr Soumen Kumar Sur transferred his undivided 1/6th share of Vacant land measuring about 42.5 Square Feet to his younger brother Mr Soumitra Sur by way of Deed of Gift as executed in the Office of A.R.A.II Kolkata and recorded in Book No 1, Volume No 1902-2019, Pages from 81123 to 81145, Being No 190202200 for the year 2019 out of the remaining appurtenant vacant land area of 5 Chatak 30 Square Feet as referred to above under Mouza Kalidaha, Plot No LR 3404, LR Khatian No

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|-----------------|---------------|
| 1. Souven Sur | 4. Santa Bose |
| 2. Soumitra Sur | 5. Souren Sur |
| 3. Soumen Sur | |

1754, J.L. No 23, Holding No 126, G.C.Ghosh Road, Ward No 19 of S.D.D.M. P.O. Sreebhumi, P.S. Lake Town, Kolkata - 700048.

AND WHEREAS Mr Soumitra Sur thus become owner of Bastu Land measuring 3 Katha 5 Chatak and 40 Square Feet with two storied structure & R.T. Shed standing on it in the same premises as referred to above on the strength of Deed of Gift as referred to above and by way of law of inheritance.

AND WHEREAS said Mr Soumitra Sur duly mutated his name in the record of South Dum Dum Municipality against his Bastu land measuring about 3 Katha 4 Chatak and two storied 33 years old cement flooring building measuring about 500 Sqr Feet in each floor along with 33 years old cement flooring 100 Sft R.T. shed standing on it against Holding No 126 G.C. Ghosh Road under Ward No 19, against Mouza - Kalidaha, L.R..Dag No 3404 & L.R. Khatian No 1754, J.L. No 23, P.O. Sreebhumi, P.S. Lake Town, Kolkata - 700048, District - North 24 Parganas and he has not yet mutated his portion of undivided area of adjacent appurtenant land measuring about 85 Square Feet land against Mouza - Kalidaha, L.R..Dag No 3404 & L.R. Khatian No 1754, J.L. No 23, P.O. Sreebhumi, P.S. Lake Town, Kolkata - 700048, District - North 24 Parganas in Plot No 1.

AND WHEREAS said Mr Chittaranjan Sur also purchased a piece and parcel of Bastu Land measuring about 3 Katha 1 Chatak 26 Square Feet with 33 years old cement flooring two storied building having 1000 Square Feet covered area building standing thereon in Plot No 2 from said Mr Nirmalendu Sekhar Gangopadhyay by way of Deed of Conveyance as executed in the Office of Subregistrar Alipore and recorded in Book No 1, Volume No 59, Pages 161 to 168, Being No 1060 for the year 1985 against holding No 92, G.C.Ghosh Road under Mouza Kalidaha, Part of R.S. Dag No 3404 Khatian No 11, J.L. No 23, P.S. Lake Town under South Dum Dum Municipality, Kolkata - 700048, District North 24 Parganas, and said Mr Chittaranjan Sur died intestate on 02/08/1987 leaving him his wife 1) Smt Ila Sur, four sons namely 2) Sri Souven Sur, 3) Sri Souren Sur, 4) Sri

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|-----------------|---------------|------------|
| 1. Souren Sur | 3. Souren Sur | 5. Ila Sur |
| 2. Soumitra Sur | 4. Santa Bose | |

Soumen Sur, 5) Sri Soumitra Sur, and one married daughter 6) Smt Santa Bose wife of Mr Tarinoy Bose as his legal heiresses/heirs in connection with his right, title and interest in the above referred Plot No 2, and thus each became owner of undivided 1/6th portion share of right, title and interest in the said property.

AND WHEREAS the co-owners 1) Mr Soumitra Sur, 2) Mr Souren Sur, 3) Smt Santa Bose, 4) Mr Soumen Kumar Sur & 5) Smt Ila Sur jointly transferred their undivided 5/6th portion of right, title and interest in the property at Plot No 2 measuring about 900 Square Feet of Bastu Land and 416 Sft R.C.C. structure in the Ground Floor & 417 Sqr Feet R.C.C. structure in the First Floor out of total land area of 1 Katha 8 Chatak & total structural area 500 Sqr Feet in the Ground Floor & 500 Sqr Feet in the First Floor & Feet Land to Mr Souven Sur by way of Registered Deed of Gift as executed in the Office of D.S.II Barasat, North 24 Parganas and recorded in Book No 1, Volume No 1502-2018, Pages from 12499 to 12533, Being No 150200490 & Book No 1, Volume No for the year 2018 under Mouza Kalidaha, Plot No LR 3404, LR Khatian No 1754, J.L. No 23, Holding No 125, G.C.Ghosh Road, Ward No 19 of S.D.D.M. P.O. Sreebhumi, P.S. Lake Town, Kolkata - 700048 & also 29.58 Sqr Feet of Bastu Land as executed in the Office of A.R.A.M. Kolkata, and recorded in Book No 1, Volume No 1904-2018, Page from 248326 to 248350, Being No 190406096 for the year 2018 under Mouza Kalidaha, Plot No LR 3404, LR Khatian No 1754, J.L. No 23, Holding No 125, G.C.Ghosh Road, Ward No 19 of S.D.D.M. P.O. Sreebhumi, P.S. Lake Town, Kolkata - 700048, District - North 24 Parganas. Thus Mr Souven Sur considering his own undivided 1/6th share of right, title and interest in the same premises became owner of demarcated portion of Bastu land measuring about 1 Katha 8 Chatak 35.5 Sqr Feet & 500 Sft area in Ground Floor & 500 Sft area in First Floor Building.

AND WHEREAS Mr Souven Sur duly mutated his name in the record of South Dum Dum Municipality for his portion of land and two storied building, measuring about 1 Katha 8 Chatak 35.5 Sqr Feet & 500 Sft area in Ground Floor & 500 Sft area in First Floor Building as mentioned above

- 1. Souven Sur
- 2. Soumen Sur
- 3. Santa Bose
- 4. Soumitra Sur
- 5. Soumen Sur

under Mouza Kalidaha, Plot No LR 3404, LR Khatian No 1754, J.L. No 23, Holding No 125/1, G.C.Ghosh Road, Ward No 19 of S.D.D.M. P.O. Sreebhumi, P.S. Lake Town, Kolkata - 700048. District - North 24 Parganas, but he has not mutated his name with S.D.D.M. against his undivided 42.5 Sft appurtenant land in the same premises as referred to above in Plot-1.

AND WHEREAS the co-owners 1) Mr Soumitra Sur, 2) Mr Souven Sur, 3) Mr Souren Sur, 4) Mr Soumen Kumar Sur & 5) Smt Ila Sur jointly transferred their undivided 5/6th portion of right, title and interest in the property at Plot No 2 measuring about 900 Square Feet of Bastu Land and 416 Sft R.C.C. structure in the Ground Floor & 417 Sqr Feet R.C.C. structure in the First Floor out of total land area of 1 Katha 8 Chatak & total structural area 500 Sqr Feet in the Ground Floor & 500 Sqr Feet in the First Floor & Feet Land to Mrs Santa Bose by way of Registered Deed of Gift as executed in the Office of D.S.R.II Barasat, North 24 Parganas and recorded in Book No 1, Volume No 1502-2018, Pages from 12534 to 12568, Being No 150200493 for the year 2018 under Mouza Kalidaha, Plot No LR 3404, LR Khatian No 1754, J.L. No 23, Holding No 125, G.C.Ghosh Road, Ward No 19 of S.D.D.M. P.O. Sreebhumi, P.S. Lake Town, Kolkata - 700048, District - North 24 Parganas. Thus Mrs Santa Bose considering her own undivided 1/6th share of right, title and interest in the same premises became owner of demarcated portion of Bastu land measuring about 1 Katha 8 Chatak 35.5 Sqr Feet & 500 Sft area in Ground Floor & 500 Sft area in First Floor Building.

AND WHEREAS Mrs Santa Bose duly mutated her name in the record of South Dum Dum Municipality for her portion of land and two storied building, measuring about 1 Katha 8 Chatak 35.5 Sqr Feet & 500 Sft area in Ground Floor & 500 Sft area in First Floor Building as mentioned above

- 1. Souven Sur
- 2. Soumitra Sur
- 3. Soumen Sur
- 4. Santa Bose
- 5. Ila Sur

under Mouza Kalidaha, Plot No LR 3404, LR Khatian No 1754, J.L. No 23, Holding No 125/2, G.C.Ghosh Road, Ward No 19 of S.D.D.M. P.O. Sreechumi, P.S. Lake Town, Kolkata - 700048. District - North 24 Parganas, but she has not mutated her name with S.D.D.M. against her undivided 42.5 Sft appurtenant land in the same premises as referred to above in Plot No 1.

AND WHEREAS said Mr Chittaranjan Sur also purchased a piece and parcel of Bastu Land measuring about 3 Katha 4 Chatak 25 Square Feet with cement flooring one year old R.T.Shed measuring about 400 Sqr Feet standing thereon in Plot No 3 from said Mr Nirmalendu Sekhar Gangopadhyay by way of Deed of Conveyance as executed in the Office of Sub Registrar Alipore and recorded in Book No 1, Volume No 59, Pages 335 to 342, Being No 1215 for the year 1985 against holding No 92, G.C.Ghosh Road under Mouza Kalidaha, Part of R.S. Dag No 3404 Khatian No 11, J.L. No 23, P.S. Lake Town under South Dum Dum Municipality Kolkata - 700048, District North 24 Parganas, and said Mr Chittaranjan Sur died intestate on 02/08/1987 leaving him his wife 1) Smt Ila Sur, four sons namely 2) Sri Souven Sur, 3) Sri Souren Sur, 4) Sri Soumen Sur, 5) Sri Soumitra Sur, and one married daughter 6) Smt Santa Bose wife of Mr Tammo Bose as his legal heiresses/heirs in connection with his right, title and interest in the above referred Plot No 3, and thus each owner became owner of undivided 1/6th portion share of right, title and interest in the said property.

