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पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

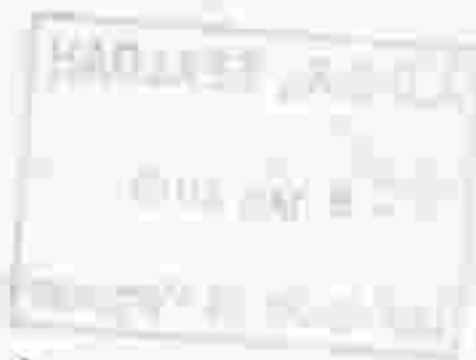
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Certified that this document is admitted to Registration. The signature sheet and the Endorsement sheet attached to the document are part of this document.

Additional Dist. Sub Registrar
 Sealdah

09 JAN 2019



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 08/26/19
 RAJ 022649352-1

: DEVELOPMENT AGREEMENT :

This Development Agreement is made on this the 08th day of January, Two Thousand Nineteen, (2019) AD,

No. 1194. Value 509/- 07.01.2019.
 Date
 Sold to N/S Unik Construction Co.
 Address. 15A/27. Aniff
 Vendor.
Sealdah Civil Court
(ALOKA MUKHERJEE)

- Dev Kumar Ghosh



N.C.I
67



- Dev Kumar Ghosh



N.C.I
68

Shibabrata Ghosh

Identified by me,

Sukumar Sen

Son of Late Meghnad Sen

Business / Hindu / Indian

T/7H/1, Kalimuddin Lane.

P.O. Beadon Street

P.S. Manicktala

Kolkata - 700 006

Dist: South 24-Parganas.

A.D.S.R., SEALDAH
 8 JAN 2019
 Dist.-South 24 Parganas

[2]

Between

(1) Sri Dev Kumar Gupta @ Sri Deb Kumar Gupta (PAN:AEAPG 1717N and Aadhaar No:3035 1472 1498 and Mobile No. 98300 50708), son of Late Sishu Ranjan Gupta, by Occupation-Business, by Nationality- Indian, by Faith-Hindu and residing at 237Q/1B, Satin Sen Sarani, P.O. Kankurgachi, P.S. Narkeldanga, Kolkata-700 054 **(2) Sri Shibabrata Gupta (PAN : ADRPG 8596K and Aadhaar No:3613 9173 8176 and Mobile No. 98300 60539)**, son of Late Nitya Ranjan Gupta @ Late Panna Lal Gupta, by Occupation-Retired, by Nationality- Indian, by Faith-Hindu and residing at 237Q/1B, Satin Sen Sarani, P.O. Kankurgachi, P.S. Narkeldanga, Kolkata-700 054 and **(3) Smt. Manju Gupta (PAN:ADTPG 4044J and Aadhaar No : 6953 4285 6346 and Mobile No. 98300 50708)**, wife of Sri Deb Kumar Gupta @ Sri Dev Kumar Gupta and married daughter of Late Surendra Nath Dasgupta, by Occupation-Retired, by Nationality- Indian, by Faith-Hindu and residing at 237Q/1B, Satin Sen Sarani, P.O. Kankurgachi, P.S. Narkeldanga, Kolkata-700 054, hereinafter jointly called and referred to as the **First Party / Land Owners** (which terms or expression shall unless excluded by or repugnant to the subject or context shall mean and include their respective heirs, executors, administrators, successors, legal representatives and assigns) of the **One Part**.



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A.D.S.R., SEALDAH
= 8 JAN 2019
Dist.-South 24 Parganas

And

M/s. Unik Construction Co (PAN : AADFU 5162A), a Partnership firm, having its Regd. office at 13A/27, Ariff Road, P.O. and P.S. Ultadanga, Kolkata-700 067, represented by its three Partners namely **(1) Sri Gurupada Kundu (PAN : AXNPK8626Q and Aadhaar No. : 7540 4672 8257 and Mobile No. 83360 28906)**, son of Late Prafulla Chanra Kundu, by Occupation- Business, by Nationality - Indian, by Faith - Hindu and residing at 13/8D, Ariff Road, P.O. and P.S. Ultadanga, Kolkata-700 067, **(2) Sri Samir Kundu (PAN : ANAPK6573D and Aadhaar No. : 8983 7995 5531 and Mobile No. 89104 27122)**, son of Late Jadab Chandra Kundu, by Occupation- Business, by Nationality - Indian, by Faith - Hindu and residing at 13/8D, Ariff Road, P.O. and P.S. Ultadanga, Kolkata-700 067 and **(3) Sri Rakesh Kundu (PAN : AFTPK 2741L and Aadhaar No. : 7209 9231 4322 and Mobile No. 98049 69686)**, son of Sri Ranjit Kumar Kundu, by Occupation- Business, by Nationality - Indian, by Faith - Hindu and residing at 13/8D, Ariff Road, P.O. and P.S. Ultadanga, Kolkata-700 067, hereinafter called and referred to as the **Second Party / Developer/Promotor** (which terms or expression shall unless excluded by or repugnant to the subject or context shall mean and include its successors-in-office, executors, administrators, legal representatives and assigns) of the **Other Part.**



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Manju Gupta



VCT.F
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Gurupada Kundu



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Samir Kundu



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Rakesh Kundu



6

A.D.S.R., SEALDAH
28 JAN 2019
Dist.-South 24 Parganas

Whereas one Smt. Dalim Mullick, widow of Late Panchanan Mullick, the then resident of 237N/1B, Manicktalla Main Road, Calcutta, Sri Rabindra Nath Mullick, son of Late Panchanan Mullick, the then resident of 13D, Gholeshapore Railway Colony, Behala, Calcutta, Sri Rathindra Nath Mullick, son of Late Panchanan Mullick, the then resident of 237N/1B, Manicktala Main Road, Calcutta, Smt. Menoka Dey, wife of Sri Narayan Chanda Dey, the then resident of 18D, Narendra Sen Square, Calcutta and Smt. Madhabi Dan, wife of Sri Dilip Kumar Dan, the then resident of 7C, Beniapukur Road, Calcutta while seized and possessed of or otherwise well and sufficiently entitled to an estate of inheritance fee simple in possession free from all encumbrances to the revenue re-deemed **Bastu Land** measuring an area **03 (Three) Cottahs-01 (One) Chittacks-00 (Zero) Sq.Ft.** be the same a little more or less, togetherwith all easements appurtances including absolute right over the private passage (**Land measuring an area 09 Chittaks-6.7 Sq.Ft.**), be the same a little more or less, running to the east-west-north side of the said **Bastu Land**, which private passage was treated only for free egress and ingress to the said **Bastu Land** being a back portion of the then Premises No. 237Q, Manicktala Main Road (now : Satin Sen Sarani), within the then Municipal limits of Calcutta, in the District of 24-Parganas now District of South 24- Parganas -

And Whereas the predecessors in interest of the said Smt. Dalim Mullick, Sri Rabindra Nath Mullick, Sri Rathindra Nath Mullick, Smt. Menoka Dey and Smt. Madhabi Dan, with a desire to make a **Gift** of the aforesaid **Bastu Land** at a subsequent period allowed the father of the **Sri Dev Kumar Gupta @ Sri Deb Kumar Gupta** the **First Party / Land Owner** No. 1 herein and **Sri Shibabrata Gupta** the **First Party / Land Owner** No. 2 herein, sons of namely deceased Sisuranjan Gupta and deceased Nitya Ranjan Gupta @ deceased Pannalal Gupta repectively, to dwell on the said **Bastu Land** with temporary structures thereon at their own cost.



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A.D.S.R., SEALDAH
8 JAN 2019
Dist.-South 24 Parganas

And Whereas the said Smt. Dalim Mullick, Sri Rabindra Nath Mullick, Sri Rathindra Nath Mullick, Smt. Menoka Dey and Smt. Madhabi Dan, while seized and possessed of the aforesaid **Bastu Land**, they being desirous of making a **Gift** of the aforesaid **Bastu Land** by virtue of a registered **Deed of Indenture**, dated 11/09/1974, which was duly registered on 12/09/1974, in the Office of the Sub-Registrar, Sealdah, District 24-Parganas and recorded there in Book No. I, Volume No. 47, Page Nos. 70 to 75, Being No. 1566, For the year 1974, jointly gifted, transferred, unto and assured **All That** piece and parcel of the aforesaid **Bastu Land** measuring an area **03 (Three) Cottahs-10 (Ten) Chittaks-6.7 (Six Point Seven) Sq.Ft.** be the same a little more or less, (after marzed of the said private passage) togetherwith all easements appurtances and common right available therein being a portion of the then **Premises No. 237Q, Manicktala Main Road** (now : Satin Sen Sarani), within the then Municipal limits of Calcutta, former P.S. Beliaghata, former Calcutta-11, in favour of **Sri Dev Kumar Gupta @ Sri Deb Kumar Gupta** and **Sri Shibabrata Gupta**, being both the sons or the legal -heirs and successors of the said deceased Sishu Ranjan Gupta and deceased Nitya Ranjan Gupta @ deceased Pannalal Gupta, respectively, hereinafter referred to as the **said property**.

