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 Additional Registrar of Assurances-11
 Kolkata

Certified that the document is admitted to
 Registration, the Registrar's name and the
 endorsement are attached to the document
 as the part of the instrument



Additional Registrar
 of Assurances-11, Kolkata

03/08/18

DEVELOPMENT AGREEMENT

THIS AGREEMENT made on this 3rd day of August, Two Thousand and Eighteen.

BETWEEN

1. **SRI SWAPAN GUPTA (PAN AGWPG5229K)**, son of Late Rabindra Lal Gupta residing at 63/A, Shyampukur Street, Kolkata-700004, Post Office Shyambazar, Police Station Shyampukur (2) **SMT. RUPA SARKAR (PAN CSFPS5450R)**, wife of Shri Sujit Kumar Sarkar residing at 64/C, Shyampukur Street, Kolkata -700004, Post Office Shyambazar, Police Station Shyampukur, and (3). **SMT. RUNA ROY (PAN ANCPR0270J)** wife of Shri Amitabha Roy, residing at 22/F, Shankar Ghosh Lane, Kolkata 700006, Post Office Beadon Street, Police Station Amherst Street, (hereinafter collectively referred to as the **OWNERS** (which expression shall unless excluded by or

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Sanjay K. Gupta

Director

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31 JUL 2018

N. D. SARKAR
Registrar
Ganga Place, 4th Floor
Kolkata - 700 001

Name :
Address :
Vendor :

I. CHAKRABORTY
6B, Dr. Rajendra Prasad Sarani
Kolkata - 700 001



Paschimank Roy
S/o - Late C. R. Roy
W. 117/A - Nazim
P.S. - USMI
Dist. - 24 Pgs (S)
Pin - 743375.

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ADDITIONAL REGISTRAR
OF LAND REVENUE-II, KOLKATA
- 31/7/2018

repugnant to the context be deemed to mean and include their respective heirs, executors, administrators, representatives and assigns and nominee or nominees) of the **ONE PART**

AND

GANAPATI VILLA MANSION PRIVATE LIMITED (AACCG 1608B) a private limited company incorporated under the Companies Act, 1956 having its registered office at 2A, Ganesh Chandra Avenue 4th Floor, Room Nos. 10 and 11, Kolkata 700 013 Post Office Dharmatolla Police Station Bowbazar represented by its director Sri Sanjay Kumar Gupta (**PAN AHIPG6823A**) son of Late Panna Lal Gupta residing at 37, Hem Chandra Naskar Road, Post Office & Police Station Beliaghata Kolkata 700 010 authorized vide resolution of Board of Directors dated 28.07.2018 hereinafter called the **DEVELOPER**" (which term or expression unless excluded by or repugnant to the context be deemed to mean and include its successors in interest and assigns) hereinafter referred to and called as the Developer (which terms and expression shall unless excluded by or repugnant to the context be deemed to mean and include its directors, office bearers, include its successors and assigns) of the **OTHER PART**.

WHEREAS by and under Indenture dated 23rd. May 1908 registered with Sub Registrar Calcutta in Book No. I Volume No.59 Pages 180 to 194 Being No. 1678 for the year 1908 one Sri Kedar Nath Gupta acquired and purchased the freehold right title and interest in the property comprising piece and parcel of land measuring 8(eight) cottahs more or less with two storied brick built building erected on a portion of said land and situate at premises no. 63, Shyampukur Street, Calcutta.

AND WHEREAS the said property comprised in premises no. 63, Shyampukur Street, Calcutta was subsequently divided into two separate and independent properties and separately assessed in the municipal records as premises no. 63A and 63B Shyampukur Street, Calcutta and the owner Sri Kedar Nath Gupta was seized and possessed of the both the said properties and/or premises;

AND WHEREAS while being seized and possessed of said premises nos. 63A and 63B Shyampukur Street, Calcutta the said Sri Kedar Nath Gupta died on 10 April 1927 having duly made and published his Will dated 21 March 1927 whereby he appointed his son Kamakhya Nath Gupta as Executor of the said Will and bequeathed the above said



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property to his wife Kailash Kamini Debi for her lifetime and thereafter to his son Kamakhya Nath Gupta

AND WHEREAS the said Kamakhya Nath Gupta as Executor duly obtained probate of the Will of Sri Kedar Nath Gupta from the High Court of Judicature at Fort William on 4 June 1927.

AND WHEREAS Kailash Kamini Debi wife of Sri Kedar Nath Gupta and mother of Kamakhya Nath Gupta died on 12 April 1940 and on her demise the said properties at premises nos. 63A and 63B Shyampukur Street, Calcutta devolved absolutely upon Kamakhya Nath Gupta

AND WHEREAS while being absolutely seized and possessed of said two several properties being premises nos. 63A and 63B Shyampukur Street, Calcutta the said Kamakhya Nath Gupta executed Indenture dated 19 September 1953 and registered with Registrar of Assurances Calcutta in Book No. I Volume No.104 Pages 59 to 64 Being No. 3906 for the year 1953 (hereinafter referred to as said Trust Deed) whereby the said Kamakhya Nath Gupta transferred the property comprised in premises no. 63A Shyampukur Street, Calcutta containing a two storied brick built building together with piece and parcel of land belonging thereto and forming part of said premises measuring an area of 2 cottahs 13 chittaks and 6 square feet more or less, to and in his favor as Trustee to be held by him on Trust for the benefit of his younger brother Gour Mohan Gupta

AND WHEREAS in terms of the provisions contained in said Trust Deed the said trust created thereby was directed to terminate on the demise of both Kamakhya Nath Gupta, and his younger brother Gour Mohan Gupta and on termination of said trust the said property at premises no. 63A Shyampukur Street, Calcutta was directed to devolve upon absolutely on Rabindra Lal Gupta son of Gour Mohan Gupta.

AND WHEREAS said Kamakhya Nath Gupta, and Gour Mohan Gupta died in successive points of time and the freehold title to said premises no. 63A Shyampukur Street, Calcutta devolved absolutely upon Rabindra Lal Gupta

AND WHEREAS the wife of Rabindra Lal Gupta, Srimati Chabi Gupta died intestate on 22 December 1994 and Sri Rabindra Lal Gupta died intestate on 6 August 1998 and the said Rabindra Lal Gupta and his wife Srimati Chabi Gupta was succeeded by their only son Sri Swapan Gupta and two married daughters, Smt. Rupa Sarkar and Smt. Runa Roy as their heirs and successors under the law



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AND WHEREAS in the aforesaid facts and course of events the freehold title to the said premises no. 63A Shyampukur Street, Calcutta was jointly inherited by and devolved upon Sri Swapan Gupta, Smt. Rupa Sarkar and Smt. Runa Roy;

AND WHEREAS the Owners herein are seized and possessed of the property comprised in premises no. 63A Shyampukur Street, Kolkata 700 004 more fully and particularly described First Schedule hereunder and have caused mutation of their names in the assessment records Kolkata Municipal Corporation;

AND WHEREAS the Owners have decided to cause development of the above property by appointing a competent developer and the Developer herein upon coming to know of such intention of the Owners approached the Owners with offer to develop the property described in First Schedule hereunder by constructing a new building therein and in that regard the Developer has represented and assured the Owners that the Developer is engaged in the business of construction of buildings and development of properties for a considerable period of time and has the necessary experience and expertise as well as resources to undertake real estate development projects and construct the buildings using sound and standard materials and workmanship;

AND WHEREAS the Owners have represented to and assured the Developer as follows:

- i). The said property described in First Schedule hereunder is free from all encumbrances, charges, lien, litigation and claims and demand of any kind whatsoever.
- ii). The said property is occupied and possessed of by the Owners excepting for some tenants, on a portion of the ground floor of the building as particularly mentioned hereunder;
- iii). To the knowledge of the Owners no statutory notice or proceeding for acquisition or the said property has been issued or served in respect of said property or any part thereof;

AND WHEREAS thereafter upon mutual negotiations being carried out between the parties the Owners have agreed to appoint the Developer to cause development of the property described in First Schedule hereunder by constructing a new building in accordance with Building Plan to be sanctioned by Kolkata Municipal Corporation on the terms and conditions herein contained;



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NOW THEREFORE THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO as follows :-

ARTICLE-I - DEFINITION

- 1.1 **OWNER** : shall mean the said present Owners and their respective legal heirs, executors, administrators, representatives duly authorized attorney or agents and assigns.
- 1.2 **DEVELOPER**: shall mean the said **GANAPATI VILLA MANSION PRIVATE LIMITED** having its registered office at 2A, Ganesh Chandra Avenue 5th. Floor, Room No. 1, Kolkata 700 013 represented by its director Sri Sanjay Kumar Gupta and such other director, representatives, associates as may be authorized and appointed by the Developer including its successors and assigns.
- 1.3 **PROPERTY** : shall mean the said premises no. 63A Shyampukur Street, Kolkata - 700 004 within Kolkata Municipal Corporation Ward No. 10, Police Station Shyampukur containing a two storied brick built building together with piece and parcel of land belonging thereto and forming part of said premises measuring an area of 2 cottahs 13 chittaks and 6 square feet more or less, that is the property mentioned in **FIRST SCHEDULE** herein under.
- 1.4 **BUILDINGS** : shall mean the building or structure intended to be constructed on the said property in place of the existing building and shall include all the several units of residential and commercial use and all common rooms, spaces and constructions including on the ground floor the meter room, pump room, reservoirs / tanks drainage / sewerage lines, and other covered spaces intended for the use and enjoyment of the occupants of the said building in common, including all its easements, appurtenances and appendages.
- 1.5 **BUILDING PLAN** : shall mean the plan which shall be prepared by the Developer and approved and sanctioned by the Kolkata Municipal Corporation, and shall include any alteration, modification revision made thereto and therein, in accordance with the Building rules of the Kolkata Municipal Corporation.



