2433

2314/2020

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

एक हजार रुपये

ONE THOUSAND RUPEES

रु.1000

Rs.1000

INDIA

पश्चिमबङ्গ पश्चिम बंगाल WEST BENGAL

S 484172

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

Additional District Sub-Registrar,
Garia South 24 Parganas

10 AUG 2020

DEED OF DEVELOPMENT AGREEMENT

THIS DEED OF DEVELOPMENT AGREEMENT made on this the **10th day of August, Two Thousand Twenty (2020 A.D.)**

By and BETWEEN

(1) SMT. PAPRI GHOSH (PAN NO. ADCPG2246A) and (AADHAAR NO. 419316933670) wife of Sri Arun Kumar Ghosh residing at 1/429, Garlahat Road, (South), Jodhpur Park, P.S. Lake, Kolkata-700068, **(2) SMT. SABITA GHOSH** (PAN NO. ADCPG5816F) and (AADHAAR NO.625848259280) wife of Sri Haradhan Chandra Ghosh previously residing at1/429, Garlahat Road, (South), Jodhpur Park, P.S. Lake, Kolkata-700068 at present permanently residing at 26/1A, Garlahat Road (South), P.S. Lake, Kol-700031 **(3) SRI RATAN KUMAR GHOSH**

Contd.....Pg/2

Scanned with CamScanner

07 AUG 2020

7183

No.....Rs.-1000/- Date.....

Name: Jayalakshmi Associate

Address: 8021 Chak garia

Vendor: Subhankar Das

Alipur Collectorate, 24 Pgs. (S)

SUBHANKAR DAS
STAMP VENDOR
Alipur Police Court, Kol-27

Kol-75

7183 = 1000/-

Sub-Registrar, Garia, South 24 Parganas
Govt. of the West Bengal

Subhash Dutta
S/o- Late Khokan Dutta
Lastar for market tagan
PS-Sonarpur
Kol-153

Additional District Sub-Registrar,
Garia South 24 Parganas

10 AUG 2020

Scanned with CamScanner

(PAN NO.ADZPG2916K) and (AADHAAR NO. 714202691142) son of late Haran Chandra Ghosh previously residing at 1/429, Garlahat Road, (S), Jodhpur Park, P.S. Lake, Kolkata-700068 at present permanently residing at 18, Balahnabghata Road, P.S. Netaji-Nagar, Kolkata -700 047 and **(4) SRI KISHORE KUMAR GHOSH** (PAN NO. AGXPG5967D) and (AADHAAR NO. 250515685462) son of Sri Anil Chandra Ghosh previously residing at 1/429, Garlahat Road, (South), Jodhpur Park, P.S. Lake, Kolkata -700068 at present permanently residing at 2081, Chak-Garia known as E-14, Sammilani Park, P.S. Survey Park, Kolkata -700 075 all by faith Hindu, all by nationality Indian, all by occupation businesshereinafter collectively referred to as the **OWNERS/VENDORS** (which term or expression shall unless included by or repugnant to the context be deemed to mean and include their respective heirs, executors, legal representatives and / or assigns) of the **FIRST PART**.

A N D

"M/S. JAYALAKSHMI ASSOCIATE" (PAN NO. AACFJ8193K) a partnership firm, having its office at 2081, Chak-Garia, E-14, Sammilani Park, P.O.:- Santoshpur, P.S.:-Survey Park, Kolkata-700 075 being represented by its partners **(1) SRI TAPASH KUMAR GHOSH** (PAN NO. AGFPG5848M) and (AADHAAR NO. 852828311644) son of Sri Anil Chandra Ghosh, by faith Hindu, by occupation Business by national Indian, residing at 2081, Chak-Garia, E-14, Sammilani Park, P.S. Survey Park, P.O. Santoshpur, Kolkata-700 075 and **(2) SRI TOTUL KUMAR GHOSH** (PAN NO. BETPG8342D) and (AADHAAR NO. 830665197607) son of Sri Ajit Kumar Ghosh, by faith Hindu, by occupation Business by national Indian, residing at 2081, Chak-Garia, E-14, Sammilani Park, P.S. Survey Park, P.O. Santoshpur, Kolkata-700 075, hereinafter referred to as the **PROMOTER/ BUILDER/ DEVELOPER/CONTRACTOR** (which term or expression shall unless included by or repugnant to the context be deemed to mean and include its respective successors – in office interest, executors, legal representatives and / or assigns) of the **SECOND PART.**

WHEREAS the First Party hereinSmt Papri Ghosh, Smt Sabita Ghosh, Sri Ratan Kumar Ghosh and Sri Kishore Kumar Ghosh are jointly lawfully seized and possessed of or otherwise well and sufficiently entitled to all that piece and parcel of amalgamated bastu land measuring **15K-07Ch-25 Sft** more or less (the split up of the bastu land being **05K-05Ch-38Sqft** more or less of R.S. Khatian No. 421, R.S. Dag No. 269, Re. Su. No.6, Mouza: Tentulberia, J.L. No. 44, Pargana: Medenmollah, Rajpur Sonarpur Municipality Holding No.**1236, Tentulberia,** P.S. Sonarpur, Dist: South-24 Parganas, Kolkata-700084 plus **04K-13Ch-19Sq.ft** more or less of C.S. Kh. No. 277, R.S Kh. No. 390, C.S. Dag No. 379, R.S. Dag No. 269, R.S. No. 6 and **00K 10Ch-28 Sq.ft** more or less of R.S. Kh. No. 421 appertaining to R.S. Dag No. 269, Re. Su. No.8 Mouza: Tentulberia, J.L. No. 44, Pargana: Medenmollah, Rajpur Sonarpur Municipality Holding No.**1237, Tentulberia**, P.S. Sonarpur, Dist: South-24 Parganas, Kolkata-700084 plus **04K-09Ch-30Sqft** more or less of R.S. Khatian No. 392, R.S. Dag no. 269, Re.Su. No. 8 , Mouza: Tentulberia, J.L. No. 44, Pargana: Medenmollah, Rajpur Sonarpur Municipality Holding No.**1238, Tentulberia,** P.S. Sonarpur, Dist: South-24 Parganas, Kolkata-700084, right now L.R. Dag No. 275 and L.R. Kh. No. 3311, 3312, 3313 and 3314) being its Rajpur Sonarpur Municipality **amalgamated Holding No. 1238, Tentulberia,** P.S. Sonarpur, Dist: South-24 Parganas, Kolkata-700084), along with more or less 630 sq.ft dilapidated multiple R T S structures standing thereon which situated and lying at Mouza: Tentulberia, J.L. No. 44, Pargana: Medenmolla, Dist: South-24 Parganas, being its Rajpur Sonarpur Municipality

Scanned with CamScanner

Additional District Sub-Registrar,
Garia South 24 Parganas

10 AUG 2020

Scanned with CamScanner

amalgamated holding No. 1238, Tentulberia, Ward no. 6, Assessee No. 1104302087740 (old Assessee No 51377), P.S.: Sonarpur, Kolkata-700084 (herein after called and referred to as the SAID PREMISES) fully described in the Schedule-A hereunder written.

AND WHEREAS one Biswanath Naskar, son of Late Habul Chandra Naskar residing at Tentulberia, P.S. Sonarpur, District: 24 Parganas (South) was the absolute owner of land measuring more or less 106 decimal comprising in C.S. Khatian No. 277, R.S. Khatian No. 390, appertaining to C.S. Dag No. 379, R.S. Dag No. 269 of Mouja: Tentulberia, J.L No. 44, Parganas – Medenmolla, under Collectorate Touzi No. 271, R.S. No. 8, P.S. Sonarpur by way of inheritance.

AND WHEREAS on 11th day of May 1962 the said Sri Biswanath Naskar sold and conveyed one portion of his demarcated land measuring more or less 08 decimal out of his total land measuring more or less 106 decimal compressing in C.S. Khatian No. 277, R.S. Khatian No. 390, appertaining to C.S. Dag No. 379, R.S. Dag No. 269 of Mouja: Tentulberia, J.L No. 44, Parganas – Medenmolla, under Collectorate Touzi No. 271, R.S. No. 8, P.S. Sonarpur to Sri Bijoy Krishna Mondal and Sri Kali Charan Mondal jointly by a Bengal Deed of conveyance which was registered at S.R. Baruipur and recorded in Book No. I, Being Deed No. 4708 for the year 1962.

AND WHEREAS by dint of the aforesaid purchase, while Sri Bijoy Krishna Mondal and Sri Kali Charan Mondal jointly are in peaceful enjoyment, possession and occupation of the said entire property measuring more or less 08 decimal free from all encumbrances and attachments whatsoever absolutely, the said Kali Charan Mondal died intestate on 1964 leaving behind him surviving his wife Smt. Ghrita Bala Mondal, three sons namely Sri Pravanjan Mondal, Sri Jiban Kumar Mondal, Sri Monoranjan Mondal and two daughters namely Smt. Arati Mondal and Smt Bharati Mondal who inherited the said undivided property of deceased Kali Charan Mondal comprising in C.S. Kh. No. 277. R.S. Kh. No. 390 appertaining to C.S. Dag No. 379, R.S. Dag No. 269 of Mouza: - Tentulberia, J.L. No. 44, Parganas:- Medenmolla. Touzi No. 271, R.S. No. 8, P.S. – Sonarpur.

AND WHEREAS thereafter by virtue of one registered deed of mutual partition made between all the legal heirs of late Kali Charan Mondal, one of his son Sri Jiban Kumar Mondal got the entire un-demarcated undivided share of land measuring 04 decimal, comprising in C.S. Khatian No. 277 R.S. Khatian No. 390 appertaining to C.S. Dag No. 379 R.S. dag No. 269 of Mouza:- Tentulberia. J.L. 44, P.S. Sonarpur Dist. 24 Parganas (S) and the said deed of Mutual partition was registered at S.R. Baruipur recorded in Book No. -I, Volume No. 68, Pages from 37 to 83, Being No. 3496 for the year 1967.

AND WHEREAS thus the said Sri Bijoy Krishna Mondal son of late Ram Narayan Mondal and the said Sri Jiban Kumar Mondal son of late Kalicharan Mondal Jointly enjoying the said entire land measuring more or less 08 decimal compressing in C.S Kh. No. 277. R.S.-Kh. No. 390 appertaining to C.S. Dag No. 379, R.S. Dag No. 269 of Mouza Tentulberia J.L. No. 44, Parganas Medenmolla, Touzi No. 271, R.S. No. 8, P.S. – Sonarpur by payment rent and taxes regularly.

AND WHEREAS thereafter on 15th day of October 1971 Sri Bijoy Krishna Mondal & Sri Jiban Kumar Mondal jointly sold and conveyed the said land measuring 08 decimal

Scanned with CamScanner

Additional District Sub-Registrar,
Garia South 24 Parganas

10 AUG 2020

Scanned with CamScanner

compressing in C.S. Kh. No. 277, R.S. Kh. No. 390 appertaining to C.S. Dag No. 379, R.S. Dag No. 269 of Mouja Tentulberia J.L. No. 44 Touji No. 271 R.S. No. 8, P.S. – Sonarpur to Sri Ajit Kumar Naskar alias Sri Sailendra Nath Naskar son of late Prankrishna Naskar of Tentulberia, P.O. Garia, P.S. Sonarpur, Dist. 24 Parganas(S) by one Bengali Deed of conveyance which was registered at S.R. Sonarpur recorded in Book No. I Volume No. 39 Pages from 115 to 118 being No. 2919.

AND WHEREAS thus by way of purchased Sri Ajit Kumar Naskar alias Sri Sailendra Nath Naskar became the absolute owner of the land measuring 08 decimal more or less compressing in C.S. Kh. No. 277, R.S. Kh. No. 390 appertaining to C.S. Dag No. 379, R.S. Dag No. 269 of Mouja Tentulberia J.L. No. 44 Touji No. 271 R.S. No. 8, P.S. Sonarpur and have been paid rates and taxes regularly.

AND WHEREAS on the other hand by way of inheritance Sri Ajit Kumar Naskar alias Sri Sailendra Nath Naskar became the absolute owner of land measuring 87 decimal comprising in R.S. Khatian No. 421 appertaining to R.S. Dag No. 267, 269 of Mouja Tentulberia . J.L. No. 44 Parganas Medenmolla R.S. No. 6, Touji No. 271, P.S. Sonarpur, Dist – 24 parganas (South). And accordingly, thereafter during the Revisional Survey settlement operation the said land measuring 87 decimal of R.S. Kh. No. 421 appertaining to R.S. Dag No. 267, 269 were recorded in the name of the said Sri Ajit Kumar Naskar as absolute sixteen annes owner thereof and finally published in the record of right.

AND WHEREAS after several sales and gifted by separate registered Deed of conveyances and Deed of gifts respectively by separate dates the said Sri Ajit Kumar Naskar alias Sri Sailendra Nath Naskar at last peacefully hold and possessed the rest unsold area of bastu land measuring more or less **06K-00Ch-21Sq.ft.** compressing in R.S. Dag No. 269 , R.S. Kh. No. 421, of Mouza Tentulberia J.L. No. 44, Parganas -Medenmolla R.S. No. 6, Touji No. 271, P.S. Sonarpur Dist : 24 Parganas (s) along with his purchased land measuring 08 decimal i.e. 04K –13ch -19 sq.ft more less compressing in C.S. Dag No. 379 R.S. Dag No. 269 C.S. Kh. No. 277, R.S. Kh. No. 390, Mouza Tentulberia, J.L. No. 44 Parganas Medenmolla, Touzi No. 271, R.S. No. 8 P.S. – Sonarpur, Dist 24 Parganas (s) within the limit of Garia I No. gram Panchayet at present Rajpur Sonarpur Municipality.

AND WHEREAS thus Sri Ajit Kumar Naskar alias Sri Sailendra Nath Naskar became the absolute owner of total land 10 K –13 Ch- 40 sq.ft more or less in two separate plot at R.S. Dag No. 269 of R.S. Kh. No. 421 and C.S. Dag No. 379, R.S. Dag No. 269 of C.S. Kh No. 277, R.S. Kh. No. 390, both of, Mouza Tentulberia, J.L. No. 44 Parganas Medenmolla, Touzi No. 271, R.S. No. 8 P.S.– Sonarpur, Dist 24 -PGS(S).