And Whereas since the **Gift** as aforesaid the said **Sri Dev Kumar Gupta @ Sri Deb Kumar Gupta** and **Sri Shibabrata Gupta** become the undivided joint owners of the **said property** and in course of their peaceful possession and enjoyment they constructed a two storyed fully residential building thereon with their own fund after demolishing of former temporary structures and they were in peaceful possession and joint enjoyment of the **said property** by the said **Sri Dev Kumar Gupta @ Sri Deb Kumar Gupta** and **Sri Shibabrata Gupta** and their joint names duly mutated as Lawful recorded undivided joint owners thereof with the Books and records in the



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A.D.S.R., SEALDAH

8 JAN 2019

Dist.-South 24 Parganas

then C.M.C. Assessor Department and allotted a separate (new) **Premises No. 237Q/1B, Satin Sen Sarani** (Former Part of Mother Premises No. 237Q, Manicktala Main Road), **being new Assessee No. 11-029-12-0083-7, P.O. Kankurgachi, P.S. Narkeldanga** (Former P.S. Beliaghata), **Kolkata-700 054** (Former Calcutta-11) and the said **Sri Dev Kumar Gupta @ Sri Deb Kumar Gupta** and **Sri Shibabrata Gupta**, are in peaceful possession and enjoyment of the **said property** having undivided 50% or 1/2 (half) share each therein, free from all encumbrances, hereinafter referred to the said **undivided joint ownership one property.**

And Whereas by virtue of **Certificate of Sale of Immovable Property** (Under Section 25, 28, and 29 of the Recovery of Debts Due to Banks and Financial Institutions Act. read with Rule 65 of the Second Schedule of the Income Tax Act, 1961) issued by the Kolkata Debts Recovery Tribunal-1, having its registered office at Block-IA, Local Market, Secotor-III, Salt Lake City, Kolkata-700 097 and Certified that **Mrs. Manju Gupta**, wife of Sri Dev Kumar Gupta @ Sri Deb Kumar Gupta, residing at 237Q/1B, Satin Sen Sarani, P.O. Kankurgachi, P.S. Narkeldanga, Kolkata-700 054, had been declared the **Purchaser** at a Sale by Public Auction, dated 25/03/2003, in respect of the **All That** piece and parcel of revenue re-deemed **Bastu Land** with structures, standing thereon measuring an area **03 (Three) Cottahs - 00 (Zero) Chittak - 00 (Zero) Sq.Ft.** be the same a little more or less, with structures lying and situated at being portion of **Premises No. 237Q/1D, Satin Sen Sarani**, (Former old Premises No. 237Q/1C, Satin Sen Sarani), P.O. Kankurgachi, P.S. Narkeldanga, Kolkata-700 054, in execution of Certificate No. 177 of 1997, dated 17/11/1997 issued by the Ld. Presiding Officer, The Kolkata Debts Recovery Tribunal-1, in the Case No. OA/142/1996, between the State Bank of Indore and M/s. Bengal Sheet and Metal Products Pvt. Ltd. and others for recovery of dues from (1) M/s. Bengal Sheet and Metal Product Pvt. Ltd. and



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A.D.S.R., SEALDAH.
08 JAN 2019
Dist.-South 24 Parganas

others, office at 237Q, Satin Sen Sarani , P.O. Kankurgachi, P.S. Narkeldanga, Kolkata-700 054, (2) Sri Shantanu Biswas, (3) Sri Basab Biswas, (4) Mrs. Rani Biswas and (5) Mrs. Gopa Mukherjee and the said Sale had been duly confirmed on 13/06/2003 by the Recovery Officer, The Kolkata Debts Recovery Tribunal-1 and since then said **Purchaser** therein namely **Smt. Manju Gupta**, become the absolute sole owner of the **said property**.

And thus the said **Sale Certificate**, duly registered on 14/08/2003, in the Office of the A.D.S.R.O. Sealdah, District South 24-Parganas and recorded there in Book No. 1, Volume No. 93, Page Nos. 215 to 224, Being No. 1748, For the year 2003 and / after the said **Smt. Manju Gupta**, got her name duly mutated as recorded Lawful absolute sole owner thereof with the Books and records of the K.M.C. Assessment-Collection (N) Department, vide Mutation-Separation Case No. **P/029/23-FEB-06/2628** and allote a separate (new) **Premises No. 237Q/1D/1, Satin Sen Sarani**, (Former Part of Premises No. 237Q/1D, Satin Sen Sarani and its before old Premises No. 237Q/1C, Satin Sen Sarani), being new **Assessee No. 11-029-12-0096-5, P.O. Kankurgachi, P.S. Narkeldanga, Kolkata-700 054** and the said **Smt. Manju Gupta**, is in peaceful possession and enjoyment of the said immovable property, free from all encumbrances, hereinafter referred to the said **absolute sole ownership another property**.

And Whereas the said **Sri Dev Kumar Gupta @ Sri Deb Kumar Gupta** (First Party/Land Owner No. 1, herein), **Sri Shibabrata Gupta** (First Party/Land Owner No. 2, herein), both are undivided joint owners of the said **undivided joint ownership one property** and **Smt. Manju Gupta** (First Party/Land Owner No. 3, herein), absolute sole owner of the said **absolute sole ownership another property**, as per their mutual understanding and better enjoyment to willingly amalgamation of their said **undivided joint ownership one property** and the said **absolute sole ownership another property** respectively, i.e.



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A.D.S.R. SEALDAH
8 JAN 2019
Dist.-South 24 Parganas

Premises No. 237Q/1B and Premises No. 237Q/1D/1, Satin Sen Sarani, P.O. Kankurgachi, P.S. Narkeldanga, Kolkata-700 054, under the K.M.C. Ward No. 29, Borough-III, Assessee No. 11-029-12-0083-7 and Assessee No. 11-029-12-0096-5, by virtue of a regd. Deed of Amalgamation (Exchange), dated 18/05/2018, regd. in the O/o. the A.D.S.R. Sealdah, Dist : South 24- Parganas and recorded there in Book No. I, Volume No. 1606-2018, Page from 69838 to 69872, Being No. 160602158, For the year 2018 and by the said Deed of Amalgamation (Exchange), dated 18/05/2018 they got duly mutated their joint names (Sri Dev Kumar Gupta @ Sri Deb Kumar Gupta, Sri Shibabrata Gupta and Smt. Manju Gupta), as all are joint owners of the said undivided joint ownership one property and the said absolute sole ownership another property respectively, to the Assessment-Collection (N) Department of the K.M.C. office through separate two Simple / One Visit Mutation Case No. O/029/31-MAY-18/110919 and another Simple / One Visit Mutation Case No. O/029/31-MAY-18/110917, hereinafter referred to as the said undivided joint ownership both properties.

And Whereas the said **Sri Dev Kumar Gupta @ Sri Deb Kumar Gupta, Sri Shibabrata Gupta and Smt. Manju Gupta** further applied on 08/06/18 to the Assessment-Collection (N) Department of the K.M.C. office for amalgamation of their said **undivided joint ownership both properties** through amalgamation **Case No. M/029/08-JUN-18/2606** and the said amalgamation application has been duly approved by the authority concern of the K.M.C. Office, on 12/10/2018 and the said **undivided joint ownership both properties** i.e. **Premises No. 237Q/1B and Premises No. 237Q/1D/1, Satin Sen Sarani, P.O. Kankurgachi, P.S. Narkeldanga, Kolkata-700 054, under the K.M.C. Ward No. 29, Borough-III, Assessee No. 11-029-12-0083-7 and Assessee No. 11-029-12-0096-5, has been duly convert/stand into one unit premises number i.e. Premises No. 237Q/1B, Satin Sen Sarani, being Assessee No 11-029-12-0083-7** and they have already obtained **Mutation /**



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A.D.S.R., SEALDAH

8 JAN 2019

Dist.-South 24 Parganas

Amalgamation Certificate, dated 26/10/18 and the entire amalgamated property stand as **All That** piece and parcel of revenue re-deemed **Bastu Land** measuring **06 (Six) Cottahs - 10 (Ten) Chittaks - 6.7 (Six Point Seven) Sq.Ft.** be the same a little more or less, including one **43 years old brick built semi pucca and cemented floor, fully residential two storied structures,** having its **covered area 1309 Sq.Ft.** in each floor, be the same a little more or less and another **50 years old brick built tin roofed and cemented floor, fully residential one storied structures,** having its **covered area 1500 Sq.Ft.** be the same a little more or less, hereinafter referred to the said **undivided joint ownership one unit property.**

And Whereas after completion of said amalgamation (exchange), the said **Sri Dev Kumar Gupta @ Sri Deb Kumar Gupta,** (having his undivided 27.39% share), **Sri Shibabrata Gupta** (having his undivided 27.39% share) and **Smt. Manju Gupta** (having her undivided 45.22% share) being all are undivided joint owners of all that piece and parcel of revenue re-deemed **Bastu Land** measuring **06 (Six) Cottahs - 10 (Ten) Chittaks - 6.7 (Six Point Seven) Sq.Ft.** be the same a little more or less, including one **43 years old brick built semi pucca and cemented floor, fully residential two storied structures,** having its **covered area 1309 Sq.Ft.** in each floor, be the same a little more or less and another **50 years old brick built tin roofed and cemented floor, fully residential one storied structures,** having its **covered area 1500 Sq.Ft.** be the same a little more or less, togetherwith all easements appurtenances and common right available therein, lying, situate and being **Premises No. 237Q/1B, Satin Sen Sarani** (prior to amalgamated of another Premises No. 237Q/1D/1, Satin Sen Sarani, being Assessee No. 11-029-12-0096-5), **P.O. Kankurgachi, P.S. Narkeldanga, Kolkata-700 054,** under the **K.M.C. Ward No. 29, Borough-III, Assessee No. 11-029-12-0083-7** and **District of South 24-Parganas,** morefully described in the **First Schedule** mentioned property hereunder written.



by

A.D.S.R., SEALDAH

28 JAN 2019

Dist.-South 24 Parganas

And Whereas while thus seized and possessed the said **undivided joint ownership one unit property** free from all encumbrances, the **First Party / Land Owners** herein have since expressed they desire to construct G+4 storied building after demolishing of existing old structures through a proper **Developer / Promotor** and thereafter getting such information from a reliable source, the **Second Party / Developer / Promotor** herein, approached before the said **First Party / Land Owners** herein to construct such G+4 storied building consisting of several flats / rooms / shops / offices / units. On account of such proposal, the said **First Party / Land Owners** herein allowed the said **Second Party / Developer / Promotor** herein to inspect of the said "**undivided joint ownership one unit property**" stated in the **First Schedule** mentioned property hereunder written alongwith all relevant deeds and documents.

And Whereas the said **Second Party / Developer / Promotor** herein has inspected the **First Schedule** mentioned property hereunder written and having been completely satisfied with its clarity of title and commercial viability, have approached the said **First Party / Land Owners** herein to allow their to construct G+4 storied building after demolishing of old structures over the same.

**: NOW IT IS HEREBY AGREED BY AND BETWEEN THE FIRST PARTY / LAND OWNERS
HEREIN AND THE OTHER PARTY DEVELOPER / PROMOTOR HEREIN AS FOLLOWS :**

ARTICLE - I : DEFINITIONS

: In this Agreement unless it is repugnant to or inconsistent with the subject or context :-

FIRST PARTY / LAND OWNERS : shall mean the aforesaid
(1) Sri Dev Kumar Gupta @ Sri Deb Kumar Gupta, son of Late Sishu Ranjan Gupta, by Occupation-Business, by Nationality- Indian, by Faith-Hindu and residing at 237Q/1B, Satin Sen Sarani, P.O. Kankurgachi, P.S. Narkeldanga, Kolkata-700 054,
(2) Sri Shibabrata Gupta, son of Late Nitya Ranjan Gupta @ Late



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A.D.S.R., SEALDAH
8 JAN 2019
Dist. South 24 Parganas

Panna Lal Gupta by Occupation-Retired, by Nationality- Indian, by Faith-Hindu and residing at 237Q/1B, Satin Sen Sarani, P.O. Kankurgachi, P.S. Narkeldanga, Kolkata-700 054 and
(3) Smt. Manju Gupta, wife of Sri Deb Kumar Gupta @ Sri Dev Kumar Gupta and married daughter of Late Surendra Nath Dasgupta, by Occupation-Retired, by Nationality- Indian, by Faith-Hindu and residing at 237Q/1B, Satin Sen Sarani, P.O. Kankurgachi, P.S. Narkeldanga, Kolkata-700 054, hereinafter called the **First Party / Land Owners** including their respective heirs, executors, successors, legal representatives, administrators and assigns.