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Director



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- 1.6 **COMMON FACILITIES AND AMENITIES** : shall be deemed to include all passage, ways, stairways, corridors, lobbies, lifts, shafts, gates, rainwater pipes, sewerage and drainage pipe lines, underground sewer fittings, fixtures, manholes, pits roof, terrace, water connection & pipe lines between overhead & underground reservoir, motor pump, fences, boundary wall, courtyard, CESC supply, electric supply & electric connection to common areas and common implements, fittings, fixtures, for the above, entire exterior walls, garbage vat, &

Other facilities whatsoever required for the enjoyment of dwelling & other units in the proposed building & provision for maintenance and management of the said common parts & the common services thereto annexed in the said building at the said premises.

OWNERS' ALLOCATION : shall mean 50% of the constructed areas in the said building as per Building Plan with proportionate share of land in said property in respect of said allocation including right in the common areas, common parts, facilities and amenities and more fully described in the Second Schedule written herein below agreed to be delivered by the Developer free of cost to the Owners AND sum of Rs. 20.00 Lacs (Rupees Twenty Lacs) only payable by Developer to Owners as non-refundable consideration in the manner stated hereunder Provided that the constructed areas agreed to be allotted to the Owners as aforesaid in the said Building shall include the space/unit/portion required to be allotted to the tenant of the Owners in the existing building. The Owners and Developer shall mutually settle and agree on the allotment of particular units/spaces allocable to Owners towards their respective shares after sanction of the Building Plan by Kolkata Municipal Corporation.

DEVELOPER'S / PROMOTER'S ALLOCATION: shall mean the remaining 50% (fifty percent) constructed areas in said Building as per Building Plan, with proportionate share of land of the said allocation in said property including right in the common areas, common parts, facilities and amenities and more fully described in the Third Schedule written herein. The Owners and Developer shall mutually settle and agree on the allotment of particular units/spaces allocable to Owners towards their respective shares after sanction of the Building Plan by Kolkata Municipal Corporation.



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Jayraj K. Gupta
 Director



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- 1.7 **SEPARATE ALLOCATIONS** : The Owners and Developer shall mutually settle and agree on the allotment of particular units/spaces allocable to Developers towards their respective shares after sanction of the Building Plan by Kolkata Municipal Corporation. Such agreement, settlement shall be recorded in writing which shall form the part and parcel of this Agreement.
- 1.8 **ARCHITECT/ENGINEER** : shall mean such person or body of persons conforming to all municipal statutory provisions, rules, regulations and other statutory provision, to be appointed by the Developer for designing and planning of the building proposed to be constructed and in charge of supervision during construction of the building.
- 1.9 **TRANSFER** : with its grammatical variations shall include transfer by possession and by any other means adopted for effecting what is generally understood as a transfer of space to third parties.
- 1.10 **BUILT UP AREA (For any individual unit)** : shall mean the area covered by each individual unit including area of the outer wall and fifty percent of area covered by the common partition wall between two units and entire area covered by the internal walls within an unit.
- 1.11 **SUPER BUILT UP AREA (For any individual unit)** : Super built up area means total built up area for any unit plus proportionate share of stairs, lobby, common passages, and other portions and areas in the Property available for common use by the occupants .

ARTICLE-II - COMMENCEMENT

2. This Agreement shall commence or shall be deemed to have commenced on and with effect from the date of execution of these presents.

ARTICLE-III - CONSIDERATION

- 3.1 In consideration of the Owners having agreed to appoint and grant exclusive right of development of said property described in First Schedule hereunder to the Developer and further consideration of sum of Rs. 20.00 Lacs (Rupees Twenty Lacs) only payable by Developer to Owners as non-refundable consideration in the



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 Director



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manner stated hereunder and on the terms contained herein the Developer hereby agrees to develop the said property by demolishing the existing building therein and constructing a new building in accordance with Building Plan with modification(s), amendment(s) extension(s) and regularization(s) to be sanctioned /approved by Kolkata Municipal Corporation as may be necessary and deliver to the Owners entirely free of cost the 50% of the constructed areas in the said building which shall include space/unit/portion required to be allotted to the tenant of the Owners in the existing building with proportionate share of land in said property in respect of the said allocation including right in the common areas, common parts, facilities and amenities and more fully described in the Second Schedule written herein and the Owners shall not be required to contribute any sums towards the construction of the said building on the said property.

- 3.2 In consideration of the Developer having agreed to develop the said property by demolishing the existing building therein and constructing a new building in accordance with Building Plan with modification(s), amendment(s) extension(s) and regularization(s) to be sanctioned /approved by Kolkata Municipal Corporation as may be necessary entirely at its own cost and expenses and deliver 50%(fifty percent) of the constructed spaces in the said Building to the Owners and further pay a non-refundable consideration Rs. 20.00 Lacs to the Owners hereby agree that the Developer shall be absolutely entitled to remaining constructed areas in said Building as per Building Plan, with proportionate share of land in said property in respect of the said allocation including right in the common areas, common parts, facilities and amenities and more fully described in the Third Schedule written herein with unfettered right of disposal including sale, transfer, lease, mortgage, assignment etc. without any further permission or consent of Owners in respect of the Developers allocation only.
- 3.3 The Developer at its own cost shall demolish the existing building in said property and remove and exclusively realize the value /price of the building materials /debris of the demolished structure.
- 3.4 The Developer shall pay sum of Rs. 20.00 Lacs (Rupees Twenty Lacs) only payable to Owners as non-refundable consideration in the manner stated hereunder:
- i) Rs. 10 Lacs (Rupees Ten Lacs) at the time of execution of this agreement;



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 Director



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ii). Rs. 10 Lacs (Rupees Ten Lacs) at or before delivery of vacant possession of said premises by the owners

- 3.5 In addition, the Developer shall deposit with the Owners a sum of Rs. 15.00 Lacs (Rupees Fifteen Lacs) only towards and on account of interest free refundable Deposit at the time of receipt of peaceful and vacant possession of said property including area presently occupied by a tenant of the owners.

Provided that the said sum of Rs. 15 Lacs shall be refundable by the owners to the Developer without any interest at the time of delivery of possession of Owners' Allocated portions in the said Building by the Developer to the Owners Provided that further in case the said sum of Rs. 15 Lacs or any part thereof is not refunded by the Owners to Developer at or before delivery of possession of Owners' Allocated portions the Developer shall be entitled to adjust the said sum remaining unpaid with the area(s) allocable to the owners at such rate that may be decided by Developer and the owner mutually which shall not be related to the selling rate of the constructed units in the building.

