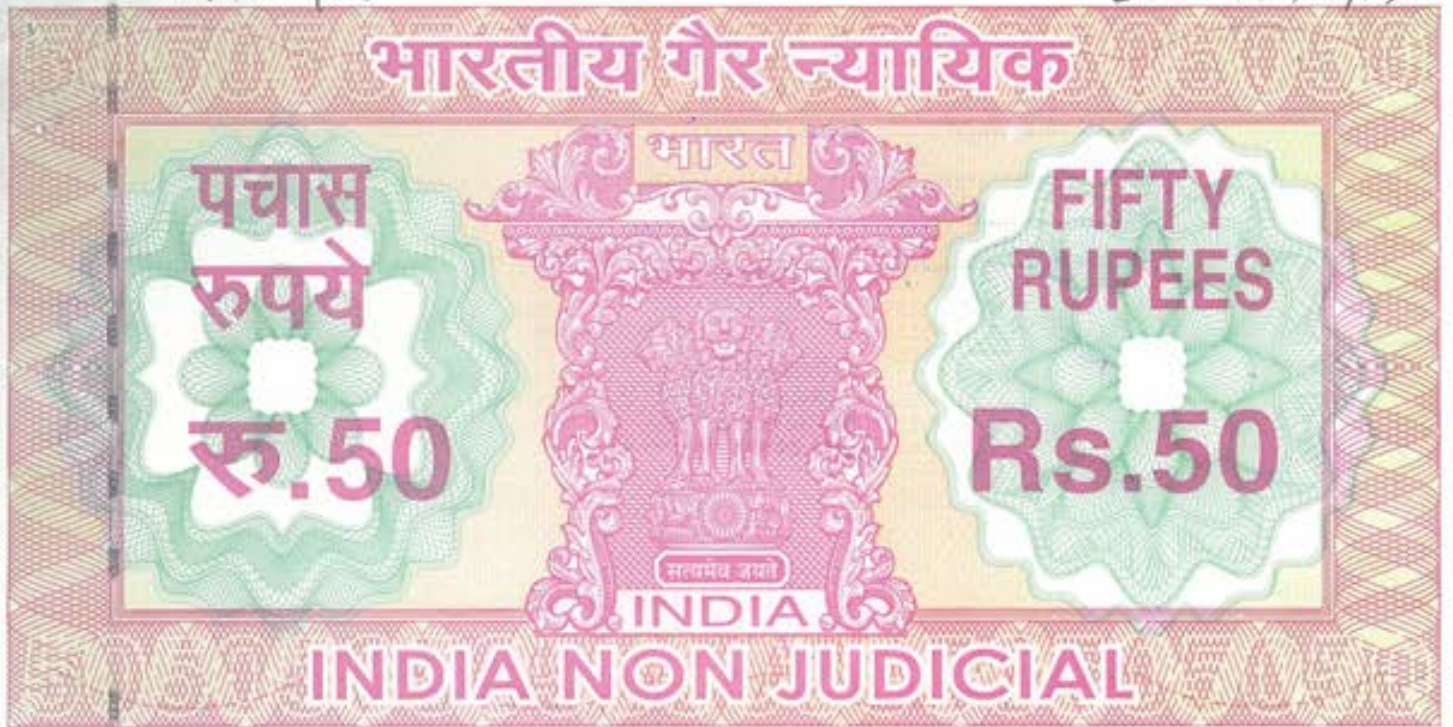


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Certified that the document is admitted to registration. The signature sheet and the endorsement sheets attached with this document are the part of this document

DEVELOPEMENT AGREEMENT

THIS AGREEMENT is made on the 6th day of November, 2017

(Two Thousand Seventeen) **BETWEEN** (1) **SRI ARDHENDU SEKHAR SARDAR** (PAN NO. AKEPS2152D), son of- Late Nanigopal Sardar, by faith- Hindu, by occupation- Retired Person, by nationality- Indian, residing at Barhans Fartabad Sardarpara, P.O.- Garia, P.S.- Sonarpur, Kolkata -700084, (2) **SRI SHUBRANGSHU SARDAR** (PAN NO. ATIPS0679Q), son of- Late Sudhangshu Sardar by faith- Hindu, by occupation- Service, by nationality- Indian, residing at- Fartabad, Sardarpara, P.O - Garia, P.S.- Sonarpur, Kolkata-700084,

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

Additional District Sub-Registrar,
 Garia South 24 Parganas

06 NOV 2017

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No. 5957 Date
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S. CHAKRABORTY
Advocate, Alipore Judges Court
Kolkata - 27

Samiran Das
Stamp Vendor
Alipore Police Court
South 24 Pgs., Kol-27



Additional District Sub-Registrar,
Garia South 24 Parganas

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(3) **SMT. KARUNAMOYEE SARDAR**(PAN NO. GINPS5202P), wife of- Late Suwendu Sekhar Sardar, by faith- Hindu, by occupation- Housewife, by nationality- Indian, residing at- Fartabad Sardarpara, P.O - Garia, P.S.- Sonarpur, Kolkata- 700084,
(4) **SMT. KUHELI MONDAL**(PAN NO. AFSPM9862K), wife of- Swapan Mondal, by faith Hindu, by occupation- Housewife, by nationality- Indian, residing at- Balia East, P.O.- Garia, P.S.- Sonarpur, Kolkata- 700084 and (5) **SMT. KAKALI DAS**(PAN NO. BHYPD6669N), wife of- Sri Bidyut Das, by faith- Hindu, by occupation- Housewife, by nationality- Indian, residing at Maheshtala, Dakghar, P.S. Maheshtala, Kolkata- 700141, hereinafter jointly called and referred to as the **LANDOWNERS** (which term or expressions shall unless excluded by or otherwise repugnant to the subject or context be deemed to mean and include their heirs, successors, executors, legal representatives, administrators and/or assigns) of the **FIRST PART.**

AND

GANGULY HOME SEARCH PRIVATE LIMITED (PAN No. AADCG2860J) a Company incorporated under the Companies Act, 1956, and having its registered Office at- 167, Garia Station Road, P.O.- Garia, P.S.- Sonarpur, Kolkata- 700084 and represented by its Director **SRI AMIT GANGULY**(PAN NO AIEPG3746R), son of- Sri Ranjit Ganguly, by faith- Hindu, by occupation- Business, by nationality- Indian, residing at- 174, Garia Station Road (opposite Garia Baroda Prasad High School), P.O.- Garia, P.S.- Sonarpur, Kolkata-700084, hereinafter called and referred to as the "**DEVELOPER**" (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include its successor or successors in office nominee or nominees and/or assigns) of the **SECOND PART.**

WHEREAS the K.P construction, a proprietorship firm, having its office at Vivekananda Complex, N.S Road, P.O.-Narendrapur, P.S-Sonarpur, Kolkata-700103, being represented by its sole proprietor SRI SAMAR DAS son of Late.Phanindra Nath Das, residing at 316, N.S. Road, P.O-Narendrapur,



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Additional District Sub-Registrar,
Gaia South 24 Parganas

6 NOV 2020

*Ardhendu
Sardar*

P.S-Sonarpur, Kolkata-700103 herein is the joint owner of the property having more or less 49.875 decimal land and the landowners herein are the joint owners of the property more fully described in the First schedule below having 21.96 decimal land;

AND WHEREAS originally Ramchandra Sardar, son of- Baikuntha Sardar was the recorded owner of the land measuring about 24 decimal in R.S Dag No. 1231, 13 decimal in R.S. Dag No. 1236 & 52 decimal in R.S. Dag No. 1237 all in Mouza- Barhans Fartabad with other lands and after the death of Ramchandra Sardar his 2 (two) sons namely Nanigopal Sardar and Hiralal Sardar jointly inherited the said lands of Ramchandra Sardar and in the Revisional Settlement Record-of Rights (Parcha) the names of Nani Gopal Sardar and Hiralal Sardar have been published in respect of the said lands;

AND WHEREAS on 16.05.1967 Nanigopal Sardar and Hiralal Sardar for making equal division and demarcation of their respective shares in the land mentioned hereunder in the First Schedule with other lands executed a Deed of Partition between them, which was registered before Sub. Registrar, Sonarpur and recorded in Book No. I, Volume No. 13, Pages 146 to 155, Being No. 686, for the year 1967;

AND WHEREAS Nanigopal Sardar being the First Party and as per "Schedule-Kha" of the said Deed of Partition got the absolute ownership of the Schedule land with other lands and after the demise of Nanigopal Sardar on 21.11.1979 and that of his wife Bijan Bala Sardar their 3 (three) sons namely Sri Subhendu Sekhar Sardar, Sri Ardhendu Sekhar Sardar, Dr. Sudhanshu Sekhar Sardar and 5 (five) daughters namely (1) Smt. Ashalata @ Durgabala Safui, wife of- Late Ashwini Kumar Sanfui, (2) Smt. Nilima Halder, wife of- Late Rabindranath Halder, (3) Smt. Gayatri Mondal, wife of- Sri Haridas Mondal, (4) Smt. Sibani Roy, wife of- Late Rajani Bhushan Roy, (5) Smt. Gita Biswas, wife of- Dr. Kamalesh Biswas, - all 8 (eight) of them jointly inherited the share of Nanigopal Sardar;

AND WHEREAS after the demise of Dr. Sudhanshu Sekhar Sardar on 17.01.2007 and that of his wife Smt. Bimala Sardar on 20.06.2006 their 3 (three)



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Additional District Sub-Registrar,
Garia South 24 Parganas

6 NOV 2017

4
Subhendu
Sardar

sons namely (1) Sri Himangsu Sardar, (2) Sri Shubrangshu Sardar, (3) Sri Sitangshu Sardar and only daughter Smt. Sanghamitra Sarkar, wife of- Sri Subhachari Sarkar- all 4 (four) of them jointly inherited the undivided share of Dr. Sudhanshu Sekhar Sardar;

AND WHEREAS after the demise of Subhendu Sekhar Sardar on 02.01.2010 his wife Smt. Karunamoyee Sardar and 2 (two) daughters namely Smt. Kuheli Mondal, wife of Sri Swapan Mondal and Smt. Kakali Das, wife of Sri Bidyut Das - all 3 (three) of them jointly inherited the undivided share of Subhendu Sekhar Sardar;

AND WHEREAS Hiralal Sardar being the Second Party and as per "Schedule-Ga" of the said Deed of Partition got the ownership of the land as mentioned in the Schedule hereunder written and after the death of Hiralal Sardar on 08.03.1980 and that of his wife Anila Sardar on 27.12.2006, their 2 (two) sons namely Sri Purnendu Sekhar Sardar, Arabinda Sekhar Sardar and 6 (six) daughters namely (1) Biva Mondal, (2) Prova Giri, (3) Sova Roy Naskar, (4) Niva Mondal, (5) Reba Sardar (6) Subhra Mondal - all 8 (eight) of them jointly inherited the said total land of Hiralal Sardar;

AND WHEREAS after the death of Arabinda Sekhar Sardar his wife Dipali Sardar and 3 (three) daughters namely (1) Mousumi Mondal, wife of Sri Arup Kumar Mondal, (2) Madhumita Haidar, wife of Sri Abhijit Haidar and (3) Mohua Mondal, wife of Sri Sujit Mondal, all 4 (four) of them jointly inherited the share of land from Arabinda Sekhar Sardar;

AND WHEREAS after the death of Biva Mondal her 4 (four) sons namely (1) Ashok Kumar Mondal, (2) Shashanka Sekhar Mondal, (3) Samarendra Nath Mondal and (4) Amarendra Nath Mondal and 3 (three) daughters namely (1) Sumitra Naskar, wife of Nirmal Naskar, (2) Sabita Mondal, wife of Sri Ashok Mondal and (3) Kabita Naskar, wife of Sri Balaram Naskar all 7 (seven) of them jointly inherited the share of land from Biva Mondal;

AND WHEREAS after the death of Reba Sardar her only son Sudip Sardar solely inherited the share of land from his mother Reba Sardar;



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Additional District Sub-Registrar,
Garia South 24 Parganas

6 NOV 2017

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Ardhendu
Sardar

AND WHEREAS in view of the aforementioned Partition Deed dated 16.05.1967 being Deed No. 686 of 1967 Nanigopal Sardar had half share in the 01 decimal land earmarked as common passage in C.S. Dag No. 1237 and in 1.5 decimal land earmarked as common passage in R.S. Dag No. 1231;

AND WHEREAS the aforementioned legal heirs of Nanigopal Sardar and his wife namely Bijanbala Sardar, Nanigopal Sardar's half share in the said 01 decimal land earmarked as common passage in C.S. Dag No. 1237 and in the 1.5 decimal land earmarked as common passage in R.S. Dag No. 1231, each of the three sons and five daughters acquired 1/16th share. As aforementioned Ardhendu Sekhar Sardar who is one of the sons of Nanigopal Sardar acquired in 01 decimal passage land of C.S. Dag No. 1237, 27.18 sq. ft. land and in 1.5 decimal passage land of R.S. Dag no. 1231, 40.78 sq. ft. land by way of inheritance from Nanigopal Sardar since deceased. Thus Ardhendu Sekhar Sardar became the owner to the extent of 27.18 sq. ft land in the 01 decimal passage land of C.S. Dag no. 1237 and 40.78 sq. ft. land in the 1.5 decimal passage land of R.S. Dag No. 1231.