AND WHEREAS the co-owners 1) Mr Soumitra Sur, 2) Mr Souven Sur, 3) Smt Santa Bose, 4) Mr Soumen Kumar Sur & 5) Smt Ila Sur jointly transferred their undivided 5/6th portion of right, title and interest in the property at Plot No 3 measuring about 833.3 Square Feet of Bastu Land and 167 Sqr Feet R.T.Shed out of total land area of 1 Katha 6 Chatak 10 Sqr Feet & total R/T. Shed measuring about 200 Sqr Feet to Mr Souren Sur by way of Registered Deed of Gift as executed in the Office of D.S.R.II Barasat, North 24 Parganas and recorded in Book No 1, Volume No 1502-2018, Pages from 12569 to 12603, Being No 150200492 for the year 2018 under

1. Souven Sur
2. Soumitra Sur
3. Soumen Sur
4. Santa Bose
5. Ila Sur

Mouza Kalidaha, Plot No LR 3404, LR Khatian No 1754, J.L. No 23, Holding No 124, G.C.Ghosh Road, Ward No 19 of S.D.D.M. P.O. Sreebhumi, P.S. Lake Town, Kolkata - 700048 & also 3 Chatak 17.1 Sqr Feet of Bastu Land as executed in the Office of A.R.A.IV. Kolkata, and recorded in Book No 1, Volume No 1904-2018, Page from 248254 to 248277, Being No 190406093 for the year 2018 under Mouza Kalidaha, Plot No LR 3404, LR Khatian No 1754, J.L. No 23, Holding No 124, G.C.Ghosh Road, Ward No 19 of S.D.D.M. P.O. Sreebhumi, P.S. Lake Town, Kolkata - 700048, District - North 24 Parganas. Thus Mr Souven Sur considering his own undivided 1/6th share of right, title and interest in the same premises became owner of demarcated portion of Bastu land measuring about 1 Katha 10 Chatak 12.5 Sqr Feet & 200 Sqr Feet cement flooring R.T. Shed in the Ground Floor..

AND WHEREAS Mr Souren Sur duly mutated his name in the record of South Dum Dum Municipality for his portion of land and R.T.Shed measuring about 1 Katha 10 Chatak 12.5 Sqr Feet of Bastu Land & 200 Sft R.T.Shed area in Ground Floor as mentioned above under Mouza Kalidaha, Plot No LR 3404, LR Khatian No 1754, J.L. No 23, Holding No 124/2, G.C.Ghosh Road, Ward No 19 of S.D.D.M. P.O. Sreebhumi, P.S. Lake Town, Kolkata - 700048, District - North 24 Parganas, but he has not mutated his name with S.D.D.M. against his undivided 42.5 Sft appurtenant land in the same premises as referred to above in Plot No 1.

AND WHEREAS the co-owners 1) Mr Soumitra Sur, 2) Mr Souven Sur, 3) Smt Santa Bose, 4) Mr Soumen Kumar Sur & 5) Mr Souren Sur jointly transferred their undivided 5/6th portion of right, title and interest in the property at Plot No 3 measuring about 833.3 Square Feet of Bastu Land and 167 Sqr Feet R.T.Shed out of total land area of 1 Katha 6 Chatak 10 Sqr Feet & total R.T. Shed measuring about 200 Sqr Feet to Mrs Ila Sur by way of Registered Deed of Gift as executed in the Office of D.S.R.II Barasat, North 24 Parganas and recorded in Book No 1, Volume No 1502-2018, Pages from 12344 to 12378, Being No 150200489 for the year 2018 under Mouza Kalidaha, Plot No LR 3404, LR Khatian No 1754, J.L. No 23, Holding No 124, G.C.Ghosh Road, Ward No 19 of S.D.D.M. P.O. Sreebhumi, P.S.

1. Souren Sur

3. Souven Sur

5. Ila Sur

2. Soumitra Sur

4. Santa Bose

Lake Town, Kolkata - 700048 & also 3 Chatrak 17.1 Sqr Feet of Bastu Land as executed in the Office of A.R.A.IV. Kolkata, and recorded in Book No 1, Volume No 1904-2018, Page from 248302 to 248325, Being No 190406095 for the year 2018 under Mouza Kalidaha, Plot No LR 3404, LR Khatian No 1754, J.L. No 23, Holding No 124, G.C.Ghosh Road, Ward No 19 of S.D.D.M. P.O. Sreebhumi, P.S. Lake Town, Kolkata - 700048, District - North 24 Parganas. Thus Mr Souven Sur considering his own undivided 1/6th share of right, title and interest in the same premises became owner of demarcated portion of Bastu land measuring about 1 Katha 10 Chatak 12.5 Sqr Feet & 200 Sqr Feet cement flooring R.T. Shed in the Ground Floor..

AND WHEREAS Mrs Ila Sur duly mutated her name in the record of South Dum Dum Municipality for her portion of land and R.T.shed measuring about 1 Katha 10 Chatak 12.5 Sqr Feet of Bastu Land & 200 Sft R.T.Shed area in Ground Floor as mentioned above under Mouza Kalidaha, Plot No LR 3404, LR Khatian No 1754, J.L. No 23, Holding No 124/1, G.C.Ghosh Road, Ward No 19 of S.D.D.M. P.O. Sreebhumi, P.S. Lake Town, Kolkata - 700048. District - North 24 Parganas, but she has not mutated her name with S.D.D.M. against her undivided 42.5 Sft appurtenant land in the same premises as referred to above in Plot No 1.

AND WHEREAS Mr Soumitra Sur, Mr Souven Sur, Mr Souren Sur, Mrs Santa Bose & Mrs Ila Sur being in khas possession of their allotted portion without any disturbance or encumbrances from any corner continued payment of S.D.D.M. Tax for their individual portion separately.

AND WHEREAS for the purpose of better use and enjoyment of respective area of land the land owners herein intend to amalgamate their portion of land with structure for the purpose of redevelopment of their land after obtaining necessary Building Plan from South Dum Dum Municipality.

AND WHEREAS said Deed of Amalgamation was executed in the Office of D.S.R.II, Barasat North. 24 Parganas and recorded in Book No 1, Volume No 1502-2019, Pages from to, Being No 1502...275 for the year 2019.

1. Souren Sur

3. Souven Sur

5. Ila Sur

2. Soumitra Sur

4. Santa Bose

AND WHEREAS while exercising all rights of ownerships and possessions in the aforesaid property **1) Mr Soumitra Sur, 2) Mr Souven Sur, 3) Smt Santa Bose, 4) Miss Ima Sur & 5) Mr Souven Sur** intend to develop their amalgamated land for which they were in search of a reputed and resourceful Developer having sufficient experience and financial background to undertake the development work of their said land lying at Mouza Kalidaha, LR Dag No 3404, LR Khatian No 1754, J.L. No 23, Holding No 124/1,124/2, 125/1, 125/2 & 126, G.C.Ghosh Road, Ward No 19 of S.D.D.M. P.O. Sreebhumi, P.S. Lake Town, Kolkata - 700048, District - North 24 Parganas, Kolkata - 700048.

AND WHEREAS the **DEVELOPER/ SECOND PARTY** has approached the **LAND OWNERS/FIRST PARTY** to undertake the said Development work as they have experience in this subject and after thorough discussions between the Two Parties, the **FIRST PARTY** have agreed to entrust the said Development Work under certain terms and conditions to the **SECOND PARTY**.

NOW THIS AGREEMENT WITNESSETH that in pursuance of this Agreement, the Developer has agreed to develop and construct a Multistoried building on the said plot of land and it is hereby agreed to and declared by and between the parties hereto as follows:

ARTICLE NO 1: DEFINITIONS:

Unless the context or subject otherwise requires words or expressions contained in this agreement shall have the following meaning.

OWNERS: Shall mean the owners named above including their legal heirs/heresses, legal representatives, successors, executors, administrators and assigns.

DEVELOPER/BUILDER: Shall mean the Developer named above and it includes their successors, heirs, executors, administrators, legal representatives and assigns.

1. Souven Sur 4. Santa Bose

2. Soumitra Sur 5. Ima Sur

3. Souven Sur

THE SAID PROPERTY/PREMISES: Shall mean **ALL THAT** piece and parcel of Bastu land measuring about 9 Katha 15 chatak 32 square feet with cement flooring 33 years old two storied R.C.C. structure standing thereon having each floor measuring about 1500 Square Feet in Ground Floor and 1500 Square Feet in First Floor and R.T. Shed measuring about 500 Square Feet in the Ground Floor, lying and situated at Mouza - Kailidaha, L.R. Dag No 3404 under L.R. Khahan No 1754, J.L. No 23, P.O. Sreebhumi, P.S. Lake Town, Kolkata - 700048, District - North 24 Parganas under South Dum Dum Municipality, present Ward No -19, belonging No 124/1,124/2,125/1,125/2 and 126 of G.C. Ghosh Road

THE NEW BUILDING: Shall mean and include the new proposed G+4 building consisting of several self contained flats, Garage space, units and other structures to be constructed on the said property according to the Building Plan to be sanctioned by the South Dum Dum Municipality after demolition of existing structure.

SANCTIONED BUILDING PLAN: Shall mean and include the Building Plan to be sanctioned by South Dum Dum Municipality.

COMMON PARTS/Common FACILITIES: Shall mean and include the entrance, corridors, lobbies, landing, stair cases, roof/terrace users right of the building, common electric meter, water pump room, underground and overhead reservoir, passage, drainage, sewerage and air ways and or all open spaces including other common areas and common covered spaces and all other civic amenities and facilities including lift room, lift well, lift, as may be required for beneficial use and enjoyment and maintenance of the new building.

FLAT/UNIT: Shall mean any self contained space/unit/apartment in the premises including all fittings and fixtures therein and/or apurtenant thereto agreed to be constructed.

MEASUREMENT OF FLAT AREAS: Shall mean according to its context mean the plinth area or outer walls of the flats in the building including the

1. Souven Sur
2. Sewin Sur
3. Sanku Sur
4. Santa Bose
5. Sha Sur

balconies and open spaces, if any adjacent to the said flats and also the thickness of the peripheral walls, internal walls and pillars and proportionate area in the stair case, lobbies, lift, well lift room. etc of the building.

SUPER BUILT UP AREA: Shall mean the covered area of the said flat/unit/apartment together with proportionate common areas and such proportionate share in the common parts as shall be determined by the Developer in its absolute discretion and to be certified by the architect.

Roof: Shall mean and include the entire open space of the roof and / or top of the building excluding the space required for the installation of overhead tank, T.V. Antena, stair case, lift, lift pit, lift room, etc and other facilities, users rights and easement right over the roof by all unit holders.

PROPORTIONATE SHARE/PROPORTIONATELY: Shall mean and include the proportion in which the covered area of the flat will be in comparison with the total area of the Premises, **Provided THAT** where it refers to share of any municipal rates and/ or taxes amongst the common expenses then such share of whole, shall be determined on the basis of which such rates and or taxes are being respectively levied i.e. in case the basis of any levy be area, rental, income or user respectively of the respective flats.

COMMON EXPENSES: All costs of maintenance, whitewashing, redecorating, rebuilding, decorating and lighting of common parts etc salaries of all persons employed insurance premium, electricity bill etc.