SECOND PARTY / DEVELOPER / PROMOTOR : shall mean **M/s. Unik Construction Co** , a Partnership firm, having its Regd. office at 13A/27, Ariff Road, P.O. and P.S. Ultadanga, Kolkata-700 067, represented by its two Partners namely **(1) Sri Gurupada Kundu**, son of Late Prafulla Chanra Kundu, by Occupation- Business, by Nationality - Indian, by Faith - Hindu and residing at 13/8D, Ariff Road, P.O. and P.S. Ultadanga, Kolkata-700 067, **(2) Sri Samir Kundu** , son of Late Jadab Chandra Kundu, by Occupation- Business, by Nationality - Indian, by Faith - Hindu and residing at 13/8D, Ariff Road, P.O. and P.S. Ultadanga, Kolkata-700 067 and **(3) Sri Rakesh Kundu**, son of Sri Ranjit Kumar Kundu, by Occupation- Business, by Nationality - Indian, by Faith - Hindu and residing at 13/8D, Ariff Road, P.O. and P.S. Ultadanga, Kolkata-700 067, hereinafter called the **Second Party / Developer / Promotor** including its successors-in-office, executors, administrators, legal representatives, and assigns.

SAID BASTU LAND / PREMISES : shall mean **All That** piece and parcel of revenue redeemed **Bastu Land** measuring **06 (Six) Cottahs - 10 (Ten) Chittaks - 6.7 (Six Point Seven) Sq.Ft.** be the same a little more or less, including one **43 years old brick built semi pucca and cemented floor, fully residential two storied structures**, having its **covered area 1309 Sq.Ft.** in each floor, be the same a little more or less and another **50 years old brick built tin**



A.D.S.R., SEALDAH
8 JAN 2019
Dist. South 24 Parganas

roofed and cemented floor, fully residential one storied structures, having its covered area 1500 Sq.Ft. be the same a little more or less, togetherwith all easements appurtenances and common right available therein, lying, situate and being **Premises No. 237Q/1B, Satin Sen Sarani** (prior to amalgamated of another Premises No. 237Q/1D/1 Satin Sen Sarani, being Assessee No. 11-029-12-0096-5), **P.O. Kankurgachi, P.S. Narkeldanga, Kolkata-700 054**, under the **K.M.C. Ward No. 29, Borough-III, Assessee No. 11-029-12-0083-7** and **District of South 24-Parganas**, togetherwith all easements appurtenances and common right available therein, hereinafter called the said **Property / Bastu Land** and / or the said new proposed G+4 storied building to be constructed thereon whenever the context permits, morefully and particularly described in the **First Schedule** mentioned property hereunder written.

UNDIVIDED PROPORTIONATE SHARE IN THE SAID BASTU LAND : shall mean all that undivided, impartible, indivisible share or interest in the entire said Bastu Land, comprised in the entirely morefully described in the **First Schedule** mentioned property hereunder written.

ARCHITECT : shall mean a duly qualified Architect to be appointed by the **Second Party / Developer / Promotor** herein for the time being and / or other Architect during the material point of time of construction of the said proposed G+4 storied building or during the process or progress of the work whatsoever may have been appointed by the said **Second Party / Developer / Promotor** herein.

BUILDING UNIT : shall mean proposed G+4 storied building to be constructed upon the said Bastu Land in accordance with the building plan duly sanctioned by the Kolkata Municipal Corporation (morefully and particularly described in the **Second Schedule** mentioned property hereunder written).

COMMON EXPENSES : shall mean and include the cost of operating, up-keeping and maintaining as and when required the common service and facilities of the said proposed G+4 storied building



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A.D.S.R., SEALDAH
8 JAN 2019
Dist.-South 24 Parganas

and shall include all taxes, charges, salaries, premiums and other expenses payable in respect thereof or incident thereto as fully described in the **Fourth Schedule** hereunder written.

UNIT : shall mean any flats / rooms / shops / offices / units within the said proposed G+4 storied building on or at the said premises, each of them being part thereof.

UNDIVIDED SHARE : shall mean the undivided variable and impartible proportionate share in the said **Property / Bastu Land** attributable and allocable to the said unit to be determined in relation to the area of the respective unit.

PLAN : shall mean the plan sanctioned by the Kolkata Municipal Corporation, and other statutory variation including such modification or variations therein as may be required to be made or directed by the said Kolkata Municipal Corporation and accepted upon by the said **First Party / Land Owners** herein.

TRANSFER : with its grammatical variations shall mean and include a transfer of possession and by other mean adopted for effecting what is understood as a transfer for flats / rooms / shops / offices / units in the said proposed G+4 storied building to the purchaser / purchasers.

TRANSFEREES : shall mean the purchaser / purchasers to whom any flats / rooms / shops / offices / units in the said proposed G+4 storied building will be transferred to.

MEMORANDUM OF AGREEMENT : shall mean this Agreement dated the **th day of January, Two Thousand Nineteen (2019), A.D.** between the said **First Party / Land Owners** herein and said **Second Party / Developer / Promotor** herein in respect of **First Schedule** mentioned property hereunder written and construction in the said proposed G+4 storied building thereon with terms and conditions embodied hereto.

SPECIFICATION : shall mean the materials and specifications mentioned in the **Sixth Schedule** hereunder written.



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A.D.S.R., SEALDAH
= 8 JAN 2019
Dist.-South 24 Parganas

ARTICLE - II**: FIRST PARTY / LAND OWNERS' SHARE / ALLOCATION :**

(shall mean following area in the said proposed

G+4 storied building in the manner as hereunder mentioned)

FIRST PARTY / LAND OWNERS : Sri Dev Kumar Gupta @ Sri Deb Kumar Gupta, Sri Shibabrata Gupta and Smt. Manju Gupta, herein shall jointly get 50% undivided share out of total constructed area of the said proposed G+4 storied building togetherwith proportionate undivided share of the **Bastu Land** upon which the said proposed G+4 storied building shall be constructed and common right over ultimate roof and all other common spaces and areas of the said **First Schedule** mentioned property hereunder written and in lieu of **First Party / Land Owners** herein 50% allocated portion as aforesaid the **First Party / Land Owners** herein shall get the entire constructed area on the 3rd and 4th floor and 50% constructed area on the ground floor, provided the 50% constructed area on the ground floor shall be distributed among the parties as per mutual understading shall be treated as the **First Party / Land Owners'** Allocation and apart from the aforesaid allocated portion the **First Party / Land Owners** herein already got a non-refundable / forfeitable amount of **Rs. 5,00,000/- (Rupees Five Lacs)** only, as has been paid by the said **Second Party / Developer / Promotor** herein namely **M/s. Unik Construction Co** a Partnership firm, represented by its three Partners namely (1) **Sri Gurupada Kundu**, son of Late Prafulla Chanra Kundu, (2) **Sri Samir Kundu**, son of Late Jadab Chandra Kundu and (3) **Sri Rakesh Kundu**, son of Sri Ranjit Kumar Kundu herein, to the said **First Party / Land Owners** herein namely **Sri Dev Kumar Gupta @ Sri Deb Kumar Gupta, Sri Shibabrata Gupta and Smt. Manju Gupta** herein, by the Cheque. It is also agreed by and between the both parties hereto that the **Second Party / Developer / Promotor** herein shall arrange for alternative temporary accomodation of the **First Party / Land Owners** herein during construction work with its own costs and expenses, till delivery **First Party / Land Owners** herein allocated portion in the proposed newly G+4 storied building as per the reasonable requirement and safety of the **First Party / Land Owners** herein.



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A.D.S.R., SEALDAH
8 JAN 2019
Dist.-South 24 Parganas

: SECOND PARTY DEVELOPER'S / PROMOTOR'S SHARE / ALLOCATION :

(shall mean following area in the said proposed G+4 storied building in the manner as hereunder mentioned)

SECOND PARTY DEVELOPER / PROMOTOR : The **M/s. Unik Construction Co** a Partnership firm, represented by its three Partners namely (1) **Sri Gurupada Kundu**, son of Late Prafulla Chanra Kundu, (2) **Sri Samir Kundu**, son of Late Jadab Chandra Kundu and (3) **Sri Rakesh Kundu**, son of Sri Ranjit Kumar Kundu herein, shall get rest 50% undivided share out of total constructed area of the said proposed G+4 storied building togetherwith proportionate undivided share of **Bastu Land** upon which the said proposed G+4 storied building shall be constructed and common right over ultimate roof and all other common spaces and areas of the said **First Schedule** mentioned property hereunder written and in lieu of **Second Party / Developer / Promotor** herein 50% allocated portion as aforesaid the **Second Party / Developer / Promotor** herein shall get the entire constructed area on the 1st and 2nd floor and 50% constructed area on the ground floor, provided the 50% constructed area on the ground floor shall be distributed among the parties as per mutual understading shall be treated as the **Second Party / Developer's / Promotor's** Allocation.

The said proposed G+4 storied building as agreed to be constructed upon due sanction thereof comprising several flats / rooms / shops / offices / units and other spaces in each floor or in the said proposed G+4 storied building togetherwith undivided proportionate share in the said **Bastu Land** whereon the said proposed G+4 storied building shall be constructed with right to use the common portion thereof and / or facilities within the said proposed G+4 storied building, and / or the said **Bastu Land**, excluding the said **First Party / Land Owners** share and allocation therein as mentioned above.

That the said **First Party / Land Owners** herein will get their joint allocation of the said proposed G+4 storied building mentioned above and subject to it and save and except the same the said **First Party / Land Owners** herein do hereby grant, exclusive right to the said **Second Party / Developer / Promotor** herein to construct the said proposed G+4 storied building on the said plot of **Bastu Land** lying and situated at **Premises No. 237Q/1B, Satin Sen Sarani,**



17
A.D.S.R., SEALDAH
8 JAN 2019
Dist.-South 24 Parganas

P.O. Kankurgachi, P.S. Narkeldanga, Kolkata-700 054, under the K.M.C. Ward No. 29, Borough-III, Assessee No. 11-029-12-0083-7 and District of South 24-Parganas, hereinafter called the said **Bastu Land** (morefully and particularly described in the **First Schedule** mentioned property hereunder written) within the stipulated period mentioned herein and also authorized the said **Second Party / Developer / Promotor** herein to sell it's allotted portion to the intending purchaser or purchasers to be selected by the said **Second Party / Developer / Promotor** herein only.