AND WHEREAS a partition took place in respect of other joint properties belonging to the heirs of Hiralal Sardar and Nanigopal Sardar including the 11 decimal land of R.S. Dag No. 1236 (though erroneously written as 13 decimal land) and the same was the subject matter of partition amongst the heirs of Hiralal Sardar and Nanigopal Sardar in the partition deed dated 02.07.1984 being deed no. 9183 of 1984. By that partition deed 11 decimal land of R.S. Dag No. 1236 which was allotted to Nanigopal Sardar by the Partition Deed no. 686 of 1967 and which was inherited by all the heirs of Nanigopal Sardar after the demise of Nanigopal Sardar was re-allotted only in favour of Bimala Sardar, Himangshu Sardar, Shubrangshu Sardar and Sitangshu Sardar, the heirs of Sudhangshu Sekhar Sardar, one of the sons of Nanigopal Sardar. Though 11 decimal land of R.S. Dag No. 1236 was in the allotment of Nanigopal Sardar, as a result of the Partition Deed dated 02.07.1984 being deed no. 9183 of 1984 registered at D.R. Alipore, Ardhendu Sekhar Sardar, the Landowner no. 1 herein did not acquire any interest in the property of R.S. Dag No. 1236.



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Additional District Sub-Registrar,
Garia South 24 Parganas

6 NOV 2017

Bijanbala
Sardar

AND WHEREAS in view of the partition being Deed No. 686 of 1967 each of Nanigopal Sardar's heirs after demise of Bijan Bala Sardar wife of Nanigopal Sardar acquired 1/8th share in 25 decimal land of C.S. Dag No. 1237 i.e. 3.125 decimal land each, and 1/8th share in the 10 decimal land of R.S. Dag No. 1231 i.e., 1.250 decimal land each. Thus Ardhendu Sekhar Sardar, the Landowner no. 1 herein acquired 3.125 decimal land in C.S. Dag No. 1237 and 1.25 decimal land in R.S. Dag No. 1231 which was inherited by Ardhendu Sekhar Sardar on the demise of Nanigopal Sardar. Thus by way of inheritance Ardhendu Sekhar Sardar the Landowner no. 1 herein acquired 3.125 decimal land in C.S. Dag No. 1237 and 1.25 decimal land in R.S. Dag No. 1231.

AND WHEREAS Shubrangshu Sardar, Sitangshu Sardar and Sanghamitra Sarkar transferred 1 cottah 15 chittacks 22 sq. ft. or 3.25 decimal land in C.S. Dag No. 1237 in favour of Ardhendu Sekhar Sardar, the Landowner no. 1 herein by the Gift Deed dated 10.03.2012 being Deed no. 4350 of 2012 registered at A.D.S.R. Sonarpur. Again Ashalata @ Durgabala Safui, Nilima Haider, Gayatri Mondal and Sibani Roy transferred 02 cottahs 08 chittacks 17 sq. ft. or 4.17 decimal land in C.S. Dag no. 1237 and 01 cottah 07 sq. ft. or 1.67 decimal land in R.S. Dag No. 1231 in favour of Ardhendu Sekhar Sardar, the Landowner no. 1 herein by the Gift Deed dated 10.03.2012 being deed no. 3668 of 2012 registered at A.D.S.R. Sonarpur;

AND WHEREAS as a result of the aforementioned transfers and by way of inheritance in C.S. Dag no. 1237 Ardhendu Sekhar Sardar, the Landowner no. 1 herein acquired total 10.545 decimal land and in R.S. Dag No. 1231 the Landowner no. 1 herein acquired 2.92 decimal land in addition to 27.18 sq. ft. land in 01 decimal passage land of C.S. Dag no. 1237 and 40.78 sq. ft land in the 15 decimal passage land of R.S. Dag No. 1231;

AND WHEREAS the after the demise of Nanigopal Sardar and his wife namely Bijanbala Sardar, Nanigopal Sardar's half share in the said 01 decimal land earmarked as common passage in C.S. Dag No. 1237 and in the 1.5 decimal land earmarked as common passage in R.S. Dag No. 1231, each of the three sons and



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Additional District Sub-Registrar
Garia South 24 Parganas

6 NOV 2012

Sudhanshu Sardar

five daughters acquired 1/16th share. Sudhanshu Sekhar Sardar died leaving behind his wife Bimala Sardar and three sons Shubrangshu Sardar, Himangshu Sardar, Sitangshu Sardar and only daughter Sanghamitra Sarkar. Thus on the demise of Bimala Sardar on 20.06.2006 in the 01 decimal passage of C.S. Dag No. 1237 Shubrangshu Sardar, the Landowner no. 2 herein in 1/64th share acquired 6.79 Sq. ft. and in 1.5 decimal passage land of R.S. Dag No. 1231 the said Landowner no. 2 acquired in 1764th share 10.19 Sq. ft.

AND WHEREAS a partition took place in respect of other joint properties belonging to the heirs of Hiralal Sardar and Nanigopal Sardar including the 11 decimal land of R.S. Dag No. 1236 (though erroneously written as 13 decimal land) and the same was the subject matter of partition amongst the heirs of Hiralal Sardar and Nanigopal Sardar in the partition deed dated 02.07.1984 being Deed no. 9183 of 1984. By that partition deed 11 decimal land of R.S. Dag No. 1236 which was allotted to Nanigopal Sardar by the partition deed no. 686 of 1967 and which was inherited by all the heirs of Nanigopal Sardar after the demise of Nanigopal Sardar was re-allotted only in favour of Bimala Sardar, Himangshu Sardar, Shubrangshu Sardar and Sitangshu Sardar, the heirs of Sudhangshu Sardar, one of the sons of Nanigopal Sardar. Though in the said partition deed dated 02.07.1984 being deed no. 9183 of 1984, Sanghamitra Sarkar was not a party, in the subsequent suit being Title Suit No. 27 of 2004 before the Ld. Civil Judge (Sr. Div.) at Baruipur, Sanghamitra Sarkar was a party and Sanghamitra Sarkar admitted the earlier partition deed dated 02.07.1984 being deed no. 9183 of 1984;

AND WHEREAS a partition deed took place dated 31.12.1986 being deed no. 6 of 1987 whereby said 11 decimal land of R.S. Dag No. 1236 became the subject matter of partition between Bimala Sardar, Himangshu Sardar, Shubrangshu Sardar and Sitangshu Sardar. Subsequently, Sitangshu Sardar filed Title Suit No. 27 of 2004 on a claim that on the strength of the partition deed dated 02.07.1984 Sitangshu Sardar acquired 1 /4th share in 11 decimal land of R.S. Dag No. 1236 and as one of the four heirs and legal representatives of Bimala Sardar acquired



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Additional District Sub-Registrar,
Geria South 24 Parganas

6 NOV 2017

Himangshu Sardar

1/16th Share. In the said Title Suit No. 27 of 2004, Himangshu Sardar, Shubrangshu Sardar and Sanghamitra Sarkar were defendants and the Ld. Court declared 5/16th share of each of Himangshu Sardar, Sitangshu Sardar and Shubrangshu Sardar and 1/16th share of Sanghamitra Sarkar. Thus by way of inheritance, partition deed dated 02.07.1984 being deed no. 9183 of 1984 followed by the judgment and decree of Title Suit No. 27 of 2004 passed by the Ld. Civil Judge (Sr. Div.) at Baruipur, the Landowner no. 2 herein acquired 3.4375 decimal land in R.S. Dag No. 1236;

AND WHEREAS in view of the partition deed being no. 686 of 1967 each of Nanigopal Sardar's heirs after demise of Bijan Bala Sardar wife of Nanigopal Sardar acquired 1/8th share in 25 decimal land of C.S. Dag No. 1237 i.e. 3.125 decimal land each, and 1/8th share in the 10 decimal land of R.S. Dag No. 1231 i.e. 1.250 decimal land each. Thus by way of inheritance the Landowner no. 2 herein acquired 0.78125 decimal land in C.S. Dag No. 1237 and 0.3125 decimal land in R.S. Dag No. 1231;

AND WHEREAS Karunamoyee Sardar, Kuheli Mondal and Kakali Das who jointly had 3.125 decimal land in C.S. Dag No. 1237 transferred 1.32 decimal land in favour of Sitangshu Sardar, Sanghamitra Sarkar and Shubrangshu Sardar the Landowner no. 2 herein by the Gift Deed dated 10.03.2012 being deed no. 4351 of 2012 registered at A.D.S.R. Sonarpur. Again Ashalata @ Durgabala Safui, Nilima Haider, Gayatri Mondal and Sibani Roy each of whom had 3.125 decimal land in C.S. Dag No. 1237 and 1.25 decimal land in R.S. Dag No. 1231 by way of inheritance from Nanigopal Sardar, since deceased jointly transferred 4.17 decimal land in C.S. Dag No. 1237 and 1.67 decimal land in R.S. Dag No. 1231 in favour of Sitangshu Sardar, Sanghamitra Sarkar and Shubrangshu Sardar the Landowner no. 2 herein by the registered Gift Deed dated 10.03.2012 being deed no. 3670 of 2012 registered at A.D.S.R. Sonarpur. Again Himangshu Sardar who had 0.78125 decimal land in C.S. Dag No. 1237 and 0.3125 decimal land in R.S. Dag No. 1231 by way of inheritance from Sudhanshu Sekhar Sardar, son of Nanigopal Sardar transferred 0.78 decimal land in C.S. Dag No. 1237 and 0.31 decimal land in R.S.



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Additional District Sub-Registry
Garia South 24 Parganas

NO 6 NOV 2017

Ardhendu Sardar

Dag No. 1231. In favour of Sitangshu Sardar, Sanghamitra Sarkar and Shubrangshu Sardar the Landowner no. 2 herein by the registered gift deed dated 10.03.2012 being deed no. 3673 of 2012 registered at A.D.S.R. Sonarpur. Again Himangshu Sardar who had 3.4375 decimal of land in R.S. Dag No. 1236 by way of the partition deed dated 02.07.1.984 being Deed no. 9183 of 1984 and judgment and decree of T.S. No. 27 of 2004 transferred 1.95 decimal land in R.S. Dag No. 1236 in favour of Sanghamitra Sarkar and Shubrangshu Sardar the landowner no. 2 herein by the registered gift deed dated 10.03.2012 being deed no. 4348 of 2012 registered at A.D.S.R. Sonarpur. Subsequently Sanghamitra Sarkar and Shubrangshu Sardar the Landowner no. 2 herein along with Sitangshu Sardar transferred 3.25 decimal land in C.S. Dag No. 1237 in favour of Ardhendu Sekhar Sardar by the registered gift deed dated 10.03.2012 being deed no. 4350 of 2012. Again Shubrangshu Sardar the Landowner no. 2 and Sitangshu Sardar jointly transferred 1.83 decimal land in C.S. Dag No. 1237 in favour of Sanghamitra Sarkar by the registered gift deed dated 10.03.2012 being deed no. 4354 of 2012 registered at A.D.S.R, Sonarpur;

AND WHEREAS in view of the aforementioned transfers the Landowner no. 2 herein acquired 0.865 decimal land in C.S. Dag No. 1237, 4.4125 decimal land in R.S. Dag No. 1236 and 0.97 decimal land in R.S. Dag No. 1231, total being 6.2475 decimal of land in the said three dags and in the 01 decimal passage land of C.S. Dag No. 1237, 6.79 sq. ft. land and in the decimal passage land of R.S. Dag No. 1231, 10.19 Sq. ft. land;

AND WHEREAS after the demise of Nanigopal Sardar and his wife namely Bijanbala Sardar, Nanigopal Sardar's half share in the said 01 decimal land earmarked as common passage in C.S. Dag No. 1237 and in the 1.5 decimal land earmarked as common passage in R.S. Dag No. 1231, each of the three sons and five daughters acquired 1/16th share. Subhendu Sekhar Sardar died leaving behind the Landowners nos. 3, 4 and 5 herein as his legal heirs and representatives. Thus on the demise of Subhendu Sekhar Sardar, in the 01 decimal passage land of C.S. Dag No. 1237, the Landowner nos. 3, 4 and 5 herein



Additional District Sub-Registrar,
Garia South 24 Parganas

06 NOV 2012

Subhendu Sardar

jointly acquired 27.18 sq. ft. land and in 1.5 decimal passage land of R.S. Dag No. 1231, they jointly acquired 40.78 sq. ft. land;

AND WHEREAS a partition took place in respect of other joint properties belonging to the heirs of Hiralal Sardar and Nanigopal Sardar including the 11 decimal land of R.S. Dag No. 1236 (though erroneously written as 13 decimal land) and the same was the subject matter of partition amongst the heirs of Hiralal Sardar and Nanigopal Sardar in the partition deed dated 02.07.1984 being deed no. 9183 of 1984. By that partition deed 11 decimal land of R.S. Dag No. 1236 which was allotted to Nanigopal Sardar by the partition deed no. 686 of 1967 and which was inherited by all the heirs of Nanigopal Sardar after the demise of Nanigopal Sardar was re-allotted only in favour of Bimala Sardar, Himagshu Sardar, Shubrangshu Sardar and Sitangshu Sardar, the heirs of Sudhangshu Sekhar Sardar, one of the sons of Nanigopal. Though 11 decimal land of R.S. Dag No. 1236 was in the allotment of Nanigopal Sardar, as a result of the partition deed dated 02.07.1884 being deed no. 9183 of 1984 registered at D.R. Alipore, Subhendu Sekhar Sardar the predecessor in interest of the Land owner nos. 3, 4 and 5 herein did not acquire any interest in the property of R.S. Dag No. 1236;

AND WHEREAS in view of the partition being deed No. 686 of 1967 each of Nanigopal Sardar's heirs after demise of Bijan Bala Sardar acquired 1/8th share in 25 decimal land of C.S. Dag No. 1237 i.e. 3.125 decimal land each, and 1/8th share in the 10 decimal land of R.S. Dag No. 1231 i.e. 1.250 decimal land each. Thus, Shubhendu Sekhar Sardar, the predecessor-in-interest of the Landowner nos. 3, 4 and 5 herein acquired 3.125 decimal land in C.S. Dag No. 1237 and 1.25 decimal land in R.S. Dag No. 1231 which was inherited by them after the demise of Shubhendu Sekhar Sardar. Thus by way of inheritance the Landowner nos. 3, 4 and 5 herein acquired 3.125 decimal land in C.S. Dag No. 1237 and 1.25 decimal land in R.S. Dag No. 1231;

AND WHEREAS the Landowner nos. 3, 4 and 5 herein jointly transferred 1.32 decimal land in C.S. Dag No. 1237 in favour of Subhrangshu Sardar, Sitangshu Sardar and Sanghamitra Sarkar by the Gift Deed dated 10.03.2012 being deed no.