ARCHITECT: Shall mean any experienced and qualified person or persons, firm or firms or a limited company having the proper requisite and valid license as Building Architect from the South Dum Dum Municipality to be appointed and/ or nominated by the Developer as the Architect or Architects of the proposed building to be constructed on the said Premises.

OWNERS' (FIRST PARTY) ALLOCATION/ CONSIDERATION:

Shall mean and include 50% of the total covered area including Super Built up area to be completed and to be made habitable in all respect on the

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| 1. Souren Sur | 4. Santa Base |
| 2. Somim Sur | 5. Jha Sur |
| 3. Souren Sur | |

Western portion of the proposed new construction which will be constructed after obtaining necessary sanctioned Building Plan from South Dum Dum Municipality, and if any additional construction is made with the approval of South Dum Dum Municipality in that case the Owners will get only 35% share of the proposed additional constructed area and the **FIRST PARTY/OWNERS** will not have any objection to such allocation for additional construction.

In consideration the Developer having agreed to bear the entire cost of construction of the land owners' allocated portion as mentioned herein above, the landowners shall transfer to the Developer and/or their nominee /nominee's undivided proportionate share of land & The Developer will also pay the cost of rent for suitable accommodation of the First Party as well as the relocation cost/shifting charges of the owners in every aspects and until the owners Allocation is handed over to the owners by the Developer as per terms of agreement. Alternately the Developer shall arrange temporary accommodation of the land owners elsewhere at their own cost till delivery of owners allocated portion.

DEVELOPER'S ALLOCATION: Shall mean and include **ALL THAT** the balance portion that is 50% of the total covered area including Super Built up area to be sanctioned by the South Dum Dum Municipality, and if any additional construction is made with the approval of South Dum Dum Municipality in that case Owners will get only 35 % share of proposed additional constructed area & the Developer will get 65% of proposed additional constructed area, and the **FIRST PARTY/OWNERS** will not have any objection to such allocation for proposed additional construction.

INTERPRETATION: Any reference to statute shall include any statutory extension or modification and its enactment of such statute and the rules regulation or orders made therein. Any covenant by the Developer and/or the owners not to do or commit any act, deed or thing shall mean and include their respective obligations not to permit such act or thing to be done or committed.

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| 1. Souren Suv | 4. Santa Bose |
| 2. Souren Suv | 5. Iba Suv |
| 3. Souren Suv | |

DATE OF POSSESSION: Shall mean the near exact date when possession of the Owner's allocation shall be delivered to the owners in the newly constructed building i.e. in short within 36 (Thirty Six) months from the date of sanction of Building Plan or handing over vacant Khas possession of the said property by the owners herein unto and in favour of the Developer herein for starting construction work whichever is later. The Developer shall submit Building Plan to S.D.D.M. within 30 days from the date of sanction of proposed amalgamation of land by the S.D.D.M. Authority, as time is the essence of contract.

ARTICLE II COMMENCEMENT:

This agreement shall be deemed to have commenced on and from and with effect from the date of execution of these presents.

ARTICLE III: OWNERS' REPRESENTATION ON TITLE:

The Owners are seized and possessed of and /or otherwise well sufficiently entitled to as absolute owners in respect of the said property more fully described in the schedule hereunder written and they have not deposited the title deed in respect of the said property with any person with an intention to create equitable mortgage or as security for performance of any act or payment of any money and they have not entered into any agreement for sale/ or development in respect of the said property with any person or company whosoever and also after execution of this agreement, they shall not in any manner encumber, mortgage, sell, transfer, let out, demise or otherwise deal with or dispose of the said property except in the manner as hereinafter expressly provided.

ARTICLE IV: DEVELOPER'S REPRESENTATION

a) The Developer having inspected the said property as also copy of the title deed and other documents and papers concerning or relating to the said property has duly satisfied themselves with regards to the right, title and interest of the owners over the said property. However in case of any defect relating to the right, title and interest is found, the owners shall rectify and/

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| 1. Souren Sui | 4. Santa Bose |
| 2. Soumitra Sui | 5. Sha Sui |
| 3. Soumitra Sui | |

or cause such defects to be rectified to make the title perfect at their own cost i.e. owners' cost and expenses.

b) The Developer has sufficient knowledge and experience in the matter of development immovable properties and construction new building and also has sufficient means of necessary finance as may be required for carrying out the development of the said property and construction of the said building.

c) The developer shall carry out the development work of the said property and or construction of the said building by causing demolishing of the existing structure on the said land and the Developer shall take all the materials and debris of the existing structure. The Owners shall not claim/demand anything from the materials and debris of the existing structure. The owners herein shall however handover the possession of the said property in favour of the Developer simultaneous within 5(five) days from the date of requisition made by the Developer for the same after getting sanctioned building plan from South Dum Dum Municipality.

ARTICLE V: OWNERS AND DEVELOPER'S JOINT OBLIGATION:

1. It appears from records and documents given by the **First Party/Owner** that the First Party/Owners are the absolute owners of the entire premises mentioned in the **Schedule** written hereunder and the land are free from all encumbrances and charges and good marketable title thereon.

2. The authorized representatives on behalf of the Party/Owners, by means of a registered power which is to be considered as a part of this agreement, will sign all necessary papers from time to time as may be required to develop the Schedule mentioned property. The cost of which will be borne by the Developer as per condition of the Bid called for the purpose.

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| 1. Boven Sui | 4. Santa Bose |
| 2. Sonni Sui | 5. Jha Sui |
| 3. Sauer Sui | |

3. The Developer may revise/modify the building plan if it is necessary with prior intimation to the owners or their authorized representatives and for this purpose the cost is to be borne by the Developers absolutely.

4. All costs for the construction of the building including the expenses for preparation and sanction of building plan with all allied expenses from South Dum Dum Municipality also will be borne by the Developer only.

5. The First party/owners of the said plot or the Authorised Representatives on behalf of owners shall sign necessary papers as may be required for the sanction of the building plan and revised building plan in the name of the First Party/Owner and copy of the sanctioned plan must be handed over to the First Party/Owner or the Authorised representatives on behalf of owners before commencement of work.

6. That the Developers shall construct the said building in terms of this Agreement inclusive of all supporting papers and in accordance with the plan sanctioned by the South Dum Dum Municipality. During execution of construction work, the owners' representatives will have right to ingress or egress the project for the interest of the construction and the owners as a whole.

8. That the Developer shall have every right to enter into any agreement for sale with the intending purchaser(s) or realise earnest money/booking money or consideration money of only such portion as allocated for the Developer.

9. That the proportionate ownership of the total land area of the said premises described in the **Schedule** below shall be transferred proportionately without any liability at the time of transfer of each flats/units/garages and free from all encumbrances with the ownership of connected building area of the said housing project to the purchaser/purchasers of the flats, car parking spaces.

10. That except the title of the said property the First Party/Owner shall not be liable to any way for any dispute or any kind or Income Tax, and Apartment

1. Souren Sur 3. Saumen Sur 5. Jha Sur
2. Saumen Sur 4. Santa Bose

Tax, for sale and transfer of the said building except the then owners' allocation as aforesaid.

11. That it has been agreed upon that with regard to the building to be erected at the property of the owner herein, the party of the Second Part shall be duty bound to fulfil their commitment and the Developers will hand over the possession of constructed area to the then owner of the said plot which will be as per owners allocation together with undivided proportionate share of land in proposed building within 36 months from the date of handing over possession of the vacant property to the Developer and a copy of the signed building plan must be handed over to the First Party obviously before commencement of work.

12. It is expressly agreed and declared that the consideration money to be paid for such development as aforesaid shall belong absolutely to the Developer/Second Party and the land owner shall not be entitled to effect sale of the Developer's Allocation and the Developers also shall not be entitled to effect sale of the Owners' allocation.

13. That the legal expenses such as stamp duties, registration cost etc relating to the Agreement and Power of Attorney in between the owner and the Developers including cost towards execution of the construction work shall be borne by the Developers only.

14. That from the date of delivery of possession of vacant land for development, the Developer shall pay the proportionate share or Municipal Tax, Maintenance and other expenses in relation to the housing project.

15. That after delivery of possession and completion or transfer of all the flats in the said building an Association shall be formed under the relevant statute to protect the right, title and interest of the respective owners of flats, garages etc., and for proper maintenance and preservation of the building in which both the Developer and the owners will render active assistance.

1. Souren Sur

4. Santa Bose

2. Soumitra Sur

5. Glasur

3. Samendra

16. That if the Developer fails to construct the proposed building in accordance with the plan sanctioned by the South Dum Dum Municipality within the stipulated time as stated herein above and/or if there is any deviation from the said sanctioned plan, the Developers will be answerable to all concerned authorities for such failure and deviation. The expenditures if any, for such rectifications shall be borne by the developer.

17. That the owners shall not be liable to and responsible for any damage or for any claim arising out of any accident in connection with the construction to be carried out while executing the said project and after completion of the said flats and/or structures.

18 That the flats/garages/ of Developers Allocation in the said housing project as stated hereunder shall be booked and sold by the Developers to the intending purchaser or purchasers and the Developers will also be entitled to receive appropriate consideration from the intending purchaser or purchasers by way of advance and also the full consideration for sale of flat/flats/Car Parking spaces from the intending purchaser/purchasers and to appropriate the money so received in consideration of constructing the said building at its cost and the Developer on behalf of the land owners will convey the proportionate share of land in respect of the flat/flats, garage/garages/as per request of the intending Purchaser but the cost and expenses of such conveyance however shall be borne and to be paid by the prospective purchaser for their respective flats or garages.

20. That any dispute arising out of the completion of the project and associated with the same including the cost incurred by the Developers or the performance by the owners of their part of the contractor or the amount of compensation payable to the Developers or to the owners in case of determination or non fulfillment of the terms of this agreement, that will be referred to two Arbitrators, to be selected by each party within a month from the date of arising of such dispute and their decision will be final and

1. Souren Sur

4. Santa Bose

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Souren Sur

5. Sha Sur

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Souren Sur



conclusive and in case of any difference of opinion between the Arbitrators, the same will be referred to an umpire to be selected by the parties and those decision will be final and conclusive in the matter and the whole matter must be completed within four months from the date of reference to the Arbitrators and thereafter to the Umpire for the settlement of the dispute notwithstanding as stated herein above the parties to the agreement are entitled to the specific performance of contract and/ or damage.

21. Be it mentioned that if the Developer suffers any loss due to the defective title of the owners in the said property, the owners will compensate all loss so suffered by the Developers.

22. Be it mentioned that in order to establish owner's marketable title as in existence now and possession to the said premises, if the Developers obtain and/or procure any document, certified copy of orders and deeds and/or other papers relating to the said property at their own cost the owner will not pay cost therefore or in the alternative the same may not be adjusted against the owner's allocation as aforesaid.