ARTICLE-IV - RIGHTS AND OBLIGATIONS OF THE PARTIES

- 4.1 The developer shall take all necessary steps as required under the relevant Building Rules and other statutory requirements to submit Building Plan for sanction by Kolkata Municipal Corporation and comply with all requisitions and formalities without any unnecessary delay or default for pursuing and obtaining sanction of Building Plan by Kolkata Municipal Corporation within nine months from the date hereof unless prevented by any reason not attributable to the Developer. In any event if the developer commits willful delay and default in the matter of complying with required formalities for obtaining sanction of Building Plan, within the specified time then the Owners shall have the right to terminate this agreement and refund the non-refundable consideration of Rs. 10 Lacs after deducting 10%
- 4.2. The Developers with the help of Owners will negotiate and settle the terms with the existing tenants of Owners for obtaining vacant possession of the portion/space occupied by tenant for causing development of said property on such terms as the Owners may seem fit and proper, however Developer shall not be responsible for any non-co-operation or any other prejudicial act or conduct or failure on the part of



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Director



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the tenant of the owners causing delay in obtaining vacant possession of tenant's occupied portion

- 4.3 The Owners shall execute and register a Power of Attorney in favor of the Developer and/or its representatives for granting all necessary rights and authorities as required for the purpose of development of said property and sell and transfer of units/spaces/portions in the Developer's Allocation with undivided share and interest in the land comprised in said property including the right to receive sale/transfer consideration(s) and other amount(s)/deposits from intending buyers
- 4.4 The Developer shall be absolutely entitled to transfer sell, lease, mortgage or dispose of and/ or otherwise deal with Developer's Allocation and/or units or portions or spaces therein in the said building. The Developer shall have right to raise loans/facilities from banks/financial institutions and enter into agreements with intending purchasers/transferees of different units/spaces/portions within Developer's Allocation and shall be exclusively entitled to receive all amounts payable by the intending purchasers of units/spaces/portions in Developer's Allocation on account of sale price or parts thereof and all other amounts and deposits payable by the intending purchasers..
- 4.5 The Owners shall also be at liberty to sell transfer and dispose of the Owners' Allocation at their choice in the manner as they desire.
- 4.7 The common areas shall always be held for the common use and enjoyment of the occupiers of the Owner's and Developer's Allocation.
- 4.8 The Deed or Deeds of Conveyance in favor of intending purchasers/transferees in respect of undivided share or interest of the land in the said property together with the units/spaces which may be constructed thereupon and comprised in the Developer's Allocation and the right to enjoy all common facilities and other rights and properties appurtenant thereto shall be executed by the Owners through the Developer as their Constituted Attorney to be appointed by Owners by executing a registered Power of Attorney and the Developer also as Confirming Party thereto.
- 4.9. The Developer shall have exclusive and full right to demolish the existing building in said property and construct a new building thereon in accordance with building plan to be sanctioned by Kolkata Municipal Corporation with modification(s), amendments and extensions thereto, and for such work the Developer shall have



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full right to appoint and engage architects, engineers, contractors, supervisors, surveyors, consultants, workmen, labor contractors, agents, security guards and other persons as may be deemed necessary by the Developer from time to time .

- 4.10 All applications, plans and other papers and documents that may be required by for the purpose of obtaining necessary sanction, modification, amendment, of the Building Plan from the Kolkata Municipal Corporation and for other required permissions, consent(s), clearance(s) of relevant statutory/competent authority(s)/body(s) shall be prepared and submitted by the Developer on behalf of the Owners and all costs expenses including plan sanctioning costs will be borne by the Developer. The Owners shall if necessary sign all such plans , documents and papers as and when advised by the Developer.
- 4.11 The selling rate of units/spaces in the Developer's Allocation will be fixed by the Developer without need of any prior consultation with the owners.
- 4.12 On completion of the flats and other units contained in the Developer's allocation the Developer shall be permitted to deliver possession to the intending purchasers ; Possession Letters in respect of such flats comprise in the Developer's allocation will be signed by the Developer in its own capacity and if necessary as the representative and Power of Attorney holder of the owners if so required.
- 4.13 All construction cost for development of the said premises in terms of this Agreement will be borne by the Developer. No liability on account of construction cost will be charged from the Owners. The cost of obtaining Completion/ Occupancy Certificate from the Kolkata Municipal Corporation will be borne by the Developer alone.
- 4.14 The Owners hereby agree and covenant with the Developer not to cause any interference or hindrance in the construction of the buildings at the said premises by the developer and/or the Developer has every right to appoint or engage any Contractor(s), agents and associates for construction work if required for.
- 4.15 The Developer hereby agrees and covenants with the landowners not to violate or contravenes any of the provisions of the said agreement.
- 4.16 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,



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assigning and/or disposing of any Owners' Allocation in the building at the said premises and vice versa.

- 4.17 The Owners shall not be entitled to create any charge, encumbrance or third party interest in respect of said property described in First Schedule below and/or shall not part with or deposit the title deeds or any other document in respect of said property with any third party /institution during the subsistence of this agreement.
- 4.18 In the event however construction of new building or development of said property is not possible due to any statutory restriction or judicial /quasi judicial order or for reasons unforeseen and beyond control of the parties the Owners shall forthwith refund the consideration money and deposit amount to the Developer upon formal demand being made and until said amount or amounts are fully refunded the Owners shall not be entitled to deal with said property or create any third party right therein;

ARTICLE-V - PROCEDURE

- 5.1 The Developer shall be responsible for fulfilling all obligations, formalities and process/procedure and answerable to the municipal corporation, police, fire and other authorities for any query, clarification, demand or requisition which they or any of them may require from time to time, or at the time of sanction or modification of the sanctioned plan or regularization of any construction made, if so required, or at any time thereafter during development and for all times after completion, for all matters and purposes in connection with the development of the said premises. The developer undertakes that it shall comply with all laws, rules, regulations, directives of competent authorities while obtaining sanction of the building plan, during construction and thereafter.
- 5.2 The Developer will commence construction expeditiously within two months after sanction of building plan subject to receipt of vacant possession of the said property in entirety including portion occupied by tenants and construct, erect and complete at its own cost and within the time provided herein, the proposed building on the said premises in accordance with the plan sanctioned with any modification thereof, if any by municipal corporation/appropriate authorities concerned and as per specifications herein contained.

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- 5.3 The Developer shall construct the maximum covered area strictly according to the sanctioned plan and the entire construction of the Owner's Allocation and common areas shall be strictly constructed according to the specifications contained in the Fourth Schedule hereunder written.
- 5.4 The Owners shall pay and clear up all the arrears on account of Municipal taxes and outgoing of the said premises till, if any outstanding till the date of handing over possession of said property to Developer. It is further agreed by and between the parties that the Owners shall not pay any taxes as Municipal taxes and other taxes in respect of the said property from the date as aforesaid. All such taxes outgoing in respect of the said premises would be borne by the Developer on and from the date aforesaid till the date of completion of the construction and allocation of the Owners allocation. From the date of handing over of possession of the Owners' Allocation to the landowners, the Municipal taxes and other taxes payable for the said property shall be borne by the Owners and the Developer and/or their respective nominees and transferees in proportion to the area of their respective allocations. Upkeep repair and maintenance of the said buildings and common areas including electricity and rendering services to the occupiers of the said premises shall be borne by the respective occupants in the respective proportions of the areas held by them.
- 5.5 The Developer shall construct and complete the new building in the said property within 18 (eighteen) months from the date of receipt of complete vacant and peaceful possession of said property including portion occupied by existing tenant of with a grace period of maximum 6 (six) months in case of any delay occurring due to unforeseen reasons. In case of delay beyond the total time frame that is 24 months mentioned above other than on account of force majeure reasons Rs 50,000.00(Fifty Thousand) per month will have to be given to owner by developer.
- 5.6 In the event of failure of Developer to construct the said Building in terms of this agreement or in case of any breach of material terms of this agreement or delay in completion of building on account of any fault or failure attributable to Developer, other than on account of force majeure reasons, the owners shall be permitted to terminate this agreement by giving two months notice to Developer and unless breach(es) complained of in the said notice is rectified within said period the Owners may terminate the agreement and refund all sums of money received as



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Director



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consideration and deposit to the Developer after deducting 10 % from the total amount paid by the developer as Liquidated damages.

ARTICLE-VI - BUILDING

- 6.1 The Developer shall at their own costs construct, and complete development of the said building in accordance with the sanctioned plan thereof and in terms of the terms of this Agreement. The Developer shall be responsible for construction of the building with good and standard building materials as specified in Fourth Scheduled and with best workmanship.
- 6.2 The Developer shall be bound to construct and complete the proposed buildings diligently and expeditiously to complete construction of all common areas by such time and the parties hereto agree that time in this regard shall be the essence of the contract.
- 6.3 The Developer shall install and erect in the buildings' at its own cost and expenses- Lift, Storage Tank, Overhead Reservoir, temporary electric connection until permanent electric connection is obtained.
- 6.4 All costs, charges and expenses for construction works including Architect's fees shall be discharged and paid by the developer and the landowners shall bear no responsibility in this context.
- 6.5 The Developer shall be bound to comply with all such observations and carry out the rectification required, at its cost, at the earliest.
- 6.6 All construction activities shall be carried out by the Developer in a manner so as not to cause any inconvenience and disturbance to the inhabitants of the adjoining building(s)/property(ies) and the Developer shall take all possible care to avoid interference with related underground utilities, services, water reservoir etc. or cause damage to the same. Owners shall not be held liable for any accidents, mishaps or loss during the construction of the said building.
- 6.7 Developer shall give written notice to the Land Owners requiring them to take possession of their allocation within 15 days from the date of receipt of such notice. Upon giving such notice, the Land Owners shall be entitled to take possession of their allocation forthwith.