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Additional District Sub-Registrar
Garia South 24 Parganas

06 NOV 2017

Ardhendu
Sardar

4351 of 2012 registered at A.D.S.R. Sonarpur. Again Ashalata @ Durgabala Safui, Nilima Haider, Gayatri Mondal and Sibani Roy transferred 1.67 decimal land in R.S. Dag No. 1231 and 4.17 decimal land in C.S. Dag No. 1237 in favour of the Landowner nos. 3, 4 and 5 herein by the registered gift deed dated 10.03.2012 being Deed no. 3672 of 2012 registered at A.D.S.R. Sonarpur;

AND WHEREAS as a result of the aforementioned transfers in C.S. Dag No. 1237 the Landowner nos. 3, 4 and 5 herein jointly acquired 5.975 decimal and in R.S. Dag No. 1231 the Landowner nos. 3, 4 and 5 herein jointly acquired 2.92 decimal land in addition to 27.18 sq. ft land in the 01 decimal passage land of C.S. Dag No. 1237 and 40.78 Sq. ft. land in the 1.5 decimal passage land of R.S. Dag No. 1231;

AND WHEREAS on 22.05.2013 Sri Ardhendu Sekhar Sardar, Sri Shubrangshu Sardar, Smt. Karunamoyee Sardar, Smt. Kuheli Mondal, Smt. Kakali Das (all being the Landowners herein) jointly entered into a Development Agreement with K.P.CONSTRUCTION (the Developer therein) for the purpose of construction of a multi-storied building on the land measuring about 21.96 decimal, the said Development Agreement was registered before A.D.S.R. Sonarpur and recorded in Book No. I, C.D Volume No. 15, Pages 1529 to 1575, Being No. 6368 for the year 2013 and for smooth running of the construction work the Landowners herein executed a Power of Attorney in favour of Samar Das the sole proprietor of K.P construction which was registered on 22.05.2013 before A.D.S.R. Sonarpur and recorded in Book No. I, C.D Volume No. 15, Pages 1515 to 1528, Being No. 6369, for the year 2013;

AND WHEREAS under the terms and conditions of the said development agreement dated 22/05/2013 being deed no 6368 of 2013, the developer K.P construction, a proprietorship firm, having its office at Vivekananda Complex, N.S Road, P.O.-Narendrapur, P.S-Sonarpur, Kolkata-700103, being represented by its sole proprietor SRI SAMAR DAS son of Late Phanindra Nath Das, residing at 316, N.S. Road, P.O-Narendrapur, P.S-Sonarpur, Kolkata-700103 is under obligation to allot the landowners herein as per the owners' allocation in the said agreement;



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Additional District Sub-Registrar,
Garia South 24 Parganas

6 NOV 2014

Arindam Saha

more particularly described in the Second schedule of this agreement.

AND WHEREAS K.P construction, a proprietorship firm, having its office at Vivekananda Complex, N.S Road, P.O.-Narendrapur, P.S-Sonarpur, Kolkata-700103, being represented by its sole proprietor SRI SAMAR DAS son of Late.Phanindra Nath Das, residing at 316, N.S. Road, P.O-Narendrapur, P.S-Sonarpur, Kolkata-700103 due to his personal reasons has decided to refrain from the construction of the multistoried building on the First schedule property at his own expertise;

AND WHEREAS for the construction of a multistoried building on his purchased land measuring more or less 49.875 dec out of the First Schedule property, K.P construction, a proprietorship firm, having its office at Vivekananda Complex, N.S Road, P.O.-Narendrapur, P.S-Sonarpur, Kolkata-700103, being represented by its sole proprietor SRI SAMAR DAS son of Late.Phanindra Nath Das, residing at 316, N.S. Road, P.O-Narendrapur, P.S-Sonarpur, Kolkata-700103 has entered into a development agreement dated 18/09/2014 being deed no. 9742 of 2014 registered in the office of A.D.S.R. Sonarpur with the developer herein. But in view of the fact that as the First schedule property is not demarcated and partitioned by metes and bounds to the extent of 49.875 decimal land of K.P construction, a proprietorship firm, having its office at Vivekananda Complex, N.S Road, P.O.-Narendrapur, P.S-Sonarpur, Kolkata-700103, being represented by its sole proprietor SRI SAMAR DAS son of Late.Phanindra Nath Das, residing at 316, N.S. Road, P.O-Narendrapur, P.S-Sonarpur, Kolkata-700103 and 21.96 dec land of the land owners herein, it is not possible to construct a multistoried building only on that 49.875 decimal land of K.P construction, a proprietorship firm, having its office at Vivekananda Complex, N.S Road, P.O.-Narendrapur, P.S-Sonarpur, Kolkata-700103, being represented by its sole proprietor SRI SAMAR DAS son of Late.Phanindra Nath Das, residing at 316, N.S. Road, P.O-Narendrapur, P.S-Sonarpur, Kolkata-700103 by the developer herein;

AND WHEREAS to overcome this difficulties, the developer herein requested K.P construction, a proprietorship firm, having its office at Vivekananda Complex,



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N.S Road, P.O.- Narendrapur, P.S-Sonarpur, Kolkata-700103, being represented by its sole proprietor SRI SAMAR DAS son of Late.Phanindra Nath Das, residing at 316, N.S. Road, P.O-Narendrapur, P.S-Sonarpur, Kolkata-700103 to construct the multistoried building on the First schedule property jointly with the developer under a single sanctioned plan wherein the status of K.P construction, a proprietorship firm, having its office at Vivekananda Complex, N.S Road, P.O.-Narendrapur, P.S-Sonarpur,Kolkata-700103, being represented by its sole proprietor SRI SAMAR DAS son of Late.Phanindra Nath Das, residing at 316, N.S. Road, P.O-Narendrapur, P.S-Sonarpur, Kolkata-700103 will be that of landowner in respect of 49.875 decimal land and the status of K.P construction, a proprietorship firm, having its office at Vivekananda Complex, N.S Road, P.O.-Narendrapur, P.S-Sonarpur,Kolkata-700103, being represented by its sole proprietor SRI SAMAR DAS son of Late.Phanindra Nath Das, residing at 316, N.S. Road, P.O-Narendrapur, P.S-Sonarpur, Kolkata-700103 will be that of developer in respect of 21.96 decimal land out of the First schedule property.

AND WHEREAS principally accepting the said proposal of the developer herein, K.P construction, a proprietorship firm, having its office at Vivekananda Complex, N.S Road, P.O.-Narendrapur, P.S-Sonarpur, Kolkata-700103, being represented by its sole proprietor SRI SAMAR DAS son of Late.Phanindra Nath Das, residing at 316, N.S. Road, P.O-Narendrapur, P.S-Sonarpur, Kolkata-700103, duly signed the necessary building plan for sanction by the appropriate authority as the constituted attorney of the owners herein and accordingly the building plan was sanctioned being dated 31.03.2017 No. 312/CB/28/35.

AND WHEREAS K.P construction, a proprietorship firm, having its office at Vivekananda Complex, N.S Road, P.O.-Narendrapur, P.S-Sonarpur, Kolkata-700103, being represented by its sole proprietor SRI SAMAR DAS son of Late.Phanindra Nath Das, residing at 316, N.S. Road, P.O-Narendrapur, P.S-Sonarpur, Kolkata-700103 is having financial difficulties in joining with the developer herein in the construction of the multistoried building pursuant to the sanctioned building plan in respect of 21.96 decimal land belonging to the



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Additional District Sub-Registrar,
Garia South 24 Parganas

6 NOV 2017

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landowners herein out of the First schedule property and K.P construction, a proprietorship firm, having its office at Vivekananda Complex, N.S Road, P.O.-Narendrapur, P.S-Sonarpur, Kolkata-700103, being represented by its sole proprietor SRI SAMAR DAS son of Late.Phanindra Nath Das, residing at 316, N.S. Road, P.O-Narendrapur, P.S-Sonarpur, Kolkata-700103 requested the developer herein to construct the entire multistoried building including 21.96 decimal land of the landowners herein pursuant to the sanctioned building plan dated 31.03.2017 at their own cost and the developer herein will handover the flats and car parking spaces which K.P construction, a proprietorship firm, having its office at Vivekananda Complex, N.S Road, P.O.-Narendrapur, P.S -Sonarpur, Kolkata-700103, being represented by its sole proprietor SRI SAMAR DAS son of Late.Phanindra Nath Das, residing at 316, N.S. Road, P.O-Narendrapur, P.S-Sonarpur, Kolkata-700103 is under obligation to deliver to the landowners herein pursuant to the development agreement dated 22/05/2013 being deed no. 6368 of 2013 to K.P construction, a proprietorship firm, having its office at Vivekananda Complex, N.S Road, P.O.-Narendrapur, P.S-Sonarpur, Kolkata-700103, being represented by its sole proprietor SRI SAMAR DAS son of Late.Phanindra Nath Das, residing at 316, N.S. Road, P.O-Narendrapur, P.S-Sonarpur, Kolkata-700103 who will deliver those to the landowners herein as owners' allocation of the said development agreement dated 22/05/2013 being deed no 6368 of 2013 on the said 21.96 decimal land belonging to the landowners herein;

AND WHEREAS the developer herein agreed to the aforementioned proposal of K.P construction, a proprietorship firm, having its office at Vivekananda Complex, N.S Road, P.O.-Narendrapur, P.S-Sonarpur, Kolkata-700103, being represented by its sole proprietor SRI SAMAR DAS son of Late.Phanindra Nath Das, residing at 316, N.S. Road, P.O-Narendrapur, P.S-Sonarpur, Kolkata-700103;

AND WHEREAS in the meeting held on 12.10.2017 before the Chairman, Rajpur Sonarpur Municipality the landowners herein learnt about the Nomination Agreement dated 23.01.2017 executed by and between the landowners herein who



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Additional District Sub-Registrar
Garia South 24 Parganas

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are the landowners therein being represented by their constituted attorney Samar das, the developer herein who is the developer therein and K.P. construction ;

AND WHEREAS Learning about the aforementioned Nomination Agreement dated 23.01.2017 the landowners herein found that it is convenient for all the parties concerned to enter into the instant development agreement with the developer herein treating the nomination agreement dated 23.01.2017, the registered development Agreement dated 22.05.2013 being deed no.6368 of 2013 and the registered general power of attorney dated 22.05.2013 being deed no.6369 of 2013 as ineffective with the clear undertaking that the landowners herein will not demand any flat or car parking space from K.P construction pursuant to the said development agreement dated 22.05.2013 being deed no.6368 of 2013 and consequently Samar das as the constituted attorney of the landowners herein will not claim any flat as car parking space from the developer herein on the strength of the Nomination Agreement dated 23.01.2017;

AND WHEREAS the developer herein also found it convenient for smooth running of the project of construction of multistoried building pursuant the building plan sanctioned by the Rajpur Sonarpur Municipality, to enter into the development Agreement directly with the landowners herein;

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

ARTICLE-I-DEFINITION

In this Developers Agreement unless it be contrary or repugnant to the context the following words shall have the following meaning:-

- 1.1 **LANDOWNERS**: shall mean (1) **SRI ARDHENDU SEKHAR SARDAR**, son of- Late Nanigopal Sardar, residing at Barhans Fartabad Sardarpara, P.O.- Garia, P.S.- Sonarpur, Kolkata -700084, (2) **SRI SHUBRANGSHU SARDAR**, son of- Late Sudhangshu Sardar, residing at- Fartabad, Sardarpara, P.O.- Garia, P.S.- Sonarpur, Kolkata-700084, (3) **SMT. KARUNAMOYEE SARDAR** wife of- Late Suvendu Sekhar Sardar, residing at- Fartabad Sardarpara, P.O - Garia, P.S.- Sonarpur, Kolkata- 700084, (4) **SMT.**



Additional District Sub-Registrar,
Garia South 24 Parganas

6 NOV 2017

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KUHELI MONDAL, wife of- Swapan Mondal, residing at- Balia East, P.O.- Garia, P.S.- Sonarpur, Kolkata- 700084 and (5) **SMT. KAKALI DAS**, wife of- Sri Bidyut Das, residing at Maheshtala, Dakghar, P.S. Maheshtala, Kolkata- 700141.