23. The Developer will keep the then Owner safe, harmless and indemnify against all claims, losses, expenses and proceedings as may be occurred by the reason mentioned hereunder :-

a) Violation of rules and regulations prescribed by the South Dum Dum Municipality and/or infringement of such act or deviation from the sanctioned building plan causing payment of fines or penalty imposed by the said authority for such violation of the building plan shall be borne by the Developer.

A) All claims and demands of the suppliers of building materials etc. at the premises or all claims due to any accident suffered by employers workmen engaged by the Developer to carry out development work in the premises, the Developer shall solely be liable for compensation for such accident of any under the workmen's compensation Act or any other Law.

B) All claims and demands of the owner and or occupiers of the adjoining premises due to damage or loss suffered by them in course of hazards in construction work of the premises shall be the liability of the developer which shall be rectified or regularised for a peaceful and co-existence.

1. Souren Sur

3. Souren Sur

5. Sou Sur

2. Souren Sur

4. Santa Bose

24. All the current rates / taxes of the South Dum Dum Municipality and other dues and outgoings in respect of the said premises from the date of execution of this agreement shall be borne by the Developer or their agents only up to the period of handing over the completed flats of the owner's allocation to the owner along with Completion Certificate from South Dum Dum Municipality.

25. The Owners hereby give permission to the Developers to enter upon the said property for the purpose of Development of the building.

26. The Owners with the help of a registered power of attorney, hereby agree to sign and execute from time to time plans, applications for lay outs, sub division, construction of the building and other applications necessary to be submitted to the authorities concerned at the request of and at the cost of the Developers.

27. The owners shall not object to any construction or laying of sewerage, drainage, water pipes, cables or other provisions made in accordance with the law and scheme of construction of the said multi-storied building.

28. This agreement shall commence from the date of execution of this agreement and in terms of this agreement, the developers shall be held responsible for completion of the proposed multi-storied building.

29. The developer shall abide by all the laws, bye-laws of the Government Bodies, South Dum Dum Municipality and shall attend before all authorities and shall be responsible to answer any deviation or departure or violation of any laws, bye-laws, rules or regulations and the Developer shall keep the owner protected, saved and indemnified against all this Third Party actions save and except the title of the Third Schedule mentioned property

30. The Developer shall also keep the owner protected saved and indemnified against all third party actions suits and proceedings and/or for penalties and other consequence that will come during construction process.

31. All persons who will be employed by the developer for the purpose of construction, supervision or protection of the property and at work-site shall not have any claims or dispute or concern with the owner and the developer

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| 1. Souven Sur | 4. Santa Bose |
| 2. Samim Sur | 5. Jha Sur |
| 3. Samir Sur | |

shall be responsible to pay all their salaries, wages, compensation and form complaints of all laws relating to their services.

32. It is clearly mentioned that during the construction of the building, the owner will give peaceful vacant possession of the Schedule property to the developers herein for development only.

33. In case of leaving the project half done or if the project cannot be completed within schedule time as would be agreed upon by both the parties to this agreement, the whole construction cost along with cost of all raw materials will become the absolute property of the Owners and the Owners will reimburse entire expenditure to the Developer so far incurred by the Developer according to the prevailing PWD rate and Development Agreement to be cancelled following legal procedure. However if it is detected that the reason for delay in execution of the work is beyond the control of the Developer and the situation is created due to disturbance by outsiders/antisocial or by natural calamity or for any forceful or illegal interference of any Third party, in that case the Developer will not be liable for delay in execution of work.

34. The Developer undertakes to bear full infrastructure cost for bringing main electric line as well as installation of Lift at proposed Building.

35. The Developer shall take all reasonable care and responsibility at the time of demolition of existing structure as well as at the time of construction of new building. If any unfortunate accident takes place during such period in that event the Developer shall be held solely responsible for the same and if there is any monetary loss that shall be borne by the Developer.

36. The Developer shall take the responsibility to collect and deposit GST to the respective Governments after collection from prospective buyers of its allotted area.

37. The Developer undertakes to provide necessary Certificate to be obtained from competent Authority of Government of West Bengal in form "C" regarding Fit to use Lift as well as Completion Certificate of the Building from S.D.D.M. before handing over physical possession of the Land Owners Allocated portion in the proposed newly constructed building.

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4. Santa Bose

2. Sonu Sur

5. Gla Sur

3. Souren Sur

ARTICLE VI- FORCE MAJEURE:

A) The parties hereto shall not be considered to be liable for any obligation hereunder to the extent that performance of the relative obligation is prevented by the existence of a force majeure.

B) Force majeure shall mean flood, earthquake, riot, war, storm, civil commotion, strikes or from other acts beyond the control of parties hereto.

C) Force majeure shall include local affairs, South Dum Dum Municipality affairs, or any other Government office or officers and/or Government Act if published after execution of this agreement and in this regard if the construction is held up, then the time of this agreement will be extended automatically.

ARTICLE VII- JURISDICTION:

Only Courts in the competent jurisdiction in the District of Kolkata shall have the jurisdiction to try and determine all actions suits and proceedings arising out of these presents between the parties,

THE SCHEDULE 'A' REFERRED TO ABOVE

ALL THAT piece and parcel of Bastu land measuring about 9 Katha 15 Chatak 36 Square Feet (More or Less) with two storied cement flooring 33 years old building standing thereon having each floor measuring about 1500 Square Feet in Ground Floor and 1500 Square Feet in First Floor and cement flooring 33 years R.T. Shed measuring about 500 Square Feet in the Ground Floor against holding Nos 124/1, 124/2, 125/1, 125/2 & 126 G.C. Ghosh Road under Ward No 19, of South Dum Dum Municipality, under Mouza - Kalidaha, L.R. Dag No 3404, L.R. Khatian No 1754, J.L. No 23, P.O. Sreebhumi, P.S. Lake Town, Kolkata - 700048, District - North 24 Parganas in its amalgamated form. Entire amalgamated land is butted and bounded as follows:-

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| 1. Souren Sur | 4. Sanita Bose |
| 2. Soumitra Sur | 5. Jha Sur |
| 3. Samendra Sur | |

ON THE NORTH : By 16 feet wide Road & S.D.D.M. Drain.

ON THE SOUTH : By 12 Feet wide Road and thereafter 12 Feet wide Common Passage for exclusive use of the Party of the First Part to the Party of the Fifth Part.

ON THE EAST: By 8' Feet wide common passage and the Property of Nani Mazumder & others.

ON THE WEST : By Plot No 4 of the mother premises.

SCHEDULE 'B' OF THE PROPERTY/ALLOCATION OF FIRST PARTY

OWNERS

OWNERS ALLOCATION : Shall mean and include 50% of the total covered area including Super Built Up area to be completed and to be made habitable in all respect on the western portion of the proposed new construction on the basis of Building Plan to be sanctioned by South Dum Dum Municipality, and if any additional construction is made with the approval of South Dum Dum Municipality in that case the Owners will get only 35 % share of proposed additional constructed area & the Developer will get 65% of proposed additional constructed area, and the **FIRST PARTY/OWNERS** will not have any objection to such allocation for additional construction.

In consideration the Developer having agreed to bear the entire cost of construction of the land owners' allocated portion as mentioned herein above, the landowners shall transfer to the Developer and/or their nominee /nominee's undivided proportionate share of land & The Developer will also bear the cost for suitable accommodation of the First Party as well as the relocation cost/shifting charges of the owners in every aspects and until the owners Allocation is handed over to the owners by the Developer as per terms of agreement.

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| 1. Souyen Sur | 4. Santa Bose |
| 2. Soumitra Sanyal | 5. Jha Sur |
| 3. Soumen Sur | |

SCHEDULE 'C' OF THE PROPERTY/ALLOCATION OF SECOND PARTY

DEVELOPER'S ALLOCATION: Shall mean and include ALL THAT the balance portion i.e. 50% of the total covered area including Super Built up area of the proposed construction on the basis of Building Plan to be sanctioned by the South Dum Dum Municipality, and if any additional construction is made with the approval of South Dum Dum Municipality in that case the Owners will get only 35 % share of the proposed additional constructed area & the Developer will get 65% of the proposed additional constructed area, and the **FIRST PARTY/OWNERS** will not have any objection to such allocation for additional construction

SCHEDULE - D - SPECIFICATION OF THE FLAT

1. The partition brick wall of the inner side of the said flat will be 3" (three) in thickness, other major brick wall of inner side will be 5" (five) inches in thickness and the outside brick wall of the said flat will be 8" (Eight) inches in thickness.
2. All floors will be finished with marble/ Vitrified Tiles of good quality including skirting areas. The height between floor to inside roof shall be according to guideline of Building Plan.
3. All door frames are Sal Wood and doors will be water proof flush type ply wood made and P.V.C. / Syntax toilet door.
4. Aluminium sliding panel, two or three racks with glass fitting and M.S. Grill will be fitted from outside in all windows.
5. All the inside walls and partition walls will be covered by plaster of Paris including the ceiling with smooth finish.
6. Vitrified Tiles of good quality in bathroom, toilet and privy up to 6'6" on the walls,
7. Black Granite slab/Counter on top of the kitchen slab/counter.
8. Glazed tiles of good quality on wall of kitchen, from kitchen slab upto 3'3" height.
9. One Basin in between kitchen and dining room,

1. Souren Saha

4. Santa Bose

2. Soumitra Saha

5. Isha Saha

3. Soumitra Saha

10. All electric wiring will be concealed in the said flats. Wires will be Havels/Finoles make.

11. The electric points will be installed as follows :-

- a) Bed Room -- 4 (four) points in each room.
- b) Dining & Kitchen - 4 (four) points.
- c) A.C. -- 3 (three) points.
- d) Cable T. V. -- 1 (One) point.
- e) Toilet -- 2 (two) points.
- f. Calling bell - 1 (One) point.
- g. Stair Case. - 1 (One) point.
- h. Geyser - 2 (two) points.

12. The water connection in the said flat will be as follows :-

- a) Kitchen - 2 (two) points.
- b) Toilet - 2 (two) tap & 1 (One) shower.
- c) Basin - 1 (One) point.

13. Lift. (Capacity - Six Passengers)/ Any reputed company.

1. Souren Sur

4. Santa Bose

2. Souren Sur

5. Ha Sur

3. Souren Sur

IN WITNESS WHEREOF the parties above 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

WITNESS:

1. Asutosh Nagai
35B/3 M.P. A.
Cot. 67.

2. Sitangsu Dasgupta
Advocate

1. Souren Sur

2. Soumen Sur

3. Soumen Sur

4. Santa Bose

5. Ira Sur

SIGNATURE OF OWNERS/FIRST PARTY.