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Sanjay K. Gupta

Director

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ARTICLE-VII - COMMON FACILITIES

- 7.1 Upon the proposed building being completed in all respects, the Land Owners and Developer or their nominees or assignees shall apply for tax apportionment and mutation of their respective allocations to the municipal authorities.
- 7.2 The Developer shall be bound to obtain Full Occupancy Certificate from the Kolkata Municipal Corporation/other appropriate authority(ies) on completion of the work of the building in all respects strictly as per sanctioned plan and agreed specifications.
- 7.3 The parties hereto shall be exclusively responsible for the payment of all municipal and other taxes, debts dues, other public outgoings and impositions whatsoever (hereinafter for the sake of brevity referred to as the "said rates") and service charges payable for the common facilities of the building payable in respect of their respective Allocation. The said service charges shall include proportionate share of premium _____ for _____ the insurance of the building against various types of risks as are normally insured against (if such insurance is actually done), scavenging charges taxes, charges for lighting, sanitation, lift maintenance, operation, repair and renewal charges, bill collection charges and charges for the management of the common facilities, renovation, replacement, repair, maintenance charges and expenses for the building such rates and charges to be apportioned pro-rata with reference to the areas of the respective Allocations in the building if they are levied on the building as a whole.

ARTICLE-VIII - MANAGEMENT ASSOCIATION/SOCIETY & COMMON RESTRICTION

- 8.1 After the completion of construction and The Developer within a reasonable time form an Association or Society or incorporate a company with the primary object of management of common areas and facilities and take all steps for the formation and/or incorporation thereof. The object of such Association/ Society/ Company shall be to manage and administer the maintenance of common parts, amenities and facilities and other affairs of the building and also to receive and realize the contribution from all purchasers and/or occupiers of different flats and other spaces of the said building payable by them respectively.



GANAPATI VILLA MANSION PVT. LTD.
Baujay K. Gupta
 Director



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- 8.2 The Developer frame rules and regulations for use of the building, which rules may include those contained hereinafter.
- 8.3 The Land Owners or Developer or any of their transferees or nominee shall not use or permit use of their respective allocations in the building or any portion thereof for carrying on any obnoxious illegal and immoral trade and activity nor use or allow the use thereof for any purpose which may create a nuisance or hazard to the other occupiers of the said building.
- 8.4 All parties shall abide by all laws, bye-laws and rules and regulations of the Government and local bodies as the case may be and the defaulting party 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.
- 8.5 The Land Owners and the Developer and their respective transferees shall keep the interior walls, sewers, drains pipes and other fittings and fixtures and appurtenances and floor and ceiling etc. in each of their respective Allocations in the building in good working condition and repair and in particular so as not to cause any damage to the building or any space unit or accommodation therein and shall keep the other and/or the other occupiers of the building as the case may be indemnified from and against the consequence of any breach.
- 8.6 The Land Owners or Developer or any of the transferees shall not do or cause or permit to be done any act or thing which may render void or voidable any insurance of the building or any part thereof and shall keep the other or other occupiers of the building as the case may be harmless an indemnified from and against the consequence of any breach.
- 8.7 No goods or other items shall be kept by the Owner or Developer or any of their transferees for display or otherwise in the corridors or other places of common use in the building and no hindrance shall be caused in any manner in the free movement in the corridor and the other places of common use in the building and in case any such hindrance is caused, the Owner/ Association/ Society shall be entitled to remove the same at the risk and cost of the party causing such inconvenience.
- 8.8 The Land Owners or Developer or any of their transferees shall not throw or accumulated any dirt rubbish waste or refuse or permit the same to be thrown or



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Sanjay K. Gupta

Director



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accumulated in or about the building or in compound's corridors or any portion or portions of the building.

- 8.9 All transferees/ nominees of the Owner and Developer shall co-operate in forming, registering and incorporating the said Association/Society and bear all proportionate costs in connection therewith and upon the same being formed, join the same.
- 8.10 The developer or any of its transferees shall permit the Land Owners/ Management/ Society/ Association or its servants and agents with or without workmen at all reasonable times to enter into and upon respective areas in the building in their possession and any part thereof, to view and examine the state and condition thereof, and the Developer or any of its transferees as the case may be, shall rectify immediately upon receipt of notice of such defects, of which notice in writing shall be given immediately after possession..
- 8.11 The Land Owners or the Developer or any of their transferees shall permit the Management Society/ Association and its servants and agents with or without workmen and others at all reasonable times to enter into and upon their respective allocations and every part thereof for the purpose of maintaining or repairing any part of the building and/or for the purpose of repairing, maintaining, rebuilding, cleaning, lighting and keeping in good order and condition any common facilities and/or for the purpose of maintaining, repairing and testing drains ,gas pipes, water pipes and electric wires and for any similar purpose.
- 8.12 Neither party shall transfer or permit to transfer of their respective allocation or any portion thereof unless such party shall have observed and performed all the conditions as mentioned in this agreement on their respective part to be observed and/or performed and the proposed transferee shall have given a written undertaking to the terms and conditions hereof and of these presents and further that such transferee shall pay all and whatsoever shall be payable in relation to the area in their possession.
- 8.13 No goods of other items shall be kept by the either party for display or otherwise in the corridors or other place of common use in the buildings and no hindrance shall be caused in any manner in the free covenant of users in the corridors and other place of common use in the buildings.



GANAPATI VILLA MANSION PVT. LTD.
Sanjay Mr. Gupta
 Director

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- 8.14 Neither party shall throw or accumulate dirt, rubbish and waste and refuse to permit the same to be thrown or accumulate in or about the buildings or in the compound corridor or any other portion or portions of the buildings.
- 8.15 The landowners shall permit the developer and its servants and agents with or without workman and other at all reasonable times to enter into and upon their Owners' Allocation and every part thereof for the purpose of maintenance or repairing any part of the buildings and/or for the purpose of repairing, maintaining, cleaning, lighting and keeping in order the purpose of pulling down maintaining, repairing and testing drainage and pipes electric wires and the cost of said works will be borne by the respective owner(s).

ARTICLE-IX - MISCELLANEOUS

- 9.1 That, this agreement will be automatically cancelled after completion of construction works of storied building as to be constructed as per sanctioned plan by Kolkata Municipal Corporation in all respects and handing over of owners allocations to the owners or their nominee. That, for the purpose of further construction the Developer shall be absolutely entitled from time to time to remove, shift and substitute the water tank, lift machineries, lift room, television antenna from the roof, terrace, and parapet wall at their cost and the extended Floor area will be shared in 50:50 ratio between the Owners and Developer.
- 9.2 Xerox copies of all document of the said property , as available has been given to developer , original will be with owner's possession and will be made available as and when required by developer and not later than two days of requisition being made by Developer . At the time of receipt of possession of Owners' Allocation from Developer the Owners shall hand over all original title deeds of property to Developer which shall form title documents of land of the mother property;
- 9.3 It is hereby further agreed by and between the parties that, the Owners of the said premises will hand-over the possession to the Developer after KMC sanctioned the proposed new building plan.
- 9.4 Nothing in this presence shall be constructed as a demise or assignment or conveyance in law by the owners of the said premises or any part thereof to the Developer or as creating any right title in respect thereof to the Developer other than



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Sanjay K. Gupta

Director

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an exclusive license to the Developer to exploit the same in terms thereof and to deal with the Developer's Allocation.

- 9.5 The Developer shall abide by all the Laws, Rules and Regulations of the Government and local statutory bodies and shall remain responsible for any deviation, violation and breach of such law, rules, regulations, etc.
- 9.6 The Developer shall not sell or encumber or create any liability in any manner the Owner's Allocations in the newly constructed building as per sanctioned plan and shall not also represent the owners in any way to enjoy sell, assign their allocated portion.
- 9.7 It is distinctly stipulated and agreed by and between the parties that, neither Developer nor Land Owners shall have the authority to negotiate for and/or sale flat/flats or apartments and/or any other saleable space or spaces or any portion thereof other than their respective Allocations in the said newly constructed multi storied building as to be constructed as per sanctioned plan of Kolkata Municipal Corporation.
- 9.8 That in case of any accident caused due to construction or ancillary defects and/or for the negligence on the part of the Developer or otherwise, it is the Developer who shall be wholly responsible for all sorts of loss/losses, damages for the same which shall be borne/ compensated as would be required from time to time by the Developer. The Land Owners therefore shall in no way be responsible/ liable for such.
- 9.9 It is understood that from time to time facilitate the construction of the buildings by the developer various deeds, matters and things not hereby 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 related to which specific provisions may not have been mentioned herein. The landowners hereby undertakes to do all such legal acts, deeds, matters and things as and when required and the landowners shall execute any such additional power of attorney and/ or authorization as may be required by the developer for any such purposes and the landowners also undertake to sign and execute all such additional applications and other documents as the case may be provided that all acts, deeds,



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Jayjay K. Sufle

Director

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matters and things do not in any way infringe on the rights of the Land Owners and /or against the spirit of these presents.