- 1.2 **DEVELOPER : GANGULY HOME SEARCH PRIVATE LIMITED** a Company incorporated under the Companies Act, 1956, and having its registered Office at- 167, Garia Station Road, P.O.- Garia, P.S.- Sonarpur, Kolkata- 700084 and represented by its Director SRI AMIT GANGULY son of- Sri Ranjit Ganguly, by faith- Hindu, by occupation- Business, by nationality- Indian, residing at- 174, Garia Station Road (opposite Garia Baroda Prasad High School), P.O.- Garia, P.S.- Sonarpur, Kolkata-700084.
- 1.3 **SAID PREMISES** shall mean the land total measuring an area of about 21.96 decimal, morefully and particularly described in the **FIRST SCHEDULE** hereunder written.
- 1.4 **NEW BUILDING** shall mean the new building to be constructed on the said premises with the maximum floor area Ratio (FAR) available or permissible under the Rajpur Sonarpur Municipality New Building Rules and Regulations and for the time being prevailing as per the plan to be sanctioned by the Rajpur Sonarpur Municipality Building Department.
- 1.5 **UNIT/FLATS** shall mean the constructed area and/or spaces in the building or buildings intends to be built and/or constructed area capable of being occupied and enjoyed independently at the building or buildings to be constructed at the said premises.
- 1.6 **SUPER BUILT-UP AREA** shall mean the total constructed area which will include corridors, staircases, passage gateway, walls, water tanks, lobby reservoirs, pump room, meter room, caretaker room together of the walls and such other areas used for accommodating common services to the New Building or Buildings to be constructed at the said premises.
- 1.7 **THE PLAN:** shall mean and include the sanctioned building plan No. 312/CB/28/35 dated 31.03.2017, revised plans, elevations, designs,



Additional District Sub-Registrar,
Garia South 24 Parganas

6 NOV 2017

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drawings and specifications of the New Building or Buildings as shall be sanctioned by the Rajpur Sonarpur Municipality, Building Department in accordance with law.

- 1.8 LANDOWNER'S ALLOCATION** shall mean and include 8 (eight) Flats and 4 (four) car-parking spaces as per the already sanctioned Building plan or plans sanctioned by the Rajpur Sonarpur Municipality, Building Department for the proposed construction at the said First Schedule premises together with roof and the common facilities to be allocated to the Landowner which shall absolutely belong to the Developer and the Landowner jointly in proportion to their sharing ratios as per the Building plan or plans to be sanctioned by the Rajpur Sonarpur Municipality, Building Department for the proposed construction at the said First Schedule premises. The afore-stated Landowner's allocations have been morefully and particularly described hereunder and also in the **SECOND SCHEDULE** hereunder written.

Name of Land Owner	Block	Type	Floor	S.B.A. (Sq.ft)
Subrangshu Sardar	II Part - 1	C	1st	480
	II Part - 2	G	1st	971
Ardhendu Sardar	I	D	2nd	880
	II Part - 1	A	1st	887
	II Part - 1	A	2 nd	887
	II Part - 1	D	1st	764
Karunamoyee Sardar & ors.	II Part - 3	L	1st	864
	II Part - 3	M	1st	778

- 1.9 DEVELOPERS ALLOCATION:** shall mean and include the remaining Flats and car-parking spaces as per the already sanctioned Building sanctioned Plan for the new building or buildings together with roof and the common facilities which shall absolutely belong to the Developer after providing for



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Additional District Sub-Registrar,
Garia South 24 Parganas

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the Landowner Allocation to the Landowner as aforesaid under this Developers Agreement, morefully and particularly described in THIRD SCHEDULE hereunder written.

- 1.10 **COMMON EASEMENT** shall mean the easements and quasi easements rights privileges space for the reasonable enjoyment and occupation of such units and shall also include the reciprocal easement quasi easements, obligations and duties of like nature of the other units in the said buildings or building in or upon such unit or on part thereof, morefully and particularly described in the **FIFTH SCHEDULE** hereunder written
- 1.11 **COMMON EXPENSES** shall mean the proportionate share of the costs, charges and expenses for working maintenances, upkeepment, repairs and replacement of the common amenities, common easement common conveniences including the proportionate share of the Rajpur Sonarpur Municipality Tax, property tax and other statutory taxes and impositions levied in relation to or connected with the said building, buildings and the said premises and land so long separate apportionment is not made in respect of the respective buyer, and/or occupier morefully and particularly described in the **SIXTH SCHEDULE** hereunder written.
- 1.12 **TAX LIABILITIES**: The Landowner shall be liable to pay the arrear dues to Rajpur Sonarpur Municipality & other statutory tax liability in respect of selling the flats and car parking spaces under Landowner Allocation.
- 1.13 **TRANSFER**: with its grammatical variations shall include transfer by possession and by any other means adopted for affecting what is understood as a transfer for space in a multi-storied building to purchaser thereof although the same may not amount to a transfer in law.
- 1.14 **TRANSFeree** - shall mean a person, persons firm limited company, Association of persons to whom any space and/or unit in the building or buildings to be constructed at the said premises has been transferred.
- 1.15 Words importing singular shall include plural and vice versa. Words importing masculine gender shall include feminine and neuter gender and



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ARTICLE - II - COMMENCEMENT

THIS DEVELOPMENT AGREEMENT shall be deemed to have been commenced on and with effect from the date of execution.

ARTICLE - III

LANDOWNERS RIGHTS & REPRESENTATIONS

- 3.1 The Landowners are absolutely seized and possessed of or otherwise well and sufficiently entitled to **ALL THAT** the entirety of the said premises morefully particularly described in the **FIRST SCHEDULE** hereunder written,
- 3.2 Except the Landowners and their legal heirs and successors, no other person or persons have any claim or interest and/or demand over and in respect of the said premises and/or any portion thereof.
- 3.3 The Landowners are fully competent to enter into this Development Agreement.
- 3.4 The said premises is free from all encumbrances, charges liens, lispendences, attachment, trusts, acquisition, requisitions whatsoever or howsoever.
- 3.5 There is no Thika Tenants in the said premises.
- 3.6 There is no Temple, Mosque, debottor or burial ground on the said premises.
- 3.7 There is no excesses vacant land at the said premises with the meaning of the West Bengal Urban Land (Ceiling and Regulations) Act, 1976 and subsequent Amendment thereto.

ARTICLE- IV

(DEVELOPER'S RIGHT)

- 4.1 The Landowners hereby grants subject to what have herein been provided, an exclusive right to the Developer to build upon and to commercially exploit the said premises and construct the New Building or Buildings on the said premises in accordance with the Building plan or plans to be



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Additional District Sub-Registrar,
Garia South 24 Parganas

6 NOV 2017

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sanctioned by the Rajpur Sonarpur Municipality, Building Department.

ARTICLE -V-TITLE DEEDS

- 5.1 Simultaneously with the execution of this agreement the Landowners shall also deliver to the Developer all the original documents of title in his possession relating to the said premises which the Developer shall be entitled to keep until all acts, deeds and things hereunder are done by the Landowners on receiving the original documents relating to the title of the owners, the developer will grant a separate receipt acknowledging the same.

ARTICLE -VI-CONSIDERATION

- 6.1 In consideration of the Landowners allowing the Developer to commercially exploit the said premises, the Developer shall allocate the Landowners allocation as stated earlier in Article- 1, Para 1.8 of this instant Agreement and, which is morefully and particularly described in the **SECOND SCHEDULE** hereunder written.

ARTICLE -VII-PROCEDURE

- 7.1 The Landowners will execute a registered Power of Attorney in favour of the Developer for the purpose of obtaining necessary permission and/sanction from different authorities in connection with the development of the said First Schedule premises and also for pursuing up the matter with the Rajpur Sonarpur Municipality and other statutory authorities.
- 7.2 The Landowners delivers the peaceful vacant possession of the property morefully described in the First Schedule herein below to the Developer on the date of execution of this Development Agreement and the Developer confirms that the Developer has duly received the delivery of vacant possession of the property morefully described in the First Schedule herein below.

ARTICLE -VIII SPACE ALLOCATION

- 8.1 Upon finalisation of the Building Plan for construction of the New building or buildings at the said premises, the Landowner and Developer will choose flats, to comprise in the Landowner allocation as stated hereinabove which



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Additional District Sub-Registrar,
Garia South 24 Parganas

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shall be as per the **SECOND SCHEDULE** hereunder written and the balance of the constructed area shall belong to the share of the Developer in consideration of its having constructed the said new Building or Buildings at the said premises at his own costs and expenses.

- 8.2 The Developer shall on completion of the New Building or Buildings, put the Landowners in undisputed possession of the Landowners allocation together with all rights in common in the portions and common amenities and facilities along with all easement and quasi easements rights within 48 (forty eight) months from the date of execution of this Agreement.
- 8.3 Subject as aforesaid, the common portion of the said New Building or Buildings and the open spaces including the roof shall jointly belong to the Developer and the Landowners in proportion to their sharing ratios.
- 8.4 The Landowners shall be entitled to an exclusive right to transfer or otherwise deal with their allocations in the new Building or buildings at their own choice.
- 8.5 The Developer shall, subject to the provisions herein contained, be exclusively entitled to the Developer's Allocation in the New Building or buildings with exclusive right to transfer or otherwise deal with or dispose of the same without any right, claim or interest whatsoever therein of the owner and the owner shall not in any way interfere with or disturb the quiet and peaceful possession of the Developer's Allocation subject to the delivery of the peaceful possession of the Landowners Allocation to the Landowners.
- 8.6 Similarly the Landowners shall be entitled to transfer or otherwise deal with or dispose of the Landowners allocation without any interference from the Developer.

ARTICLE- IX - BUILDING

- 9.1 The Developer shall at its own costs, construct, erect and complete the entire building or buildings in all respect at the said premises in accordance with the Building Plan with good and standard quality materials as may be specified by the Architects from time to time. However, the Developer shall



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Additional District Sub-Registrar,
Garia South 24 Parganas

6 NOV 2017

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be obliged at its own costs, to construct, erect and complete the portion of the Landowners allocation in the New Building or Buildings at the said premises with good and standard materials as specified in the **FOURTH SCHEDULE** hereunder written.

- 9.2 The Landowners and their authorised persons shall be entitled to inspect the work of construction of their allocation during the construction of the said proposed New Building or Buildings of the said premises.
- 9.3 The quality of the materials to be used by the Developer in construction of the New Building or buildings shall be certified by the Architect from time to time and unless the same is certified the Developer would not use the said materials.
- 9.4 Subject as aforesaid the decision of the Developer regarding the quality of the materials and the specification as stated in the **FOURTH SCHEDULE** hereunder shall be final and binding upon the parties hereto.
- 9.5 The Developer shall at its own costs and expenses and without creating any financial or other liability on the Landowners construct and complete the said New Building or Buildings and various units and/or apartments commercial spaces therein in accordance with the sanctioned plan or any amendment thereto or modification thereof made or cause to be made by the Developer **PROVIDED HOWEVER** no alteration modification or deviation shall be made in the proposed construction without the consent of the Landowner in writing.
- 9.6 All costs, charges and expenses, including Architect's fees or any damage, loss caused owing to negligence carelessness and/or any other reason during the construction or erection of the new building or buildings at the said premises shall be discharged by the Developer and the Landowners shall bear no responsibility in this context.

ARTICLE -X COMMON FACILITIES

- 10.1 The Developer shall pay and bear all the dues of municipal taxes, water taxes in respect of the said premises till the date of delivery of possession of



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Additional District Sub-Registrar,
Garia South 24 Parganas

6 NOV 2017

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the Landowners Allocation as stated herein in the new building or buildings and thereafter the Developer and/or its nominee or transferees shall bear such taxes, fees etc. in respect of the Developer's Allocation only.

10.2 As soon as the new building or buildings is/are completed the Developer shall give notice to the Landowners requesting the Landowners to take possession of their Allocations in the building or buildings and if there be no dispute regarding the completion of the building in terms of this Agreement and according to the specifications as stated in **FOURTH SCHEDULE** hereunder and as per the sanction plan and the certificate of the Architect being produced to that effect, then after 15 (fifteen) days from the date of service of such a notice and at all times thereafter, the Landowners shall be exclusively responsible for payment of all municipal taxes from the date of delivery of possession of the said Landowners allocation, payable in respect of the said Landowners allocation by the Landowners.

10.3 As and from the date of service of notice of possession of the Landowners allocation in the New building, the Landowners shall also be responsible to pay and bear and shall forthwith pay on demand to the Developer the proportionate service charges in respect of the new building or buildings @ Rs. 2.25/- per sq. ft. in respect of the Landowners allocation, the said charges to include proportionate share of premium for the insurance of the building or buildings, water, fire and scavenging charges and taxes, light, sanitation, lift maintenance, operation, renovation, replacement, repair and renewal charges for bill collection and management of the common facilities, renovation, replacement, repair and maintenance charges and expenses for the building or buildings, water fire and scavenging charges and taxes, light, sanitation, lift maintenance, operation renovation replacement repair and renewal charges for bill collection and management of the common facilities, renovation, replacement, repair and maintenance charges and expenses for the building or buildings and of all common wiring, pipes, electrical and mechanical equipments, switch gear,



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Additional District Sub-Registrar,
Garia South 24 Parganas

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transformer, generators, pumps, motors and other electrical and mechanical installations, appliances and equipments, stairways, corridors, halls, passage ways, gardens, pathways and other common facilities whatsoever as may be mutually agreed upon from time to time morefully particularly described in **SIXTH SCHEDULE** hereunder written.