Drafted by:-


Sitangsu Dasgupta (F/342/305 of 2013)

Advocate

High Court, Calcutta


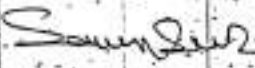





























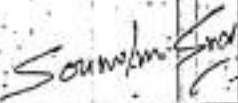



















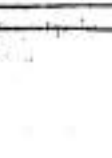
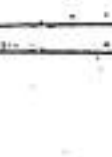

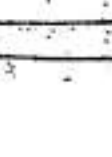
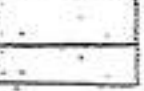




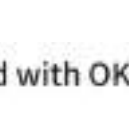
DEVARSHI REALTY

Proprietor


































SIGNATURE OF DEVELOPER

(SECOND PARTY)

PAGE NO. _____
 SPECIMEN FORM FOR VEIN FINGERPRINTS

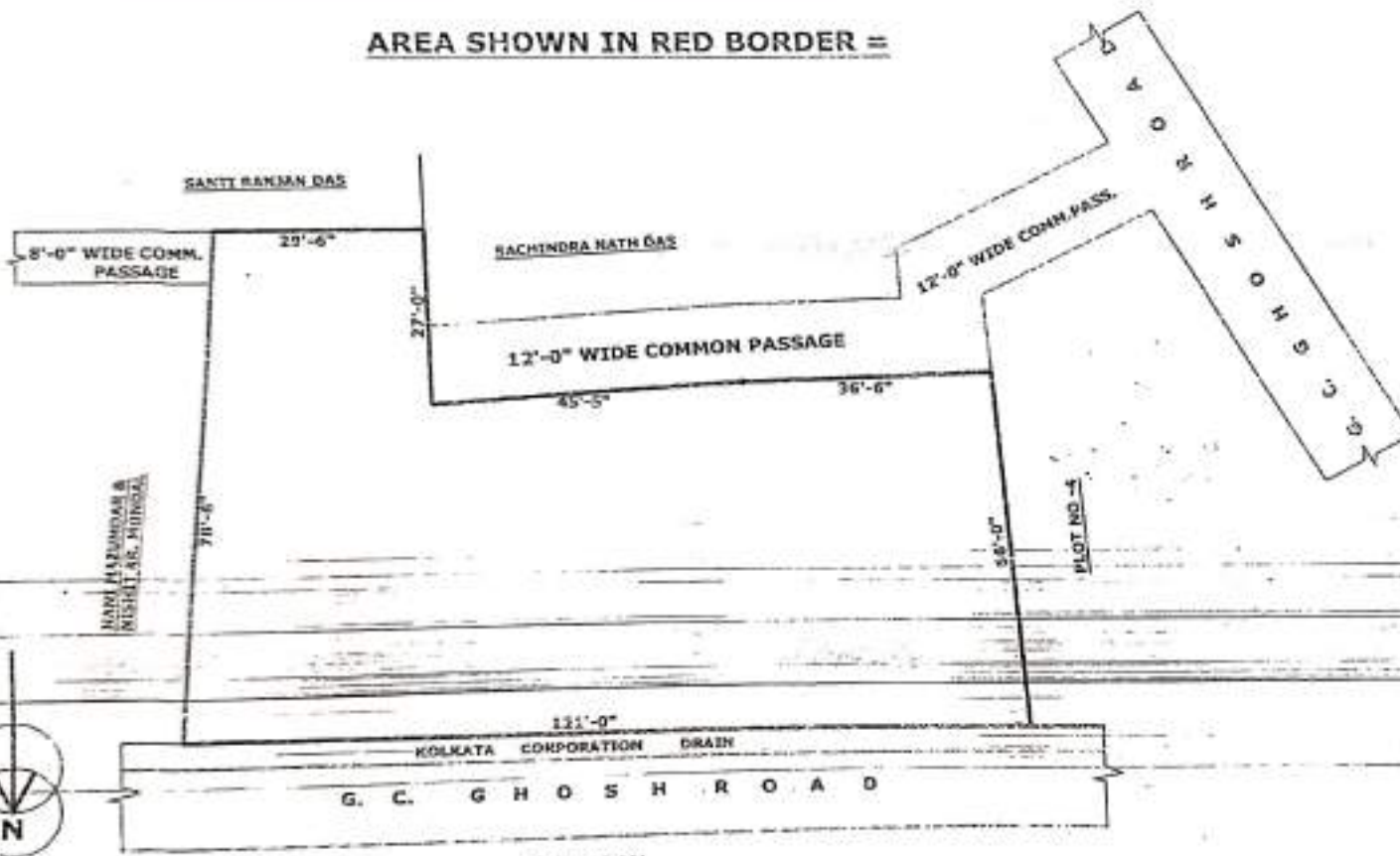
Sl. No.	Signature of the Excitant/ Presentants	Little	Ring	Middle	Fore	Thumb	
 	(Left Hand)						
	(Right Hand)						
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	(Right Hand)						
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	(Left Hand)						
	(Right Hand)						

PAGE NO. —
SPECIMEN FORM FOR TEN FINGERPRINTS

SL. No.	Signature of the Executants/Preprintants.	Left Hand					Right Hand				
		Little	Ring (Left Hand)	Middle	Fore (Left Hand)	Thumb	Little	Ring (Right Hand)	Middle	Fore (Right Hand)	Thumb
	 <i>Sia Siva</i>										
	 <i>Santa Dose</i>										
	 <i>Alejandro Diaz</i>										

SITE PLAN OF LAND WITH STRUCTURE TOTAL AREA 9 KH-15 CH-36 CFT LYING AND SITUATE AT MOUZA - KALIDAHA, J. L. NO-23, PART OF L. R. DAG NO-3404 UNDER I. R. KHATTAN NO-1754, AT HOLDING NO-124, 124/1, 125, 125/1&126, G. C. GHOSH ROAD, WARD NO- P. S. LAKE TOWN IN THE DISTRICT - NORTH 24 PARGANAS UNDER SOUTH DUM DUM MUNICIPALITY SCALE: 1"= 20'-0"

AREA SHOWN IN RED BORDER =



Signature of the Land Owners

- Soumitra Sur*
1. SOUMITRA SUR
- Souven Sur*
2. SOUVEN SUR
- Souren Sur*
3. SOUREN SUR
- Santa Bose*
4. SANTA BOSE
- Ila Sur*
5. ILA SUR

Signature of the Developer

Devarshi Dewan
DEVARSHI REALTY
Devarshi Dewan
PROPRIETOR

SITE PLAN
Total Area of Land 9KH- 15 CH 36 SFT
DRAWING END

Govt. of West Bengal
Directorate of Registration & Stamp Revenue
e-Challan

GRN: 19-201920-007724205-1
GRN Date: 23/09/2019 17:13:29
BRN: CKK6757143
Payment Mode: Online Payment
Bank: State Bank of India
BRN Date: 23/09/2019 17:14:10

DEPOSITOR'S DETAILS

Id No. : 15021000197515/7/2019
(Query No./Query Year)

Name : BISWAS CONSULTANCY
Contact No.:
E-mail :
Address : 101C SOUTH SINTHEE ROAD
Applicant Name : Mr.Sitangsu Desgupta
Office Name :
Office Address :
Status of Depositor : Others
Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement
Payment No 7

PAYMENT DETAILS

Sl No	Identification No.	Head of A/C Description	Head of A/C	Amount [₹]
1	15021000197515/7/2019	Property Registration- Stamp duty	0030-02-103-003-02	15920
2	15021000197515/7/2019	Property Registration- Registration Fees	0030-03-104-001-16	53
Total				19973

In Words : Rupees Nineteen Thousand Nine Hundred Seventy Three only



ভারত সরকার

Unique Identification Authority of India

ভারত সরকার

অনুকরণ নং : 3328 4504 / Enrollment No.: 0000100322/58237

To :
স্বয়ং
Souren Sur
S/O, Chittaranjan Sur
19/22 Girish Chandra Ghosh Road
Nora Bagan Pajr Pukur
Shreebani

40115357
North 24 Parganas
West Bengal 700048
MD-401153573FH



আপনার আধার সংখ্যা / Your Aadhaar No. :

9712 3328 4504

আমার আধার, আমার পরিচয়



নাম :
Souren Sur
পিতা : চিত্তরঞ্জন সুর
Father : CHITTARANJAN SUR
বন্ডন / DOB : 29/07/1950
পুত্র / Male



9712 3328 4504

আমার আধার, আমার পরিচয়

Souren Sur


PERMANENT ACCOUNT NUMBER
AKQPS6940R
 NAME
SOUREN SUR
 FATHER'S NAME
CHITTARANJAN SUR
 DATE OF BIRTH
29-07-1950

 SIGNATURE
Souren Sur

 COMMISSIONER OF INCOME-TAX, W.B. XI

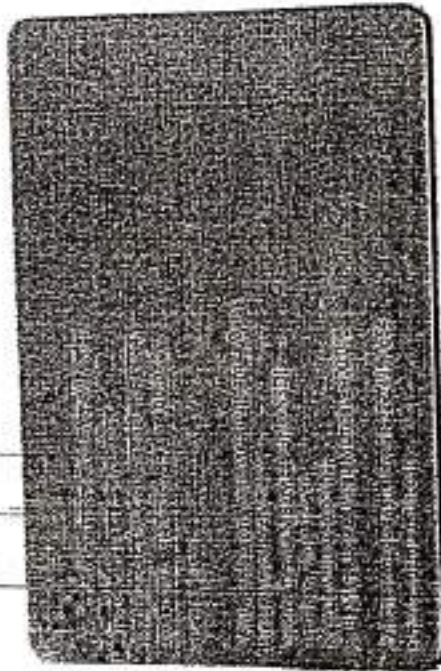
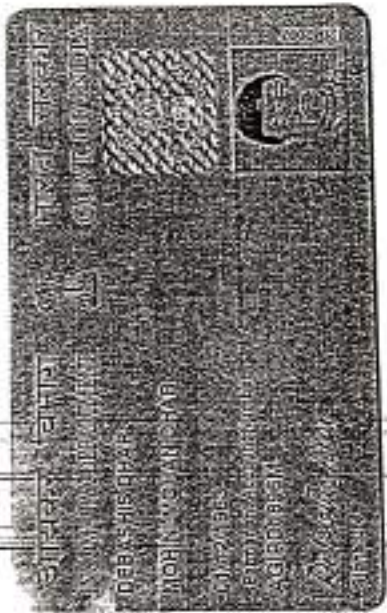
এই কার্ড হতে / হইতে কার্ডের বর্ণনা কার্ড হতে
 কার্ডের তথ্য / তথ্য / তথ্য হতে
 সংশ্লিষ্ট কর্তৃপক্ষের নিকট (স্বাক্ষরিত)।
 ৬-৭

নিকট কার্ডের
 নম্বর - 700 069.