ARTICLE - III

[SECOND PARTY / DEVELOPER'S / PROMOTOR'S UNDERTAKING]

1. The said **Second Party / Developer / Promotor** herein at it's own cost and expenses shall construct of the said proposed G+4 storied building on the said **Bastu Land / Premises** after demolishing of the existing old structures according to the specification mentioned in the **Sixth Schedule** hereunder written in accordance with the plan so to be sanctioned by the Kolkata Municipal Corporation, and in compliance with all Municipal Rules, Regulations and Provision. The said proposed G+4 storied building to be so constructed shall be of good standard quality building materials and workmanship, no sub-standard materials shall be used, and all such specifications, materials, fixtures and fittings shall be approved of and / or certified by qualified Architect. The said **Second Party / Developer / Promotor** shall be solely responsible for all cost, damages, fine, compensations, etc. for non-compliance of statutory rules, if any. It is also agreed by and between the both Parties that the materials, such as Bricks, Woods, Iron etc. those shall be obtained from the old structures / buildings in course of demolition shall be treated as the said **Second Party / Developer's / Promotor's** properties.

2. Due to approval of quality of the building materials to be used for construction purpose by qualified Architect as shall be engaged by the said **Second Party / Developer / Promotor** herein shall be final and binding upon the parties hereto, materials in no case being



[Handwritten signature]
A.D.S.R., SEALDAH
8 JAN 2019
Dist.-South 24 Parganas

of inferior / low quality, so that the said proposed G+4 storied building suffers from any damage. In case of any damage is claimed by any person including government authority the said **Second Party / Developer / Promotor** herein shall be responsible and shall take immediate necessary steps in connection with such claims and / or for rectifying such damages.

3. The said **Second Party / Developer / Promotor** herein hereby declare that the commencement of construction of the said proposed G+4 storied building shall take effect after approval of the Building Plan and the same shall be completed within 36 (thirty six) months from the date of such commencement of construction after demolishing of old structures which may be extended upto a further period of 6 (Six) months, if situation demands so and after completion of the said proposed G+4 storied building, natural calamity exempted the said **First Party / Land Owners** Allocation as aforesaid shall be handed over first. During the period the rent for the then period accomodation will be paid by **Second Party / Developer / Promotor** herein in case the time extents also.

ARTICLE - IV : SECOND PARTY DEVELOPER / PROMOTOR OBLIGATION

1. The said **Second Party / Developer / Promotor** herein hereby agree and covenant with the said **First Party / Land Owners** herein not to transfer or assign the benefits of this Agreement or any part thereof without the consent in the writing of the said **First Party / Land Owners** herein. No consent shall be required from the said **First Party / Land Owners** herein on the part of the said **Second Party / Developer / Promotor** herein to transfer and assign the said **Second Party / Developer's / Promotor's** Allocation to the intending purchaser or purchasers which can be effected only after the said **First Party / Land Owners** get possession of his allocation.

2. The said **Second Party / Developer / Promotor** herein hereby agree and covenant with the said **First Party / Land Owners** herein not to do any act, deed, or thing whereby the said **First Party / Land Owners** herein may be prevented form enjoying selling, assigning and / or disposing of any of the portions within the said **First Party / Land Owners'** Allocation in the said proposed G+4 storied building.



by

A.D.S.R., SEALDAH
8 JAN 2019
Dist.-South 24 Parganas

3. The said **Second Party / Developer / Promotor** herein hereby declare that construction of the said proposed G+4 storied building shall be completed, and the said **First Party / Land Owners** Allocation therein as per terms of this agreement, shall be handed over to the said **First Party / Land Owners** herein, within 36 (thirty six) months from the date of commencement of construction subject to extension thereof for further 6 (Six) months by way of grace. If the said **Second Party / Developer / Promotor** herein fails to complete construction even within such period of 42 (Forty two) months in total as aforesaid from the date of sanction of the building plan or commencement of new construction after demolishing of old structure thereof, natural calamity exempted in such event the said **Second Party / Developer / Promotor** herein shall be liable to pay damages to the said **First Party / Land Owners** herein.

4. It is agreed that in the event of any damage or injury arising out of accidents resulting from carelessness of the workmen of the said **Second Party / Developer / Promotor** herein, victimizing of any of workmen, or any other person whatsoever, or causing any harm to the property during the course of construction of the said proposed G+4 storied building the said **Second Party / Developer / Promotor** herein shall be solely liable and/or responsible therefor and shall bear all expenses resulting therefrom or for compensation payable therefor, keeping the said **First Party / Land Owners** herein, their estate and effect safe, and harmless, and indemnify, all claims, damages, rights and / or actions as the said **First Party / Land Owners** herein may have to in respect of such eventualities suffer in any manner whatsoever.

5. After completion of the total constructional work of the said proposed G+4 storied building, the said **Second Party / Developer / Promotor** herein shall arrange for assessment of the same by the Kolkata Municipal Corporation authority, as well to inform the said **First Party / Land Owners** herein in writing about approval of such constructions by the authorities as also asking them in writing to take



ky
A.D.S.R., SEALDAH
8 JAN 2019
Dist.-South 24 Parganas

delivery of possession of their allocation, in the said proposed G+4 storied building as per terms as stated above.

6. That the said **First Party / Land Owners** herein shall not be responsible for any Income Tax, Goods and Service Tax and any other taxes in respect of the said **Second Party / Developer / Promotor** Allocation in the said proposed G+4 storied building.

7. The said **Second Party / Developer / Promotor** herein as per terms as agreed, undertake to bear all cost and expenses for the construction of the said proposed G+4 storied building to be constructed in the said **Bastu Land / Premises** and also bear the sanction fees of the Building Plan, Completion Certificate, Drainage Connection and Water Connection from the K.M.C office as well as main connection of electricity from the C.E.S.E office.

8. If any litigation result from any transaction in respect of any flats / rooms / shops / offices / units within the allocation of the said **Second Party / Developer / Promotor** herein in such circumstances the said **Second Party / Developer / Promotor** herein shall be solely liable therefor. The said **First Party / Land Owners** herein will not be liable and / or responsible in respect of the same in any manner whatsoever, if any litigation may arise between the both parties each shall indemnify other and viseversa for the banefit of the newly G+4 storied building / project. All expences of such act will be paid by the **Second Party / Developer / Promotor** herein in case the **First Party / Land Owners** herein is a party.

9. Income tax, Sale tax, Service tax, GST and other tax liabilities as out of sale of the allocation of the said **Second Party / Developer / Promotor** herein as agreed, or any portion thereof shall be borne solely by the said **Second Party / Developer / Promotor** herein and the moneys received by the said **Second Party / Developer / Promotor** herein being considered it's income in the fullest sense of the term and the said **First Party / Land Owners** herein having nothing to do nor any interest therein nor being related thereto shall have no tax liability therefor in any manner whatsoever. But the **First Party / Land Owners** herein shall have full liability and / or responsibility



by
A.D.S.R., SEALDAH
8 JAN 2019
Dist.-South 24 Parganas

with regards to dealing with their allocated portion in the proposed newly G+4 storied building / project only after getting possession of the allocated portion.

10. That the said **Second Party / Developer / Promotor** herein will hand over the said **First Party / Land Owners'** Allocation, as per specification mentioned in the **Sixth Schedule** hereunder written.

ARTICLE - V : FIRST PARTY / LAND OWNERS' OBLIGATION

1. The said **First Party / Land Owners** herein hereby grant exclusive licence and permission to the said **Second Party / Developer / Promotor** herein to construct, erect and complete of the said proposed G+4 storied building on the said Bastu Land / Premises including the said **First Party / Land Owners** Allocation of the said proposed G+4 storied building in accordance with the sanctioned building plan as per specification contained in the **Sixth Schedule** hereunder written.

2. The said **First Party / Land Owners** herein hereby agree and covenant with the said **Second Party / Developer / Promotor** herein not to cause any interference or hindrance in the construction work of the said proposed G+4 storied building on the said **Bastu Land / Premises** subject to condition that the said **Second Party / Developer / Promotor** herein shall comply with building rules and use good quality building materials and act in accordance with Law.

3. The said **First Party / Land Owners** herein hereby agree and covenant, with the said **Second Party / Developer / Promotor** herein not to let out, grant, lease, mortgage, encumber and / or create charge any of the said **Bastu Land / Premises** or any portion thereof as per terms of this agreement till 42 months of the mentioned tenure in the agreement and also if the work proceeds property in due course of time.

4. That the said **First Party / Land Owners** herein undertake that during the continuance of this agreement they shall not enter into any Development agreement with any Third Party in respect of the said **Bastu Land / Premises** or any part thereof but the said **First Party / Land Owners** herein shall have every right to enter into agreements



A.D.S.R., SEALDAH
28 JAN 2019
Dist. South 24 Parganas

in respect of said **First Party / Land Owners'** Allocation mentioned above of the said proposed G+4 storied building. But the clause shall be maintained for 42 months only and in case the works stops early due to any reason of the **Second Party / Developer / Promotor** herein then the matter should be solicited for the benefit of all the parties in it.

5. It is agreed that upon completion of the said proposed G+4 storied building and upon delivery of the possession of the said **First Party / Land Owners'** allocation by the said **Second Party / Developer / Promotor** herein, all proportionate levies and taxes which will be finally assessed by the K.M.C. office in respect of the said **First Party / Land Owners'** Allocation portion in the said proposed G+4 storied building shall be paid by the said **First Party / Land Owners** herein from the date of taking over the possession of their entire joint allocation portion.

6. The said **Second Party / Developer / Promotor** herein shall be entitled to fix sign board on the said **Bastu Land / Premises** for advertisement, and insertions in news papers and other advertising media and all cost and expenses ancillary thereto shall be borne by the said **Second Party / Developer / Promotor** herein exclusively.

7. The said **First Party / Land Owners** herein hereby agree and covenant with the said **Second Party / Developer / Promotor** herein that upon receiving their allocation to their satisfaction they will not do any act, deed or thing whereby the said **Second Party / Developer / Promotor** herein may be prevented from selling, assigning and / or disposing of any of the said **Second Party / Developer's / Promoters** Allocation and/or selecting the person in whose favour the said **Second Party / Developer / Promotor** herein shall Sell/ Transfer of the said **Second Party/Developer's/Promotor's** Allocation.