- 10.4** The Landowners shall not do any act, deed or thing whereby the Developer shall be prevented from construction and completion of the said new building or buildings at the said premises for this purpose the Landowners keeps the Developer saved, harmless and indemnified.
- 10.5** The Developer shall build new building or buildings together with all rights in common in the common portions and common amenities and facilities which are more fully described in the **SEVENTH SCHEDULE** hereunder written. The Developer shall upon completion of the new building or buildings put the owner in undisputed possession of the Landowners useable Allocation together with all rights in common facilities as stated herein.

ARTICLE XI - COMMON RESTRICTIONS

- 11.1** The Landowners Allocation in the new building or buildings at the said premises shall be subject to the same restriction on transfer and use as are applicable to the Developer's Allocation in the new building intended for the common benefits of all occupiers of the new building or buildings.
- 11.2** The Landowners shall not use or permit to use the Landowners allocation/Developer's Allocation in the new building or buildings or any portion thereof for carrying on any obnoxious illegal and immoral trade or activity nor use thereof or for any purpose which may cause any nuisance or hazard to the other occupiers of the new building or buildings.
- 11.3** Neither party shall demolish or permit demolition of any wall or other structure in their respective allocations or any portion thereof or make any structural alteration therein without the previous consent and/or permission from appropriate authorities.



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Additional District Sub-Registrar,
Garia South 24 Parganas

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- 11.4 The parties shall abide by all laws, Bye-laws, Rules and Regulations of the Government, Local Bodies statutory authorities as the case may be and shall attend to answer and be responsible for any deviation violation and/or breach of any of the said laws, Bye laws, Rules and Regulations.
- 11.5 The respective allottees shall keep the interior and walls, sewers, drains, pipes and other fittings and fixtures and appurtenances and floor and ceiling etc. in each of their respective allocation in the new building or buildings in good working condition and repair and in particular so as not to cause any damage to the new building or buildings or any other space or accommodation therein and shall keep other occupiers of the building indemnified from and against the consequences of any breach.
- 11.6 The parties hereto shall not do or cause or permit to be done any act or thing which may render void and violable any in insurance of the new building or buildings or any part thereof and shall keep the Developer and other occupiers of the said building harmless and indemnified from and against the consequences of any breach.
- 11.7 No goods or other items/materials shall be kept by the Landowners or by the Developer for display or otherwise in the corridors or other places of the common use in the new building or buildings and no hindrance shall be caused in any manner in the free movement in the corridors and other places of common use in the new building or buildings and in case any such hindrance is caused the Developer or the Executor shall be entitled to remove the same at the risk and cost of the other.
- 11.8 Neither party shall throw or accumulate any dirt, rubbish waste or refuse or permit the same to be thrown or accumulated in or about the new building or buildings or in the compounds corridors or any other portion or portions of the new building or buildings.
- 11.9 The Landowners shall permit the Developer and its servants and agents with or without workmen and others at all reasonable times, to enter into and upon the Landowners allocation and every part thereof for the purpose



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Garia South 24 Parganas

6 NOV 2017

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of maintenance or repairing any part of the new building and/or for the purpose of repairing maintaining re-building cleaning lighting and keeping in order and good condition any common facilities and/or for the purpose of pulling down maintaining repairing and testing drains, gas and water pipes and electric wires and for any similar purposes.

ARTICLE XII - OBLIGATIONS OF THE LANDOWNERS

- 12.1 The Landowners hereby agrees and covenants with the Developer not to cause any interference or hindrance in the construction of the new building or buildings at the said First Schedule premises by the Developer, but the Landowners shall have the right to supervise the construction of the new building or buildings at the said premises personally.
- 12.2 The Landowners hereby agrees and covenants with the Developer not to do any act or deed or thing whereby the Developer may be prevented from selling, and/or disposing of any part of the Developer's Allocation in the new building or buildings or at the said premises subject to the delivery of the undisputed possession of the Landowners allocation to the Landowners by the Developer's within specific period.
- 12.3 The Landowners hereby agrees and covenants with the Developer to pay municipal rates, taxes on and from the date of delivery of the possession of the Landowners allocation to the Landowners by the Developer.
- 12.4 The Landowners shall actively render at all times all cooperation and assistance to the Developer in construction and completion of the proposed building or buildings and for effectuating the sale and/or transfer envisaged hereunder.
- 12.5 Upon the Developer's constructing and delivering possession to the Landowners of the Landowners allocation, the Landowners shall hold the same under the same terms and conditions and restrictions as regard to the user and maintenance of the buildings like the other flats purchasers of the buildings.



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Additional District Sub-Registrar,
Garia South 24 Parganas

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ARTICLE XIII- OBLIGATIONS OF THE DEVELOPER

- 13.1 The Developer hereby agrees and covenants with the Landowners to complete the construction delivery of the possession of the Landowners allocation to the Landowners of the new building or buildings at the said First Schedule premises in terms of the sanction plan within a period of 36 (thirty six) months from the date of execution of this Agreement. **Time is the essence of this contract.**
- 13.2 The Developer hereby agrees and covenants with the Landowners not to violate or contravene any of the provisions of Rules applicable for construction of the new building or buildings at the said premises.
- 13.3 The Developer hereby agrees and covenants with the Landowners not to do any act deed or thing whereby the Landowners are prevented from enjoying selling, assigning and/or disposing of any of the owner's allocation in the new building or buildings at the said premises.
- 13.4 The Developer hereby agrees and covenants with the Landowners that Developer shall bear and pay the all municipal corporation and statutory rates, taxes and other dues and outgoing in respect of the said premises without any objection.
- 13.5 The Developer hereby agrees and covenants with the Landowners not to transfer and/or assign the benefits of this agreement or any portion thereof.
- 13.6 In case the Developer's project is delayed or otherwise fails due to breach of contract and default on the part of the Developer within the time limit herein, the Developer shall be liable to compensate the Landowner @ Rs. 10,000/- (Rupees Ten Thousand) only per month or such other amount as may be mutually agreed, for the period of default beyond expiry period of this Agreement.

ARTICLE XIV - LAND OWNERS INDEMNITY

- 14.1 The Landowners hereby undertakes that the Developer shall be entitled to the said construction and shall enjoy its allocated space without any interference and/or disturbance provided the Developer performs and fulfils



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Additional District Sub-Registrar,
Garia South 24 Parganas

06 NOV 2022

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all the terms and conditions herein contained and/or its part to be observed and performed.

- 14.2 The Landowners hereby undertakes to keep the Developer indemnified against all third party claims and action against the said premises in respect of the Landowners allocation at the said premises, on and from the date of delivery of the possession of the Landowners allocation to the Landowners by the Developer.

ARTICLE XV-DEVELOPERS INDEMNITY

- 15.1 The Developer hereby undertakes to keep the Landowners indemnified against all third party claims and actions arising out of any sort of act or commission of the Developer in or relating to or arising out of the construction of the said building or buildings at the said premises.
- 15.2 The Developer hereby undertakes to keep the Landowners indemnified against all actions suits, costs, proceedings and claims that may arise out of the Developer's allocation with regard to the development of the said premises and/or in the matter of construction of the said building or buildings at the said premises and/or for any defect thereon and/or for dealing with the Developer's allocation as well as the owner share.

ARTICLE XVI MISCELLANEOUS

- 16.1 It is understood that from time to time facilitate the construction of the new building or buildings at the said premises by the Developer various deeds matters and things not herein specified may be required to be done by the Developer and for which the Developer may need the authority of the Landowners and various applications and other documents may be required to be signed or made by the Landowners relating to which specific provisions may not have been mentioned herein, and the Landowners hereby undertakes to co-operate with the Developer and to do all such acts, deeds, matters and things as may be reasonably required to be done in the matter and the Landowners shall execute to sign all such additional applications and other documents as the case may be provided that all such



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Additional District Sub-Registrar,
Garia South 24 Parganas

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acts deeds matters and things do not in any way infringe on the right of the owner and/or go against the spirit of this Agreement.

- 16.2 The Developer shall frame scheme for the management and administration of the said building or buildings at the said premises and/or common parts thereof. The Landowners and the co-Landowners/flat-owners hereby agree to abide by all the Rules and Regulations of such Management/Association/Holding organization and hereby give his consent to abide by the same.
- 16.3 As and from the date of completion of the new building or buildings, the Developer and/or its transferees and the Landowners and/or their transferees shall each be liable to pay and bear proportionate charges on account of Wealth Tax, Service Tax and other taxes payable in respect of their allocation.
- 16.4 The entire roof/terrace of the building shall belong to the Landowners and the Developer in their area sharing proportions.
- 16.5 The Developer shall not part with possession of any portion of the Developer's Allocation to any of its transferees until and unless the Developer shall make over possession of the owner's Allocation and comply with all other obligations of the Developer to the Landowners.
- 16.6 The Developer herein will have the right to amalgamate the First Schedule land with adjacent land for making the project more beneficial, but the Landowner will not get any extra area advantage for such amalgamation.
- 16.7 That the new building or buildings to be constructed on the said premises shall be known by a name to be decided by the Developer.

ARTICLE XVII- FORCE MAJEURE

- 17.1 The clauses herein shall not be treated as default and the Developer's obligations and covenants will be suitably extended under the Force-Majeure clause. "Force-Majeure" shall include natural calamities, Act of God, flood, Tidal waves, earthquake, riot, war, storm, tempest, fire, civil-commotion, air-raid, strikes (including by contractor /construction agencies), lock out, transport strike, notice or prohibitory order from



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Additional District Sub-Registrar,
Garia South 24 Parganas

06 NOV 2017

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Municipal Corporation or any other statutory body or any Court, Receiver, Government Regulations, new and/or changes in any Municipal or other rules, laws or policies effecting or likely to affect the project or any part or portion thereof, any claim or disputes or clouds relating to or concerning the owner right, title, interest of the said First Schedule land including the statutory department such as BL&LRO, ULC, Municipality etc. shortage of essential commodities and/or any circumstances beyond the control or reasonable estimation of the Parties herein.

ARTICLE XVIII- JURISDICTION

18. The High Court at Calcutta and Courts sub-ordinate thereto shall exclusively have jurisdiction to entertain try and determine all actions, suits, and proceedings arising out of these presents between the parties hereto.

THE FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of the land total measuring about **21.96 decimal** in R.S Dag No. 1231, 1236, 1237 and 1237/1903 under R.S Khatian No. 511, 1792 and 1737 all under Mouza- Barhans Fartabad, J.L. No. 47, Police Station - Sonarpur & Sub-Registry Office- Garia, under Ward No.- 29 of Rajpur Sonarpur Municipality in the District - 24 Parganas (South), and the entire land is butted and bounded as follows

ON THE NORTH : By 24 feet wide public road;

ON THE SOUTH : By R.S. Dag No. 1356;

ON THE EAST : By R.S. Dag No. 1232 & 1233;

ON THE WEST : By R.S. Dag No. 1355;

THE SECOND SCHEDULE ABOVE REFERRED TO

(LANDOWNER ALLOCATION)

ALL THAT the **8 (eight) Flats** (which is morefully stated herein below) and **4 (four) car-parking spaces** as per the already sanctioned Building plan or plans sanctioned by the Rajpur Sonarpur Municipality, Building Department for the proposed construction at the said First Schedule premises together with roof and



Additional District Sub-Registrar,
Garia South 24 Parganas

6 NOV 7070

Aradhendu Sardar

the common facilities to be allocated to the Landowner which shall absolutely belongs to the Developer and the Landowner jointly in proportion to their sharing ratios as per the Building plan or plans to be sanctioned by the Rajpur Sonarpur Municipality, Building Department for the proposed construction at the said First Schedule premises.

NAME OF LAND OWNER	BLOCK	TYPE	FLOOR	SUPER BUILT UP AREA (SQ FT.)
SUBRANGSHU SARDAR	II Part-1	C	1ST	480
	II Part-2	G	1ST	971
ARDHENDU SARDAR	I	D	2ND	880
	II Part-1	A	1ST	887
	II Part-1	A	2ND	887
	II Part-1	D	1ST	764
KARUNAMOYEE SARDAR & OTHERS.	II Part-3	L	1ST	864
	II Part-3	M	1ST	778

THE THIRD SCHEDULE ABOVE REFERRED TO

(DEVELOPERS ALLOCATION)

ALL THAT the remaining Flats and car-parking spaces as per the Building sanctioned Plan for the new building or buildings together with roof and the common facilities which shall absolutely belongs to the Developer after providing for the Landowner's Allocation to the Landowner as aforesaid under this Developers Agreement.

THE FOURTH SCHEDULE ABOVE REFERRED TO

(SPECIFICATIONS OF CONSTRUCTION)

1. Foundation & Structures

- a) RCC framed structure all the materials are to be best of quality and the steel should be from the Company of I SI brand.

2. Walls-

- a) Plaster of Paris in the interiors of the walls and ceilings.