In case this card is lost/found, kindly inform/return to
 the issuing authority :

Joint Commissioner of Income-tax (Systems & Technical),
 P-7,
 Chowringhee Square,
 Calcutta-700 069.

Souren Sur



Allesahino Khan



স্বাক্ষরিত ডকুমেন্ট

স্বাক্ষরিত ডকুমেন্ট

Debasish Dhar

জন্ম তারিখ / DOB : 01/12/1963

লিঙ্গ / Male



4941 5600 2108

আমার আধার, আমার পরিচয়

Debasish Dhar





Permanent Account Number

AJIP57733H

NAME
SOUVEN SUR

FATHER'S NAME
CAITTA RANJAN SUR

DATE OF BIRTH
08-08-1982

SIGNATURE

Souven Sur

CS/CS

SECRETARY, I.T.D.

COMMISSIONER OF INCOME-TAX, W.B. - II

इस कार्ड के खो / भिल जाने पर पुनः जारी करने
वाले प्रधिकारी को सूचित / अपेक्षित है
सर्वसुख अथवा अन्यथा,

श्री-7,

बीरेंद्री स्क्वायर,

कलकत्ता - 700 069.

In case this card is lost/found, kindly inform/return to
the issuing authority :

Assistant Commissioner of Income-tax,

P-7,

Chowringhee Square,

Calcutta- 700 069.

Souven Sur

स्थायी खाता संख्या /PERMANENT ACCOUNT NUMBER

AJIPS7733H



नाम /NAME

SOUVEN SUR

पिता का नाम /FATHER'S NAME

CAITTA RANJAN SUR

जन्म तिथि /DATE OF BIRTH

08-08-1952

हस्ताक्षर /SIGNATURE

सहायक आयुक्त, प.अ.-II

COMMISSIONER OF INCOME-TAX, W.B. - II

इस कार्ड के खो / मिल जाने पर कृपया जारी करने वाले प्राधिकारी को सूचित / वापस कर दें
सहायक आयुक्त आयुक्त,
पी-7,
चौरंगी स्क्वायर,
कलकत्ता - 700 069.

In case this card is lost/found, kindly inform/return to the issuing authority :

Assistant Commissioner of Income-tax,
P-7,
Chowringhee Square,
Calcutta- 700 069.



ভারত সরকার

ভারত সরকার

Unique Identification Authority of India

Government of India

আধার সংখ্যা / Enrollment No. : 1040/22070/04548

To
Souven Sur
সৌভেন সুর
83A
PAKPARA ROW
Belgachia
Belgachia, Kolkata
West Bengal - 700037



KL906486926FT
90648692



আপনার আধার সংখ্যা / Your Aadhaar No. :

5075 0341 6901

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India



সৌভেন সুর
Souven Sur
পিতা : চিত্তা রঞ্জন সুর
Father : Chitta Ranjan Sur

জন্মতারিখ / DOB: 08/08/1952
পুরুষ / Male



5075 0341 6901

আধার - সাধারণ মানুষের অধিকার

Souven Sur



स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

AKTPS7358G



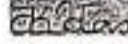
नाम /NAME
SOUMITRA SUR

पिता का नाम /FATHER'S NAME
CHITTA RANJAN SUR

जन्म तिथि /DATE OF BIRTH
04-12-1962

हस्ताक्षर /SIGNATURE

Soumitra Sur



असल संयुक्त, प.४-४१

COMMISSIONER OF INCOME-TAX, W.B. - XI

इस कार्ड के खो / मिल जाने पर कृपया ज्ञारी करने
याने प्राधिकारी को सूचित / हापस कर दें
संयुक्त आधिकार आयुक्त(पद्धति एवं तकनीकी),
पी-७,
चौरंगी स्क्वैयर,
कलकत्ता - ७०० ०६९.

In case this card is lost/found, kindly inform/return to
the issuing authority :

Joint Commissioner of Income-tax(Systems & Technical),

P-7,

Chowringhee Square,

Soumitra Sur



ভারত সরকার
 Unique Identification Authority of India
 Government of India

অনুকরণ নং / Enrolment No. : 1040/20477/54420

30/06/2014

To
 Soumitra Sur
 সৌমিত্র সুর
 63/1
 PAIKPARA 1ST ROW
 Belgachia
 Belgachia, Kolkata
 West Bengal - 700037



KL906489520FT

90648952



আপনার আধার সংখ্যা / Your Aadhaar No. :

8645 1438 6655

আধার - সাধারণ মানুষের অধিকার



সৌমিত্র সুর
 Soumitra Sur
 পিতা : চিত্ত রঞ্জন সুর
 Father : Chitta Ranjan Sur

জন্মতারিখ / DOB: 04/12/1962

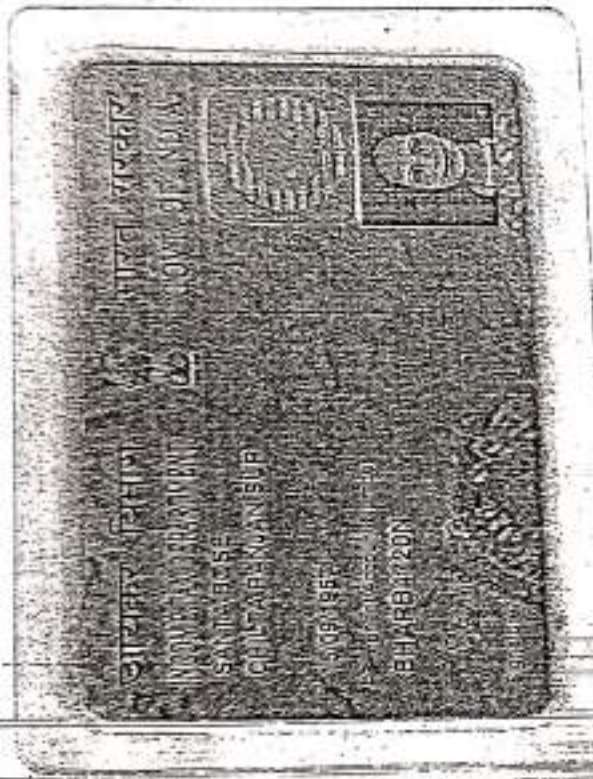
পুং / Male

8645 1438 6655

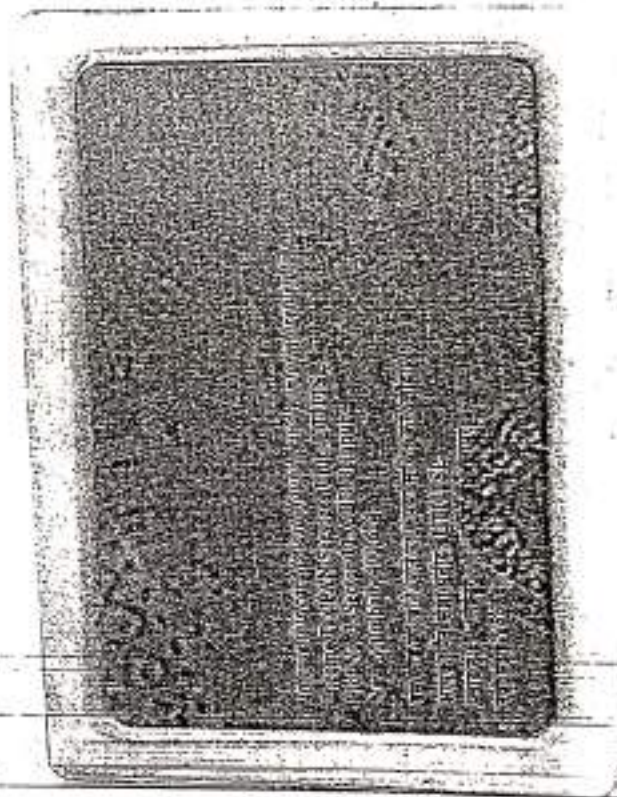


আধার - সাধারণ মানুষের অধিকার

Soumitra Sur



Santa Bose



Santa Bose


  

Santa Bose
DOB: 22/09/1958
FEMALE

3979 8725 8736

मेरा आधार, मेरी पहचान

Santa Bose

Address:
W/O: Tammy Bose, 125, G C
GHOSH ROAD, Sreebhum,
North 24 Parganas,
West Bengal - 700048

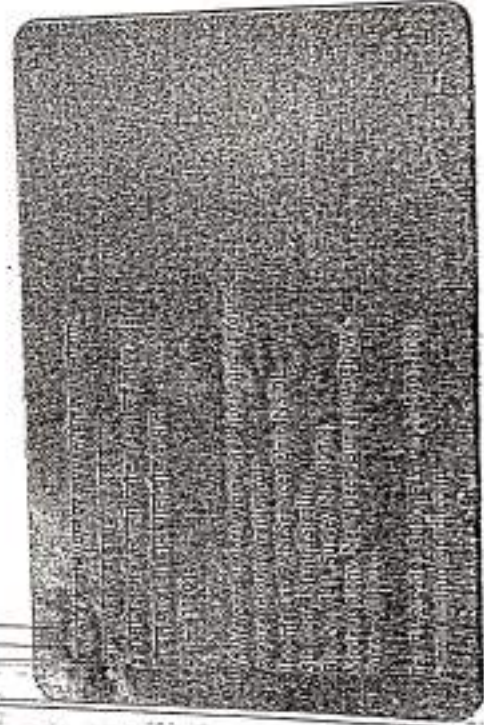
3979 8725 8736

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

Santa Bose



SUN SUN



SUN SUN



भारतीय अद्वितीय पहचान प्राधिकरण
भारत सरकार
 Unique Identification Authority of India
 Government of India

Enrollment No. : 1040/20477/54419

To
 Ba Sur
 63/1
 PAIKPARA 1ST ROW
 Belgachia
 West Bengal - 700037

KL906489679FT
 90648967



আপনার আধার সংখ্যা / Your Aadhaar No. :

2029 2194 8328

आधार - साधारण मानुषेण अधिकार



भारत सरकार
 Government of India



बा सुर
 Ba Sur
 पितर : जगेश चन्द्रा सेनगुप्ता
 Father : Jogesh Chandra Sen Gupta

Enrollment / Card ID: 1040/20477/54419



তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা দাতা করা হবে।

INFORMATION

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

■ আধার সারা দেশে মান্য।
 ■ আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
 ■ Aadhaar is valid throughout the country.
 ■ Aadhaar will be helpful in availing Government and Non-Government services in future.

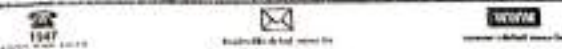


উকাল : J, বাইকপারা একটি গে
 কোলাহিয়া, কোলাহিয়া, কোলকাতা
 পশ্চিম বঙ্গ.