AND WHEREAS thereafter for urgent necessity of money Sri Ajit Kumar Naskar alias Sri Sailendra Nath Naskar sold and transferred peace and parcel of demarcated bastu land measuring **05K-05ch-38 Sq.ft more or less** out of **06K-0Ch-21Sq.ft** with tile said structure standing there on comprising in R.S. Khatian No. 421, appertaining to R.S. Dag No. 269 J.L. No. 44 Parganas – Medenmolla R.S. No. 6 Touji No. 271, Mouza Tentulberia. P.S. Sonarpur Dist 24 Parganas (south) at present under Rajpur Sonarpur Municipality Kolkata – 700 084 to Smt. Papri Ghosh, Smt. Sabita Ghosh Sri Ratan Kumar Ghosh and Sri Kishore Kumar Ghosh the said

Scanned with CamScanner

Additional District Sub-Registrar,
Garia South 24 Parganas

10 AUG 2020

Scanned with CamScanner

deed was registered on 18/11/91 at DSR South-24 Parganas recorded in Book No. I, Volume No. 272 pages from 191 to 201 being no. 16727 for the year 1991.

AND WHEREAS again Sri Ajit Kumar Naskar alias Sri Sailendra Nath Naskar sold and transferred peace and parcel of demarcated bastu land measuring **04K-13Ch-19** Sq.ft more or less compressing in C.S. Kh. No. 277 R.S. Kh. No. 390 appertaining to C.S. Dag No. 379 R.S. Dag No. – 269 and the land measuring **10 Ch -28 Sq.ft** more or less out of 06K – 0Ch -21Sq.ft more or less compressing in R.S. Kh. No. 421 appertaining to R.S. Dag No. 269 i.e. total area of land measuring more or less **05K-08ch-02 Sq.ft** with tile shade dilapidated structure standing thereon under Mouza Tentulberia J.L. No. 44, Parganas Medenmollah S.R. office ADSR Sonarpur P.S. – Sonarpur now under the Rajpur Sonarpur Municipality Kolkata -700084 to Smt. Papri Ghosh Smt. Sabita Ghosh Sri, Ratan Kumar Ghosh & Sri Kishore Kumar Ghosh and the said deed was registered on 18th November 1991 at DSR South-24 Parganas, recorded in Book No. I, Volume No. 272, pages from 258 to 272 being no. 16733 for the year 1991.

AND WHEREAS again one Sri Bijoy Krishna Naskar son of Late Nani Lal Naskar residing at Tentulberia, P.O. Garia, Dist. 24-Parganas(S), by inheritance became the absolute owner of bastu land measuring more or less 25 decimal of R.S. Dag No. 267 and more or less 61 decimal of R.S. Dag No. 269 compressing both of in R.S. Khatian No. 392 of Mouza Tentulberia J.L. No. 44 Parganas Medenmolla under Touji no. 271. R.S. No. 8, P.S. Sonarpur, Dist.- 24 Parganas (s) and accordingly during the Revisional survey settlement operation both lands were recorded in the name of the said Sri Bijoy Krishna Naskar as absolute sixteen annas owner thereof finally published in the record of right.

AND WHEREAS after several sales by separate registered Deed of conveyances by separate dates the said Sri Bijoy Krishna Naskar at last peacefully hold and possessed the rest unsold area of bastu land measuring more or less 04K-09Ch-30Sq.ft with a kancha tile shade dilapidated structure standing thereon compressing R.S. Kh. No. 392 appertaining to R.S. Dag No. 269 of Mouza: Tentulberia J.L. No. 44 Parganas: Medenmolla R.S. No. 8, P.S. Sonarpur, SRO. A.D.S.R. Sonarpur, under Collectorate Touzi No. 271, Dist: 24-Parganas (South)

AND WHEREAS thereafter Sri Bijoy Krishna Naskar sold and transferred **04K-09Ch-30Sq.ft** more less demarcated bastu land with kancha tile shade dilapidated structure standing thereon comprising R.S. Kh. No. 392 appertaining to R.S. Dag No. 269 of Mouza: Tentulberia J.L. No. 44 Parganas: Medenmollah R.S. No. 8, P.S. Sonarpur, SRO. A.D.S.R. Sonarpur, under Collectorate Touzi No. 271, Dist: 24-Parganas (South) to Smt. Papri Ghosh, Smt. Sabita Ghosh, Sri Ratan Kumar Ghosh & Sri Kishore Kumar Ghosh which was registered at DSR 24 Parganas (s) recorded in Book No. – I Vol – 166 pages from 426 to 437 being no 8849 for the year 1992.

AND WHEREAS thus all the owners herein Smt Papri Ghosh, Smt Sabita Ghosh, Sri Kishore Kumar Ghosh and Sri Ratan Kumar Ghosh son of Late Haran Chandra Ghosh by dint of the above mentioned several purchases became the absolute owners of bastu land measuring **05K-05Ch-38Sft** more or less comprising in R.S. Khatian No. 421, appertaining to R.S. Dag No. 269 J.L. No. 44 Parganas – Medenmollah R.S. No. 6 Touji No. 271, Mouza Tentulberia, P.S. Sonarpur Dist 24 Parganas (south) at present under Rajpur Sonarpur Municipality Kolkata – 700 084, **05K-08Ch-02Sft** more or less compressing in C.S. Kh. No. 277 R.S. Kh. No. 390

Scanned with CamScanner

Additional District Sub-Registrar,
Garia South 24 Parganas

10 AUG 2020

Scanned with CamScanner

appertaining to C.S. Dag No. 379 R.S. Dag No. – 269 and R.S. Kh. No. 421 appertaining to R.S. Dag No. 269 under Mouza Tentulberia J.L. No. 44, Parganas Medenmollah S.R. office ADSR Sonarpur P.S. – Sonarpur now under the Rajpur Sonarpur Municipality Kolkata -700084 and **04K-09Ch-30Sft** more or less comprising R.S. Kh. No. 392 appertaining to R.S. Dag No. 269 of Mouza: Tentulberia J.L. No. 44 Parganas: Medenmollah R.S. No. 8, P.S. Sonarpur, SRO. A.D.S.R. Sonarpur, under Collectorate Touzi No. 271, Dist 24 Parganas (south) at present under Rajpur Sonarpur Municipality Kolkata – 700 084 together with several tiles and kancha dilapidated structure standing thereon and thereafter duly mutated their names at Rajpur Sonarpur Municipality and subsequently assessed as three seperate Holdings, being No 1236, 1237 and 1238 respectively and also all the owners duly mutated their names in the Records of the BL&LRO, Sonarpur, Dist. 24-Parganas South, as LR Dag No. 275, LR Khatian No. 3311, 3312, 3313 and 3314.

AND WHEREAS thereafter for making a single plot, all the owners herein Smt Papri Ghosh, Smt Sabita Ghosh, Sri Kishore Kumar Ghosh and Sri Ratan Kumar Ghosh jointly applied for amalgamation of the said three lots of demarcated land i.e. Holding No-1236, Tentulberia, Holding No. 1237, Tentulberia, and Holding No. 1238, Tentulberia, at Rajpur Sonarpur Municipality and the said amalgamation was approved and passed by the Vice Chairman of Rajpur Sonarpur Municipality and thereafter the said entire bastu land (three holdings) measuring in total **15K-07Ch-25 Sft** more or less (the split up of the bastu land being **05K-05Ch-38Sqft** more or less of R.S. Khatian No. 421, R.S. Dag No. 269, Re. Su. No.6, Mouza: Tentulberia, J.L. No. 44, Pargana: Medenmollah, Rajpur Sonarpur Municipality Holding No.1236, Tentulberia, P.S. Sonarpur, Dist: South-24 Parganas, Kolkata-700084 plus 04K-13Ch-19Sq.ft more or less of C.S. Kh. No. 277, R.S Kh. No. 390, C.S. Dag No. 379, R.S. Dag No. 269, R.S. No. 6 and 00K 10Ch-28 Sq.ft more or less of R.S. Kh. No. 421 appertaining to R.S. Dag No. 269, Re. Su. No.8 Mouza: Tentulberia, J.L. No. 44, Pargana: Medenmollah, Rajpur Sonarpur Municipality Holding No.1237, Tentulberia, P.S. Sonarpur, Dist: South-24 Parganas, Kolkata-700084 plus 04K-09Ch-30Sqft more or less of R.S. Khatian No. 392, R.S. Dag no. 269, Re.Su. No. 8 , Mouza: Tentulberia, J.L. No. 44, Pargana: Medenmollah, Rajpur Sonarpur Municipality Holding No.1238, Tentulberia, P.S. Sonarpur, Dist: South-24 Parganas, Kolkata-700084, right now L.R. Dag No. 275 and L.R. Kh. No. 3311, 3312, 3313 and 3314) recorded in the assessment department of Rajpur Sonarpur Municipality as 1) Smt Papri Ghosh wife of Sri Arun Kumar Ghosh, (2) Smt Sabita Ghosh wife of Sri Haradhan Chandra Ghosh(3) Sri Kishore Kumar Ghosh son of Sri Anil Chandra Ghosh and (4) Sri Ratan Kumar Ghosh son of Late Haran Chandra Ghosh by keeping one Holding No. 1238, Road Name. Tentulberia, P.S. Sonarpur, Ward No.6, being New Assessee No. 1104302087740, District;- 24 Parganas (S), Kolkata 700 084 and have been paying rates and taxes up to date. The holding is more fully described in the Schedule "A" herein below herein after called as the "said amalgamated premises" within the limits of Rajpur Sonarpur Municipality and had been enjoying and possessing the same free from all encumbrances, liens, lispendences, charges whatsoever and howsoever.

AND WHEREAS for development of the said amalgamated bastu land measuring **15K-07Ch-25 Sft** more or less (the split up of the bastu land being **05K-05Ch-38Sqft** more or less of R.S. Khatian No. 421, R.S. Dag No. 269, Re. Su. No.6, Mouza: Tentulberia, J.L. No. 44, Pargana: Medenmollah, Rajpur Sonarpur Municipality Holding No.1236, Tentulberia, P.S. Sonarpur, Dist: South-24 Parganas, Kolkata-700084 plus 04K-13Ch-19Sq.ft more or less of C.S.

Scanned with CamScanner

Additional District Sub-Registrar,
Garia South 24 Parganas

10 AUG 2020

Scanned with CamScanner

Kh. No. 277, R.S Kh. No. 390, C.S. Dag No. 379, R.S. Dag No. 269, R.S. No. 6 and 10Ch-28 Sq.ft more or less of R.S. Kh. No. 421 appertaining to R.S. Dag No. 269, Re. Su. No.8 Mouza: Tentulberia, J.L. No. 44, Pargana: Medenmollah, Rajpur Sonarpur Municipality Holding No.1237, Tentulberia, P.S. Sonarpur, Dist: South-24 Parganas, Kolkata-700084 plus 04K-09Ch-30Sqft more or less of R.S. Khatian No. 392, R.S. Dag no. 269, Re.Su. No. 8 , Mouza: Tentulberia, J.L. No. 44, Pargana: Medenmollah, Rajpur Sonarpur Municipality Holding No.1238, Tentulberia, P.S. Sonarpur, Dist: South-24 Parganas, Kolkata-700084, right now L.R. Dag No. 275 and L.R. Kh. No. 3311, 3312, 3313 and 3314) being its Rajpur Sonarpur Municipality amalgamated Holding No. 1238, Tentulberia, P.S. Sonarpur, Dist: South-24 Parganas, Kolkata-700084), by constructing several multi storied building thereon the First Party, as collective lawful owners jointly submitted a plan proposal for sanction of building plan allowing modern test, design and architecture as per Rajpur Sonarpur Municipality Building Rules and Regulation. Thereafter upon submission of such Plan Proposal by their nominated Engineer the Rajpur Sonarpur Municipality (building) after proper inspection and verification approved the said plan proposal and order the First Party to Deposit the necessary Sanction Fees immediately at Rajpur Sonarpur Municipality.

AND WHEREAS due to financial crises the First Party as collective lawful owners have decided to construct a multi-storeyed building containing residential flat cum commercial system Building as per sanction plan on their said amalgamated bastu land measuring **15K-07Ch-25 Sft** more or less (the split up of the bastu land being **05K-05Ch-38Sqft** more or less of R.S. Khatian No. 421, R.S. Dag No. 269, Re. Su. No.6, Mouza: Tentulberia, J.L. No. 44, Pargana: Medenmollah, Rajpur Sonarpur Municipality Holding No.1236, Tentulberia, P.S. Sonarpur, Dist: South-24 Parganas, Kolkata-700084 plus **04K-13Ch-19Sq.ft** more or less of C.S. Kh. No. 277, R.S Kh. No. 390, C.S. Dag No. 379, R.S. Dag No. 269, R.S. No. 6 and 00K **10Ch-28 Sq.ft** more or less of R.S. Kh. No. 421 appertaining to R.S. Dag No. 269, Re. Su. No.8 Mouza: Tentulberia, J.L. No. 44, Pargana: Medenmollah, Rajpur Sonarpur Municipality Holding No.1237, Tentulberia, P.S. Sonarpur, Dist: South-24 Parganas, Kolkata-700084 plus **04K-09Ch-30Sqft** more or less of R.S. Khatian No. 392, R.S. Dag no. 269, Re.Su. No. 8 , Mouza: Tentulberia, J.L. No. 44, Pargana: Medenmollah, Rajpur Sonarpur Municipality Holding No.1238, Tentulberia, P.S. Sonarpur, Dist: South-24 Parganas, Kolkata-700084, right now L.R. Dag No. 275 and L.R. Kh. No. 3311, 3312, 3313 and 3314) being its Rajpur Sonarpur Municipality amalgamated Holding No. 1238, Tentulberia, P.S. Sonarpur, Dist: South-24 Parganas, Kolkata-700084 through **"M/S. JAYALAKSHMI ASSOCIATE"** a partnership firm, having its office at 2081, Chak-Garia, E-14, Sammilani Park, P.O.:- Santoshpur, P.S.:-Survey Park, Kolkata-700 075 being represented by its partners (1) **SRI TAPASH KUMAR GHOSH** son of Sri Anil Chandra Ghosh, residing at 2081, Chak-Garia, E-14, Sammilani Park, P.S. Survey Park, P.O. Santoshpur, Kolkata-700 075 and **(2) SRI TOTUL KUMAR GHOSH** son of Sri Ajit Kumar Ghosh, residing at 2081, Chak-Garia, E-14, Sammilani Park, P.S. Survey Park, P.O. Santoshpur, Kolkata-700 075 the Promoter/Builder/ Developer/ Contractor who have sufficient resources to do so and also experienced Promoter/Builder/ Developer/ Contractor being the Second Party hereof engaged in the various field of building promotion and construction and knowing the same, the Promoters/Builders/ Developers/ Contractors thereafter as well as on verification, scrutiny and due searching of all relevant papers and documents relating to the marketable title of the landowners and having been satisfied in all respect regarding the collective lawful right, bonafide interest, un-encumbered possession and marketable title of the