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Additional District Sub-Registrar,
Garia South 24 Parganas

6 NOV 2017

- b) Attractive external finish with best quality cement paint like Weather Coat.
3. **Doors-** Main door should be polish finish flush door.
- a) Aluminium sliding windows with large glass panes (French window if required).
- b) Door frames of Sal wood.
- c) Solid core commercial hot pressed phenol bonded Flush doors with accessories from reputed Co. with ISI mark. The locks of all doors will be of reputed Co. like Godrej'/Door set or ISI mark.
4. **Flooring:-**
- Flooring - Vitrified tiles of reputed company drawing dining tiles size should be 2' x 2' sqre.
5. **Kitchen-** Floor should be non-slippery ceramic tiles.
- a) Coloured designed ceramic tiles up to height of 30 inch.
- b) Kitchen working table counter top with granite to be used.
- c) Provision for exhaust fan.
6. **Bathrooms:-**
- a) Coloured/designed ceramic tiles up to lintel height.
- b) Concealed plumbing system using standard make pipes and fittings of ISI mark.
- c) White sanitary ware of ISI Mark with C.P. fittings, Bathroom sanitary ware from reputed Co.
- d) Provision for exhaust fan.
7. **Lift-** Lift for all co-owner and should be of reputed Company.
8. **Electrical:-**
- a) PVC conduit pipes with copper wiring
- b) 15 & 5 Amp. Points one each in living room, bedrooms, bathrooms and kitchen, T.V. connection should be in Drawing /dining rooms.
- c) M.C.B. make of reputed Co. to be installed in all Flats, floors of Blocks.
9. **Intercom facilities** to be installed and to be interconnected to all the flats



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Additional District Sub-Registrar,
Garha South 24 Perganna

06 NOV 2018

Architect's Office

and security office.

10. **CCTV Surveillance** security system to be installed inside all lobbies of the Building and the vacant area on the Ground Floor of the project.
- a) Electrical Calling Bell point at entrance of residential flats.
 - b) Concealed Telephone point in living room.
 - c) Common lighting, street lighting as required to be installed.
11. **Special Features**
- a) Common Staff toilet in ground floor.
 - b) Deep tube-well and overhead tank will be provided.
 - c) Roof treatment for water proofing on the Roof.

THE FIFTH SCHEDULE ABOVE REFERRED TO

(COMMON EASEMENT)

1. The clear un-interrupted right of access in common with the Landowner and/or Landowner and/or other occupiers of the said buildings of all times and for all purpose connected with the use and enjoyment of the staircases, generator, electrical installations, landings, lobbies, common toilets, main gate of the buildings and premises roof, terrace, the passage leading to the building and staircase save and except the unconverted car parking spaces in the passage.
2. The right way in the common as aforesaid at all times and for all purpose connected with the reasonable use and enjoyment of the said flat/unit over and along with the drive way and pathway comprised in the said building.
3. The right of protection of the said flat/unit by or from all parts of the building so far they now protect the same.
4. The right of passage in common as aforesaid electricity and soil from and to the said flat/unit through out pipes, drains wires and conduits or beings in under through out pipes, drains, wires and conduits or being in under through or over the said building and premises so far purpose of rebuilding repainting or cleaning any parts of the said flat/unit in so far as such repairing or cleaning as aforesaid cannot be reasonably carried out without



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Additional District Sub-Registrar,
Garia South 24 Parganas

6 NOV 2017

Aradhya Sankar

such entry.

THE SIXTH SCHEDULE ABOVE REFERRED TO

(COMMON EXPENSES)

1. The expenses for maintenance, operating while washing painting, repairing, changing or replacing or shifting, redecorating and cleaning, lighting of all common bath rooms, the outer walls of the buildings parking space, boundary walls staircase, roof foundation wall, main gate landings deep tubewell, water and sanitary pipes, gas pipes etc. and all other spaces and installations for common use.
2. Cost of periodically inspecting servicing maintaining and ensuring if any stand by electrical and mechanical equipments and other plants and machinery in the building.

THE SEVENTH SCHEDULE ABOVE REFERRED TO

(COMMON AREAS AND AMENITIES, FACILITIES)

1. Land on which the building is located and all easements rights, and appurtenances belonging to the said land and the building.
2. Staircase on all the floors.
3. Staircase Landings and lift landings on all floors.
4. Lift well
5. Lift plant installation
6. Lift room.
7. Common passage and lobby on the ground floor excepting for parking space area if any.
8. Proportionate share in the roof-right.
9. Water pump water tank water pipes and other common plumbing installations.
10. Electrical substation, electrical, wiring meter room generator room and fittings.
11. Water and sewage evacuation pipes from the Units to drains and sewers common to the building(s)



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Additional District Sub-Registrar,
Garia South 24 Parganas

6 NOV 2018

12. Drainage, sewers and pipes from the building to the Rajpur Sonarpur Municipality drainage.
13. Pump room.
14. Boundary walls and main gates.
15. Ventilation duct.
16. Such other common parts, areas, equipment, installations, fixtures, fittings and spaces in or about the said building as are necessary for passage to user and occupancy of the unit in common and as are specified by the Developer expressly to be the common parts after construction of the building.

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

SIGNED, SEALED & DELIVERED

by the Parties at Calcutta in presence of:-

1. *Signature*
Kalyanapur Schul (Karee).
Garia, K-84.

Ardhendu Sarda

Shebrangsu Sarda

Karunomaya Sarda

Kakali Das

Kubeli Mondal

SIGNATURE OF THE LAND OWNERS

GANGULY HOME SEARCH PVT. LTD.

Signature
Director.

SIGNATURE OF THE DEVELOPER

Drafted by:-

Nirjhar Bhattacharya

Nirjhar Bhattacharya
Advocate

High Court, Calcutta.

(WR/1057/2010)



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Additional District Sub-Registrar,
Garia South 24 Parganas

16 NOV 2015

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

GANGULY HOME SEARCH
PRIVATE LIMITED

30/05/2008

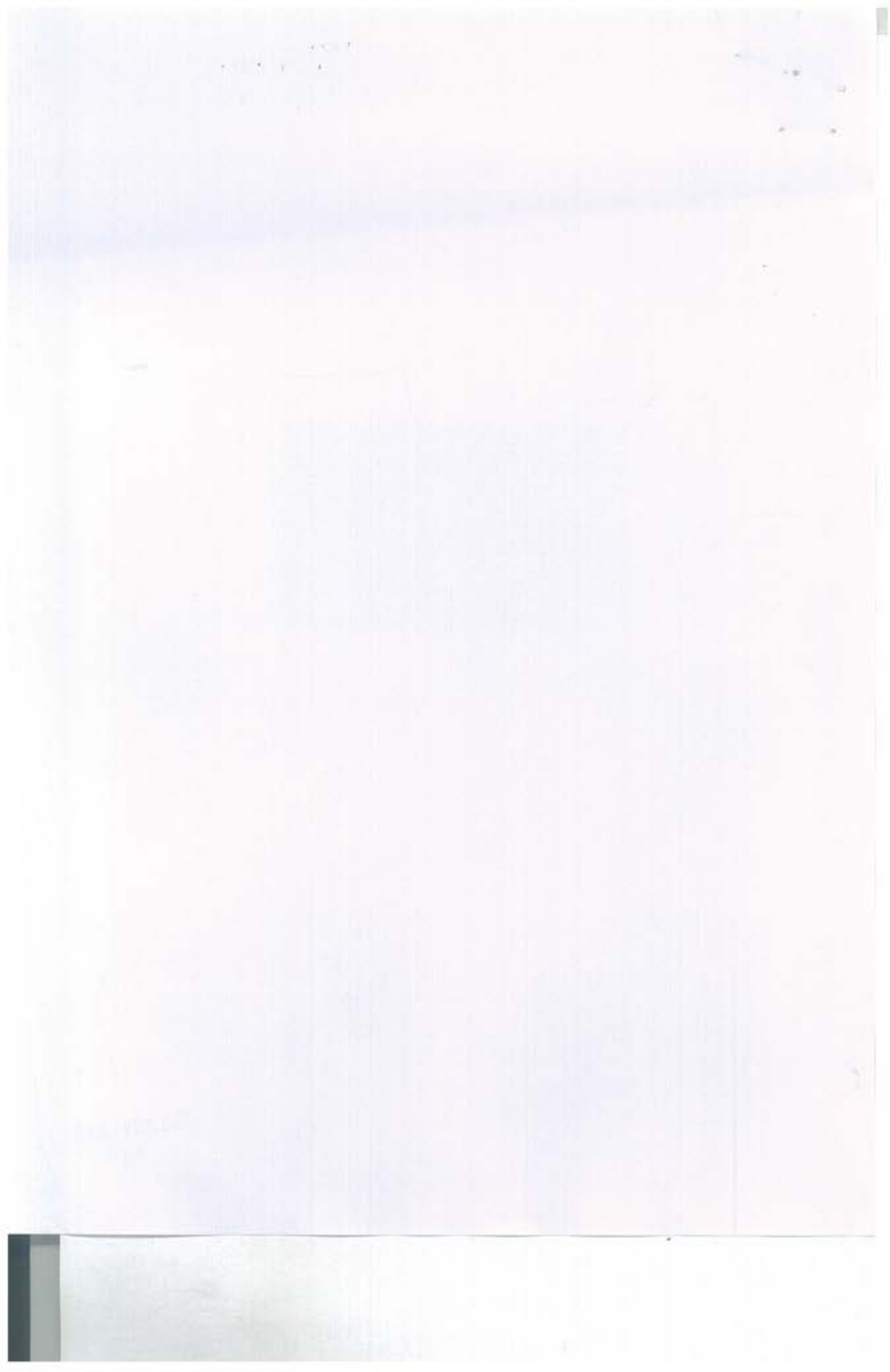
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Signature

06 NOV 2008



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MEOWIN DEPARTMENT

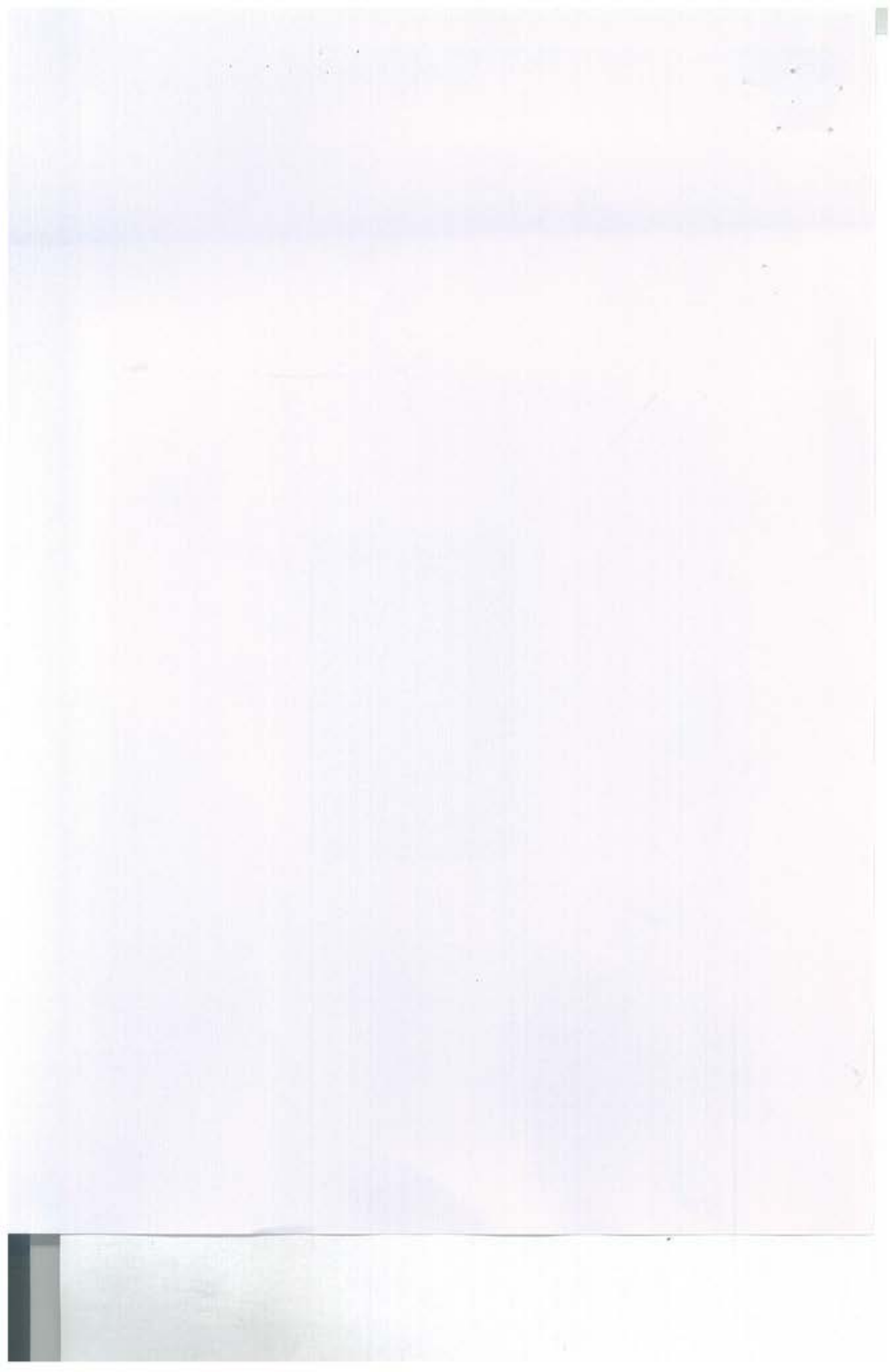
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GOVT. OF INDIA