ARTICLE - VI : SECOND PARTY / DEVELOPER'S / PROMOTOR'S RIGHT

1. The said **Second Party / Developer / Promotor** herein will hold and / or possess the said plot of **Bastu Land / Premises** for construction being exclusive Lawful Attorney and / or agent of the said **First Party / Land Owners** herein and shall have authority to construct of the said proposed G+4 storied building on the said plot



A.D.S.R., SEALDAH
8 JAN 2019
Dist.-South 24 Parganas

of **Bastu Land / Premises** as per sanction of the building plan by the Kolkata Municipal Corporation.

2. If any amendment or modification is to be required in the said building plan, the same shall be done by the said **Second Party / Developer / Promotor** herein at the said **Second Party / Developer / Promotor** own cost and expenses and the said **Second Party / Developer / Promotor** herein will pay and bear all fees including Architect's fees and Municipal charges and expenses to be paid or deposited for such amendment and/or modification of the building plan. The said **First Party / Land Owners** herein or their allocation will not be prejudiced for the said amendment or modification.

3. The said **Second Party / Developer / Promotor** herein shall be entitled to enter into any Agreement with the intending purchaser or purchasers for selling their allotted portion mentioned above excluding the said **First Party / Land Owners** share and shall settle terms with the prospective buyers of the flats / rooms / shops / offices / units etc. and the said **First Party / Land Owners** herein shall not be responsible for the same.

4. Nothing in these terms shall be construed as a demise or assignment or conveyance in Law by the said **First Party / Land Owners** herein of the said **Bastu Land / Premises** or any part thereof to the said **Second Party / Developer / Promotor** herein or creating any right title or interest in respect thereof to the said **Second Party / Developer / Promotor** herein to commercially exploit the said **Bastu Land / Premises** and to deal with the said **Second Party / Developer / Promotor** allocated area in the said proposed G+4 storied building in the manner herein stated.

ARTICLE - VII : MISCELLANEOUS

1. It is understood that from time to time to facilitate the construction of the said proposed G+4 storied building by the said **Second Party / Developer / Promotor** herein, various deeds matters and things not herein specified may be required to be done by the



b
A.D.S.R., SEALDAH
8 JAN 2019
Dist.-South 24 Parganas

said **Second Party / Developer / Promotor** herein and for which the said **Second Party / Developer / Promotor** herein may need the authority of the said **First Party / Land Owners** herein and various application and other document may be required and / or demanded by the authority concern to be signed or made by the said **First Party / Land Owners** herein relating to which specific provisions may not have been mentioned herin. The said **First Party / Land Owners** herein relating to which specific provisions may not have been mentioned herein. The said **First Party / Land Owners** herein hereby undertake to execute a **Development Power of Attorney** in favour of the said **Second Party / Developer / Promotor** herein simultaneously with the execution of the instant **Development Agreement** authorizing their to do all such acts, deeds, matters and things related to the proposed construction and same shall be registered with the concerned registering authority, so that the said **Second Party / Developer / Promotor** herein can sell said **Second Party / Developer's / Promotor's** Allocation with proportionate share of **Bastu Land**.

2. Any notice required to be given by the said **Second Party / Developer / Promotor** herein shall be deemed to have been served upon the said **First Party / Land Owners** herein if delivered by hand and duly acknowledged or sent by registered post with acknowledgement due and shall likewise be deemed to have been served on the said **Second Party / Developer / Promotor** herein, if delivered by hand and duly acknowledge or sent by prepaid registered post with acknowledgement due to said **Second Party / Developer / Promotor** herein .

3. The said **Second Party / Developer / Promotor** herein and the said **First Party / Land Owners** herein shall mutually frame scheme for the management and / or administration of the said proposed G+4 storied building and / or common part and facilities thereon.



A.D.S.R., SEALDAH

8 JAN 2019

Dist.-South 24 Parganas

4. That the said **Second Party / Developer / Promotor** herein hereby undertake that it shall obtain sanction of the building plan from the K.M.C. office within a reasonable period from the date of execution / registration of this **Development Agreement** or from the date of execution / registration of **Development Power of Attorney** whichever is later.

5. That the original memorandum of the Development Agreement and Development Power of Attorney, shall be kept by the said **Second Party / Developer / Promotor** herein and a certified copy of the said memorandum of the Development Agreement and Development Power of Attorney, shall be kept by the said **First Party / Land Owners** herein.

6. The said **First Party / Land Owners** and **Second Party / Developer / Promotor** herein and the prospective purchaser / purchasers shall take the benefit of the Apartment Ownership Act., 1972

ARTICLE - VIII : FIRST PARTY / LAND OWNERS' INDEMNITY

The said **First Party / Land Owners** herein hereby undertake that the said **Second Party / Developer / Promotor** herein shall be entitled to the said constructions and shall enjoy his allocation without any interference or disturbance provided the said **Second Party / Developer / Promotor** herein perform observe and fulfill all the terms and conditions herein contained and/or on their part to be observed performed and/or fulfilled.

ARTICLE - IX : SECOND PARTY / DEVELOPER'S / PROMOTOR'S INDEMNITY

The said **Second Party / Developer / Promotor** herein hereby undertakes to keep the said **First Party / Land Owners** indemnified from and against all third party's claim and actions arising out or any part of the act or commission or omission of the said **Second Party / Developer / Promotor** herein relating to the construction of the said proposed G+4 storied building.



A.D.S.R., SEMDAH

8 JAN 2019

Dist.-South 24 Parganas

ARTICLE - X : TITLE DEED

Till disposal of the **Second Party / Developer / Promotor** herein allocation, all the Original copy of Development Agreement, Development Power of Attorney, Title Deeds and other mutation papers of the said **Bastu Land / Premises**, morefully and particularly described in the **First Schedule** hereunder written, shall remain in the custody of the **Second Party / Developer / Promotor** herein and after disposal of the **Second Party / Developer / Promotor** herein allocation, all the Original copy of Title Deeds and other mutation papers shall be handed over on accountable receipt to the **Flat Owners Association** to be formed by the flats / rooms / shops / offices / units owners of the proposed G+4 storied building.

ARTICLE - XI (APPOINTMENT OF ARBITRATOR)

Any dispute and / or difference arising between the both parties or their legal representatives, the same shall be referred to the sole arbitrator to be appointed by the **Second Party / Developer / Promotor** herein and the award of the sole arbitrator shall be final and binding upon the both parties. The separate Lawyer will also be appointed by the **First Party / Land Owners** herein as their representative and the decesion with equality on rights and as per the agreement will be considered Final. In case of the any such act of not finalising the matter, they will have consecutive 5 (five) meeting of Arbitrator if require to resolve the issues, failing which the concept of natural Law of justice be applicable through proper judicial intervention.

: THE FIRST SCHEDULE ABOVE REFERRED TO :
[THE PROPERTY / BASTU LAND / PREMISES]

All That piece and parcel of revenue redcemed **Bastu Land** measuring about **06 (Six) Cottahs - 10 (Ten) Chittaks - 6.7 (Six Point Seven) Sq.Ft.** be the same a little more or less, including one **43 years old brick built semi pucca and cemented floor, fully residential two storied structures**, having its **covered area 1309 Sq.Ft.** in each floor, be the same a little more or less and another **50 years old brick built tin roofed and cemented floor, fully residential one storied structures**, having its **covered area 1500 Sq.Ft.** be the same a little more or less, togetherwith all easements appurtenances and common right available therein, lying, situate and being **Premises No. 237Q/1B, Satin Sen Sarani** (prior to amalgamated of another Premises No. 237Q/1D/1, Satin Sen Sarani,



A.D.S.R., SEALDAH
= 8 JAN 2019
Dist.-South 24 Parganas

being Assessee No. 11-029-12-0096-5), P.O. Kankurgachi, P.S. Narkeldanga, Kolkata-700 054, under the K.M.C. Ward No. 29, Borough-III, Assessee No. 11-029-12-0083-7 and District of South 24-Parganas, butted and bounded in the following manner :

ON THE NORTH BY : Premises No. 237Q, Satin Sen Sarani (Portion)

ON THE SOUTH BY : Premises No. 237P, Satin Sen Sarani

ON THE EAST BY : Approx 24'-00" wide Satin Sen Sarani
(K.M.C. Black Metal Road)

ON THE WEST BY : Premises No. 237Q, Satin Sen Sarani (Portion)

: SECOND SCHEDULE ABOVE REFERRED TO :

(THE PROPOSED NEW G+4 STORIED BUILDING)

All That proposed G+4 storied building to be constructed on the First Schedule property after demolishing of old structures togetherwith all common areas benefits attached thereto.

: THIRD SCHEDULE ABOVE REFERRED TO :

: THE FIRST PARTY / LAND OWNERS AND THE PURCHASER OR PURCHASERS ARE ENTITLED AS COMMON USER OF

THE COMMON AREAS AND THE COMMON PARTS MENTIONED IN THE INDENTURE SHALL INCLUDE :

- 1) Stair case and lift having capacity of 4 (four) persons on all the floors.
- 2) Stair case landing on all the floors, top stair / lift room.
- 3) Main gate to the said premises and common passage and lobby or mandatory open space surrounding on the ground floor to top floor top open roof excepting the other's places on the ground floor.
- 4) Water pump, pump room and caretaker's / security room on the ground floor, underground water tank, all main water pipe lines, overhand water tank on the top roof and other common plumbing installations.
- 5) Installation of common service viz. electricity, water pipes sewerage, rain water pipes.
- 6) Lighting in the common space, passage stair case, including main electric meter fittings.
- 7) Common Electric meter and box.



A.D.S.R., SEALDAH
8 JAN 2019
Dist. South 24 Parganas

7) Common Electric meter and box.

8) Electric wiring meter for lighting stair case, lobby and other common areas (excluding those as the installed for any particular floor) and space required thereto.

9) Window, Doors, Grills and other fittings of the common area of the premises including side space of the premises.

10) Such other common parts areas equipments installation, fixtures, fittings, covered and open space in or about the said premises of the said proposed G+4 storied building as are necessary for use and occupancy of the units.

11) Electrical wiring meters (excluding those are installed for any particulars Unit)

12) **General Common Elements** of all appurtenances and facilities and other items which are not part of the said **Unit**.

(a) Entire **Bastu Land / Premises** described in the **First Schedule** hereinabove written.

(b) All private ways curves, boundary / side walls area of the said premises.

(c) Exterior conduits, utility lines.