Scanned with CamScanner

Seal of the Addl. District Sub-Registrar, Garia, South 24 Parganas, Alipur Bazar

Additional District Sub-Registrar,
Garia South 24 Parganas

10 AUG 2020

Scanned with CamScanner

landowners in respect of the said premises, the Second Party the Promoter/Builder/ Developer/ Contractor herein have proposed the FIRST PARTY / OWNERS to appoint them as Promoter/ Builder / Developer/ Contractor to construct a residential cum commercial building on the said land and this firm, i.e **"M/S. Jayalakshmi Associate"** and the Owners / the First Party herein have accepted the proposal herein upon discussion between themselves regarding terms and conditions on which the construction of such building can be undertaken and have accepted the terms and conditions as written hereunder and authorizing the said firm herein **"M/S. Jayalakshmi Associate"** and its partners herein to deposit Sanction Fees, to erect and or construct building/s as per sanction plan of Rajpur Sonarpur Municipalitycomprising of several flats, parking spaces, at their own costs and expenses on the aforesaid landed property mentioned in herein Schedule below and to dispose by way of sale or otherwise transfer to the intending purchaser or customers of the said flat/ flats and parking space / spaces to be constructed thereon by **"M/S. Jayalakshmi Associate"** herein Promoter/Builder/ Developer/ Contractor and thereafter both parties have mutually agreed to carry on and agreed to complete the proposed project on the principal terms and conditions clearly defined below:-

NOW THIS AGREEMENT FOR DEVELOPMENT WITNESSETH AS FOLLOWS THAT the parties hereto have agreed to abide by the terms and conditions of this Development Agreement appearing and the terms hereunder excluded by or repugnant to the subject or context shall mean the following:

I. **"Building"**means all that several blocks of multistoried buildings to be constructed by the Promoter/Builder/ Developer/ Contractoron the said bastu land in accordance with the sanction plan of Rajpur Sonarpur Municipality within the time span of 30 (thirty) months from the date of execution of this deed of development agreement i.e. the **10th day of August 2020** at the costs and expenses of the Promoter/Builder/ Developer/ Contractor.

II. **"Common Areas"** means the areas in the Project Complex meant for common use and enjoyment and includes Path, roads, gardens, passages, open spaces, lobby, staircase, lift and those more fully described in the Schedule-B hereunder but does not include the Saleable Area.

III. **"Common Services"** means all essential services, facilities and utilities in the Project Complex such as, water and electricity, lift , plumbing , sanitation, drainage, sewerage etc. and includes all equipment, apparatus, fittings, plumbings required for providing such services facilities and utilities.

IV. **"Customers"** means the persons who shall book and / or enter into agreements for purchasing and acquiring the Units and / or Parkings in the Project Complex.

V. **"Commencement Date"** means the date of Plan Sanction from the Rajpur Sonarpur Municipality.

VI. **"Developers' Allocation"** means proportionate Gross Revenue Receipts of the Developer which shall be **61.20%**

VII. **"GRR" or "Gross Revenue Receipts"**means the amounts that shall be received and / or generated upon booking or sale or transfer of the Units, Car Parkings and amenities comprised in the Project Complex and interest on delayed payment thereof by the customers but does not include the maintenance deposit or maintenance charges Project Taxes, stamp duty, registration charges etc. which may be received or receivable by the Developer from the Customers.

Scanned with CamScanner

Additional District Sub-Registrar,
Garia South 24 Parganas

10 AUG 2020

Scanned with CamScanner

VIII. **"Owners"** means (1) Smt. Papri Ghosh wife of Sri Arun Kumar Ghosh, (2) Smt. Sabita Ghosh wife of Sri Haradhan Chandra Ghosh, (3) Sri Ratan Kumar Ghosh son of late Haran Chandra Ghosh and (4) Sri Kishore Kumar Ghosh son of Sri Anil Chandra Ghosh.

IX. **"Main Path"** means the path or passage or roads of the Project Complex connecting the Municipality Road on the Northern Side of the said Land.

X. **"Maintenance Organization"** means any association or organization as shall be formed by the Developer for maintenance of the Project Complex and shall mean the Developer until formation of such maintenance Organization.

XI. **"Marketing"** means marketing of the Project Complex.

XII. **"Marketing Expenses"** means all expenses relating to and / or attributable to Marketing of the Project and includes the fees of the marketing agent but does not include the brokerage payable for sale of the Units in the Project Complex.

XIII. **"Miscellaneous Receipts"** means all payments received and / or receivable from the Customers other than the Purchase Consideration and includes the following:-

(a) GST on the Purchase Consideration;

(b) Payment against any extra or additional work carried out by the Developer in any unit;

(c) Security Deposit;

(d) Maintenance Charges;

(e) Legal Fees;

(f) Payment towards registration of the Sale Deeds including Stamp Duty, Registration Charges and other incidental expenses;

(g) Any amount receivable by the Developer from the Customers apart from the Purchase Consideration of the Units and Parkings.

XIV. **"M.R. Account"** means a separate bank account to be opened by the Developer in its name with any schedule Bank wherein all Miscellaneous Receipts received from the Customers shall be deposited and / or credited.

XV. **"Owners' Allocation"** means proportionate Gross Revenue Receipts of the Owners after adjustment which shall be **38.80%**

XVI. **"Project"** means a housing project with commercial spaces if any, to be constructed and developed on the said land by the Promoter/Builder/ Developer/ Contractor in terms of this Agreement.

XVII. **"Project Complex"** means the said Land together with the buildings and other structures as shall be constructed or developed thereon by the Promoter/Builder/ Developer/ Contractor in pursuance of this Agreement.

XVIII. **"Project Hand Over Date"** means the date on which the Promoter/ Builder/ Developer/ Contractor hands over possession of the Units in the Project Complex to the Customers.

XIX. **"Project Taxes"**means Goods and Service Tax or any other tax or imposition that may be levied or imposed by the Government on construction, development, execution and marketing of the Project Complex.

XX. **"Property Tax"** means Land revenue and Municipal Taxes levied or leviable on the said land and / or the Project Complex.

XXI. **"Proportion or Proportionate"** means in the context of allocation of the parties shall be the proportion which the Owners' Allocation bears to the Developer's Allocation at any given point of time.

Scanned with CamScanner

Additional District Sub-Registrar,
Garia South 24 Parganas

10 AUG 2020

Scanned with CamScanner

XXII. **"Purchase Consideration"** means the value and/ or price of the Units and Parkings payable by the Customers for purchasing and / or acquiring the Units and Parkings but does not include GST on the Purchase Consideration or the Miscellaneous Receipts.

XXIII. **"Parkings"** means covered and open car or scooter parking spaces comprised in the Project Complex.

XXIV. **"The said Land"**means **ALL THAT** piece and parcel of revenue paying plot of amalgamated bastu land measuring **15K-07Ch-25 Sft** more or less (the split up of the bastu land being **05K-05Ch-38Sqft** more or less of R.S. Khatian No. 421, R.S. Dag No. 269, Re. Su. No.6, Rajpur Sonarpur Municipality Holding No.1236, Tentulberia, Kolkata-700084 plus **04K-13Ch-19Sq.ft** more or less of C.S. Kh. No. 277, R.S Kh. No. 390, C.S. Dag No. 379, R.S. Dag No. 269, R.S. No. 6 and **00K 10Ch-28 Sq.ft** more or less of R.S. Kh. No. 421 appertaining to R.S. Dag No. 269, Re. Su. No.8, Rajpur Sonarpur Municipality Holding No.1237, Tentulberia, Kolkata-700084 plus **04K-09Ch-30Sqft** more or less of R.S. Khatian No. 392, R.S. Dag no. 269, Re.Su. No. 8, Rajpur Sonarpur Municipality Holding No.1238, Tentulberia, Kolkata-700084, right now L.R. Dag No. 275 and L.R. Kh. No. 3311, 3312, 3313 and 3314) being its Rajpur Sonarpur Municipality amalgamated Holding No. 1238, Tentulberia, Ward no. 6, Assessee No. 1104302087740, P.S. Sonarpur, Dist: South-24 Parganas, Kolkata-700084 along with more or less 630 sq.ft dilapidated multiple R T S structures with cemented flooring standing thereon which situated and lying at Mouza: Tentulberia, J.L. No. 44, Pargana: Medenmollah, Dist: South-24 Parganas, and more fully described in the Schedule-A hereunder.

XXV. **"Sale Consideration Account"** means an Escrow Account to be opened by the Promoter/ Builder/ Developer/ Contractor in its name with any schedule Bank wherein all moneys received from the Customers towards the purchase consideration of the Units, and the Parkings comprised in the Project shall be deposited and / or credited.

XXVI. **"Units"** means the residential flats or commercial spaces if any, comprised in the Project Complex and intended to be sold to the Customers.

XXVII. **"Unsold Inventory"** shall mean the Units and the Parkings in the Complex which remain unsold at the Closing Date.

3. THE LANDOWNERS REPRESENT AND DECLARE AS FOLLOWS:-

a) That the landowners hereof are absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the said land /premises as collective lawful owners thereof.

b) That the said bastu lands /premises are free from all encumbrances and the landowners have good, valid and lawful marketable title in all respect relating to the said premises.

c) That the said land /premises of the landowners are also free from all kind of charges, liens, lispendens , attachment , trust , acquisition and requisition of any nature whatsoever .

d) That there is no excess vacant land at the said premises within the meaning of the urban land (ceiling and regulation) act , 1976 ,furthermore , the said premises is not the subject matter of any notice of attachment under the public demands recovery act.

e) That there is no bar legal or otherwise for the landowners to obtain the necessary consents and permission that may be required under the law of the land in dealing with the said premises in any manner whatsoever.

Scanned with CamScanner

Additional District Sub-Registrar,
Garia South 24 Parganas

10 AUG 2020

Scanned with CamScanner

f) That the landowners as lawful owners of the said land/premises have had full right and authority to sign and execute the present agreement for development with the builders/ developers hereof.

g) The owners declare that the original title deeds and relevant documents already handed over to the Promoter/Builder/ Developer/Contractor on the execution of Original Deed of Development Agreement for verification and loan proposal, project approval from any Bank or any financial institute for its prospective buyers and as and when required for reasonable cause the owner shall receive title deeds on receipt, as mentioned in Annexure here-in-below and again return all such deeds to the Promoter/Builder/Developer/ Contractor immediately. The Promoter/Builder/ Developer/Contractor do hereby agreed to give all the originals title deeds and relevant document back to the association of all flat owners immediately after giving possession of all the prospective buyers and owners also.

h) That the landowners till date neither created any mortgage, charge nor the said premises are attached with other encumbrances in any manner whatsoever.

i) That the landowners have not yet done any act, deed, matter or thing whereby or by reason whereof the development of the said premises by the Promoter/ Builder/ Developer/ Contractor hereto may be prevented or affected in any manner whatsoever.

j) That there are no law suit and/or legal proceedings pending at present before any legal forum of the land either in the name of the landowners or in respect of their said land/premises or any part or portion thereof. Furthermore , no part or portion of the said land/premises of the landowners are affected and/or attached by any judgement , decree or order passed by any court of law.

k) That no portion of the said premises is at present affected by any notice of requisition and/or acquisition of any statutory authority and till date no notice or intimation of any such proceedings has been served upon the landowners.

l) That the owners shall execute this Deed of Development Agreement as also Register Development Power of Attorney in favour of the Promoter/Builder/ Developer/ Contractor so that the Promoter/Builder/ Developer/Contractor shall at before any authority/ authorities for getting further sanction, to deposit fees and other necessary papers for such sanction, to construct such flat system building thereon, to negotiate with the intending purchaser/ purchasers of flat/ flats to fix up the price of the flat/ flats/ parking spaces at its own discretion and receive the booking money or advance payment/full consideration of the flat/flats and deposit the sale consideration in **ESCROW Account**. To appear before any registration authority/authorities for registration of the said flat/flats, car-parking space/s together with the undivided un-demarcated proportionate share of land after completion of the said building in favour of the nominee /nominees or respective buyer/buyers.

m) The intending purchaser or purchasers shall contribute proportionately for any cost involved for installation of Transformer, Generator, CC Cam, Intercom, Water treatment Plant for the common benefit of the total project.

n) The intending purchaser or purchasers are liable for cost and deposit of their main electric service meter proportionately.

o) The intending purchaser or purchasers are liable for cost and deposit of their separate electric meter for regular connection.

p) The intending purchaser or purchasers shall pay the GST on their respective flat/flats, and parking space/s.

Scanned with CamScanner

Additional District Sub-Registrar,
Garia South 24 Parganas

10 AUG 2020

Scanned with CamScanner

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED AND DECLARED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:-

1.0 OWNERS' REPRESENTATIONS:-

1.1 (a) The Owners are seized and possessed of and well and sufficiently entitled to the said Land.

(b) No person other than the Owners have any right, title and / or interest of any nature whatsoever in the said Land or any part thereof.

(c) There is no impediment in the Owners granting development right of the said Land to the Developer herein.

(d) The Owners shall make out a marketable title in respect of the said land and shall answer all questions which may be raised by any bank or financial institutions.

(e) The Owners shall not do nor permit any one to do any act, deed , matter or thing which may affect the development construction and marketability of the Project or which may cause charge, encroachments, litigations, trusts, liens, lispendens, attachments and liabilities on the said Land or the Project Complex.