ANIL GANGULY
ANIL GANGULY
4411977

Director, State Court Network
AIEPG3746R



Signature
Sponsor



स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

ATIPS0679Q



नाम /NAME

SHUBRANGSHU SARDAR

पिता का नाम /FATHER'S NAME

SHUDHANGSHU SARDAR

जन्म तिथि /DATE OF BIRTH

03-01-1957

हस्ताक्षर /SIGNATURE

Shubrangshu Sardar

Shahi

आयकर अधिकारी, (संगठन, प्रशासन), कोलकाता

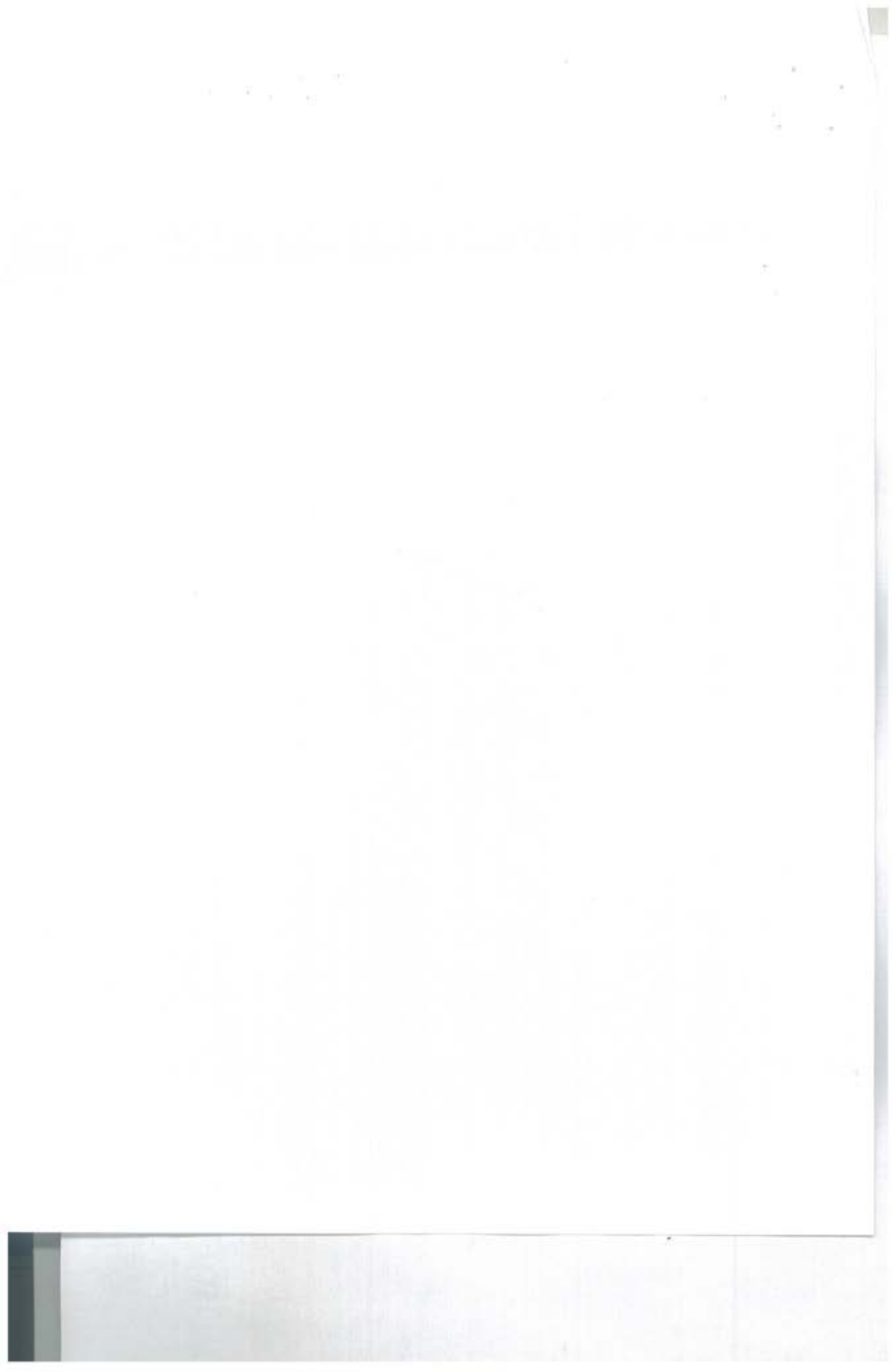
COMMISSIONER OF INCOME-TAX(C.O.), KOLKATA

Shubrangshu Sardar


इस कार्ड के खो / गिर जाने पर कृपया जारी करने वाले प्राधिकारी को सूचित / वापस कर दें संयुक्त आयकर अधिकारी(प्रशासन एवं तकनीकी), पी-7, चौरिंगी स्क्वायर, कोलकाता - 700 069.

In case this card is lost/found, kindly inform/return to the issuing authority :
Joint Commissioner of Income-tax(Systems & Technical),

P-7,
Chowringhee Square,
Calcutta- 700 069.



स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
AKEPS2152D



नाम / NAME
ARDHENDU SEKHAR SARDAR

पिता का नाम / FATHER'S NAME
NANI GOPAL SARDAR

जन्म तिथि / DATE OF BIRTH
13-04-1944

हस्ताक्षर / SIGNATURE
Ardhar

B. Das
असहकृत, प.सं. XI
COMMISSIONER OF INCOME-TAX, W.B. - XI

Ardhendu Sardar



UNIVERSITY OF THE SOUTH PACIFIC
SCHOOL OF BUSINESS

BAHAIAN TONGA

BAHAIAN TONGA



UNIVERSITY OF THE SOUTH PACIFIC

SCHOOL OF BUSINESS

BAHAIAN TONGA



Kuheli Mondal

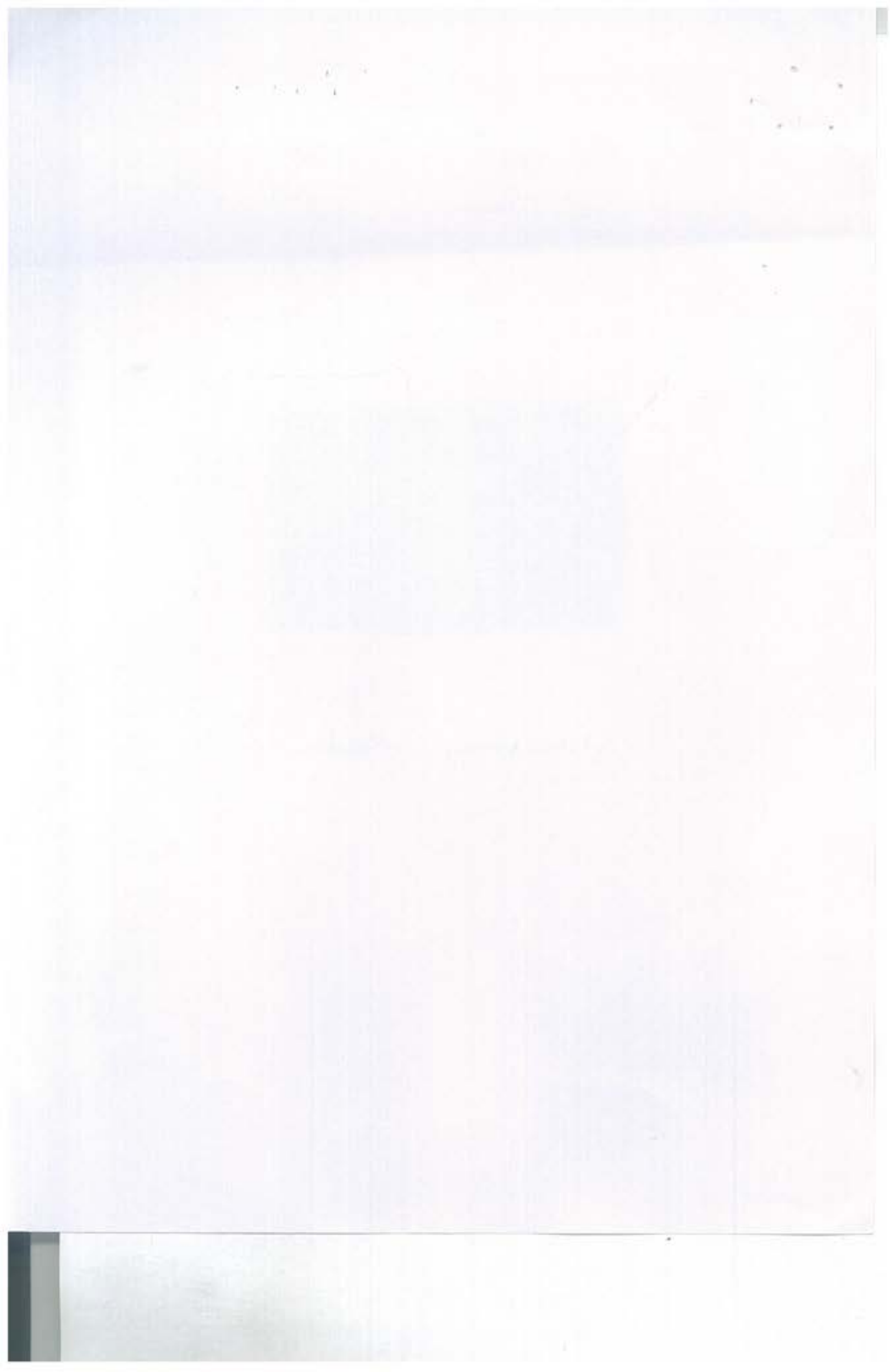


आयकर विभाग
INCOME TAX DEPARTMENT
KARUNAMOYEE SARDAR
PURNA CHANDRA NASKAR
01/01/1937
Permanent Account Number
GINPS5202P
Signature
Karamamaye Sardar

भारत सरकार
GOVT. OF INDIA



Karunamoyee Sardar.



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

KAKALI DAS
SUVENDU SHEKAR SARDAR
24/11/1964

Permanent Account Number
BHYPD6669N

Kakali Das.

Signature



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

Income Tax PAN Services Unit, UTIITSI,
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/सौदर्य :
आयकर पैन सेवा यूनिट, यू टी आई आई टी एस यू,
प्लॉट नं: 3, सेक्टर 11, सी.बी.डी. बेलपुर,
नवी मुंबई-400 614.

Kakali Das.





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Ardhendu Sarda

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Shubrajit Sarda

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Kamunamayi Sarda

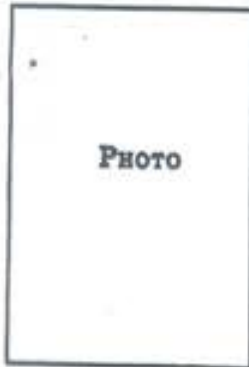
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Additional District Sub-Registrar,
Geria South 24 Parganas

6 NOV 2012



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RIGHT HAND					



Kuteki Mondal

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RIGHT HAND					



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RIGHT HAND					



Additional District Sub-Registrar,
Garia South 24 Parganas

06 NOV 2018

Major Information of the Deed

Deed No :	I-1629-04198/2017	Date of Registration	06/11/2017
Query No / Year	1629-0001499991/2017	Office where deed is registered	
Query Date	02/11/2017 2:57:51 PM	A.D.S.R. GARIA, District: South 24-Parganas	
Applicant Name, Address & Other Details	Dibakar Bhattacharjee High Court, Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9831072514, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 4/-	Rs. 2,65,71,600/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 75,070/- (Article:48(g))	Rs. 21/- (Article:E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Mouza: Barhans Fartabad, Ward No: 28, Holding No:684

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-1231	RS-511	Bastu	Shali	1.5 Dec	1/-	18,15,000/-	Width of Approach Road: 24 Ft., Adjacent to Metal Road,
L4	RS-1237/1903	RS-1737	Bastu	Shali	4 Dec	1/-	48,40,000/-	Width of Approach Road: 24 Ft., Adjacent to Metal Road,
		TOTAL :			5.5Dec	2 /-	66,55,000 /-	

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Mouza: Barhans Fartabad

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L2	RS-1236	RS-1792	Bastu	Shali	4.412 Dec	1/-	53,38,520/-	Width of Approach Road: 24 Ft., Adjacent to Metal Road,
L3	RS-1237	RS-1737	Bastu	Shali	12.048 Dec	1/-	1,45,78,080/-	Width of Approach Road: 24 Ft., Adjacent to Metal Road,
		TOTAL :			16.46Dec	2 /-	199,16,600 /-	
		Grand Total :			21.96Dec	4 /-	265,71,600 /-	