(d) Public connection meters, gas, electricity, telephone and water owned by public utility or other agencies providing such services and located outside of the said proposed G+4 storied building.

(e) Exterior lighting and other facilities necessary to the upkeep and safety of the said proposed G+4 storied building.

(f) All elevations including shafts, shaft walls, pump room and apartments, facilities.

(g) All other facilities or elements or any improvement outside the unit but upon the said proposed G+4 storied building which is necessary for or convenient to the existence, management, operation, maintenance and safety of the said proposed G+4 storied building or normally in common use.



by
A.D.S.R., SEALDAH
28 JAN 2019
Dist.-South 24 Parganas

(h) The Foundation, Corridor, Lobbies, Stairways, Entrance and Exists path ways, Footings, Column, Girders, Beams, Supports, and exterior walls beyond the said **Unit** side or interior load bearing walls within the said proposed G+4 storied building or concrete floor slab except the roof slab and all concrete ceiling and all staircase in the said proposed G+4 storied building.

(i) Conduits, utility lines, telephone and electrical systems contained within the said proposed G+4 storied building.

: FOURTH SCHEDULE ABOVE REFERRED TO :

: THE FIRST PARTY / LAND OWNERS , PURCHASER OR PURCHASERS SHALL HAVE TO BEAR :

1) The expenses of administration, maintenance, repair, replacement of the common parts and equipment and accessories common area and facilities including white washing, painting and decorating the exterior portion of the said proposed G+4 storied building, the boundary walls, entrance, the stair case, the landing the gutters, top roof, rainwater pipes, motors pumps, water and gas pipe, electric wirings and installations, sewers, drains and all other common parts, fixtures fittings and equipments, in under or upon the building enjoyed or used in common by the purchaser co-purchaser or other occupiers of the said proposed G+4 storied building.

2) The cost of cleaning maintaining and lighting the main entrances, passages, landings, stair cases, and other parts of the said proposed G+4 storied building as enjoyed or used in common by the occupiers of the said proposed G+4 storied building.

3) Cost and charges of establishment reasonable required for the maintenance of the said proposed G+4 storied building and for watch and ward duty and other incidents costs.

4) The cost of decorating the exterior of the said proposed G+4 storied building.

5) The cost of repairing and maintenance of water pump, electrical installations and over lights and service charges supplies of common utilities.



h
A.D.S.R., SEALDAH
8 JAN 2019
Dist.-South 24 Parganas

6) Insurance premium if any for insurance of the said proposed G+4 storied building against any damage due to earthquake, fire lightening, civil commotion etc.

7) Municipal taxes of the said proposed G+4 storied building, if any and other similar taxes save those separately assessed on the respective flats / rooms / shops / offices / units until and unless the said flats / rooms / shops / offices / units handed over to the said **First Party / Land Owners** herein / prospective purchaser(s) the said **Second Party / Developer / Promotor** herein shall bear all kinds of rates and taxes.

8) Litigation expenses as may be necessary for protecting the right, title and possession to the **Bastu Land** and the said proposed G+4 storied building.

9) Such other expenses as are necessary or incidental for the maintenance, Govt duties and up-keepment of the said proposed G+4 storied building as may be determined by the flats / rooms / shops / offices / units **Owners Association**.

: FIFTH SCHEDULE ABOVE REFERRED TO :

THE GUIDANCE RESPECTING POSSISSION AND/OR USER OF THE SAID UNIT INTER-ALIA SHALL INCLUDE THE IMPOSITIONS AND RESTRICTION AS UNDER

1) Not to carry on or permit to be carried on upon the said **Unit** any offensive or unlawful activities illegal or forbidden under any Law for the time being in force.

2) Not to demolish or cause to be demolished or damaged the said **Unit** or any part thereof.

3) Not to do or permit to be done any act deed or thing which may render void or void-able any insurance of any flats / rooms / shops / offices / units any part thereof or cause any increase in premium payable in respect thereof.

4) Not to claim division or partition of the said **Bastu Land** and / or the said proposed G+4 storied building thereon and common areas within the same.



A.D.S.R., SEALDAH
= 8 JAN 2019
Dist.-South 24 Parganas

5) Not to decorate the exterior of the said unit which may affect the other flats / rooms / shops / offices / units and other spaces within the said proposed G+4 storied building or the structure thereof, in any manner whatsoever.

6) Not throw or accumulate in the said **Unit** or any portion of the said proposed G+4 storied building the same.

7) Not to paint outer walls or portion of their units, common walls or portions of the said proposed G+4 storied building, exclusive of the getup thereof, they being entitled to paint inside the walls and portions of their units only in any colour of their choice.

8) The purchasers of the unit together with other purchasers or said **First Party / Land Owners** herein of other units shall must have abide by obligations for guidance of members, or maintenance, safety and security of the said proposed G+4 storied building or otherwise as shall be necessary in the interest thereof.

9) Not to encroach any common portion of the said proposed G+4 storied building as aforesaid, nor to obstruct, jeopardize the user thereof, and nor to encumber any of such portion in any manner whatsoever.

SIXTH SCHEDULE ABOVE REFERRED TO

(SPECIFICATION OF WORK)

Construction to be made and fitting and fixtures to be installed and provided in the building shall be of standard quality and according to the plan and advice of the Architect / Engineer and includes the following :

1. **Foundation** : The foundation shall be reinforced cement concrete as per design, by the L.B.S. Engineer and any appropriate authorities. The Cement will be used like (ACC / Ambuja / Laffarge / Ultratech / Ramco).

2. **Super Structure** : The Super Structure of the building shall have reinforcement concrete framed structure with reinforced cement



A.D.S.R., SEALDAH
8 JAN 2019
Dist.-South 24 Parganas

(ACC / Ambuja / Laffarge / Ultratech / Ramco) concrete columns, beams and slabs.

3. **Wall** : Wall of the building shall be 8 inches thick brick walls on the external face and 3 inches thick brick partition internal walls 5 inches and the walls will be finished by putty of good quality.

4. **Finishes** : All internal surfaces to be plastered with cement, sand and mortar and will be finished by putty, All external wall to be plastered with cement, sand and mortar.

5. **Flooring** : Flooring inside the flats shall be of floor tiles, flooring in the stair case and lobby shall be marble.

6. **Doors** : All the door frames shall be woods and the all Door shutters will be of flush doors.

7. **Window** : Alluminium sliding windows, Iron grill with colour glass.

8. **Kitchen** : Kitchen shall have cooking platform of black stone make with steel sink attached and its flooring shall be of floor tiles, ceramic tiles of good quality shall be provided on the walls of the kitchen up to a height of 3 feet form the cooking platform. All plumbing items and fittings in the kitchen shall be of good quality with filter water point.

9. **Toilet** : Toilet shall have concealed water line facility. All plumbing items and fittings in the toilets shall be of good quality and its floorng shall be floor tiles, Ceramic tiles of good quality shall be provided on the walls of the toilet up to a height of 6 feet form the floor with guesser point in common toilet.

10. **Electrical** : Concealed installation of electric pipes, reputed switches and wire and box in the wall of the flat with AC point for master bed room of the said **First Party / Land Owners** herein. The said **First Party / Land Owners** herein will have to arrange the installation of their own electric meter.

11. **Water Supply** : Underground reservoir and overhead water tank shall be made for 24 hours water supply.

12. **Lift** : Reputed company (Bharat) one lift fittings having capacity of 4 (four) person on the all floors with wheel chair accessible.



A.D.S.R., SEALDAH
= 8 JAN 2019
Dist.-South 24 Parganas

In Witnesses Whereof the **First Party / Land Owners**, herein and **Second Party / Developer/Promotor** herein put and subscribed their respective signatures herein on the day, month and year first above written.

**SIGNED, SEALED AND DELIVERED BY
THE FIRST PARTY / LAND OWNERS
IN THE PRESENCE OF :**

Sanchayan Gupta

(Sri Sanchayan Gupta)
S/o. Sri Dev Kumar Gupta @
Sri Deb Kumar Gupta
Occupation : Professional
Address : 237Q/2B, Satin Sen Sarani
P.O. Kankurgachi, P.S. Narkeldanga
Kolkata-700 054

Suman Gupta

(Sri Suman Gupta)
S/o. Sri Shibabrata Gupta
Occupation : Service
Address : 237Q/2B, Satin Sen Sarani
P.O. Kankurgachi, P.S. Narkeldanga
Kolkata-700 054

**SIGNED, SEALED AND DELIVERED
BY THE SECOND PARTY / DEVELOPER/
PROMOTOR IN THE PRESENCE OF :**

Saikat Kundu

(Sri Saikat Kundu)
S/o. Sri Samir Kundu
Occupation : Business
Address : 13/8D, Ariff Road
P.O. and P.S. Ultadanga
Kolkata-700 067

Sukumar Sen

(Sri Sukumar Sen)
S/o. Late Meghnad Sen
Occupation : Business
Address : T/7H/1, Kalimuddin Lane
P.O. Beadon Street, P.S. Manicktala,
Kolkata-700 006

TYPED BY ME,

Kaushik Ghosh

(SRI KAUSHIK GHOSH)
PROP. : M/S. PRERONA LASER PROCESS
247/9, SATIN SEN SARANI
P.S. NARKELDANGA, KOLKATA-700 054

1. Dev Kumar Gupta

2. Shibabrata Gupta

3. Manju Gupta

(Sri Dev Kumar Gupta @
Sri Deb Kumar Gupta)
(Sri Shibabrata Gupta)
(Smt. Manju Gupta)

SIGNATURE OF FIRST PARTY / LAND OWNERS
PARTY OF THE ONE PART.

UNIK CONSTRUCTION CO

1. Gurupada Kundu

2. Samir Kundu

3. Rakesh Kundu

(Sri Gurupada Kundu)

(Sri Samir Kundu)

(Sri Rakesh Kundu)

SIGNATURE OF SECOND PARTY /
DEVELOPER/PROMOTOR
PARTY OF THE OTHER PART

DRAFTED BY ME,

Kazi Tozammel Hossain

(KAZI TOZAMMEL HOSSAIN)

-Advocate-

Sealdah Civil Court

Enrolment No. F-165/176/1995

Kolkata-700 014



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A.D.S.R., SEALDAH
8 JAN 2019
Dist.-South 24 Parganas

: MEMO OF PART OF NON-ADJUSTABLE / NON-REFUNDABLE AMOUNT :

Received a sum of **Rs. 5,00,000/- (Rupees Five Lacs)** only by cash as the part of settled non-adjustable / non-refundable as per said terms and conditions of this Development Agreement.