(f) The said Land or any part thereof is , so far as the Owners are aware of , not affected by any requisition or acquisition or alignment of any authority or authorities under any law and / or otherwise and no notice or intimation about any such proceedings has been received or come to the notice of the Owners and the said property is not attached and / or liable to be attached under any decree or order of any Court of Law or dues of the Income Tax, Revenue or any other Public Demand.

(g) No suit and / or any other proceedings and / or litigations are pending against the Owners in respect of the said Land or any part thereof and that the said Land is not involved in any civil, criminal or arbitration proceedings and no such proceedings and no claims of any nature (whether relating to, directly or indirectly) are pending or threatened by or against the Owners in respect of the said Land and in respect whereof the Owners may become liable to indemnify the Promoter/ Builder/ Developer/ Contractor and as far as the Owners are aware there are no facts likely to give rise to any such proceedings.

(h) The Owners have full right, power and authority to enter into this Deed of Development Agreement.

(i) The Owners at their own costs and expenses shall deal with all suits and legal proceedings in any way arising out of or relating to title of the Owners in the said Land and shall keep the Developer saved, indemnified and harmless from or against all claims or demands in any way arising out of the title of the Owners in the said Land.

(j) There is no excess vacant land within the meaning of the Urban Land (Ceiling & Regulation) Act, 1976 comprised in the said Land.

(k) Subject to what has been stated in this Agreement, the Owners have not done and shall not do nor permit to be done, except as may be permitted by the Promoter/ Builder/ Developer/ Contractor in writing, anything whatsoever that would in any way impair, hinder and / or restrict the sole and exclusive appointment of and grant of rights to the Promoter/ Builder/ Developer/ Contractor under this Agreement.

(l) There is no dispute with any revenue or other financial department of State or Central Government or elsewhere in relation to the said Land and there are no such facts, which may give rise to any such dispute.

Scanned with CamScanner

Additional District Sub-Registrar,
Garia South 24 Parganas

10 AUG 2020

Scanned with CamScanner

1.2 It is not mandatory for all the Owners, to join at the time of execution of final registration (on possession) of all transfer documents for selling, transferring or conveying or marketing of any Unit or Saleable Area in the Project Complex.

1.3 The Owners hereby collectively agree and confirm that they shall receive all payments under this Agreement including Adjustable Advance and Gross Revenue Receipts made by the Promoter/ Builder/ Developer/ Contractor shall be treated as proportionate and equal payment made to all the Owners.

2.0 DEVELOPER'S REPRESENTATION:-

2.1 The Promoter/Builder/Developer/Contractor has represented and warranted to the Owners as follows:-

(a) The Promoter/Builder/Developer/Contractor "M/S. Jayalakshmi Associate" a partnership firm, having its office at 2081, Chak-Garia, E-14, Sammilani Park, P.O.:- Santoshpur, P.S.:- Survey Park, Kolkata-700 075 being represented by its partners (1)Sri Tapash Kumar Ghosh son of Sri Anil Chandra Ghosh, and (2) Sri Totul Kumar Ghosh son of Sri Ajit Kumar Ghosh, has been developing Housing Projects on several Locations within Rajpur Sonarpur Municipality and the Promoter/ Builder/ Developer/ Contractor has necessary infrastructure and expertise to execute and market the Housing Project.

(b) The Promoter/Builder/Developer/Contractor shall diligently execute and market the project and perform all its obligations under the Agreement.

(c) The Promoter/ Builder/ Developer/ Contractor hereby agrees and confirm that the Promoter/ Builder/ Developer/ Contractor shall make all payments under this Agreement including Adjustable Advance and Gross Revenue Receipts to the **Owners** as proportionate and equal payment.

(d) The Promoter/Builder/Developer/Contractor shall entered into agreement for sale or registered agreement for sale with any intending purchaser/ purchasers and to receive and collect the Gross Revenue Receipts as part payment/ full payment, from the purchaser/ purchasers/ customers of the units, Flats and Parkings in the project complex and to issue valid and proper receipt for the same.

3.0 Basic Understanding:

a) The Owners shall make available the said Land with a good and marketable title free from all encumbrances and liabilities whatsoever for development of the Project Complex.

b) The Promoter/Builder/Developer/Contractor shall, at its own costs, charges and expenses, plan, develop and construct a Housing Project on the said Land in accordance with the Building Plan.

c) The Promoter/Builder/Developer/Contractor at its own costs and expenses either by itself or through the Brokers and marketing agents shall sell the Units comprised in the Project Complex and the Gross Revenue Receipts shall be shared among the owners and the Promoter/ Builder/ Developer/ Contractor in proportion to their respective allocation. The owners shall however reimburse the Promoter/Builder/Developer/Contractor with their share of the marketing expenses.

Scanned with CamScanner

Additional District Sub-Registrar,
Garia South 24 Parganas

10 AUG 2020

Scanned with CamScanner

d) The allocation of the Owners and the Promoter/Builder/Developer/Contractor in the Project and / or Gross Revenue receipts hereunder shall be in the following ratio:-

Calculation as per sanction plan vide No. 310/CB/06/97 DATED 16-03-2020

In Block A-	Each Floor Area:	= 345.868 Sq.Mt
	Less 4 Nos. of Duct Area	= 16.147 Sq.Mt
		= 329.721 Sq.Mt
	For 3 Nos. of Floor	X 3
	Total Covered Area	=989.163 Sq.Mt
	Plus Gr. Fl. Stair Area	= 11.760 Sq.Mt
	Plus. Gr. Fl. Lift & Lobby	= 7.250 Sq.Mt
	Built-up area in Block-A	**= 1008.173 Sq.Mt**
In Block B-	Each Floor Area:	= 172.272 Sq.Mt
	For 3 Nos. of Floor	X 3
	Total Covered Area	**=516.816 Sq.Mt**
	Plus Gr. Fl. Stair Area	= 11.160 Sq.Mt
	Plus. Gr. Fl. Lift & Lobby	= 6.000 Sq.Mt
	Built-up area in Block-B	**= 533.976 Sq.Mt**

Total Built-Up Area (A+B) = (1008.173 Sq.Mt +533.976 Sq.Mt)
=1,542.149 Sq.Mt
=16,599.69 Sq.Ft.

As the owners are responsible to allot one flat measuring 700 Sq.ft Built-up area to Sri Bipul Bhattacharjee and others, in that instance the owners' share/ ratio actual 43% shall be reduced on 38.80%.

Finally Gross Revenue receipts (flat) shall be in the following ratio:

(A) OWNERS	**-- 38.80%**
(B) Promoter/Builder/Developer/Contractor	**-- 61.20%**
	100.00%

e) The Owners shall pay the property tax on the said land upto the date immediately preceding the execution of the Deed of Development Agreement. The Promoter/Builder/ Developer/Contractor shall be liable to pay the Property Tax on and from the execution of Deed of Development Agreement upto the project handover date.

f) The Owners shall pay 25% of the Total Cost of both the Transformer and Generator.

g) The Extra amenities of the Owners and the Promoter/Builder/Developer/Contractor in the Project and / or Gross Revenue receipts hereunder also shall be in the following ratio:-

Gross Revenue receipts for extra amenities shall be in the following ratio:

(A) OWNERS	**-- 38.80%**
(B) Promoter/Builder/Developer/Contractor	**-- 61.20%**
	100.00%

h) The Promoter/Builder/Developer/Contractor shall be liable to pay the Project Taxes.

i) Nothing contained in this Agreement shall be construed or deemed to be a partnership between the Owners and the Promoter/Builder/Developer/Contractor.

j) The Promoter/Builder/Developer/Contractor has examined the title deeds of the said Land and is satisfied with the title of the Owners in the said Land. It is however clearly agreed and understood that notwithstanding such satisfaction of title by the Promoter/ Builder/ Developer/Contractor the Owners shall be obliged to answer and satisfy all reasonable

Scanned with CamScanner

Additional District Sub-Registrar,
Garia South 24 Parganas

10 AUG 2020

Scanned with CamScanner

requisitions of title concerning the said Land as may be raised by or on behalf of the customers and the Banks associated with the Project.

k) The Car-parking Space of the Owners and the Promoter/Builder/Developer/Contractor in the Project and / or Gross Revenue receipts hereunder also shall be in the following ratio:-

Gross Revenue receipts for Car Parking Space shall be in the following ratio:

(A) OWNERS -- (38.80%+4.20%) =43%

(B) Promoter/Builder/Developer/Contractor = 57%

100%

Since the Promoter/Builder/Developer/Contractor received (57.00+4.20)=61.20% of Car parking consideration in Escrow Account thereafter and for properly maintain the Escrow Account the Promoter/Builder/Developer/Contractor return back 4.20% carparking consideration to the owners.

4.0 Development of the said Land:

4.1 The Owners hereby grant exclusive right of construction, execution and development of the Project on the said Land unto and in favour of the Promoter/Builder/ Developer/ Contractor with an object and intent that all the Units and Parkings comprised in the Project, shall be sold and the Gross Revenue Receipts shall be shared by and between the parties on the terms and conditions hereinafter stated.

4.2 The Project shall be residential housing project comprising of G+III storied buildings in two Blocks and containing several residential units and parkings as may be permitted by appropriate authority.

4.3 The Promoter/Builder/Developer/Contractor shall execute and construct the Project in accordance with the Building Plan vide No. 310/CB/06/87 dated 16-03-2020 and with the specifications stated in the Deed of Development Agreement.

4.4 To enable the Promoter/Builder/Developer/Contractor to discharge its functions and obligations under this Agreement including execution and construction of the Project, getting the building plan sanctioned, marketing of the Project etc., the Owners shall execute and register a power of attorney in favour of the Promoter/Builder/ Developer/ Contractor and the Partners of the Developer's Firm shall be at liberty to authorise such of its Partners of the Promoter/Builder/Developer/Contractor as shall deem fit and proper for exercising all or any of the powers under such Power of Attorney.

4.5 Simultaneously with execution of this Agreement, the Owners have delivered vacant possession of the said Land to the Promoter/Builder/Developer/Contractor so as to enable the Promoter/Builder/Developer/Contractor to execute the Project.

4.6 The Promoter/Builder/Developer/Contractor shall hold the title deeds as a trustee for the ultimate beneficiaries of the said land being the customers and / or the Unit Owners of the Project and upon sale of all the Units in the Project the Promoter/Builder/ Developer/ Contractor shall hand over the original title deeds of the said land to the association of the Unit Owners in the Project.

4.7 The Promoter/Builder/Developer/Contractor shall be at liberty to produce the original title deeds before the statutory authorities, bodies for getting further sanction of the Building Plan or as and when necessary in course of execution of the Project.

5.0 Refundable Advance: Refundable Advance of Rs.5,00,000/00 (Rupees five lakh only) each owner i.e. in total Rs.20,00,000.00 (Rupees twenty lakh only) paid to all Owners by the Promoter/Builder/Developer/Contractor in different instalment.The land owners shall refund the interest free advance on completion.

Scanned with CamScanner

Additional District Sub-Registrar,
Gana South 24 Parganas

10 AUG 2020

Scanned with CamScanner

6.0 This day the First Party herein Smt Papri Ghosh wife of Sri Arun Kumar Ghosh by different instalment partly received refundable advance Rupees one lakh sixty five thousand only out of Rupees five lakh only from the Promoter/Builder/ Developer/ Contractor and the rest amount shall be paid by the Developer on or before two month from the execution of this Deed of Development Agreement, Smt Sabita Ghosh, wife of Sri Haradhan Chandra Ghosh received in full refundable advance Rupees five lakh only by different instalment, Sri Ratan Kumar Ghosh son of late Haran Chandra Ghosh by different instalment partly received refundable advance Rupees one lakh sixty five thousand only out of Rupees five lakh only from the Promoter/ Builder/Developer/ Contractor and the rest amount shall be paid by the Developer on or before two month from the execution of this Deed of Development Agreement and Sri Kishore Kumar Ghosh son of Sri Anil Chandra Ghosh partly received refundable advance Rupees one lakh sixty five thousand only out of Rupees five lakh only from the Promoter/Builder/Developer/ Contractor and the rest amount shall be paid by the Developer on or before two month from the execution of this Deed of Development Agreement.

7.0 Project Construction:

7.1 The Promoter/Builder/Developer/Contractor shall carry out construction work in the Project Complex in accordance with the sanctioned Building Plan.

7.2 The Owners shall not in any way indulge in any activity that may be detrimental to the development and / or construction of the Project Complex.

7.3 The Owners shall render all cooperation to the Promoter/Builder/Developer/ Contractor as may be necessary for successful completion of the Project.

7.4 During construction of the Project Complex the Owners shall be at liberty to enter upon and inspect the nature, quality and progress of construction and the Ownersshall be at liberty to bring to the notice of the Promoter/Builder/Developer/ Contractor any defect or deficiency in quality, workmanship or delay in construction of the Project Complex. Provided however, the Owners shall not in any way obstruct or cause any hindranceto the Promoter/Builder/ Developer/Contractor in construction and / or execution of the Project in the Project Complex.

7.5 The Promoter/Builder/Developer/Contractors hall give due weightage and consideration to all such grievances of the Owners and rectify and remedy the same in a best possible manner.

7.6 Subject to Force Majeure clause if the Promoter/Builder/Developer/Contractor fails to complete execution of the project within a period of thirty months from the date of this Development Agreement then the Promoter/Builder/Developer/Contractor shall be liable to pay liquidated damages to each owners at the rate of Rs.10,000/-(Rupees ten thousand only) per month commencing from the date when the Promoter/Builder/Developer/ Contractor ought to have completed execution of the Project upto the date of actual completion of the Project.

8.0 Marketing of the Project Complex:

8.1 It is agreed and understood by and between the parties that all the Units and parkings comprised in the Project Complex shall be sold and marketed and the parties shall share the Gross Revenue receipts proportionately, that is to say, the Owners shall be entitled to the Owners' Share and the Promoter/Builder/Developer/ Contractor shall be entitled to the Promoter's/Builder's/Developer's/Contractor's Share. The owners shall however reimburse the Promoter/Builder/Developer/ Contractor with their share of brokerage and the fees of the marketing agents and taxes thereon as hereunder stated.