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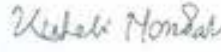
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Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Fingerprint	Signature
	Mr Ardhendu Sekhar Sardar Son of Late Nanigopal Sardar Executed by: Self, Date of Execution: 06/11/2017 , Admitted by: Self, Date of Admission: 06/11/2017 ,Place : Office			
	06/11/2017	LTI 06/11/2017	06/11/2017	
Barhans Fartabad Sardarpara, P.O:- Garia, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: AKEPS2152D, Status :Individual, Executed by: Self, Date of Execution: 06/11/2017 , Admitted by: Self, Date of Admission: 06/11/2017 ,Place : Office				
2	Name	Photo	Fingerprint	Signature
	Mr Shubrangshu Sardar Son of Late Sudhangshu Sardar Executed by: Self, Date of Execution: 06/11/2017 , Admitted by: Self, Date of Admission: 06/11/2017 ,Place : Office			
	06/11/2017	LTI 06/11/2017	06/11/2017	
Fartabad, Sardarpara, P.O:- Garia, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ATIPS0679Q, Status :Individual, Executed by: Self, Date of Execution: 06/11/2017 , Admitted by: Self, Date of Admission: 06/11/2017 ,Place : Office				
3	Name	Photo	Fingerprint	Signature
	Mrs Karunamoyee Sardar Wife of Late Suvendu Sekhar Sardar Executed by: Self, Date of Execution: 06/11/2017 , Admitted by: Self, Date of Admission: 06/11/2017 ,Place : Office			
	06/11/2017	LTI 06/11/2017	06/11/2017	
Fartabad Sardarpara, P.O:- Garia, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: GINPS5202P, Status :Individual, Executed by: Self, Date of Execution: 06/11/2017 , Admitted by: Self, Date of Admission: 06/11/2017 ,Place : Office				
4	Name	Photo	Fingerprint	Signature
	Mrs Kuheli Mondal Wife of Mr Swapan Mondal Executed by: Self, Date of Execution: 06/11/2017 , Admitted by: Self, Date of Admission: 06/11/2017 ,Place : Office			
	06/11/2017	LTI 06/11/2017	06/11/2017	

Year	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec
1950	100	105	110	115	120	125	130	135	140	145	150	155
1951	160	165	170	175	180	185	190	195	200	205	210	215
1952	220	225	230	235	240	245	250	255	260	265	270	275
1953	280	285	290	295	300	305	310	315	320	325	330	335
1954	340	345	350	355	360	365	370	375	380	385	390	395
1955	400	405	410	415	420	425	430	435	440	445	450	455
1956	460	465	470	475	480	485	490	495	500	505	510	515
1957	520	525	530	535	540	545	550	555	560	565	570	575
1958	580	585	590	595	600	605	610	615	620	625	630	635
1959	640	645	650	655	660	665	670	675	680	685	690	695
1960	700	705	710	715	720	725	730	735	740	745	750	755







Balia East, P.O:- Garia, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AFSPM9862K, Status :Individual, Executed by: Self, Date of Execution: 06/11/2017 , Admitted by: Self, Date of Admission: 06/11/2017 ,Place : Office

5	Name	Photo	Fingerprint	Signature
	Mrs Kakali Das Wife of Mr Bidyut Das Executed by: Self, Date of Execution: 06/11/2017 , Admitted by: Self, Date of Admission: 06/11/2017 ,Place : Office			<i>Kakali Das</i>
		06/11/2017	LTI 06/11/2017	06/11/2017
Maheshtala, Dakghar, P.O:- Maheshtala, P.S:- Maheshtala, District:-South 24-Parganas, West Bengal, India, PIN - 700141 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BHYPD6669N, Status :Individual, Executed by: Self, Date of Execution: 06/11/2017 , Admitted by: Self, Date of Admission: 06/11/2017 ,Place : Office				

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Ganguly Home Search Private Limited 167, Garia Station Road, P.O:- Garia, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084 , PAN No.:: AADCG2860J, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr Amit Ganguly (Presentant) Son of Mr Ranjit Ganguly Date of Execution - 06/11/2017, , Admitted by: Self, Date of Admission: 06/11/2017, Place of Admission of Execution: Office </td> <td></td> <td></td> <td><i>Amit Ganguly</i></td> </tr> <tr> <td></td> <td>Nov 6 2017 2:11PM</td> <td>LTI 06/11/2017</td> <td>06/11/2017</td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Mr Amit Ganguly (Presentant) Son of Mr Ranjit Ganguly Date of Execution - 06/11/2017, , Admitted by: Self, Date of Admission: 06/11/2017, Place of Admission of Execution: Office			<i>Amit Ganguly</i>		Nov 6 2017 2:11PM	LTI 06/11/2017	06/11/2017
Name	Photo	Finger Print	Signature										
Mr Amit Ganguly (Presentant) Son of Mr Ranjit Ganguly Date of Execution - 06/11/2017, , Admitted by: Self, Date of Admission: 06/11/2017, Place of Admission of Execution: Office			<i>Amit Ganguly</i>										
	Nov 6 2017 2:11PM	LTI 06/11/2017	06/11/2017										
174, Garia Station Road, P.O:- Garia, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AIEPG3746R Status : Representative, Representative of : Ganguly Home Search Private Limited (as Director)													

Identifier Details :

Name & address	
Mr Bhaskar Chanda Son of Mr Goutam Chanda 159, Garia Station Road, P.O:- Garia, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , Identifier Of Mr Ardhendu Sekhar Sardar, Mr Shubrangshu Sardar, Mrs Karunamoyee Sardar, Mrs Kuheli Mondal, Mrs Kakali Das, Mr Amit Ganguly	06/11/2017
<i>Bhaskar Chanda</i>	



Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr Ardhendu Sekhar Sardar	Ganguly Home Search Private Limited-0.3 Dec
2	Mr Shubrangshu Sardar	Ganguly Home Search Private Limited-0.3 Dec
3	Mrs Karunamoyee Sardar	Ganguly Home Search Private Limited-0.3 Dec
4	Mrs Kuheli Mondal	Ganguly Home Search Private Limited-0.3 Dec
5	Mrs Kakali Das	Ganguly Home Search Private Limited-0.3 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mr Ardhendu Sekhar Sardar	Ganguly Home Search Private Limited-0.8824 Dec
2	Mr Shubrangshu Sardar	Ganguly Home Search Private Limited-0.8824 Dec
3	Mrs Karunamoyee Sardar	Ganguly Home Search Private Limited-0.8824 Dec
4	Mrs Kuheli Mondal	Ganguly Home Search Private Limited-0.8824 Dec
5	Mrs Kakali Das	Ganguly Home Search Private Limited-0.8824 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Mr Ardhendu Sekhar Sardar	Ganguly Home Search Private Limited-2.4096 Dec
2	Mr Shubrangshu Sardar	Ganguly Home Search Private Limited-2.4096 Dec
3	Mrs Karunamoyee Sardar	Ganguly Home Search Private Limited-2.4096 Dec
4	Mrs Kuheli Mondal	Ganguly Home Search Private Limited-2.4096 Dec
5	Mrs Kakali Das	Ganguly Home Search Private Limited-2.4096 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Mr Ardhendu Sekhar Sardar	Ganguly Home Search Private Limited-0.8 Dec
2	Mr Shubrangshu Sardar	Ganguly Home Search Private Limited-0.8 Dec
3	Mrs Karunamoyee Sardar	Ganguly Home Search Private Limited-0.8 Dec
4	Mrs Kuheli Mondal	Ganguly Home Search Private Limited-0.8 Dec
5	Mrs Kakali Das	Ganguly Home Search Private Limited-0.8 Dec

Endorsement For Deed Number : I - 162904198 / 2017

On 06-11-2017

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

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

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

Presented for registration at 13:14 hrs on 06-11-2017, at the Office of the A.D.S.R. GARIA by Mr Amit Ganguly ..



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 2,65,71,600/-

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

Execution is admitted on 06/11/2017 by 1. Mr Ardhendu Sekhar Sardar, Son of Late Nanigopal Sardar, Barhans Fartabad Sardarpara, P.O: Garia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Retired Person, 2. Mr Shubrangshu Sardar, Son of Late Sudhangshu Sardar, Fartabad, Sardarpara, P.O: Garia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Retired Person, 3. Mrs Karunamoyee Sardar, Wife of Late Suvendu Sekhar Sardar, Fartabad Sardarpara, P.O: Garia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession House wife, 4. Mrs Kuheli Mondal, Wife of Mr Swapan Mondal, Balia East, P.O: Garia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession House wife, 5. Mrs Kakali Das, Wife of Mr Bidyut Das, Maheshtala, Dakghar, P.O: Maheshtala, Thana: Maheshtala, , South 24-Parganas, WEST BENGAL, India, PIN - 700141, by caste Hindu, by Profession House wife

Indetified by Mr Bhaskar Chanda, , , Son of Mr Goutam Chanda, 159, Garia Station Road, P.O: Garia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by profession Service

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

Execution is admitted on 06-11-2017 by Mr Amit Ganguly, Director, Ganguly Home Search Private Limited (Private Limited Company), 167, Garia Station Road, P.O:- Garia, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084

Indetified by Mr Bhaskar Chanda, , , Son of Mr Goutam Chanda, 159, Garia Station Road, P.O: Garia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21/- (E = Rs 21/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 06/11/2017 11:34AM with Govt. Ref. No: 192017180103224601 on 06-11-2017, Amount Rs: 21/-, Bank: AXIS Bank (UTIB0000005), Ref. No. 5665973 on 06-11-2017, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,020/- and Stamp Duty paid by Stamp Rs 50/-, by online = Rs 75,020/-

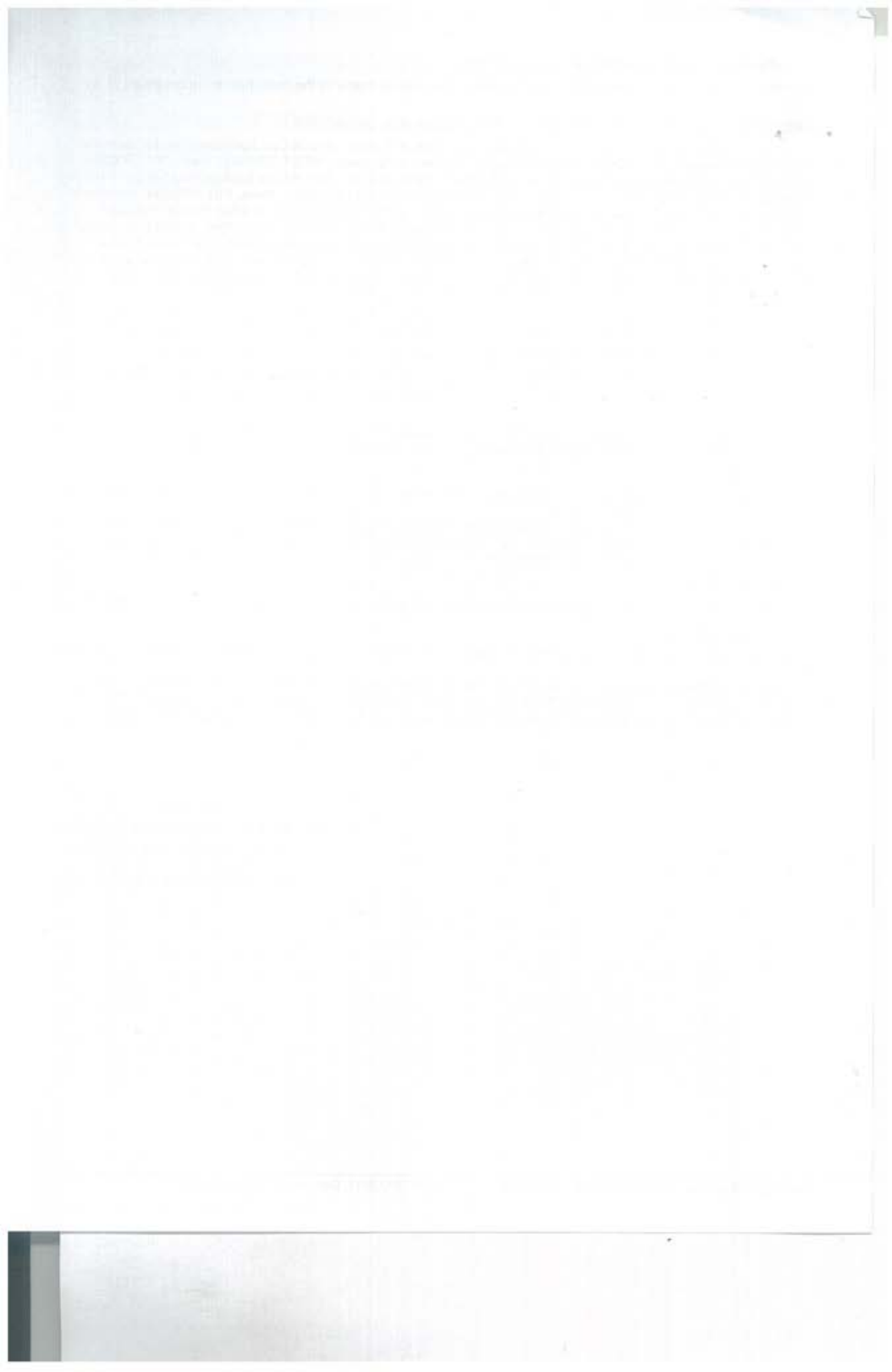
Description of Stamp

1. Stamp: Type: Impressed, Serial no 5957, Amount: Rs.50/-, Date of Purchase: 23/10/2017, Vendor name: Samiran Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 06/11/2017 11:34AM with Govt. Ref. No: 192017180103224601 on 06-11-2017, Amount Rs: 75,020/-, Bank: AXIS Bank (UTIB0000005), Ref. No. 5665973 on 06-11-2017, Head of Account 0030-02-103-003-02



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



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1629-2017, Page from 109656 to 109706
being No 162904198 for the year 2017.



Digitally signed by ABHIJIT BERA
Date: 2017.11.08 13:13:22 +05:30
Reason: Digital Signing of Deed.

(Abhijit Bera) 08-Nov-17 1:06:58 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. GARIA
West Bengal.

(This document is digitally signed.)