**By Cheque No. 160764, Date 14/03/18
In favour of Smt. Manju Gupta and others
Drawn on SBI, Grey Street Extn. Branch
Kolkata-700 004**

Rs. 5,00,000/-

(Rupees Five Lacs)

Rs. 5,00,000/-

Witnesses

SIGNED, SEALED AND DELIVERED BY
THE FIRST PARTY / LAND OWNERS
IN THE PRESENCE OF :

Sanchayan Gupta

**(Sri Sanchayan Gupta)
S/o. Sri Dev Kumar Gupta @
Sri Deb Kumar Gupta
Occupation : Professional
Address : 237Q/2B, Satin Sen Sarani
P.O. Kankurgachi, P.S. Narkeldanga
Kolkata-700 054**

Suman Gupta

**(Sri Suman Gupta)
S/o. Sri Shibabrata Gupta
Occupation : Service
Address : 237Q/2B, Satin Sen Sarani
P.O. Kankurgachi, P.S. Narkeldanga
Kolkata-700 054**

Sunil Kumar Datta

**(Sri Sunil Kumar Datta)
S/o. Late Harekrishna Dutta
Occupation : Business
Address : 39/4A, Biplabi Barin Ghosh Sarani
P.O. Ultadanga, P.S. Manicktala
Kolkata-700 067**

1. *Dev Kumar Gupta*

2. *Shibabrata Gupta*


































3. *Manju Gupta*

**(Sri Dev Kumar Gupta @
Sri Deb Kumar Gupta)
(Sri Shibabrata Gupta)
(Smt. Manju Gupta)**

SIGNATURE OF FIRST PARTY / LAND OWNERS
PARTY OF THE ONE PART.






























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A.D.S.R., SEALDAH
= 8 JAN 2019
Dist.-South 24 Parganas

	LEFT HAND	Small Finger	Ring Finger	Middle Finger	Indication Finger	Thumb Finger
						
<p><i>Dev Kumar Gupta</i> (Sri Dev Kumar Gupta @ Sri Deb Kumar Gupta) SIGNATURE OF FIRST PARTY / LAND OWNER NO.1 PARTY OF THE ONE PART.</p>	RIGHT HAND	Thumb Finger	Indication Finger	Middle Finger	Ring Finger	Small Finger
						
	LEFT HAND	Small Finger	Ring Finger	Middle Finger	Indication Finger	Thumb Finger
						
<p><i>Shibabrata Gupta</i> (Sri Shibabrata Gupta) SIGNATURE OF FIRST PARTY /LAND OWNER NO.2 PARTY OF THE ONE PART.</p>	RIGHT HAND	Thumb Finger	Indication Finger	Middle Finger	Ring Finger	Small Finger
						
	LEFT HAND	Small Finger	Ring Finger	Middle Finger	Indication Finger	Thumb Finger
						
<p><i>Manju Gupta</i> (Smt. Manju Gupta) SIGNATURE OF FIRST PARTY /LAND OWNER NO.3 PARTY OF THE ONE PART.</p>	RIGHT HAND	Thumb Finger	Indication Finger	Middle Finger	Ring Finger	Small Finger
						



by

A.D.S.R., SEALDAH
8 JAN 2019
Dist.-South 24 Parganas

		Small Finger	Ring Finger	Middle Finger	Indication Finger	Thumb Finger
 <p>LEFT HAND</p> <p>UNIK CONSTRUCTION CO</p> <p><i>Gurupada Kundu</i> (Sri Gurupada Kundu) SIGNATURE OF SECOND PARTY / DEVELOPER/PROMOTOR PARTY OF THE OTHER PART</p>						
						
		Small Finger	Ring Finger	Middle Finger	Indication Finger	Thumb Finger
 <p>LEFT HAND</p> <p>UNIK CONSTRUCTION CO</p> <p><i>Samir Kundu</i> (Sri Samir Kundu) SIGNATURE OF SECOND PARTY / DEVELOPER/PROMOTOR PARTY OF THE OTHER PART</p>						
						
		Small Finger	Ring Finger	Middle Finger	Indication Finger	Thumb Finger
 <p>LEFT HAND</p> <p>UNIK CONSTRUCTION CO</p> <p><i>Rakesh Kundu</i> (Sri Rakesh Kundu) SIGNATURE OF SECOND PARTY / DEVELOPER/PROMOTOR PARTY OF THE OTHER PART</p>						
						
		Small Finger	Ring Finger	Middle Finger	Indication Finger	Thumb Finger



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A.D.S.R., SEALDAH
8 JAN 2019
Dist.-South 24 Parganas

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

GRN: 19-201819-032647357-1

Payment Mode: Online Payment

GRN Date: 08/01/2019 12:57:25

Bank: State Bank of India

BRN: IK00WMSYV8

BRN Date: 08/01/2019 12:58:33

DEPOSITOR'S DETAILS

Id No. : 16061000004726/5/2019
(Query No./Query Year)

Name : Srijib sundar adhya

Contact No. :

Mobile No. : +91 9804182673

E-mail :

Address : 1012 S C ROAD HOW-2

Applicant Name : Mr Rakesh Kundu

Office Name :

Office Address :

Status of Depositor : Others

Purpose of payment / Remarks :

Sale, Development Agreement or Construction agreement
Payment No 5

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	16061000004726/5/2019	Property Registration- Stamp duty	0030-02-103-003-02	39521
2	16061000004726/5/2019	Property Registration- Registration Fees	0030-03-104-001-15	5021
Total				44542

In Words : Rupees Forty Four Thousand Five Hundred Forty Two only



Government of West Bengal
Directorate of Registration & Stamp Revenue

FORM-1564

Miscellaneous Receipt

Visit Commission Case No / Year	1606000024/2019	Date of Application	08/01/2019
Query No / Year	16061000004726/2019		
Transaction	[0110] Sale, Development Agreement or Construction agreement.		
Applicant Name of QueryNo	Mr. Rakesh Kundu		
Stampduty Payable	Rs.40,021/-		
Registration Fees Payable	Rs 5,021/-		
Applicant Name of the Visit Commission	Mr B S Saha		
Applicant Address	sealdah		
Place of Commission	237Q/1B, Satin Sen Sarani, P.O:- Kankurgachi, P.S:- Narikeldanga, District- South 24-Parganas, West Bengal, India, PIN - 700054		
Expected Date and Time of Commission	08/01/2019 4:15 PM		
Fee Details	J1: 250/-, J2: 300/-, PTA-J(2): 0/-, Total Fees Paid: 550/-		
Remarks			



Government of West Bengal

Department of Finance (Revenue), Directorate of Registration and Stamp Revenue






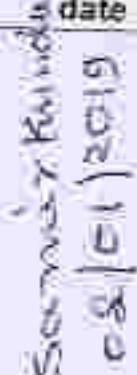




OFFICE OF THE A.D.S.R. SEALDAH, District Name : South 24-Parganas

Signature / LTI Sheet of Query No/Year 16061000004726/2019

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Shri Dev Kumar Gupta Alias Shri Deb Kumar Gupta 237Q/1B, Satin Sen Sarani, P.O.- Kankurgachi, P.S.- Narikelidanga, District- South 24-Parganas, West Bengal, India, PIN - 700054	Land Lord			 08.12.19
2	Shri Shibabrata Gupta 237Q/1B, Satin Sen Sarani, P.O.- Kankurgachi, P.S.- Narikelidanga, District- South 24-Parganas, West Bengal, India, PIN - 700054	Land Lord			 08/12/2019
3	Smt Manju Gupta 237Q/1B, Satin Sen Sarani, P.O.- Kankurgachi, P.S.- Narikelidanga, District- South 24-Parganas, West Bengal, India, PIN - 700054	Land Lord			 08/12/19

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Shri Gurupada Kundu 13/8D, Ariff Road, P.O.- Ultadanga, P.S.- Ultadanga, District.- South 24-Parganas, West Bengal, India, PIN - 700067	Represent ative of Developer [Unik Constructi on Co.]			 08/10/19
5	Shri Samir Kundu 13/8D, Ariff Road, P.O.- Ultadanga, P.S.- Ultadanga, District.- South 24-Parganas, West Bengal, India, PIN - 700067	Represent ative of Developer [Unik Constructi on Co.]			 08/10/2019
6	Shri Rakesh Kundu 13/8D, Ariff Road, P.O.- Ultadanga, P.S.- Ultadanga, District.- South 24-Parganas, West Bengal, India, PIN - 700067	Represent ative of Developer [Unik Constructi on Co.]			 08/10/2019
Sl No.	Name and Address of identifier	Identifier of		Signature with date	
1	Mr Sukumar Sen Son of Late Meghnad Sen T/7H/1, Kalimuddin Lane, P.O.- Beaton Street, P.S.- Maniktala, District-South 24-Parganas, West Bengal, India, PIN - 700006	Shri Dev Kumar Gupta, Shri Shibabrata Gupta, Smt Manju Gupta, Shri Gurupada Kundu, Shri Samir Kundu, Shri Rakesh Kundu		 08/10/19	

(Kaushik Ray)
ADDITIONAL DISTRICT
SUB-REGISTRAR
OFFICE OF THE A.D.S.R.
SEALDAH

Major Information of the Deed

Deed No. / Year	I-1606-00086/2019	Date of Registration	09/01/2019
Query No / Year	1606-1000004726/2019	Office where deed is registered	
Query Date	07/01/2019 2:17:37 PM	A.D.S.R. SEALDAH, District: South 24-Parganas	
Applicant Name, Address & Other Details	Rakesh Kundu 13/8D, Arif Road, Thana: Ultadanga, District: South 24-Parganas, WEST BENGAL, PIN - 700067, Mobile No. 9804969686, Status: Buyer/Claimant		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement: 2], [4311] Other than Immovable Property, Receipt [Rs. 5,00,000/-]		
Set Forth value	Market Value		
Rs. 5,00,000/-	Rs. 2,99,93,872/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 40,021/- (Article 48(g))	Rs. 5,021/- (Article: E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip. (Urban area)		

Land Details :

District: South 24-Parganas, P.S. - Narikeldanga, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Satin Sen Sarani, Road Zone: (Canal East Rd - Rail Bridge On Road), Premises No. 237Q/1B, Ward No. 029 Pin Code: 700054

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu		6 Katha 10 Chatak 67 Sq Ft	4,00,000/-	2,82,27,314/-	Width of Approach Road: 24 Ft.,
Grand Total :					10.9466Dec	4,00,000 /-	282,27,314 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	2618 Sq Ft	80,000/-	14,62,808/-	Structure Type: Structure
Gr. Floor, Area of floor: 1309 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 43 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor: 1309 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 43 Years, Roof Type: Pucca, Extent of Completion: Complete					
S2	On Land L1	1500 Sq Ft	20,000/-	3,03,750/-	Structure Type: Structure
Gr. Floor, Area of floor: 1500 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Tin Shed, Extent of Completion: Complete					
Total :		4118 sq ft	1,00,000 /-	17,66,558 /-	