भारतीय अद्वितीय पहचान प्राधिकरण
 Unique Identification Authority of India

Address: 63/1, PAIKPARA
 1ST ROW, Belgachia,
 Kolkata, West Bengal, 700037

2029 2194 8328



gla sur

gla sur



सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- पहचान का प्रमाण ऑनलाइन प्रमाणीकरण द्वारा प्राप्त करें।

INFORMATION

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

- आधार देश भर में मान्य है।
- आधार भविष्य में सरकारी और गैर-सरकारी सेवाओं का लाभ उठाने में उपयोगी होगा।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Address:
S/O: Pramode Ranjan Dasgupta, 60, RAFI AHMED KIDWAI
Bangur Avenue, North 24 Parganas, Bangur
West Bengal, 700055



भारतीय विशिष्ट पहचान प्राधिकरण
भारत सरकार
Unique Identification Authority of India
Government of India

Enrollment No.: 1111/19090/00208

To
Sitangsu Dasgupta
S/O: Pramode Ranjan Dasgupta
60 RAFI AHMED KIDWAI ROAD
Bangur Avenue
Bangur Avenue
Jessore Road North 24 Parganas
West Bengal 700055
9831225148

603092015
288818545



MP868185450FT



Sitangsu Dasgupta
A.V.

आपका आधार क्रमांक / Your Aadhaar No. :
7896 4125 6502

आधार - आम आदमी का अधिकार



भारत सरकार
Government of India
Sitangsu Dasgupta
DOB : 01/04/1953
Male



7896 4125 6502

आधार - आम आदमी का अधिकार

ELECTION COMMISSION OF INDIA
IDENTITY CARD
 भारतीय निर्वाचन आयोग
 भारतीय पहचान कार्ड



Elector's Name (in Hindi)
 श्री. सुनील कुमार शर्मा

Husband's Name (in Hindi)
 श्री. सुनील कुमार शर्मा

Sex
 Male

Age as on 1.1.2008 75

Roll No. 10002-03001-10

Sharma

Address
 83A, PAKPARA ROW Premises No.-38, To End. Ward No-3
 CHITRUR Kolkata 700031

Basic
 वे. 3 अथवा 4 का कार्ड होना - or card no. 3 या 4 होना ही ठीक है।
 मतदाता - 500006

Sharma

Facsimile Signature
Electoral Registration Officer
 Kalyanpur, Kolkata

Assembly Constituency 139-Balugaon East

Regional Electoral Office - 39, Seemlabagan

District Kolkata

Date 17.03.2008

Serial No. 51061002

Sharma


 भारत सरकार
 भारत
 ELECTION COMMISSION OF INDIA
 INDENTY CARD
 WB/2013/564425




निर्वाचक का नाम : सान्ता बोस
 Elector's Name : Santa Bose
 पति/पत्नी का नाम : सान्ता बोस
 Husband's Name : Santy Bose
 पति/पत्नी : पति
 Date of Birth : 22/09/1926

Santa Bose

WB/2013/564425
 स्थान :
 125, G. C. GHOSH ROAD, SOUTH DUM
 48 पिनकोड-700048

Address:
 125, G. C. GHOSH ROAD, SOUTH DUM
 DUM, LAKE TOWN, NORTH 24
 PARGANAS-700048

Date: 15/03/2012
 115-फॉर्म का निर्माण केन्द्र द्वारा किया
 जाएगा
 Facsimile Signature of the Electoral
 Registration Officer for
 115-Bichamrajar Constituency

In case of change in address mention this Card No.
 in the relevant Form for including your name in the
 roll at the changed address and to obtain the card
 with same number.

Santa Bose



ELECTION COMMISSION OF INDIA

INDIA
ভারত
WB / 20 / 138 / 564491

IDENTITY CARD
সংকেত নং



Elector's Name
নাম

Sur Soumika
সু সুমিকা

Father/Mother/
Husband's Name
পিতা/মাতা/স্বামীর নাম

Chittaranjan
চিটারঞ্জন

M

♀

34

08

Age as on 1.1.1995
১.১.১৯৯৫ তার

Address
ঠিকানা

83/1 Park Road, Calcutta
৮৩/১ পার্ক রো, কলকাতা

Signature
স্বাক্ষর

সুসুমিকা দেবী

Facsimile Signature
Electoral Registration Officer
স্বাক্ষরিত স্বাক্ষর

Place
স্থান

138 -BELGACHIA EAST
Assembly Constituency
সংসদীয় এলাকা

Date
তারিখ

19.07.95

Official
স্বাক্ষর

১৯.০৭.৯৫

ELECTION COMMISSION OF INDIA

INDIAN ELECTION COMMISSION
IDENTITY CARD
VIB / 20 / 130 / 564416



Elector's Name
Father/Mother/
Husband's Name
Sex
Age as on 1.1.1995

Sur Souven
Chittaranjan
M
40
80

Address
63/1 Pakpara Row, Calcutta

Address
63/1 পাকপারা রো, কলিকতা

Signature

Facsimile Signature
Electoral Registration Officer
কলিকতা-পূর্ব বিধানসভা কেন্দ্র

For 138-BELGACHIA EAST
Assembly Constituency

138-বেলগাচিয়া পূর্ব
বিধানসভা কেন্দ্র

Place
Date
Calcutta
19.07.95
১৯.০৭.৯৫

Souven Sub



ELECTION COMMISSION OF INDIA

ভাৰতৰা ৰাষ্ট্ৰীয় ৰাজপত্ৰ

IDENTITY CARD
সংকেত নং

MS / 20 / 139 / 564126



Elector's Name
ৰাষ্ট্ৰীয় নাম

Sur Souren
সুৰ সৌৰেন

Father/Mother/
Husband's Name
পিতৃ/মাতৃ/স্বামীৰ নাম

Chittaranjan
চিত্তাৰাঞ্জন

Sex
লিংগ

M

Age as on 1.1.1995
১ জানুৱাৰী ১৯৯৫ চনত
বয়স

43

Signature
স্বাক্ষৰ

40

Address

63/1 Palkopara Row, Calcutta

Ham

৬৩/১ পালকোপাৰা ৰো, কলিকতা

Signature

Facsimile Signature
Electoral Registration Officer

বিভাগীয় ৰাজপত্ৰ

For 139 -BELGACHIA EAST
Assembly Constituency

১৩৯ -বেলগাচিয়া
সংসদীয় বিধান

Place

Calcutta

Ham

কলিকতা

Date

18.07.95

সংকেত

১৮.০৭.৯৫

Souren Sur

REPUBLIC OF INDIA
ELECTION COMMISSION OF INDIA
IDENTITY CARD



KTP/12/2778
Date of Issue: 01/07/2019
Valid till: 31/07/2020

Electoral Name: Gokulakrishna Das

Mobile No: 9845678901
Full Name: Mohan Das

Sex: M
Date of Birth: 01/07/1960

KTP/12/2778
This card is valid for 15 days from the date of issue.

Address:
287/3, Gudi Ghosi Parapurkosintal
P.O. Gudum North 24, Pargana: Durgam

Card Number: 12345678901234567890
Please note that this card is valid for 15 days from the date of issue.
It is the Signature of the Electoral Registration Officer for the Electoral Constituency.

This card is valid for 15 days from the date of issue. It is the Signature of the Electoral Registration Officer for the Electoral Constituency. It is valid for 15 days from the date of issue. It is the Signature of the Electoral Registration Officer for the Electoral Constituency.

Handwritten signature
Belashis Das

Major Information of the Deed

Deed No.	I-1502-02768/2019	Date of Registration	26/09/2019
Deed No. Year	1502-1000197515/2019	Office where deed is registered	
Query Date	06/09/2019 12:35:01 PM	D.S.R. - II NORTH 24-PARGANAS, District: North 24-Parganas	
Applicant Name, Address & Other Details	Sriangsu Dasgupta High Court Kolkata, Thana : Hare Street, District : Kolkata, WEST BENGAL, Mobile No. : 9831225148, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4905] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth Value	Market Value		
Rs. 3/-	Rs. 1,34,85,562/-		
Stamp duty Paid (Sq Ft)	Registration Fee/Paid		
Rs. 20,020/- (Article-48(g))	Rs. 53/- (Article: E, M(b), H)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip. (Urban area)		

Land Details :

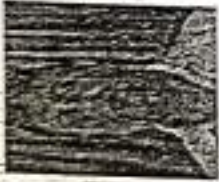











District: North 24-Parganas, P.S.: Lake Town, Municipality: SOUTH DUM DUM, Road: G. C. Ghosh Road, Mouza: Kalidaha, JI No: 23, Pin Code : 700048









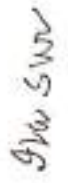



Sch No	Plot Number	Khatian Number	Land Use Proposed	Area of Land (in Sq Ft)	Set Forth Value (in Rs.)	Market Value (in Rs.)	Other Details
L1	LR-3404	LR-1754	Bastu	9 Katha 15 Chatak 36 Sq Ft	1/-	1,15,35,563/-	Width of Approach Road: 16 Ft, Adjacent to Metal Road,
Grand Total :				16.4794Dec	1/-	115,35,563/-	

Structure Details :

Sch No	Structure Details	Area of Structure	Set Forth Value (in Rs.)	Market Value (in Rs.)	Other Details
S1	On Land L1	3000 Sq Ft	1/-	18,28,124/-	Structure Type: Structure
Gr. Floor, Area of floor : 1500 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 35 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 1500 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 35 Years, Roof Type: Pucca, Extent of Completion: Complete					
S2	On Land L1	500 Sq Ft	1/-	1,21,875/-	Structure Type: Structure
Gr. Floor, Area of floor : 500 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 35 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		3500 sq ft	2/-	19,49,999/-	

Card Details :