8.2 Marketing of the Project complex shall be carried out by Promoter/Builder/ Developer /Contractor.

Scanned with CamScanner

Additional District Sub-Registrar,
Garia South 24 Parganas

10 AUG 2020

Scanned with CamScanner

8.3 Marketing of the Project means all activities relating to selling or marketing of the saleable property comprised in the Project and shall include:-

(a) Booking of the Units and Parkings comprised in the Project Complex with the Customers;

(b) Entering into formal agreements for sale with the Customers;

(c) Execution of the sale deeds of the Units and Parkings in favour of the Customers;

(d) Receipt of all booking amounts, advances, purchase consideration and all other amounts from the Customers;

(e) Advertisement of the Project / Project Complex;

(f) Appointment of the brokers and selling agents;

(g) Any other activity relating to sale or marketing of the Project Complex.

8.4 The Promoter/Builder/Developer/Contractor shall market the Project under its brand name, and the Owners shall not in any way interfere with the right of the Promoter/Builder/ Developer/Contractor to sell or market the Project under such brand.

8.5 For marketing the Project, the Promoter/Builder/Developer/Contractor shall be at liberty to appoint marketing agents and brokers and also issue advertisements in the media and incur all expenses in connection therewith.

8.6 The owners shall reimburse their proportionate share of the following Marketing expenses and taxes thereon to the Developer:-

(a) Owners' share of brokerage;

(b) Owners' share of the fees of the Marketing Expenses;

8.7 The reimbursement receivable by the Promoter/Builder/Developer/Contractor from the Owners on account of brokerage and the Marketing Expenses and taxes thereon shall be included by the Promoter/Builder/Developer/Contractor in the periodical Debit Note to be sent by the Promoter/Builder/Developer/Contractor to the Owners as stated in Article 9.8 hereunder.

9.0 Financials:-

9.1 Prior to marketing of the Project thePromoter/Builder/Developer/Contractor shall open in its name the following two separate bank Accounts:-

(a) An **Escrow Account** with any scheduled Bank which is herein referred to as **"Sale Consideration Account"** wherein all moneys received from the Customers towards purchase consideration of the Units and / or Saleable Areas comprised in the Project shall be deposited and / or credited with a mandate to the bank to credit the Bank Account of the Owners and the Bank Account of the Promoter/Builder/ Developer /Contractor in proportion to their respective allocation;

(b) A separate bank Account with any schedule Bank which is herein referred to as "M.R. Account" wherein all miscellaneous receipts received from the customers shall be deposited and / or credited.

9.2 The Promoter/Builder/Developer/Contractor shall furnish full particulars of the Escrow Account as may be opened by it to the Owners.

9.3 For facilitating payments from the Escrow Account to the Bank Account of the Owners, the Owners shall be obliged to open a separate Bank Account in their name in the same Bank and with same branch in which the Promoter/Builder/Developer/ Contractor opens the Escrow Account.

9.4 The Promoter/Builder/Developer/Contractor shall be liable to pay the Project Taxes for execution of the Project.

9.5 If any payment or instalment made by or on behalf of the Customers to the Sale Consideration Account includes any payment of Project Taxes then the Owners shall be

Scanned with CamScanner

Additional District Sub-Registrar,
Garia South 24 Parganas

10 AUG 2020

Scanned with CamScanner

obliged to forthwith pay to the Promoter/Builder/Developer/Contractor the amount of the Project Taxes credited to its Bank Account from the Sale Consideration Account.

9.6 All Miscellaneous receipts received by the Promoter/Builder/Developer/ Contractor shall be deposited by the Promoter/ Builder/Developer/Contractor in M. R. Account.

9.7 TheOwners shall have no claim over any amount lawfully deposited by the Promoter/Builder/Developer/Contractor in M.R. Account.

9.8 After opening of the sale Consideration Account, the Promoter/Builder/ Developer/Contractor shall periodically send a " Debit Note" to the Owners showing the Following:-

A. Project Taxes:

(I) Amount deposited in the Sale Consideration Account;

(II) Project Taxes, if any, included in the amount deposited;

(III) Amount credited from the Sale Consideration Account to the Bank account of the Owners.

(Iv) Amount of the Project Taxes, if any, included in the amount credited to the Bank Account of the Owners;

(v) Project Taxes refundable by the Owners to the Promoter/Builder/ Developer/ Contractor.

B. Amount receivable by the Promoter/Builder/Developer/Contractor against Refundable Advance.

C. Brokerage;

(I) Amount paid by the Promoter/Builder/Developer/Contractor on account of brokerage and taxes thereon;

(II) Proportionate share of brokerage and taxes payable by the Owners.

D. Marketing Expenses;

(I) Amount paid by the Promoter/Builder/Developer/Contractor on account of Marketing Expenses and taxes thereon

(II) Proportionate Marketing Expenses and taxes payable by the owners;

9.9 The Owners shall be obliged to pay to the Promoter/Builder/Developer/Contractor the Project Taxes brokerage and the marketing expenses as stated in such Debit Note (therein referred to as Debit Note Amount) to the Promoter/Builder/Developer/ Contractor within a period of thirty days from the date of receipt of the Debit Note.

9.10 Upon cancellation of any booking or sale agreement, the Owners shall be liable to refund the proportionate amount refundable to such Customer and shall make over such amount to the Promoter/Builder/Developer/Contractor within thirty days from the date of receipt of a "Debit Note on Cancellation" from the Promoter/Builder/Developer/ Contractor. It is clarified that the "Debit Note on Cancellation" independent of the Debit Note referred to in Clause 9.8 hereinabove. In default, the Owners shall be liable to pay interest on the unpaid amount at the rate of 12% per annum from the due date upto the date of payment.

9.11 The Promoter/Builder/Developer/Contractor shall send quarterly updates of bookings and sale agreements of the Project Complex to the Owners.

10.0 Covenants of the Owners:-

10.1 The Owners hereby agree and covenant with Promoter/Builder/Developer/ Contractor that:-

(a) They shall not cause any interference or hindrance in the execution and construction of the Project by the Promoter/Builder/Developer/Contractor;

Scanned with CamScanner

Additional District Sub-Registrar,
Garia South 24 Parganas

10 AUG 2020

Scanned with CamScanner

(b) They shall not let out, grant, lease , mortgage and / or charge or encumber the said Land or any part or portion thereof without prior consent in writing of the Promoter/ Builder/ Developer/Contractor; and

(c) They shall permit the Promoter/Builder/Developer/Contractor, its architects, contractors, engineers, workmen uninterrupted access to the said Land so as to enable the Promoter/ Builder /Developer/Contractor to execute, develop and construct the Project.

10.2 The Owners agree to execute and register appropriate power of attorney in favour of the Promoter /Builder/Developer/Contractor or its representative for construction and development of the Project and for marketing subject to the condition that the cost of stamp duty and all other charges on such power of attorney shall be borne and paid by Promoter/ Builder/ Developer/Contractor.

10.3 The Owners further agree:

(a) To sign and execute the Building Plan and all necessary papers, undertakings, affidavits, documents , declarations, agreements and deeds which may be required for obtaining sanction of the Building Plan and construction of the Project if required by the Promoter/ Builder/ Developer/Contractor; and

(b) To co-operate with the Promoter/Builder/Developer/ Contractor for execution and construction of the Project and marketing;

(c) The Promoter/Builder/Developer/Contractor shall be at liberty to create a charge over the said land in favour of any bank or financial institution for the purpose of securing any home loan that may be granted by such bank or financial institution to the customers for purchasing and / or acquiring the Units comprised in the Project Complex subject to the condition that in the event of any default on the part of the customers the charge of the bank or financial institution shall be limited to the Unit agreed to be purchased and / or acquired by the customers.

11.0 Covenants of the Developer:-

11.1 The Developer agrees and covenants with the Owners that-

(a) The Promoter/Builder/Developer/Contractor shall complete construction of the Project within a period of 30 (Thirty) months from the date of Development Agreement and for this purpose time shall be essence of the contract subject to force majeure circumstances.

(b) The Promoter/Builder/Developer/Contractor shall construct the Project in accordance with the Building Plan and shall not violate and contravene the Building Rules and Regulations.

11.2 The Promoter/Builder/Developer/Contractor agrees to keep the Owners saved, indemnified and harmless from or against all claims or actions that may be made or raised by any third party in the matter relating to or arising out of construction and execution of the Project or discharge or performance of any duty or obligation of the Promoter/ Builder/ Developer/ Contractor under this Agreement.

11.3 The Promoter/Builder/Developer/Contractor shall be liable and responsible for breakdowns or any other loss and damage that may arise or be caused at the time of construction of the Project and the Owners shall have no liability therefor. The Promoter/Builder/ Developer/ Contractor shall keep the Owners absolutely saved, indemnified and harmless from or against any penalty, liability claim or consequences that may arise therefrom.

11.4 Promoter/Builder/Developer/Contractor shall be at liberty to dig deep tube wells on permission from appropriate authority and carry on all lawful activities on the said Land as may be required or necessary for execution construction of the Project.

Scanned with CamScanner

Additional District Sub-Registrar,
Garia South 24 Parganas

10 AUG 2020

Scanned with CamScanner

12.0 Handing over of the Project:-

12.1 Soon after completion of construction of the Project, the Promoter/Builder/ Developer /Contractor shall fix a date of handing over possession of the Units in the Project Complex to the Customers and the date on which such handing over takes place is herein referred to as " the Project hand over Date".

12.2 On the Project Hand Over Date -

(a) The Promoter/Builder/Developer/Contractor shall hand over possession of the Units and parkings to the customers;

(b) The unsold inventory (unsold flats / units / parking spaces / commercial spaces) shall be allocated between the owners and the Promoter/Builder/Developer/ Contractor in their respective share of allocation. And the owners shall be liable to pay and / or reimburse to the Promoter/Builder/ Developer/Contractor the Project Taxes on the unsold inventory allocated to them.

(c) The financial accounts between the Promoter/Builder/Developer/ Contractor and the Owners shall be fully squared up and the party having a debit balance shall be obliged to pay such debit balance to the party having credit balance on the closing date or within such time and on such terms and conditions as may be mutually agreed upon between them;

(d) The party having a credit balance shall have a first charge on the allocation of unsold inventory of the other party for such debit balance;

(e) The Promoter/Builder/Developer/Contractor shall frame a scheme for maintenance of the Project Complex either by itself or through the Maintenance Organisation.

12.3 On and from the Project hand Over Date:-

(a) The customers shall be liable to bear and pay the property tax of their respective units and parkings;

(b) The Promoter/Builder/Developer/Contractor shall be liable to pay the Property Tax on the unsold units and parkings allocated to it;

(c) The Owners shall be liable to pay the property tax on the unsold units and parkings allocated to them;

(d) The customers shall pay the maintenance charges of their respective units and parkings to the Promoter/Builder/Developer/Contractor and / or the Maintenance Organization;

(e) The Owners shall be liable to pay maintenance charges on the unsold units and parkings allocated to them to the Promoter/Builder/Developer/Contractor and / or the maintenance organisation;

(f) The Promoter/Builder/Developer/Contractor shall be liable to pay maintenance charges on the unsold units and parkings allocated to it to the maintenance organisation, if formed. So long maintenance organisation is not formed, the Promoter/Builder/ Developer/Contractor shall contribute its share of Maintenance charges on the unsold units and parkings allocated to it to the maintenance account of the Project Complex.

13.0 Maintenance of the Project Complex:

13.1 The Promoter/Builder/Developer/Contractor by itself or by any agency appointed by it shall have exclusive right to manage and maintain all common areas and provide all common services in the project complex and the owner shall not in any way interfere with such right of the Promoter/Builder/Developer/Contractor.

Scanned with CamScanner

Additional District Sub-Registrar,
Garia South 24 Parganas

10 AUG 2020

Scanned with CamScanner

13.2 The Promoter/Builder/Developer/Contractor, in exercise of such right, shall have right to fix and determine the rate of maintenance charge payable by the Customers.

13.3 Over and above maintenance charge, Promoter/Builder/Developer/ Contractor shall be entitled to receive and realise GST or any other applicable taxes on maintenance charge.

13.4 The Customers shall pay proportionate maintenance charges and all taxes thereon. The maintenance charge shall be payable within 7th day of the current month for which the same shall relate. In default, the unpaid maintenance charge shall attract interest at such rate as may be fixed by the Developer.

13.5 The parties and / or their assigns shall be obliged to pay maintenance charges on the unsold units and parkings allocated to them, if any.

14.0 Force Majeures & Breaches:-

14.1 "Force Majeure" shall mean and include events preventing any party from performing its obligations under this Agreement which do not arise from and are not attributable to any act, omission, breach or violation by either party of any of their obligations under this agreement but which arise from or are attributable to the Acts of God, natural calamities, war, infected virus like COVID-19, general strike, terrorist activities, civil commotion, non availability of construction materials, legislation or regulations adversely affecting the project court order or any other unforeseen occurrence, acts, events , omission or accidents which are beyond the reasonable control of the party so prevented.

14.2 If any party is delayed or is prevented from performing any of its obligations under this agreement by any event for Force majeure then such party shall inform the other party in writing within fifteen days of commencement of event of Force Majeure specifying the nature and extent of the circumstances giving rise to the event of Force Majeure. Similar notice in writing shall also be given upon cessation of Force Majeure event.

14.3 The time limit laid down in this Agreement for performance of obligations by a party shall stand extended by the same period as the period of Force Majeure event.

14.4 The Promoter/Builder/Developer/Contractor shall not be treated in default if erection and completion of the project is delayed due to reasons amounting toForce Majeure.

14.5 If due to any act on the part of the Promoter/Builder/Developer/Contractor the construction and completion of the Project is delayed then the Owner shall be entitled to specific performance of this Agreement and claim damages in addition thereto.

14.6 In case the Owners commit any breach of this Agreement, the Promoter/Builder/ Developer/Contractor shall be at liberty to initiate proceedings against the Owners either for specific performance of this Agreement or terminate and rescind this Agreement and claim all moneys paid and / or incurred by the Promoter/Builder/Developer/Contractor together with appropriate damages.

15.0 Miscellaneous:-

15.1 Notice to the Promoter/Builder/Developer/Contractor shall be given by sending the same at its corporate office stated hereinabove.