- 9.10 The landowners shall not be liable for any income tax, wealth tax or any other taxes in respect of the Developer's Allocation and/or vice versa. Both the developer and the Land Owners shall be liable to make payment of the same for any tax liabilities for their own portion i.e. 50% of the constructed area of the building for their respective Allocations and each party keep indemnified each other against all actions, suits, proceedings, costs, charges and expenses in respect thereof.
- 9.11 Any notice required to be given by the developer to the landowners shall be without prejudice to any other mode of service available be deemed to have been served on the landowners if delivered by hand and duly acknowledged or sent by prepaid registered post and shall likewise be deemed to have been served on the developer by the landowner if delivered by hand and acknowledged or sent by prepaid registered post with due acknowledgment to the registered office of the developer.
- 9.12 The name of the buildings shall be mutually fixed by the parties in due course, but the GANAPATI word should be starting name.
- 9.13 The developer may borrow money at its risk and responsibility from any bank or banks or any financial institution without creating any financial liability on the landowners or mortgaging the property herein described or effecting their estate and interest in the said premises it being expressly agreed and understood that in no event the landowners will be responsible and/or be made liable for payment of any due to such bank or banks and the developer shall keep the landowners indemnified against all actions, suits, proceedings and costs, charges and expenses in respect thereof.
- 9.14 The developer shall not be entitled to amalgamate and/or merge other adjoining plots with the demised premises and that this Agreement is being entered into between the parties hereto only for the development of the said premises strictly in accordance with the provisions of this Agreement.
- 9.15 The Developer shall not be treated in default only if the development work is delayed due to reasons amounting to "force majeure" shall only mean compulsion or coercion recognized as irresistible, being a flood, earthquake, riot, war, tempest, civil commotion or strike which beyond the reasonable control of the Developer.



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Jayraj K. Gupta

Director



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- 9.16 The Developer shall demolish the existing building after getting the vacant possession at their own cost and responsibility and also retain the sale proceeds of the debris without any claim of the owners.
- 9.17 Developer will hand over Completion Certificate (CC) to owner from municipality after completion of this project.

ARTICLE-X - ARBITRATION

10. All disputes and differences between the parties hereto regarding the construction or interpretation of any of the terms and conditions herein contained or touching these presents or determination of any liability shall be referred to arbitration under the provisions of the Arbitration and Conciliation Act, 1996 and/or any statutory re-enactments or modifications thereto under the sole arbitration of an Arbitrator to be appointed by both the Parties, i.e. Land Owner and Developer after mutually agreed in this regards. The Award made and published by the said Arbitrator shall be final and binding on the parties hereto.

THE FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT the said premises no. 63A Shyampukur Street, Kolkata -700 004 within Kolkata Municipal Corporation Ward No. 10, Police Station Shyampukur containing a two storied ^{connected floor} brick built building with covered area of 1000 square feet on each floor together with piece and parcel of land belonging thereto and forming part of said premises measuring an area of 2 cottahs 13 chittaks and 6 square feet more or less, butted and bounded as follows:-

- ON THE NORTH** : By premises no. 63B Shyampukur Street
- ON THE SOUTH** : By municipal road - Shyampukur Street.
- ON THE EAST** : By the building of Sailendra Sarkar Vidyalaya.
- ON THE WEST** : By premises no. 64D Shyampukur Street

GANAPATI LLA MANSION PVT. LTD.

Sanjay K. Gupta

Director

Rupa Sarker
Rupa
Rupa
Suresh Gupta

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THE SECOND SCHEDULE ABOVE REFERRED TO

OWNERS' ALLOCATION : -50% of the constructed areas in the said building as per Building Plan with proportionate share of land of the said allocation in said property described in First Schedule above including right in the common areas, common parts, facilities and amenities and more fully described in the Second Schedule written herein below agreed to be delivered by the Developer free of cost to the Owners AND sum of Rs. 20.00 Lacs (Rupees Twenty Lacs) only payable by Developer to Owners as non-refundable consideration in the manner stated above

THIRD SCHEDULE ABOVE REFERRED TO

DEVELOPER'S ALLOCATION: remaining 50 % (fifty percent) constructed areas in said Building as per Building Plan apart from the Owner's Allocation, with proportionate share of land in said property in respect of the said allocation described in First Schedule above including right in the common areas, common parts, facilities and amenities

THE FOURTH SCHEDULE ABOVE REFERRED TO

(Specifications)		
1.	STRUCTURE	: Buildings designed with R.C.C. Frame structure which rest on individual column design approved by Kolkata Municipal Corporation
2.	EXTERNAL WALL	: 10" thick brick wall and plastered with 1:4 cement sand mortar finished with snowcem weather coat.
3.	INTERNAL WALL	: 5" thick brick wall and plastered with 1:4 cement sand mortar finished with plaster of parish and primer coating.
4.	FLOORING	: Flooring is of white Marwar/Dormeta/asawara/orento marble with 6" skirting (all bed rooms, drawings, dining space and verandah, bathroom and kitchen).
5.	WINDOWS	: All windows are to be made by Aluminium block and white glass* (thickness of the glass: 4mm) as required by owners. Windows will be covered by box grill.
6.	DOORS	: Main door size/ entrance door size- 6'- 6" X 3'- 6" and fitted with eye hole system. Other Doors size 6'- 6" X 3'-0".
		GOOD QUALITY WOODEN DOOR IN MAIN GATE & FLUSH DOORS WITH FITTINGS



GANAPATI VILLA MANSION PVT. LTD.

Jayjay Kr. Gupta

Director

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ALBANY



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7.	BATH ROOM	:	Bath room fitted upto full height with white glazed tiles of standard brand with anti-skid floor tiles
8.	KITCHEN	:	GRANITE TABLE TOP PLATFORM WITH S.S. SINK , Tiles over the table top to protect wall from oil spot with anti-skid floor tiles
9.	TOILET	:	One toilet of western type coloured commode of standard brand with cistern. All fittings are in standard type. One wash hand basin is in dining space of each flat. If there is any second toilet, a white commode will be fitted. All toilets should have western commode.
10.	ELETRICAL CONCEALED WIRING	:	Bedroom – 5/15amp plug points, Light Points, Fan Point, telephone Point, Plug point for AC. Living/Dining/Kitchen – 5 amp Plug points, 15 amps Plug points, Light points, Fan points, Exhaust Points, Telephone Point, Intercom Point, Cable Point. Toilet – 5/15amp plug points, Light points, Exhaust points, 5/15amp Plug point for Washing Machine. Varandah – 5/15amps Plug points, Light points, Fan points. Common Space – 5/15amps Plug points, Light points at the Entrance, Landing, Roof, Garage, Passage, etc.
11.	ELECTRIC METER ROOM	:	Common Electric Meter Room on common passage under the staircase and the Developer shall bring the Electric Cable through C.E.S.C at their own cost upto the Common Meter Room and the Security Amount to bring separate electric meter shall be born by the Owners and other occupiers of the Flats of the said property desire to bring separate electric meter at their own cost and shall have the right to do so and the said meter shall be install at the Common Electric Meter Room only of the said premises.
12.	ROOF	:	Water proofing treatment with standard method, 3' high parapet wall, Overhead Water Storage, P.V.C. rain water pipe, Collapsible Gate,
13.	WATER	:	Underground reservoir, Electric Pump with motor to delivery KMC Water from 2000lt Overhead Water Tank to respective Flats.



GAJAPATI VILLA MANSION PVT. LTD.

Jayraj K. Gupta

Director



ADDITIONAL
OF ASSURANCE, XLV
- 3 AUG 2018

IN WITNESS WHEREOF these present have been signed by us on this the _____ Day of August, Two Thousand and Eighteen.