Major Information of the Deed :- I-1606-00086/2019-09/01/2019

Details :

Name,Address,Photo,Finger print and Signature	
1	<p>Son Dev Kumar Gupta, (Alias: Shri Deb Kumar Gupta) (Presentant) Son of Late Sishu Ranjan Gupta 237Q/1B, Satin Sen Sarani, P.O.- Kankurgachi, P.S.- Narikeldanga, District- South 24-Parganas, West Bengal, India, PIN - 700054 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No.: AEAPG1717N, Aadhaar No: 30xxxxxxxx1498, Status: Individual, Executed by: Self, Date of Execution: 08/01/2019 Admitted by: Self, Date of Admission: 08/01/2019, Place: Pvt. Residence, Executed by: Self, Date of Execution: 08/01/2019 Admitted by: Self, Date of Admission: 08/01/2019, Place: Pvt. Residence</p>
2	<p>Shri Shibabrata Gupta Son of Late Nitya Ranjan Gupta 237Q/1B, Satin Sen Sarani, P.O.- Kankurgachi, P.S.- Narikeldanga, District- South 24-Parganas, West Bengal, India, PIN - 700054 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of India, PAN No.: ADRPG8595K, Aadhaar No: 36xxxxxxxx8176, Status: Individual, Executed by: Self, Date of Execution: 08/01/2019 Admitted by: Self, Date of Admission: 08/01/2019, Place: Pvt. Residence, Executed by: Self, Date of Execution: 08/01/2019 Admitted by: Self, Date of Admission: 08/01/2019, Place: Pvt. Residence</p>
3	<p>Smt Manju Gupta Wife of Shri Deb Kumar Gupta 237Q/1B, Satin Sen Sarani, P.O.- Kankurgachi, P.S.- Narikeldanga, District- South 24-Parganas, West Bengal, India, PIN - 700054 Sex: Female, By Caste: Hindu, Occupation: Retired Person, Citizen of India, PAN No.: ADTPG4044J, Aadhaar No: 69xxxxxxxx6346, Status: Individual, Executed by: Self, Date of Execution: 08/01/2019 Admitted by: Self, Date of Admission: 08/01/2019, Place: Pvt. Residence, Executed by: Self, Date of Execution: 08/01/2019 Admitted by: Self, Date of Admission: 08/01/2019, Place: Pvt. Residence</p>

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>Unik Construction Co 13A/27 Ariff Road, P.O.- Ultadanga, P.S.- Ultadanga, District- South 24-Parganas, West Bengal, India, PIN - 700067, PAN No.: AADFU5162A, Status: Organization, Executed by: Representative</p>

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>Shri Gurupada Kundu Son of Late Prafulla Chandra Kundu 13/8D, Ariff Road, P.O.- Ultadanga, P.S.- Ultadanga, District- South 24-Parganas, West Bengal, India, PIN - 700067, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No.: AXNPK8626Q, Aadhaar No: 75xxxxxxxx8257 Status: Representative, Representative of: Unik Construction Co (as Partner)</p>
2	<p>Shri Samir Kundu Son of Late Jadab Chandra Kundu 13/8D, Ariff Road, P.O.- Ultadanga, P.S.- Ultadanga, District- South 24-Parganas, West Bengal, India, PIN - 700067, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No.: ANAPK6573D, Aadhaar No: 89xxxxxxxx5531 Status: Representative, Representative of: Unik Construction Co (as Partner)</p>
3	<p>Shri Rakesh Kundu Son of Shri Ranjit Kumar Kundu 13/8D, Ariff Road, P.O.- Ultadanga, P.S.- Ultadanga, District- South 24-Parganas, West Bengal, India, PIN - 700067, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No.: AFTPK2741L, Aadhaar No: 72xxxxxxxx4322 Status: Representative, Representative of: Unik Construction Co (as Partner)</p>

Major Information of the Deed - I-1606-00086/2019-09/01/2019

Name & address

Shri Meghnad Sen
Kaimuddin Lane, P.O. - Beadon Street, P.S. - Maniktala, District - South 24-Parganas, West Bengal, India, PIN -
Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, Identifier Of Shri Dev Kumar Gupta, Shri
Shri Shibabrata Gupta, Smt Manju Gupta, Shri Gurupada Kundu, Shri Samir Kundu, Shri Rakesh Kundu

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri Dev Kumar Gupta	Unik Construction Co-3.64887 Dec
2	Shri Shibabrata Gupta	Unik Construction Co-3.64887 Dec
3	Smt Manju Gupta	Unik Construction Co-3.64887 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Shri Dev Kumar Gupta	Unik Construction Co-872.66666667 Sq Ft
2	Shri Shibabrata Gupta	Unik Construction Co-872.66666667 Sq Ft
3	Smt Manju Gupta	Unik Construction Co-872.66666667 Sq Ft

Transfer of property for S2

Sl.No	From	To. with area (Name-Area)
1	Shri Dev Kumar Gupta	Unik Construction Co-500.00000000 Sq Ft
2	Shri Shibabrata Gupta	Unik Construction Co-500.00000000 Sq Ft
3	Smt Manju Gupta	Unik Construction Co-500.00000000 Sq Ft

Endorsement For Deed Number : I - 160600086 / 2019

Major Information of the Deed :- I-1606-00086/2019-09/01/2019

Market Value(WB PUVI rules of 2001)

The market value of this property which is the subject matter of the deed has been assessed at Rs



Kaushik Ray

**ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SEALDAH**

South 24-Parganas, West Bengal

On 08-01-2019

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

Presented for registration at 17:07 hrs on 08-01-2019 at the Private residence by Shri Dev Kumar Gupta Alias Shri Deb Kumar Gupta, one of the Executants

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

Execution is admitted on 08/01/2019 by 1. Shri Dev Kumar Gupta, Alias Shri Deb Kumar Gupta, Son of Late Sishu Ranjan Gupta, 237Q/1B, Satin Sen Sarani, P.O. Kankurgachi, Thana. Narikeldanga, South 24-Parganas, WEST BENGAL, India, PIN - 700054, by caste Hindu, by Profession Business, 2. Shri Shibabrata Gupta, Son of Late Nitya Ranjan Gupta, 237Q/1B, Satin Sen Sarani, P.O. Kankurgachi, Thana. Narikeldanga, South 24-Parganas, WEST BENGAL, India, PIN - 700054, by caste Hindu, by Profession Retired Person, 3. Smt Manju Gupta, Wife of Shri Deb Kumar Gupta, 237Q/1B, Satin Sen Sarani, P.O. Kankurgachi, Thana. Narikeldanga, South 24-Parganas, WEST BENGAL, India, PIN - 700054 by caste Hindu, by Profession Retired Person

Identified by Mr Sukumar Sen, Son of Late Meghnad Sen, T/7H/1, Road: Kalimuddin Lane, P.O. Beadon Street, Thana. Maniktala, South 24-Parganas, WEST BENGAL, India, PIN - 700006, by caste Hindu, by profession Business

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

Execution is admitted on 08-01-2019 by Shri Gurupada Kundu, Partner, Unik Construction Co (Partnership Firm), 13A/27, Ariff Road, P.O.- Ultadanga, P.S.- Ultadanga, District-South 24-Parganas, West Bengal, India, PIN - 700067

Identified by Mr Sukumar Sen, Son of Late Meghnad Sen, T/7H/1, Road: Kalimuddin Lane, P.O. Beadon Street, Thana. Maniktala, South 24-Parganas, WEST BENGAL, India, PIN - 700006, by caste Hindu, by profession Business

Execution is admitted on 08-01-2019 by Shri Samir Kundu, Partner, Unik Construction Co (Partnership Firm), 13A/27, Ariff Road, P.O.- Ultadanga, P.S.- Ultadanga, District-South 24-Parganas, West Bengal, India, PIN - 700067

Identified by Mr Sukumar Sen, Son of Late Meghnad Sen, T/7H/1, Road: Kalimuddin Lane, P.O. Beadon Street, Thana. Maniktala, South 24-Parganas, WEST BENGAL, India, PIN - 700006, by caste Hindu, by profession Business

Execution is admitted on 08-01-2019 by Shri Rakash Kundu, Partner, Unik Construction Co (Partnership Firm), 13A/27, Ariff Road, P.O.- Ultadanga, P.S.- Ultadanga, District-South 24-Parganas, West Bengal, India, PIN - 700067

Major Information of the Deed :- I-1606-00086/2019-09/01/2019

Sukumar Sen, Son of Late Meghnad Sen, T77H/1, Road: Kalimuddin Lane, P.O: Beadon Street,
South 24-Parganas, WEST BENGAL, India, PIN - 700006, by caste Hindu, by profession Business



Kaushik Ray
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SEALDAH
South 24-Parganas, West Bengal

On 09-01-2019

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

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs. 5,021/- (B = Rs 5,000/-, E = Rs 21/-) and
Registration Fees paid by Cash Rs 0/- by online = Rs 5,021/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 08/01/2019 12:58PM with Govt. Ref. No. 192018190326473571 on 08-01-2019, Amount Rs: 5,021/-, Bank:
State Bank of India (SBIN0000001), Ref. No. IK00WMSYV8 on 08-01-2019, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,021/- and Stamp Duty paid by Stamp Rs 500/-
by online = Rs 39,521/-
Description of Stamp
1 Stamp Type impressed, Serial no 1194, Amount: Rs.500/-, Date of Purchase: 07/01/2019, Vendor name: Alok
Mukherjee
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 08/01/2019 12:58PM with Govt. Ref. No. 192018190326473571 on 08-01-2019, Amount Rs: 39,521/-
Bank: State Bank of India (SBIN0000001), Ref. No. IK00WMSYV8 on 08-01-2019, Head of Account 0030-02-103-003-
02



Kaushik Ray
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SEALDAH
South 24-Parganas, West Bengal

Major information of the Deed: I-1606-00086/2019-09/01/2019

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1606-2019, Page from 3599 to 3659

being No 160600086 for the year 2019.



Digitally signed by KAUSHIK ROY
Date: 2019.01.10 12:15:46 +05:30
Reason: Digital Signing of Deed

(Kaushik Ray) 10-01-2019 12:10:43
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SEALDAH
West Bengal.

(This document is digitally signed.)