15.2 The courts having territorial jurisdiction over the said land shall have exclusive jurisdiction in all matters arising out of this agreement.

Scanned with CamScanner

Seal of the Additional District Sub-Registrar, Garia, South 24 Parganas, West Bengal

Additional District Sub-Registrar,
Garia South 24 Parganas
10 AUG 2020

Scanned with CamScanner

The Schedule-A

Above Referred To

(Details of the Land for Development)

ALL THAT piece and parcel of revenue paying plot of amalgamated bastu land measuring **15K-07Ch-25 Sft** more or less (the split up of the bastu land being **05K-05Ch-38Sqft** more or less of R.S. Khatian No. 421, R.S. Dag No. 269, Re. Su. No.6, Rajpur Sonarpur Municipality Holding No.1236, Tentulberia, Kolkata-700084 plus **04K-13Ch-19Sq.ft** more or less of C.S. Kh. No. 277, R.S Kh. No. 390, C.S. Dag No. 379, R.S. Dag No. 269, R.S. No. 6 and **00K 10Ch-28 Sq.ft** more or less of R.S. Kh. No. 421 appertaining to R.S. Dag No. 269, Re. Su. No.8, Rajpur Sonarpur Municipality Holding No.1237, Tentulberia, Kolkata-700084 plus **04K-09Ch-30Sqft** more or less of R.S. Khatian No. 392, R.S. Dag no. 269, Re.Su. No. 8, Rajpur Sonarpur Municipality Holding No.1238, Tentulberia, Kolkata-700084, right now L.R. Dag No. 275 and L.R. Kh. No. 3311, 3312, 3313 and 3314) being its Rajpur Sonarpur Municipality amalgamated Holding No. 1238, Tentulberia, Ward no. 6, Assessee No. 1104302087740, P.S. Sonarpur, Dist: South-24 Parganas, Kolkata-700084 along with more or less 630 sq.ft dilapidated multiple R T S structures with cemented flooring standing thereon which situated and lying at Mouza: Tentulberia, J.L. No. 44, Pargana: Medenmollah, Dist: South-24 Parganas

The plan or map of the said land is annexed herewith and bordered with "Red Verge" which is butted and bounded as follows and will be treated with the part of this agreement.

ON THE NORTH : 3660mm Wide Road and R.S. Dag No.251
ON THE SOUTH : R.S. Dag No. 269 (P) & 2500mm Wide Common Passage,
ON THE EAST : R.S. Dag No.269 (P)
ON THE WEST : R.S. Dag No. 269 (P)

The Schedule-B Above referred to

(Description of Common Areas)

The common areas of the Project Complex shall comprise of the following:-

A. Buildings

(i) Ground Level: Main lobby, common maintenance room, common toilets, generator room, electric meter room, underground water tank and other space for common facilities.

(ii) At Floors: Floor lobby, staircase, and lift well.

(iii) Lift machine room, Lift well and the Lift.

(iv) Overhead water tank

(v) Roof

(vi) Office Building

(vii) Security Guards Room

B. Open Areas:

Main gate, driveway, open spaces lawns, gardens, but does not include any covered or open car parking space.

Scanned with CamScanner

Additional District Sub-Registrar,
Garia South 24 Parganas

10 AUG 2020

Scanned with CamScanner

(TECHNICAL SPECIFICATION OF THE BUILDING)

1. **Foundation, Plinth, Super-Structure and inside outside wall:**-As per Rajpur Sonarpur Municipal Sanction plan.
2. **Floor Finish, Skirting, Dado Etc:**-
   (a) Flat:- Off white Vitrified tiles (2"X2") flooring with 4"skarting
   (b) Toilet & W.C. :- Anti-skid (1'X1') Tiles flooring 6'-6" height wall glazed tiles
   (c) Kitchen:-Vitrified tiles flooring with 4"skarting and window Linton Height glazed tiles above cooking plat form.
3. **Plaster:**-The outside of the Building will have sand cement plaster (1:6) ¾ thick (average) whereas the inside and the ceiling plaster will be ½" thick (average) in 1:4.
4. **Out Side Painting**: - i. Weather coat Paint
   ii) Plaster of paris inside all flats.
5. **Doors: -** (a).Wooden door Frames (4"X2½"), (b). 25mm thick Commercial Flash door oil painted both side, (c). Cylindrical lock all inside doors, (d) Aluminium Chitkini with handle all doors (e). Night latch lock for main door only.
6. **Windows:**- Aluminium sliding windows with (3-4m.m) white frosted glass with front opening MS Grill
7. **Toilet, W.C, and Kitchen Fitting**: -
   Toilet: (a). One white Commode (Hind wear) with white P.V.C Cistern with commode shower, (b). One white Porcelain washbasin. (c). One shower (d). Two taps (Hind ware / D-sons) e) Hot and Cold water line with Mixture.
   W.C :- One white Commode (Hindwear) with white P.V.C Cistern, commode shower and One tap.
   Kitchen:- Kitchen steel sink, one tap & cooking platform with granite polish Green Marble.
8. **Stair case and roof:** -(1) Stair case room will be provided with Grill Windows for light and ventilation. (2) Cabin for Electric Meter (3) 4" thick (average) lime tracing will be provided roof slab/or tiles. (4) 3ft height parapet wall will be provided all around the roof.
9. **Water Proofing:** Water proofing treatment for toilet and on roof.
10. **Electrical:** Concealed wiring with copper wires wiring (finolex) for installation (Electrical fittings and materials will be with reputed brand).
    a) Each Bed room: - 2 light points, 1 fan point, 2 plug point—5 amp , (one A.C per flat).
    b) Liv/Din:- 2 light points, 2 fan points, 2 plug point—5 amp + 1 point 15 amp.
    c) Kitchen- 1 light,1 exhaust fan point- 5 amp,1 power point-15amp
    d) W.C. :- 1 light point – 5amp, e) Toilet:- 1 light point, 1 exhaust point- 5amp.
    f) Electric Bell push point. g) Each Balcony: - 1 light point-5amp. g) T.V point will be provided in living room only. (Wire and switch brand ISI Standard)
11. **Water supply:-** One R.C.C. overhead reservoir provided on the top of the last roof as per design. The suitable electrical pump with motor will be installed at ground floor to deliver water to overhead reservoir from R.C.C. U.G. Water reservoir.
12. **Lift** -Semi Automatic.
13) **Compound:-** 5ft height compound wall to be made from existing ground level.
14) M.S. collapsible gate at main entrance of building.
15) Small AC Community Hall with A.C. Gymnasium, 16) 24 Hours Water Supply.

Scanned with CamScanner

Additional District Sub-Registrar,
Garia South 24 Parganas

10 AUG 2020

Scanned with CamScanner

IN WITNESS WHEREOF the parties herein have put their respective hands and seals on this the day of month and year first above written.

SIGNED, SEALED AND DELIVERED by

Presence of: -

WITNESSES

1. Arun Chandra Chakraborty
E-14 Samvilani park
Kol Kata-75

Paprii Ghose.
(1) SMT. PAPRI GHOSH

Sabita Ghosh
(2) SMT. SABITA GHOSH

Ratan Kumar Ghosh
(3) SRI RATAN KUMAR GHOSH

2. Suman Kumar Ghosh
E-14 Samvilani Park
Kolkata - 75

Kishore Kumar Ghosh.
(4) SRI KISHORE KUMAR GHOSH

(SIGNATURE OF OWNERS)

JAYALAKSHMI ASSOCIATE
Partner

JAYALAKSHMI ASSOCIATE
Tokul Kumar Ghosh
Partner

SIG. OF PROMOTER/BUILDER / DEVELOPER/CONTRACTOR

Drafted by:-
Arjun Chakraborty
Reg NO - WTC/2691/98 (Advocate)
Alipore Police Court Kol-27

Typed By:-
Subimal Dutta
Alipore Police Court
Kolkata-27

Scanned with CamScanner

Additional District Sub-Registrar,
Garia South 24 Parganas
10 AUG 2020

Scanned with CamScanner

SCHEDULE 'C' AS REFERRED TO HEREIN ABOVE

Memo of Receipt of Part Refundable Consideration

We, Smt. Papri Ghosh, Smt. Sabita Ghosh Sri Ratan Kumar Ghosh and Sri Kishore Kumar Ghosh, partly received refundable consideration amounting of **Rs. 9,95,000/00** (Rupees nine Lakh ninety five thousand only) from Promoter/Builder/ Developer by A/C Payee Cheque mentioned as follows:

BANK NAME	BRANCH	CHEQUE NO	DATE	AMOUNT in Rs		
Bandhan Bank	Santoshpur	000099	10/10/2018	12,500.00		
Axis Bank	Survey Park	033863	10/10/2018	12,500.00		
		By Cash	05/08/2019	38,880.00		
ICICI Bank	Kalikapur	000405	10/08/2020	50,560.00		
Bandhan Bank	Santoshpur	000006	10/08/2020	50,560.00		
				1,65,000.00		**1,65,000.00**
Bandhan Bank	Santoshpur	000100	10/10/2018	12,500.00		
Axis Bank	Survey Park	033864	10/10/2018	12,500.00		
S.B.I.	Baroda Park	312621/NEFT	24/12/2018	1,50,000.00		
Axis Bank	Survey Park	033868/NEFT	24/12/2018	1,50,000.00		
Bandhan Bank	Santoshpur	000005	04/07/2020	25,000.00		
		By Cash	05/08/2019	38,880.00		
ICICI Bank	Kalikapur	000406	10/08/2020	55,560.00		
Bandhan Bank	Santoshpur	000007	10/08/2020	55,560.00		
				5,00,000.00		**5,00,000.00**
Bandhan Bank	Santoshpur	000102	10/10/2018	12,500.00		
Axis Bank	Survey Park	033865	10/10/2018	12,500.00		
		By Cash	05/08/2019	38,880.00		
ICICI Bank	Kalikapur	000407	10/08/2020	50,560.00		
Bandhan Bank	Santoshpur	000008	10/08/2020	50,560.00		
				1,65,000.00		**1,65,000.00**
Bandhan Bank	Santoshpur	000103	10/10/2018	12,500.00		
Axis Bank	Survey Park	033866	10/10/2018	12,500.00		
		By Cash	05/08/2019	38,880.00		
ICICI Bank	Kalikapur	000408	10/08/2020	50,560.00		
Bandhan Bank	Santoshpur	000009	10/08/2020	50,560.00		
				1,65,000.00		**1,65,000.00**
				TOTAL		**9,95,000.00**

(Rupees nine Lakh ninety five thousand only)

WITNESSES

1. Prine Chandra Ghosh
E-14 Sammilani Park
Kolkata 75

2. Suman Kumar Ghosh
E-14 Sammilani Park
Kolkata - 75

Papri Ghose.
(1) SMT. PAPRI GHOSH

Sabita Ghosh
(2) SMT. SABITA GHOSH

Ratan Kumar Ghosh
(3) SRI RATAN KR. GHOSH

Kishore Kumar Ghosh
(4) SRI KISHORE KR. GHOSH

(SIGNATURE OF OWNERS)