SIGNED AND DELIVERED by
the said SWAPAN GUPTA

Swapan Gupta

SIGNED AND DELIVERED by
the said RUPA SARKAR

Rupa Sarkar

SIGNED AND DELIVERED by
the said RUNA ROY

Runa Roy

SIGNED AND DELIVERED by the
said Sanjay Kumar Gupta

GANAPATI VILLA MANSION PVT. LTD.
Sanjay Kumar Gupta
Director

Witness

1. Bijay Mohan Das
2, Garstin Place
Cal - 700001

2. Ashutosh Mandal
132, Sahid Kalipada Samal
Nagar, Bangor Area, Kt-st.

Niloy Sarkar,

Niloy Sarkar

Advocate, High Court Calcutta
Enrolment No. - WB/925/1985



ADDITIONAL REGISTER
OF ASSURANCE IN INDONESIA

- 3 415 2018

7

SPECIMEN FORM FOR TEN FINGERPRINTS



Swapan Gupta

		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand						
		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand						



Rupa Sarkar

		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand						
		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand						



Rina Ray

		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand						
		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand						



Jayjay Sr. Gupta

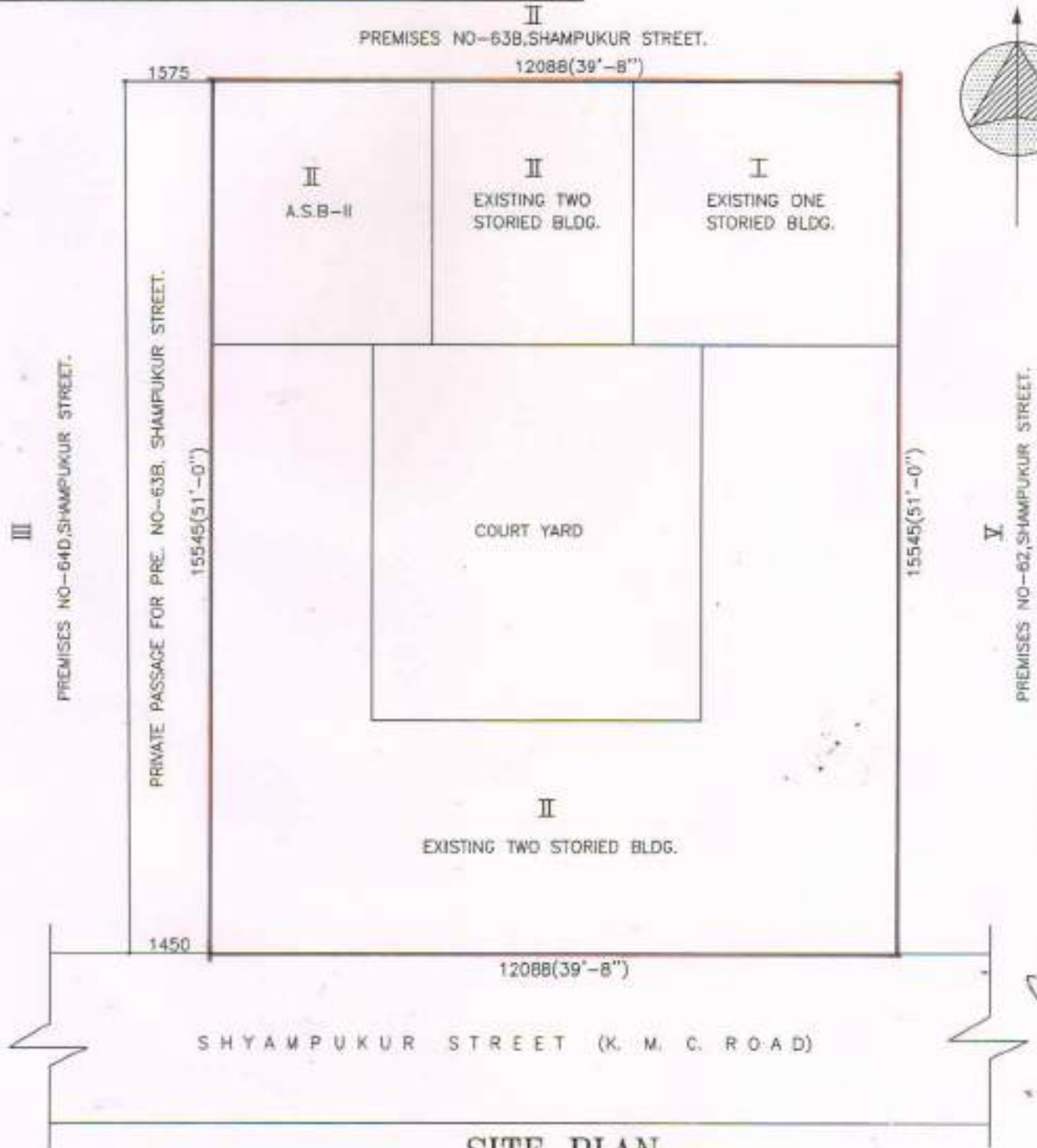
		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand						
		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand						



ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA
- 3.05.2018

SITE PLAN OF TWO STORIED RESIDENTIAL BUILDING AT PREMISES NO-63A, SHAMPUKUR STREET, KOLKATA-700004, IN WARD NO-010, BOROUGH NO-II, P.S-SHYAMPUKUR, P.O-SHYAMBAZER, WITHIN THE KOLKATA MUNICIPAL CORPORATION.

AREA OF LAND=>188.684 SQ.M.(02K-13CH-06 SFT)(MORE OR LESS)
 COVERED AREA OF GROUND FLOOR=>92.902 SQ.M.(1000 SFT.)(MORE OR LESS)
 COVERED AREA OF FIRST FLOOR=>92.902 SQ.M.(1000 SFT.)(MORE OR LESS)
 SHOWN IN RED BORDER
 NAME OF OWNERS=>SRI.SWAPAN GUPTA, SMT.RUPA SARKAR, SMT.RUNA ROY,
 NAME OF DEVELOPER=>GANAPATI VILLA MANSION PVT.LTD.



SITE PLAN

GANAPATI VILLA MANSION PVT. LTD.

Sanjay Sr. Gupta

Director

SIGNATURE OF OWNERS

Runa Roy
Rupa Sarkar

SIGNATURE OF DEVELOPER

Kamalesh Seal
KAMALESH SEAL, B.Sc., D.C.E
L.B.S. No:-1020 (Class-I)
The Kolkata Municipal Corporation

SIGNATURE OF L.B.S

Swapan Gupta



7
ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA

- 0 AUG 2018

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

GRN: 19-201819-027070555-1 Payment Mode Online Payment
GRN Date: 03/08/2018 13:18:55 Bank: State Bank of India
BRN: IK00SAOU10 BRN Date: 03/08/2018 13:19:50

DEPOSITOR'S DETAILS

Id No. : 19021000221128/5/2018
(Query No./Query Year)

Name : Niloy Sarkar
Contact No. : 9830835692 Mobile No. : +91 9830835692
E-mail : niloysarkar99@gmail.com
Address : 2 Garstin Place 4th Floor Kolkata 700 001
Applicant Name : Mr NILOY SARKAR
Office Name :
Office Address :
Status of Depositor : Advocate
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	19021000221128/5/2018	Property Registration- Stamp duty	0030-02-103-003-02	39921 ✓
2	19021000221128/5/2018	Property Registration- Registration Fees	0030-03-104-001-16	25021 ✓
Total				64942 ✓
In Words : Rupees Sixty Four Thousand Nine Hundred Forty Two only				



ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA
- 21/6 2018

Major Information of the Deed

Deed No :	I-1902-02885/2018	Date of Registration	03/08/2018
Query No / Year	1902-1000221128/2018	Office where deed is registered	
Query Date	02/08/2018 5:43:47 PM	A.R.A. - II KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	NILOY SARKAR 2, GARSTIN PLACE, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9836541207, Status : Advocate		
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 : 25,00,000/-]		
Set Forth value	Market Value		
	Rs. 1,59,04,167/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 40,021/- (Article:48(g))	Rs. 25,021/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



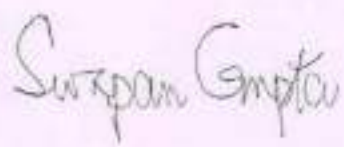


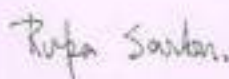


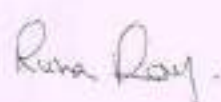
District: Kolkata, P.S.- Shyampukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Shyam Pukur Street, , Premises No. 63A, Ward No: 010

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu		2 Katha 13 Chetak 6 Sq Ft		1,41,04,167/-	Property is on Road
Grand Total :					4.6544Dec	0 /-	141,04,167 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	2400 Sq Ft.	0/-	18,00,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete Floor No: 1, Area of floor : 1200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		2400 sq ft	0 /-	18,00,000 /-	

Land Lord Details :