Name, Address, Photo, Finger Print and Signature		Signature
Name	Photo	Finger Print
<p>Mr Soumitra Sur Son of Late Chittaranjan Sur Executed by: Self, Date of Execution: 25/09/2019 , Admitted by: Self, Date of Admission: 25/09/2019 ,Place : Office</p>	 <p>25/09/2019</p>	 <p>25/09/2019</p>
<p>63/1, Paikpara First Row, P.O:- Belgachia, P.S:- Chitpur, District:-South 24-Parganas, West Bengal, India, PIN - 700037 Sex Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AKTFS7358G,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 25/09/2019 , Admitted by: Self, Date of Admission: 25/09/2019 ,Place : Office</p>	 <p>25/09/2019</p>	 <p>25/09/2019</p>
<p>Mr Souven Sur Son of Late Chittaranjan Sur Executed by: Self, Date of Execution: 25/09/2019 , Admitted by: Self, Date of Admission: 25/09/2019 ,Place : Office</p>	 <p>25/09/2019</p>	 <p>25/09/2019</p>
<p>63/1, Paikpara Firstraw, P.O:- Belgachia, P.S:- Chitpur, District:-South 24-Parganas, West Bengal, India, PIN - 700037 Sex Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AJJPS7733H,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 25/09/2019 , Admitted by: Self, Date of Admission: 25/09/2019 ,Place : Office</p>	 <p>25/09/2019</p>	 <p>25/09/2019</p>
<p>Mr Souren Sur Son of Late Chittaranjan Sur Executed by: Self, Date of Execution: 25/09/2019 , Admitted by: Self, Date of Admission: 25/09/2019 ,Place : Office</p>	 <p>25/09/2019</p>	 <p>25/09/2019</p>
<p>106/2, Girish Chandra Ghosh Road, P.O:- Sreebhumii, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700048 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AKQPS6940R,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 25/09/2019 , Admitted by: Self, Date of Admission: 25/09/2019 ,Place : Office</p>	 <p>25/09/2019</p>	 <p>25/09/2019</p>

Name	Photo	FingerPrint	Signature
<p>Mrs Santa Bose Wife of Mr Tanmpy Bose Executed by: Self, Date of Execution: 25/09/2019 Admitted by: Self, Date of Admission: 25/09/2019 ,Place : Office</p>			
<p>125, Girish Chandra Ghosh Road, P.O:- Sreebhumli, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700048 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of India, PAN No.:: BHAPB4720N,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 25/09/2019 Admitted by: Self, Date of Admission: 25/09/2019 ,Place : Office</p>			
<p>Mrs Ila Sur Wife of Late Chiltaranjan Sur Executed by: Self, Date of Execution: 25/09/2019 Admitted by: Self, Date of Admission: 25/09/2019 ,Place : Office</p>			
<p>63/1, Paikpara First Row P.O:- Belgachla, P.S:- Chitpur, District:-South 24-Parganas, West Bengal, India, PIN - 700037 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of India, PAN No.:: JGPPS6376R,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 25/09/2019 Admitted by: Self, Date of Admission: 25/09/2019 ,Place : Office</p>			

Developer Details :

Sl No	Name,Address,Photo,FingerPrint and Signature
1	<p>M S Devarshi Realty 287/3, East Sinthee Road, P.O:- Ghughudanga, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700030 , PAN No.:: AGPD1895M,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative</p>

Representative Details :

Name, Address, Photo, Fingerprint and Signature			
Name	Photo	Fingerprint	Signature
Mr Debashis Dhar (Presentant) Son of Late Mohini Mohan Dhar Date of Execution - 25/09/2019 ., Admitted by: Self, Date of Admission: 25/09/2019, Place of Admission of Execution: Office			
BPP 25 2019 12:18PM LR 25/09/2019		25/09/2019	
257/3, East Sintheb Road, P.O.: Ghughudanga, P.S:- Dum Dum, District-North 24-Parganas, West Bengal, India, PIN- 700030, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India. PAN No.:: AGIPD1696M, Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : M S Devarshi Realty (as Proprietor)			

Identifier Details :

Name	Photo	Finger/Print	Signature
Sitangsu Dasgupta Son of Late Pramode Ranjan Dasgupta 60, Rafi Ahmed Kldar Road, P.O.: Dum Dum, P.S:- Dum Dum, District-North 24-Parganas, West Bengal, India, PIN - 700055			
25/09/2019		25/09/2019	
Identifier Of Mr Soumitra Sur, Mr Souren Sur, Mr Souren Sur, Mrs Santa Bose, Mrs Ila Sur, Mr Debashis Dhar			

Transfer of property for L1		To, with area (Name-Area)	
From		M S Devarshi Realty-3 29588 Dec	
Mr Soumitra Sur		M S Devarshi Realty-3 29588 Dec	
Mr Souven Sur		M S Devarshi Realty-3 29588 Dec	
Mrs Santa Bose		M S Devarshi Realty-3 29588 Dec	
Mrs Ila Sur		M S Devarshi Realty-3 29588 Dec	
Transfer of property for S1		To, with area (Name-Area)	
SI.No	From	M S Devarshi Realty-600 000000000 Sq Ft	
1	Mr Soumitra Sur	M S Devarshi Realty-600 000000000 Sq Ft	
2	Mr Souven Sur	M S Devarshi Realty-600 000000000 Sq Ft	
3	Mr Souren Sur	M S Devarshi Realty-600 000000000 Sq Ft	
4	Mrs Santa Bose	M S Devarshi Realty-600 000000000 Sq Ft	
5	Mrs Ila Sur	M S Devarshi Realty-600 000000000 Sq Ft	
Transfer of property for S2		To, with area (Name-Area)	
SI.No	From	M S Devarshi Realty-100 000000000 Sq Ft	
1	Mr Soumitra Sur	M S Devarshi Realty-100 000000000 Sq Ft	
2	Mr Souven Sur	M S Devarshi Realty-100 000000000 Sq Ft	
3	Mr Souren Sur	M S Devarshi Realty-100 000000000 Sq Ft	
4	Mrs Santa Bose	M S Devarshi Realty-100 000000000 Sq Ft	
5	Mrs Ila Sur	M S Devarshi Realty-100 000000000 Sq Ft	

Land Details as per Land Record

District: North 24-Parganas, P.S:- Lake Town, Municipality: SOUTH DUM DUM, Road: G. C. Ghosh Road, Mouza: Kalidaha, JI No: 23, Pin Code : 700048

Sch No	Plot & Khataion Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 3404, LR Khataion No:- 1754	Owner: সন্নিবেশ গোস্বামী, Gurdian: সন্নিবেশ গোস্বামী, Address: 22 এ ফার্মহাউস রোড, কলিকাতা, Classification: ৩৬৬, Area: 0.473500000 Acre.	Seller is not the recorded Owner as per Applicant.

Endorsement For Deed Number : I - 150202758 / 2019

On 25-09-2019
Value of Market Value (WB PUM) Rules of 2001)

It is noted that the market value of this property which is the subject matter of the deed has been assessed at Rs 55,56,24/-

Amitava Dutta

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - II NORTH 24-PARGANAS

North 24-Parganas, West Bengal

On 25-09-2019

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 : 43 (a) of Indian Stamp Act 1899.

Presented for registration at 11:50 hrs on 25-09-2019, at the Office of the D.S.R. - II NORTH 24-PARGANAS by Mr Debashis Dhar.

Admission of Execution (Under Section 59, W.B. Registration Rules, 1962)

Execution is admitted on 25/09/2019 by 1. Mr Soumitra Sur, Son of Late Chittaranjan Sur, 63/1, Paikpara First Row, P.O: Belgachia, Thana: Chitpur, South 24-Parganas, WEST BENGAL, India, PIN - 700037, by caste Hindu, by Profession Business, 2. Mr Souven Sur, Son of Late Chittaranjan Sur, 63/1, Paikpara Firstrow, P.O: Belgachia, Thana: Chitpur, South 24-Parganas, WEST BENGAL, India, PIN - 700037, by caste Hindu, by Profession Business, 3. Mr Souren Sur, Son of Late Chittaranjan Sur, 106/2, Girish Chandra Ghosh Road, P.O: Sreebhumi, Thana: Lake Town, North 24-Parganas, WEST BENGAL, India, PIN - 700048, by caste Hindu, by Profession Business, 4. Mrs Santa Bose, Wife of Mr Tanmoy Bose, 125, Girish Chandra Ghosh Road, P.O: Sreebhumi, Thana: Lake Town, North 24-Parganas, WEST BENGAL, India, PIN - 700048, by caste Hindu, by Profession House wife, 5. Mrs Ila Sur, Wife of Late Chittaranjan Sur, 63/1, Paikpara First Row, P.O: Belgachia, Thana: Chitpur, South 24-Parganas, WEST BENGAL, India, PIN - 700037, by caste Hindu, by Profession House wife

Admission of Execution (Under Section 59, W.B. Registration Rules, 1962)

Execution is admitted on 25-09-2019 by Mr Debashis Dhar, Proprietor, M S Devarshi Realty (Sole Proprietorship), 287/3, East Sinithee Road, P.O:- Ghughudanga, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700030
Indetified by Sitangsu Dasgupta, Son of Late Pramode Ranjan Dasgupta, 60, Rafi Ahmed Kidar Road, P.O: Dum Dum, Thana: Dum Dum, North 24-Parganas, WEST BENGAL, India, PIN - 700055, by caste Hindu, by profession Advocate

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Indetified by Sitangsu Dasgupta, Son of Late Pramode Ranjan Dasgupta, 60, Rafi Ahmed Kidar Road, P.O: Dum Dum, Thana: Dum Dum, North 24-Parganas, WEST BENGAL, India, PIN - 700055, by caste Hindu, by profession Advocate

Registration Fees payable for this document is Rs 53/- (E = Rs 21/- , H = Rs 28/- , M(b) = Rs 4/-)
also that required Registration Fees payable for this document is Rs 53/-, by online = Rs 53/-
Registration Fees paid by Cash Rs 0/-, by online = Rs 53/-
Registration of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Description on 23/09/2019 5:14PM With Govt. Ref. No: 192019200077242051 on 23-09-2019, Amount Rs: 53/-, Bank:
State Bank of India (SBIN0000001), Ref. No. CKK6757143 on 23-09-2019, Head of Account 0030-03-104-001-16
Stamp Duty payable for this document is Rs. 20,020/- and Stamp Duty paid by Stamp Rs 100/-

Certified that required Stamp Duty payable for this document is Rs. 20,020/-, Date of Purchase: 28/10/2019, Vendor name: G C
by online = Rs 19,920/-
Description of Stamp
1. Stamp: Type: Impressed, Serial no 277001, Amount Rs. 100/-, Date of Purchase: 28/10/2019, Finance Department, Govt. of WB
Saha
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 23/09/2019 5:14PM With Govt. Ref. No: 192019200077242051 on 23-09-2019, Amount Rs: 19,920/-, Bank:
State Bank of India (SBIN0000001), Ref. No. CKK6757143 on 23-09-2019, Head of Account 0030-02-103-003-02



Amitava Dutta
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - II NORTH 24-
PARGANAS
North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1502-2019, Page from 83913 to 83974

being No 150202758 for the year 2019.



Amitava

Digitally signed by AMITAVA:DATTA
Date: 2019.09.30 17:52:16 +05'30
Reason: Digital Signing of Deed.

(Amitava Dutta) 30-09-2019 17:51:46

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - II NORTH 24-PARGANAS

West Bengal.

(This document is digitally signed.)