Typed By:- Subrata Dutta

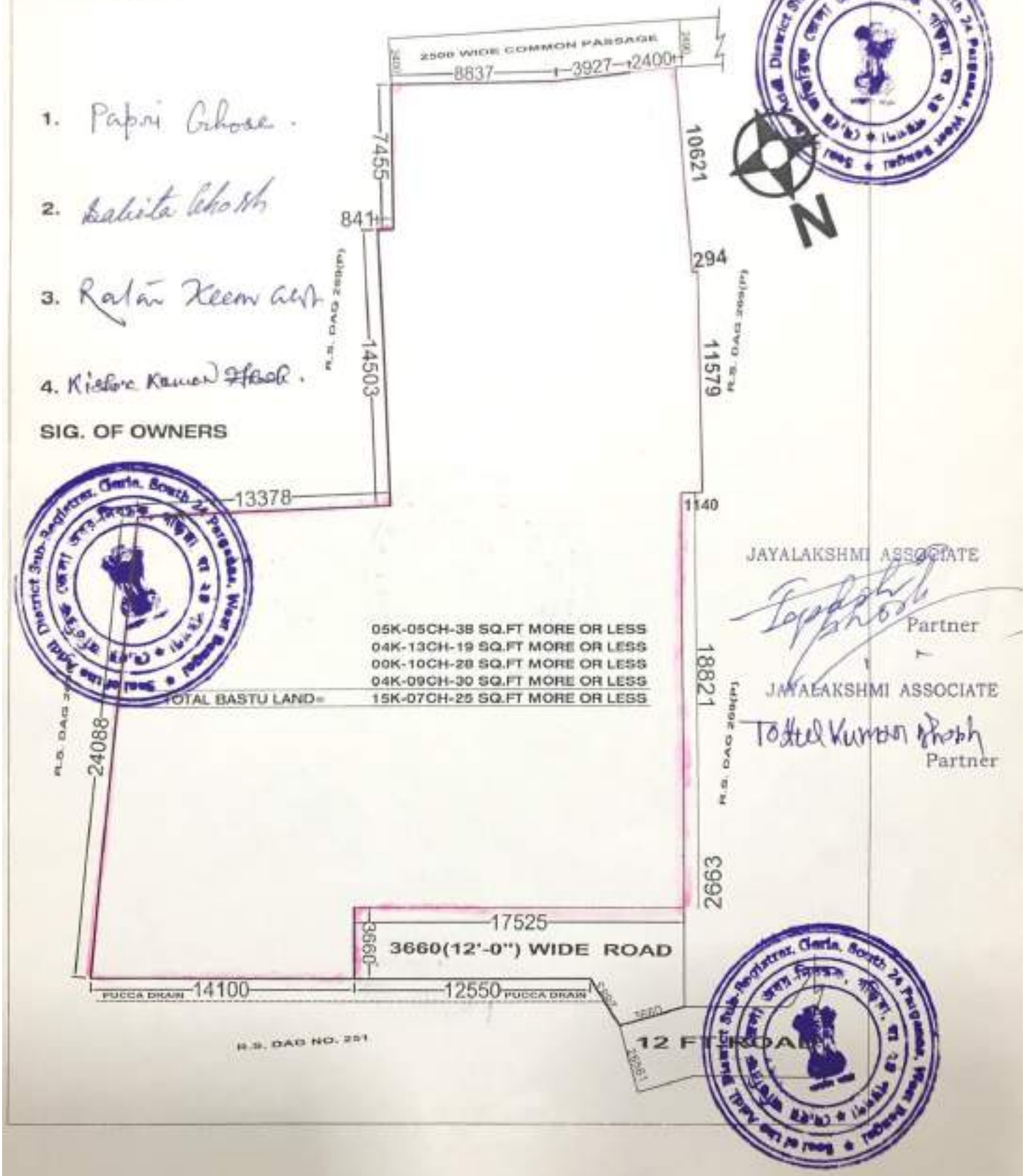
Scanned with CamScanner

Additional District Sub-Registrar,
Garia South 24 Parganas

10 AUG 2020

Scanned with CamScanner

SITE PLAN OF AMALGAMATED BASTU LAND MEASURING 15K-07CH-25 SFT MORE OR LESS (THE SPLIT UP OF THE BASTU LAND BEING 05K-05CH-38SQFT MORE OR LESS OF R.S. KH. NO. 42[illegible] R.S. DAG NO. 269, RE. SU. NO.6, PLUS 4K-13CH-19SQ.FT MORE OR LESS OF C.S. KH. NO. 277, R.S KH. NO. 390, C.S. DAG NO. 379, R.S. DAG NO. 269, R.S. NO. 6,PLUS 10CH-28 SQ.FT MORE OR LESS OF R.S. KH. NO. 421, R.S. DAG NO. 269, R.S. NO.8, PLUS 04K-09CH-30SQFT MORE OR LESS OF R.S. KH NO. 392, R.S. DAG NO. 269, R.S. NO.8, SITUATED AT MOUZA: TENTULBERIA, J.L. NO. 44, PARGANA: MEDENMOLLAH, DIST: 24-PARGANAS(S) RIGHT NOW L.R. DAG NO. 275 AND L.R. KH. NO. 3311, 3312, 3313 & 3314) BEING ITS RAJPUR SONARPUR MUNICIPALITY AMALGAMATED HOLDING NO. 1238, TENTULBERIA, WARD NO. 6, ASSESSEE NO. 1104302087740, P.S. SONARPUR, KOLKATA-700084.



1. Papri Ghose.
2. Sabita Ghosh
3. Ratan Kumar Ghosh
4. Kishore Kumar Ghosh.

SIG. OF OWNERS

	05K-05CH-38 SQ.FT MORE OR LESS
	04K-13CH-19 SQ.FT MORE OR LESS
	00K-10CH-28 SQ.FT MORE OR LESS
	04K-09CH-30 SQ.FT MORE OR LESS
TOTAL BASTU LAND=	15K-07CH-25 SQ.FT MORE OR LESS

JAYALAKSHMI ASSOCIATE
Partner

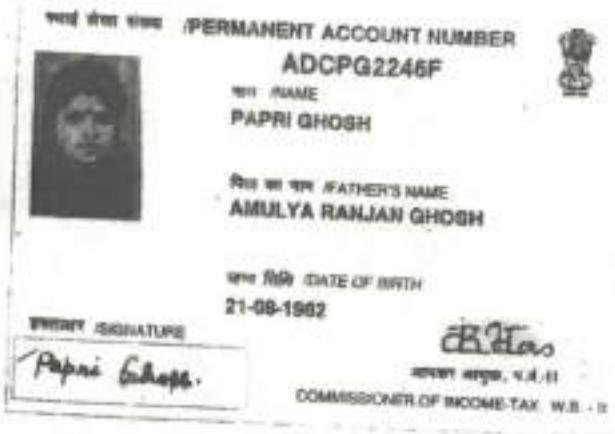
JAYALAKSHMI ASSOCIATE
Partner

Scanned with CamScanner

Additional District Sub-Registrar,
Garia South 24 Parganas

10 AUG 2020

Scanned with CamScanner



/PERMANENT ACCOUNT NUMBER

ADCPG2246F

/NAME

PAPRI GHOSH

/FATHER'S NAME

AMULYA RANJAN GHOSH

/DATE OF BIRTH

21-08-1962

/SIGNATURE

Papri Ghose.

COMMISSIONER OF INCOME-TAX W.B. - II

Papri Ghose.

Scanned with CamScanner

Scanned with CamScanner

Generation Date: 27/11/2012

आपका आधार क्रमांक / Your Aadhaar No. :

4193 1693 3670

VID : 9199 1812 4068 0662

मेरा आधार, मेरी पहचान

भारत सरकार

Government of India

PAPRI GHOSH

Date of Birth/DOB: 21/08/1962

Female/ FEMALE

4193 1693 3670

VID : 9199 1812 4068 0662

मेरा आधार, मेरी पहचान

Papri Ghose

Scanned with CamScanner

Scanned with CamScanner

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

ADCPG5816F

नाम / Name
SABITA GHOSH

पिता का नाम / Father's Name
PRAN BALLAB GHOSH

जन्म की तारीख / Date of Birth
07/10/1964

Sabita Ghosh

Papai Ghosh

इस कार्ड को खोने / गलत जगह पर पाए जाने की स्थिति में / सूचित करें / लौटाएं
आयकर पैन सेवा इकाई, एन.एस.डी.एल.
5-वी मंजिल, मंत्री स्टर्लिंग, प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कॉलोनी, दीप बंगला चौक के पास,
पुणे – 411 016.

If this card is lost / someone's lost card is found, please inform / return to :
Income Tax PAN Services Unit, NSDL
5th floor, Mantri Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune – 411 016.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: tinpan@nsdl.co.in

Scanned with CamScanner

Seal of the Addl. District Sub-Registrar, Cheria, Barasat 24 Parganas, West Bengal

Scanned with CamScanner

ভারত সরকার
Government of India

Sabita Ghosh
DOB: 07/10/1984
FEMALE

6258 4825 9280

আমার আধার, আমার পরিচয়

Unique Identification Authority of India

Address:
126, JODHPUR PARK, Jadhpur Park, Kolkata
West Bengal - 700068

ঠিকানা:
126, যাদবপুর পার্ক, যাদবপুর পার্ক, কলকাতা,
পশ্চিম বঙ্গ - 700068

6258 4825 9280

Sabita Ghosh

Scanned with CamScanner

Scanned with CamScanner

स्थाई लेखा संख्या /PERMANENT ACCOUNT NUMBER

ADZPG2916K

नाम /NAME

RATAN KUMAR GHOSH

पिता का नाम /FATHER'S NAME

HARAN CHANDRA GHOSH

जन्म तिथि /DATE OF BIRTH

03-02-1966

हस्ताक्षर /SIGNATURE

Ratan Kumar Ghosh

आयकर आयुक्त, प्र.क.-XI

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

Ratan Kumar Ghosh

Scanned with CamScanner

Scanned with CamScanner

आधार

भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार

Unique Identification Authority of India

Government of India

Enrolment No.: 1193/63148/00191

To

Ratan Kumar Ghosh
S/O Haran Chandra Ghosh
17/10 BAISHNABGHATA ROAD
P.S-PATULI Naktala S.O
Naktala Kolkata
West Bengal 700047
9830297992

02/01/2012

1067166

UGI067166718N

आपका आधार क्रमांक / Your Aadhaar No. :

7142 0269 1142

आधार – आम आदमी का अधिकार

भारत सरकार
GOVERNMENT OF INDIA

Ratan Kumar Ghosh
Year of Birth : 1966
Male

7142 0269 1142

आधार – आम आदमी का अधिकार

Ratan Kumar Ghosh

Scanned by CamScanner

Scanned with CamScanner

Scanned with CamScanner

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

KISHORE KUMAR GHOSH

ANIL CHANDRA GHOSH

02/02/1974

Permanent Account Number
AGXPG5967D

Signature

Kishore Kumar Ghosh.

Scanned with CamScanner

Seal of the Addl. District Sub-Registrar, Garia, South 24 Parganas, West Bengal

Scanned with CamScanner

भारत सरकार
GOVERNMENT OF INDIA

Kishore Kumar Ghosh
Year of Birth : 1974
Male

2505 1568 5462

आधार – आम आदमी का अधिकार

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address:
S/O Anil Chandra Ghosh, 208/1,CHAK GARIA, E-14 SAMMILANI PARK, P.S -SURVEY PARK, Santoshpur S.O, Kolkata, West Bengal, 700075

Kishore Kumar Ghosh.

Scanned with CamScanner

Scanned with CamScanner

JAYALAKSHMI ASSOCIATE

Partner

JAYALAKSHMI ASSOCIATE

Tapulkumar ghosh

Partner

Scanned with CamScanner

Scanned with CamScanner

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

TAPASH KUMAR GHOSH

ANIL CHANDRA GHOSH

30/05/1969

Permanent Account Number

AGFPG5848M

Signature

Scanned with CamScanner

Scanned with CamScanner

भारत सरकार
GOVERNMENT OF INDIA

Tapash Kumar
Ghosh
DOB: 30/05/1969
Male / MALE

8528 2831 1644

Aadhaar-Aam Admi ka Adhikar

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address
S/O Anil Chandra Ghosh, 2081, CHAK GARIA, E-14 SAMMILANI PARK, P.S-SURVEY PARK, Santoshpur S.O, Kolkata, West Bengal - 700075

1947
1800 300 1947
help@uidai.gov.in
www.uidai.gov.in
P.O. Box No. 1947, Bengaluru-560 001

Scanned with CamScanner

Scanned with CamScanner

Totul Kumar Ghosh

Scanned with CamScanner

Scanned with CamScanner

আধার

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India

Government of India

তালিকাভুক্তির আই ডি / Enrollment No 1490/50037/02571

To,
টুটুল কুমার ঘোষ
Totul Kumar Ghosh
S/O: Ajit Kumar Ghosh
2061 CHAK GARIA
E-14 SAMMILANI PARK
Santoshpur
Santoshpur Circus Avenue Kolkata
West Bengal 700075
9007086571

15/08/2016

Ref: 1303 / 04V / 373545 / 373834 / P

SA433670865FT

আপনার আধার সংখ্যা / Your Aadhaar No. :

8306 6519 7607

আমার আধার, আমার পরিচয়

ভারত সরকার

Government of India

টুটুল কুমার ঘোষ
Totul Kumar Ghosh
পিতা : অজিত কুমার ঘোষ
Father : Ajit Kumar Ghosh
জন্মতারিখ / DOB : 06/01/1992
পুরুষ / Male

8306 6519 7607

আমার আধার, আমার পরিচয়

Totul Kumar Ghosh

Scanned with CamScanner

Government of India

AADHAAR

তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা লাভ করুন।

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 .

047 / 372545

আধার

জাতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India

ঠিকানা: S/O: অজিত কুমার ঘোষ, 2081 চক গড়িয়া, E-14 সম্মিলনী পার্ক, সন্তোষপুর, কোলকাতা, সন্তোষপুর, পশ্চিম বঙ্গ, 700075

Address: S/O: Ajit Kumar Ghosh, 2081 CHAK GARIA, E-14 SAMMILANI PARK, Santoshpur, Kolkata, Santoshpur, West Bengal, 700075

8306 6519 7607

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

Scanned with CamScanner

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

GRN:	19-202021-005214084-8	Payment Mode :	Credit Card-VISA
GRN Date:	02/08/2020 17:57:57	Payment Gateway	SBI EPay-State Bank of India New PG
BRN :	8340378856117	BRN Date:	02/08/2020 18:00:40
SBI ePay txn No. :	202021564279651	SBI ePay txn Date.	02/08/2020 18:00:09

DEPOSITOR'S DETAILS

Name :	TAPASH KUMAR GHOSH	Id No. :	2000882274/1/2020 null
Contact No.	9830277393		
E-mail :	tapash721@gmail.com	Mobile No.	+91 9830277393
Address :	2081 CHAK GARIA E14 SAMMILANI PARK KOL75		
User Type :	Buyer/Claimants		

Query Year

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	2000882274/1/2020	Property Registration- Registration Fees	0030-03-104-001-16	9521
2	2000882274/1/2020	Property Registration- Stamp duty	0030-02-103-003-02	39021
			Total Amount	48542

In Words : Rupees Forty Eight Thousand Five Hundred Forty Two Only.

Scanned with CamScanner

Scanned with CamScanner

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

GRN:	19-202021-005214084-8	Payment Mode :	Credit Card-VISA
GRN Date:	02/08/2020 17:57:57	Payment Gateway	SBI EPay-State Bank of India New PG
BRN :	8340378856117	BRN Date:	02/08/2020 18:00:40
SBI ePay txn No. :	202021564279651	SBI ePay txn Date.	02/08/2020 18:00:09

DEPOSITOR'S DETAILS

Name :	TAPASH KUMAR GHOSH	Id No. :	2000882274/1/2020
Contact No.	9830277393		null
E-mail :	tapash721@gmail.com	Mobile No.	+91 9830277393
Address :	2081 CHAK GARIA E14 SAMMILANI PARK KOL75		
User Type :	Buyer/Claimants		

Query Year

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	2000882274/1/2020	Property Registration- Registration Fees	0030-03-104-001-16	9521
2	2000882274/1/2020	Property Registration- Stamp duty	0030-02-103-003-02	39021
			Total Amount	48542

In Words : Rupees Forty Eight Thousand Five Hundred Forty Two Only.

Scanned with CamScanner

Scanned with CamScanner

-:PHOTO SHEET:-

	Thumb	1st finger	Middle finger	Ring finger	Small finger
Left hand					
Right hand					

Name : SMT. PAPRI GHOSH.

Signature. Papri Ghose.

	Thumb	1st finger	Middle finger	Ring finger	Small finger
Left hand					
Right hand					

Name : SMT. SABITA GHOSH.

Signature. Sabita Ghosh

	Thumb	1st finger	Middle finger	Ring finger	Small finger
Left hand					
Right hand					

Name : SRI RATAN KUMAR GHOSH

Signature. Ratan Kumar Ghosh

Additional Sub-Registrar, Garia, South 24 Parganas, West Bengal

Scanned with CamScanner

Seal of the Additional District Sub-Registrar, Garia, South 24 Parganas, West Bengal

Additional District Sub-Registrar,
Garia South 24 Parganas

10 AUG 2020

Scanned with CamScanner

-:PHOTO SHEET:-

	Thumb	1st finger	Middle finger	Ring finger	Small finger
Left hand					
Right hand					

Name : SRI KISHORE KUMAR GHOSH

Signature Kishore Kumar Ghosh.