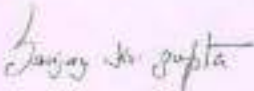
Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr SWAPAN GUPTA Son of Late RABINDRA LAL GUPTA Executed by: Self, Date of Execution: 03/08/2018 , Admitted by: Self, Date of Admission: 03/08/2018 ,Place : Office	 03/08/2018	 LTI 03/08/2018	 03/08/2018
	63/A, SHYAMPUKUR STREET, P.O:- SHYAMBAZAR, P.S:- Shyampukur, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700004 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AGWPG5229K, Status :Individual, Executed by: Self, Date of Execution: 03/08/2018 , Admitted by: Self, Date of Admission: 03/08/2018 ,Place : Office			
2	Name Mrs RUPA SARKAR Wife of Mr SUJIT KUMAR SARKAR Executed by: Self, Date of Execution: 03/08/2018 , Admitted by: Self, Date of Admission: 03/08/2018 ,Place : Office	 03/08/2018	 LTI 03/08/2018	 03/08/2018
	64/C, SHYAMPUKUR STREET, P.O:- SHYAMBAZAR, P.S:- Shyampukur, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700004 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: CSFPS5450R, Status :Individual, Executed by: Self, Date of Execution: 03/08/2018 , Admitted by: Self, Date of Admission: 03/08/2018 ,Place : Office			
3	Name Mrs RUNA ROY Wife of Mr AMITABHA ROY Executed by: Self, Date of Execution: 03/08/2018 , Admitted by: Self, Date of Admission: 03/08/2018 ,Place : Office	 03/08/2018	 LTI 03/08/2018	 03/08/2018
	22/F, SHANKAR GHOSH LANE, P.O:- BEADON STREET, P.S:- Amharst Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700006 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: ANCP R0270J, Status :Individual, Executed by: Self, Date of Execution: 03/08/2018 , Admitted by: Self, Date of Admission: 03/08/2018 ,Place : Office			

Major Information of the Deed :- I-1902-02885/2018-03/08/2018

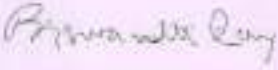
Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	GANAPATI VILLA MANSION PVT LTD 2A, GANESH CHANDRA AVENUE, 4TH FLOOR, P.O:- DHARMATOLL, P.S:- Bowbazar, Kolkata, District- Kolkata, West Bengal, India, PIN - 700013 , PAN No.: AACCG1608B, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr SANJAY KUMAR GUPTA (Presentant) Son of Late PANNA LAL GUPTA Date of Execution - 03/08/2018, , Admitted by: Self, Date of Admission: 03/08/2018, Place of Admission of Execution: Office			
		Aug 3 2018 2:43PM	LTI 03/08/2018	03/08/2018
	37, HEM CHANDRA NASKAR ROAD, P.O:- BELIAGHATA, P.S:- Beliaghata, District:-South 24-Parganas, West Bengal, India, PIN - 700010, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AHIPG6823A Status : Representative, Representative of : GANAPATI VILLA MANSION PVT LTD (as DIRECTOR)			

Identifier Details :

Name & address	
Mr BISWANATH ROY Son of Late C R ROY VILL- NAZRA, P.O:- NAZRA, P.S:- Usthi, District:-South 24-Parganas, West Bengal, India, PIN - 743375, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , Identifier Of Mr SWAPAN GUPTA, Mrs RUPA SARKAR, Mrs RUNA ROY, Mr SANJAY KUMAR GUPTA	
	03/08/2018

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr SWAPAN GUPTA	GANAPATI VILLA MANSION PVT LTD-1.55146 Dec
2	Mrs RUPA SARKAR	GANAPATI VILLA MANSION PVT LTD-1.55146 Dec
3	Mrs RUNA ROY	GANAPATI VILLA MANSION PVT LTD-1.55146 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr SWAPAN GUPTA	GANAPATI VILLA MANSION PVT LTD-800.00000000 Sq Ft
2	Mrs RUPA SARKAR	GANAPATI VILLA MANSION PVT LTD-800.00000000 Sq Ft
3	Mrs RUNA ROY	GANAPATI VILLA MANSION PVT LTD-800.00000000 Sq Ft

Major Information of the Deed :- I-1902-02885/2018-03/08/2018

Endorsement For Deed Number : I - 190202885 / 2018

On 03-08-2018

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 14:23 hrs on 03-08-2018, at the Office of the A.R.A. - II KOLKATA by Mr SANJAY KUMAR GUPTA .

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,59,04,167/-

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

Execution is admitted on 03/08/2018 by 1. Mr SWAPAN GUPTA, Son of Late RABINDRA LAL GUPTA, 63/A, SHYAMPUKUR STREET, P.O: SHYAMBAZAR, Thana: Shyampukur, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700004, by caste Hindu, by Profession Others, 2. Mrs RUPA SARKAR, Wife of Mr SUJIT KUMAR SARKAR, 64/C, SHYAMPUKUR STREET, P.O: SHYAMBAZAR, Thana: Shyampukur, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700004, by caste Hindu, by Profession Others, 3. Mrs RUNA ROY, Wife of Mr AMITABHA ROY, 22/F, SHANKAR GHOSH LANE, P.O: BEADON STREET, Thana: Amharst Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700006, by caste Hindu, by Profession Others

Indetified by Mr BISWANATH ROY, . . Son of Late C R ROY, VILL- NAZRA, P.O: NAZRA, Thana: Usthi, , South 24- Parganas, WEST BENGAL, India, PIN - 743375, by caste Hindu, by profession Others

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

Execution is admitted on 03-08-2018 by Mr SANJAY KUMAR GUPTA, DIRECTOR, GANAPATI VILLA MANSION PVT LTD (Private Limited Company), 2A, GANESH CHANDRA AVENUE, 4TH FLOOR, P.O:- DHARMATOLL, P S:- Bowbazar, Kolkata. District-Kolkata, West Bengal, India, PIN - 700013

Indetified by Mr BISWANATH ROY, . . Son of Late C R ROY, VILL- NAZRA, P.O: NAZRA, Thana: Usthi, . South 24- Parganas, WEST BENGAL, India, PIN - 743375, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 25,021/- (B = Rs 25,000/- ,E = Rs 21/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 25,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 03/08/2018 1:19PM with Govt. Ref. No: 192018190270705551 on 03-08-2018, Amount Rs: 25,021/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK00SAOUI0 on 03-08-2018, Head of Account 0030-03-104-001-16

Major Information of the Deed :- I-1902-02885/2018-03/08/2018

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,021/- and Stamp Duty paid by Stamp Rs 100/- by online = Rs 39,921/-

Description of Stamp

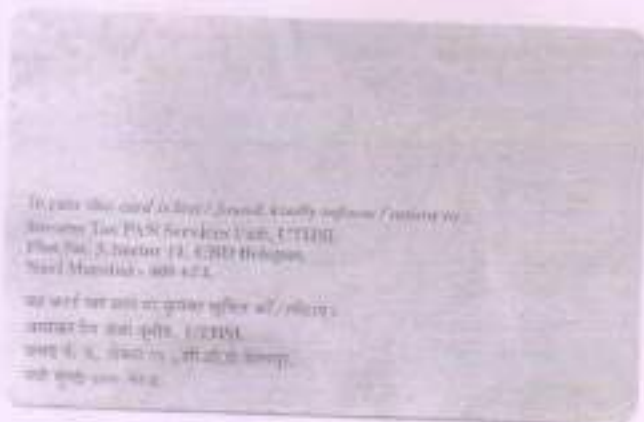
1. Stamp: Type: Impressed, Serial no 259067, Amount: Rs.100/-, Date of Purchase: 31/07/2018, Vendor name: I Chakraborty

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 03/08/2018 1:19PM with Govt. Ref. No: 192018190270705551 on 03-08-2018, Amount Rs: 39,921/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK00SAOUI0 on 03-08-2018, Head of Account 0030-02-103-003-02



Asit Kumar Joarder
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
Kolkata, West Bengal

Major Information of the Deed :- I-1902-02885/2018-03/08/2018



Swapan Gupta



Handwritten text, possibly a name or signature, in Cyrillic script.

ADDITIONAL
OF ASSURANCE

- 2 195 0019



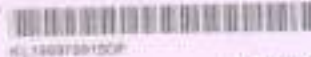
অত্যাধিকারিক পরিচয় প্রমাণকরণ

ভারত সরকার

Unique Identification Authority of India
Government of India

Compliance & Enrollment No: 1040198RE32133

১৯/১১/২০১৮
M/A
Swaraj Ganga STEEP
Swaraj Ganga Mkt 3 D
Swaraj Ganga Mkt Kalyan
Vijay Nagar - 700001



41140070010001
10007001



আপনার আদhaar সংখ্যা/ Your Aadhaar No. :

3558 0938 4021

আদhaar - সাধারণ মানুষের অধিকার



ভারত সরকার
GOVERNMENT OF INDIA



১৯/১১/১৮
Swapan Gupta
M/A
Village - RAJNIGRA LAL GUPTA

১৯/১১/১৮
M/A

3558 0938 4021



আদhaar - সাধারণ মানুষের অধিকার

Swapan Gupta



ADDITIONAL
OF AIR MAIL

10/-

10/10/1910

10/10/1910



उपरोक्त

- 1. यह एक वैधता प्रमाण है, ना कि नागरिकता प्रमाण है।
- 2. यह प्रमाण प्रमाणित करने के लिए उपयोग किया जा सकता है।

INFORMATION

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

- 1. यह एक वैधता प्रमाण है, ना कि नागरिकता प्रमाण है।
- 2. यह प्रमाण प्रमाणित करने के लिए उपयोग किया जा सकता है।
- 3. Aadhaar is valid throughout the country.
- 4. Aadhaar will be helpful in availing Government and Non-Government services in future.