	Thumb	1st finger	Middle finger	Ring finger	Small finger
Left hand					
Right hand					

Name : SRI TAPASH. KUMAR GHOSH

Signature Tapash Ghosh

	Thumb	1st finger	Middle finger	Ring finger	Small finger
Left hand					
Right hand					

Name : SRI TOTUL KUMAR GHOSH

Signature Totul Kumar Ghosh

Scanned with CamScanner

Additional District Sub-Registrar,
Garia South 24 Parganas

10 AUG 2010

Scanned with CamScanner

Major Information of the Deed

Deed No :	I-1629-02314/2020	Date of Registration	10/08/2020
Query No / Year	1629-2000882274/2020	Office where deed is registered	
Query Date	31/07/2020 11:22:44 AM	1629-2000882274/2020	
Applicant Name, Address & Other Details	BIMALENDU MODNAL JOYKRISHNAPUR CHIYARI,Thana : Sonarpur, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9681787421, Status :Solicitor firm		
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 : 9,50,000/-]	
Set Forth value		Market Value	
Rs. 50,004/-		Rs. 1,68,46,514/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 40,021/- (Article:48(g))		Rs. 9,521/- (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:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Tentulberia Road, Mouza: Tentulbedia, Jl No: 44, Pin Code : 700084

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-275 (RS :-)	LR-3311	Bastu	Shali	5 Katha 5 Chatak 3 Sq Ft	1/-	57,42,005/-	Width of Approach Road: 12 Ft.,
L2	LR-275 (RS :-)	LR-3312	Bastu	Bastu	4 Katha 13 Chatak 19 Sq Ft	1/-	52,26,004/-	Width of Approach Road: 12 Ft.,
L3	LR-275 (RS :-)	LR-3313	Bastu	Bastu	10 Chatak 28 Sq Ft	1/-	7,17,001/-	Width of Approach Road: 12 Ft.,
L4	LR-275 (RS :-)	LR-3314	Bastu	Bastu	4 Katha 9 Chatak 30 Sq Ft	1/-	49,72,504/-	Width of Approach Road: 12 Ft.,
		TOTAL :			25.449Dec	4 /-	166,57,514 /-	
	Grand Total :				25.449Dec	4 /-	166,57,514 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2, L3, L4	630 Sq Ft	50,000/-	1,89,000/-	Structure Type: Structure
	Gr. Floor, Area of floor : 630 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tin Shed, Extent of Completion: Complete				
	Total :	630 sq ft	50,000 /-	1,89,000 /-	

Scanned with CamScanner

- **Land Lord Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	**Name**	**Photo**	**Finger Print**	**Signature**
	Smt Papri Ghosh Wife of Mr Arun Kumar Ghosh Executed by: Self, Date of Execution: 10/08/2020 , Admitted by: Self, Date of Admission: 10/08/2020 ,Place : Office	 10/08/2020	 LTI 10/08/2020	Papri Ghose. 10/08/2020
	1/429, Gariahat Road South Jodhpur Park, P.O:- Jodhpur Park, P.S:- Lake, District:-South 24-Parganas, West Bengal, India, PIN - 700068 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ADCPG2246A,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 10/08/2020 , Admitted by: Self, Date of Admission: 10/08/2020 ,Place : Office			
2	**Name**	**Photo**	**Finger Print**	**Signature**
	Smt Sabita Ghosh Wife of Mr Haradhan Chandra Ghosh Executed by: Self, Date of Execution: 10/08/2020 , Admitted by: Self, Date of Admission: 10/08/2020 ,Place : Office	 10/08/2020	 LTI 10/08/2020	Sabita Ghosh 10/08/2020
	1/429, Gariahat Road South Jodhpur Park, P.O:- Jodhpur Park, P.S:- Lake, District:-South 24-Parganas, West Bengal, India, PIN - 700068 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ADCPG5816F,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 10/08/2020 , Admitted by: Self, Date of Admission: 10/08/2020 ,Place : Office			
3	**Name**	**Photo**	**Finger Print**	**Signature**
	Mr Ratan Kumar Ghosh Son of Late Haran Chandra Ghosh Executed by: Self, Date of Execution: 10/08/2020 , Admitted by: Self, Date of Admission: 10/08/2020 ,Place : Office	 10/08/2020	 LTI 10/08/2020	Ratan Kumar Ghosh 10/08/2020
	1/429, Gariahat Road South Jodhpur Park, P.O:- Jodhpur Park, P.S:- Lake, District:-South 24-Parganas, West Bengal, India, PIN - 700068 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADZPG2916K,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 10/08/2020 , Admitted by: Self, Date of Admission: 10/08/2020 ,Place : Office			

Scanned with CamScanner

Name	Photo	Finger Print	Signature
Mr Kishore Kumar Ghosh Son of Mr Anil Chyandra Ghosh Executed by: Self, Date of Execution: 10/08/2020 , Admitted by: Self, Date of Admission: 10/08/2020 ,Place : Office	 10/08/2020	 LTI 10/08/2020	Kishore Kumar Ghosh 10/08/2020

1/429, Gariahat Road South Jodhpur Park, P.O:- Jodhpur Park, P.S:- Lake, District:-South 24-Parganas, West Bengal, India, PIN - 700068 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AGXPG5967D,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 10/08/2020
, Admitted by: Self, Date of Admission: 10/08/2020 ,Place : Office

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**Jaylakshmi Associate** 2801, Chak Garia , E-14, Sammilani Park, P.O - Santoshpur, P.S - Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN - 700075 , PAN No.:: AAOFJ8193K,Aadhaar No Not Provided by UIDAI, Status : Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature

1	Name	Photo	Finger Print	Signature
	Mr Tapash Kumar Ghosh (Presentant) Son of Mr Anil Kumar Ghosh Date of Execution - 10/08/2020, , Admitted by: Self, Date of Admission: 10/08/2020, Place of Admission of Execution: Office	 Aug 10 2020 12:26PM	 LTI 10/08/2020	10/08/2020

2801, Chak Garia , E-14, Sammilani Park, P.O:- Santoshpur, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN - 700075, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AGFPG5848M,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Jaylakshmi Associate (as partner)

2	Name	Photo	Finger Print	Signature
	Mr Totul Kumar Ghosh Son of Mr Ajit Kumar Ghosh Date of Execution - 10/08/2020, , Admitted by: Self, Date of Admission: 10/08/2020, Place of Admission of Execution: Office	 Aug 10 2020 12:25PM	 LTI 10/08/2020	10/08/2020

Scanned with CamScanner

	2801, Chak Garia , E-14, Sammilani Park, P.O.- Santoshpur, P.S.- Purba Jadabpur, District -South 24-Parganas, West Bengal, India, PIN - 700075, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BETPG8342D,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Jaylakshmi Associate (as partner)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Subhas Dutta Son of Late Khokan Dutta Laskarpur Narkel Bagan, P.O:- Laskarpur, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700153			Subhash Dutta
	10/08/2020	10/08/2020	10/08/2020
Identifier Of Smt Papri Ghosh, Smt Sabita Ghosh, Mr Ratan Kumar Ghosh, Mr Kishore Kumar Ghosh, Mr Tapash Kumar Ghosh, Mr Totul Kumar Ghosh			

Scanned with CamScanner

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Smt Papri Ghosh	Jaylakshmi Associate-2 19313 Dec
2	Smt Sabita Ghosh	Jaylakshmi Associate-2 19313 Dec
3	Mr Ratan Kumar Ghosh	Jaylakshmi Associate-2 19313 Dec
4	Mr Kishore Kumar Ghosh	Jaylakshmi Associate-2 19313 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Smt Papri Ghosh	Jaylakshmi Associate-1 99604 Dec
2	Smt Sabita Ghosh	Jaylakshmi Associate-1 99604 Dec
3	Mr Ratan Kumar Ghosh	Jaylakshmi Associate-1 99604 Dec
4	Mr Kishore Kumar Ghosh	Jaylakshmi Associate-1 99604 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Smt Papri Ghosh	Jaylakshmi Associate-0.273854 Dec
2	Smt Sabita Ghosh	Jaylakshmi Associate-0.273854 Dec
3	Mr Ratan Kumar Ghosh	Jaylakshmi Associate-0.273854 Dec
4	Mr Kishore Kumar Ghosh	Jaylakshmi Associate-0.273854 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Smt Papri Ghosh	Jaylakshmi Associate-1 89922 Dec
2	Smt Sabita Ghosh	Jaylakshmi Associate-1 89922 Dec
3	Mr Ratan Kumar Ghosh	Jaylakshmi Associate-1 89922 Dec
4	Mr Kishore Kumar Ghosh	Jaylakshmi Associate-1 89922 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Smt Papri Ghosh	Jaylakshmi Associate-157.50000000 Sq Ft
2	Smt Sabita Ghosh	Jaylakshmi Associate-157.50000000 Sq Ft
3	Mr Ratan Kumar Ghosh	Jaylakshmi Associate-157.50000000 Sq Ft
4	Mr Kishore Kumar Ghosh	Jaylakshmi Associate-157.50000000 Sq Ft

Land Details as per Land Record

District: South 24-Parganas, P.S.- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Tentulberia Road, Mouza: Tentulbedia, Jl No: 44, Pin Code : 700084

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 275, LR Khatian No:- 3311	Owner:পাপড়ি ঘোষ, Gurdian:অরু কুমা, Address:1/429, গড়িয়াহাট রোড়, কোল-68 , Classification:বাস্তু, Area:0.06000000 Acre,	Smt Papri Ghosh
L2	LR Plot No:- 275, LR Khatian No:- 3312	Owner:সবিতা ঘোষ, Gurdian:হারা চন্দ্র, Address:1/429, গড়িয়াহাট রোড়, কোল-68 , Classification:বাস্তু, Area:0.06000000 Acre,	Smt Sabita Ghosh

Scanned with CamScanner

L3	LR Plot No:- 275, LR Khatian No:- 3313	Owner:রতন কুমার ঘোষ, Gurdian:হারা চন্দ, Address:1/429, গড়িয়াহাট রোড়, কোল-68 , Classification:বাস্তু, Area:0.06000000 Acre,	Mr Ratan Kumar Ghosh
L4	LR Plot No:- 275, LR Khatian No:- 3314	Owner:কিশোর কুমার ঘোষ, Gurdian:অনি চন্দ, Address:1/429, গড়িয়াহাট রোড়, কোল-68 , Classification:বাস্তু, Area:0.06000000 Acre,	Mr Kishore Kumar Ghosh

Scanned with CamScanner

On 10-08-2020

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

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

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

Presented for registration at 11:51 hrs on 10-08-2020, at the Office of the A.D.S.R. GARIA by Mr Tapash Kumar Ghosh ,.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,68,46,514/-

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

Execution is admitted on 10/08/2020 by 1. Smt Papri Ghosh, Wife of Mr Arun Kumar Ghosh, 1/429, Gariahat Road South Jodhpur Park, P.O: Jodhpur Park, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700068, by caste Hindu, by Profession House wife, 2. Smt Sabita Ghosh, Wife of Mr Haradhan Chandra Ghosh, 1/429, Gariahat Road South Jodhpur Park, P.O: Jodhpur Park, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700068, by caste Hindu, by Profession House wife, 3. Mr Ratan Kumar Ghosh, Son of Late Haran Chandra Ghosh, 1/429, Gariahat Road South Jodhpur Park, P.O: Jodhpur Park, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700068, by caste Hindu, by Profession Business, 4. Mr Kishore Kumar Ghosh, Son of Mr Anil Chyandra Ghosh, 1/429, Gariahat Road South Jodhpur Park, P.O: Jodhpur Park, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700068, by caste Hindu, by Profession Business

Indetified by Mr Subhas Dutta, , , Son of Late Khokan Dutta, Laskarpur Narkel Bagan, P.O: Laskarpur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700153, by caste Hindu, by profession Business

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

Execution is admitted on 10-08-2020 by Mr Tapash Kumar Ghosh, partner, Jaylakshmi Associate, 2801, Chak Garia , E-14, Sammilani Park, P.O:- Santoshpur, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN - 700075

Indetified by Mr Subhas Dutta, , , Son of Late Khokan Dutta, Laskarpur Narkel Bagan, P.O: Laskarpur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700153, by caste Hindu, by profession Business

Execution is admitted on 10-08-2020 by Mr Totul Kumar Ghosh, partner, Jaylakshmi Associate, 2801, Chak Garia , E-14, Sammilani Park, P.O:- Santoshpur, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN - 700075

Indetified by Mr Subhas Dutta, , , Son of Late Khokan Dutta, Laskarpur Narkel Bagan, P.O: Laskarpur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700153, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 9,521/- (B = Rs 9,500/- ,E = Rs 21/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 9,521/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 02/08/2020 6:00PM with Govt. Ref. No: 192020210052140848 on 02-08-2020, Amount Rs: 9,521/-, Bank: SBI EPay (SBIePay), Ref. No. 8340378856117 on 02-08-2020, Head of Account 0030-03-104-001-16

Scanned with CamScanner

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,021/- and Stamp Duty paid by Stamp Rs 1,000/-, by online = Rs 39,021/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 7183, Amount: Rs 1,000/-, Date of Purchase: 07/08/2020, Vendor name: Subhankar Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 02/08/2020 6:00PM with Govt. Ref. No: 192020210052140848 on 02-08-2020, Amount Rs: 39,021/-, Bank: SBI EPay (SBIePay), Ref. No. 8340378856117 on 02-08-2020, Head of Account 0030-02-103-003-02

Debasish Dhar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. GARIA
South 24-Parganas, West Bengal

Scanned with CamScanner

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1629-2020, Page from 85385 to 85437

being No 162902314 for the year 2020.

Seal of the Additional District Sub-Registrar, Garia, District South 24

Digitally signed by DEBASISH DHAR
Date: 2020.08.12 15:50:11 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 2020/08/12 03:50:11 PM

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. GARIA

West Bengal.

(This document is digitally signed.)

Scanned with CamScanner