भारतीय पहचान प्रमाण प्रमाणित करने का प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

UIDAI, 1st Floor, Sector 10
Indira Park, New Delhi - 110002

Address: 10A,
SHYAMSUDESH STREET,
SHYAMSUDESH METRO STATION,
SHYAMSUDESH METRO STATION,
New Delhi - 110004



Sudipam Gupta



ADDITIONAL
OF A
- 5 198 2018

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

RUPA SARKAR
RABIN GUPTA

01/05/1969

Permanent Account Number

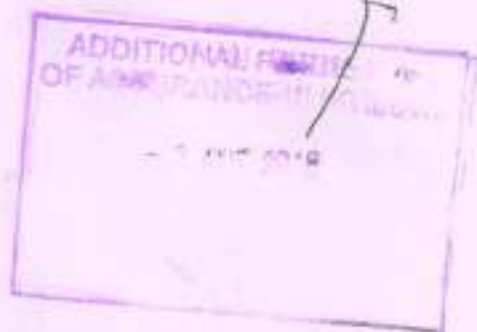
CSFRS0450R

Rupa Sarkar
Signature



Rupa Sarkar

Rupa Sarkar





ভারত সরকার

Government of India

স্বাক্ষরিত নম্বর/ Enrolment No.: 1213/30018/02883

To
শ্রীমতী সুজিতা
Rupa Sarkar
W/O Sujit Kumar Sarkar
64/C
SHYAM PUKUR STREET
Shyambazar Mall
Shyambazar Mall
Kolkata - West Bengal - 700004
9433515556

1213/30018/02883

1213/30018/02883

Signature valid



আমার আধার সংখ্যা / Your Aadhaar No. :

2259 7620 4854

আমার আধার, আমার পরিচয়



ভারত সরকার
Government of India



শ্রীমতী সুজিতা
Rupa Sarkar
জন্ম তারিখ/DOB: 01/05/1958
লিঙ্গ/SEX: FEMALE

2259 7620 4854

আমার আধার, আমার পরিচয়

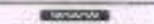
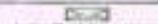


ভারত সরকার
Unique Identification Authority of India

Address:
W/O Sujit Kumar Sarkar, 64/C,
SHYAM PUKUR STREET,
Shyambazar Mall, Kolkata,
West Bengal - 700004

ঠিকানা:
W/O সুজিত কুমার সরকার, 64/সি, শ্যাম
পুকুর স্ট্রিট, শ্যামবাজার মল, কলকাতা,
পশ্চিম বঙ্গ - 700004

2259 7620 4854



Rupa Sarkar

आयकर विभाग
INCOME TAX DEPARTMENT


भारत सरकार
GOVT. OF INDIA

RUNA ROY
RABINDRA LAL GUPTA
05/08/1965
 Permanent Account Number
ANCPR0270J




Runa Roy
 Signature

In case this card is lost / found, kindly inform / return to :
 Income Tax PAN Services Unit, UTIENS
 Plot No. 3, Sector 21, CBD Belapur,
 Navi Mumbai - 400 614

इस कार्ड के खोने/पैदा होने की सूचना देना/वापस करना :
 आयकर सेवा यूनिट, एटीएस
 प्लॉट नं. 3, सेक्टर 21, सीडी बी बेलपुर,
 नवी मुंबई - 400 614

Runa Roy



ADDITIONAL REVENUE
OF 1967
20 1/2 CENTS



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার
Unique Identification Authority of India
Government of India

প্রতিবেদন/ইডি নং / Enrolment No. : 1215/80026/32413

To
Rana Roy
২৭ এফ
27 F
SHANKAR GHOSH LANE
Beadon Street
Beadon Street, Kolkata
West Bengal - 700006
9674472050

27/09/2015



KH567398058FT

56739805



আপনার আধার সংখ্যা / Your Aadhaar No. :

2252 7016 3635

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

Government of India



২৭ এফ
Rana Roy
পিতা : রবিন্দ্র লাল গুপ্তা
Father : Robindra Lal Gupta

জন্ম তারিখ / DOB : 05/04/1955
যৌন / Female

2252 7016 3635



আধার - সাধারণ মানুষের অধিকার



Government of India



তথ্য

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

INFORMATION

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

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



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

Unique Identification Authority of India

ঠিকানা : ২৭ এফ, শঙ্কর গোস্বামী লেন
বিদ্যুৎ স্ট্রীট, বিজয়নগর স্ট্রীট
কলকাতা, পশ্চিম বঙ্গ,

Address: 27 F, SHANKAR
GHOSH LANE, Beadon
Street, Kolkata, Beadon
Street, West Bengal, 700006

2252 7016 3635

1947
1820 300 1947

help@uidai.gov.in

www.uidai.gov.in

Rana Roy



1. The Ministry of Health, Government of India, has the honor to acknowledge the receipt of your letter dated 10/10/2018 regarding the subject mentioned above.

2. The Ministry is pleased to inform you that the same has been forwarded to the concerned authorities for their consideration.

3. The Ministry is further pleased to inform you that the same has been forwarded to the concerned authorities for their consideration.



ADDITIONAL DIRECTOR
OF PUBLIC HEALTH, MUMBAI
10/10/2018



1. The Ministry of Health, Government of India, has the honor to acknowledge the receipt of your letter dated 10/10/2018 regarding the subject mentioned above.

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ADDITIONAL DIRECTOR
OF PUBLIC HEALTH, MUMBAI



10/10/2018

ADDITIONAL DIRECTOR
OF PUBLIC HEALTH, MUMBAI

10/10/2018

ADDITIONAL DIRECTOR
OF PUBLIC HEALTH, MUMBAI

10/10/2018

ADDITIONAL DIRECTOR
OF PUBLIC HEALTH, MUMBAI

10/10/2018



Sanjay K. Gupta

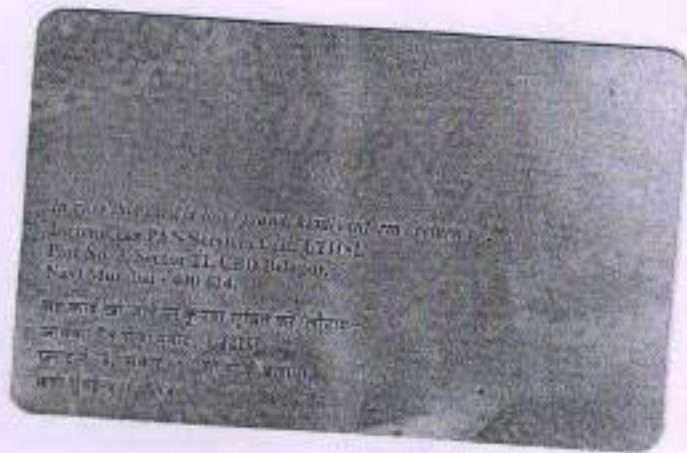


ADDITIONAL REGISTRAR
OF COMPANIES, KOLKATA
- 01/02/2018





Sanjay San Gupta





সংসদ সরকার

GOVERNMENT OF INDIA



সংসদ কুমার গুপ্তা
Sanjay Kumar Gupta

জন্ম তারিখ/ DOB: 16/05/1970

পুরুষ / MALE



8047 1488 6677

Sanjay Kumar Gupta

আধার - সাধারণ মানুষের অধিকার



भारतीय विधि परिषद् प्राधिकरण
 NATIONAL LAW SCHOOL OF INDIA

ठिकाना:

S/O पान्ना लाल गुप्त, ३७,
 हेम चन्द्रा नस्कर रोड,
 बेलघाटा एस्टेट, कोलकाता,
 पश्चिम बंगाल - ७००१०

Address

S/O Panna Lal Gupta,
 37, Hem Chandra
 Naskar Road, Belaghata
 H.O, Kolkata,
 West Bengal - 700010

Panna Lal Gupta



1947
 1800 200 1947

lps@nlai.gov.in

www.nlai.gov.in

P.O. Box No. 1947
 Bangalore-560 001



ADDITIONAL F
 OF A
 PRICE



ADDITIONAL REGISTRAR
OF COMPANIES-II, KOLKATA

- 2 AUG 2018

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1902-2018, Page from 102031 to 102077

being No 190202885 for the year 2018.



Digitally signed by ASIT KUMAR
JOARDER
Date: 2018.08.09 02:58:40 -07:00
Reason: Digital Signing of Deed.

AS

(Asit Kumar Joarder) 8/9/2018 2:58:24 AM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
West Bengal.

(This document is digitally signed.)
