

2210/19

I-1849



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AA 505682

Handwritten: 15/5/19

Certified that this document is admitted to the signature Endorsement document

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10 MAY 19

AGREEMENT FOR DEVELOPMENT

This Agreement for Development made this the 15th day of March 2019 (Two Thousand and Nineteen)

BETWEEN

Handwritten: ৩৭ ৪২১ ৩৫০/১৭

11771

8 MAR 2019

No.....Rs. **100/-** Date.....

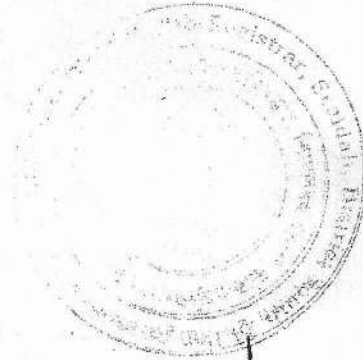
Name:..... *S. Chosh*

Address:.....

Vendor:.....

Advocate
Alipur Judge's Court
Kolkata - 27

~~Alipur Collectorate, 24 Pgs. (S)
SUBHANKAR DAS
STAMP VENDOR
Alipur Police Court, Kolkata~~



S
10 MAY 2019
24 Perganas

Amitava Choudhury
10 - SRI BISAN KANTI CHOODHURY
OKENATH APARTMENT
8, BOSE PUKUR PURBA PARA
KOLKATA - 700107

o! - BUSINESS



Government of West Bengal

Office of the A.D.S.R. SEALDAH, District: South 24-Parganas

W.B. FORM NO. 1504

Query No / Year	16060000721357/2019	Serial No/Year	1606002210/2019
Transaction id	0000889701	Date of Receipt	10/05/2019 12:34PM
Deed No / Year	Not Generated <i>E-01828/19</i>		
Presentant Name	Smt ANITA SENGUPTA		
Land Lord	Smt ANITA SENGUPTA		
Developer	ROYAL SHELTERS		
Transaction	[0110] Sale, Development Agreement or Construction agreement		
Additional Transaction	[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 12,00,000/-]		
Total Setforth Value	Rs. 2/-	Market Value	Rs. 1,02,91,609/-
Stamp Duty Paid	Rs. 100/-	Stamp Duty Articles	48(g)
Registration Fees Paid	Rs. 0/-	Fees Articles	
Standard User Charge	387/-	Requisition Form Fee	50/-
Remarks			

Stamp Duty Paid (Break up as below)

By Stamp					
Stamp Type	Treasury or Vendor	Treasury or Vendor Name	Stamp Serial No	Purchase Date	Amount in Rs.
Impressed	Vendor	Subhankar Das	11771	08/03/2019	100/-

Other Fees Paid (Break up as below)

By Cash		Amount in Rs.
Standard User Charge		387/-

*Total Amount Received by Cash Rs. 387/-

(Kaushik Ray)

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



सत्यमेव जयते

Government of West Bengal
Office of the A.D.S.R. SEALDAH, District: South 24-Parganas

W.B. FORM NO. 1564

Query No / Year	16060000721357/2019	Serial No/Year	1606002210/2019
Transaction id	0000892172	Date of Receipt	
Deed No / Year	I - 160601849 / 2019		
Presentant Name	Smt ANITA SENGUPTA		
Land Lord	Smt ANITA SENGUPTA		
Developer	ROYAL SHELTERS		
Transaction	[0110] Sale, Development Agreement or Construction agreement		
Additional Transaction	[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 12,00,000/-]		
Total Setforth Value	Rs. 2/-	Market Value	Rs. 1,02,91,609/-
Stamp Duty Paid	Rs. 0/-	Stamp Duty Articles	
Registration Fees Paid	Rs. 0/-	Fees Articles	
Standard User Charge	Rs. 0/-	Requisition Form Fee	Rs. 0/-
Remarks			

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

SMT. ANITA SENGUPTA, (PAN: BVMP5 9552H), wife of Late Rajibmoy Sengupta, by faith Hindu, by occupation housewife residing at 171/H, Rash Behari Avenue, Police Station – Gariahat, Post Office Ballygunge, Kolkata – 700019, hereinafter called the OWNER/FIRST PARTY (which expression shall unless excluded by or repugnant to the context be deemed to mean and include her heirs, representatives, executors, administrators and assigns) of the ONE PART;

AND

ROYAL SHELTERS, (PAN: AAYFR7330L, a partnership firm, having its office at 10, Ruby Park, Post Office Haltu, Police Station Kasba, Kolkata – 700078, District South 24-Parganas, represented by partners (1) SRI BIBHAS CHANDRA DAS, (PAN: ACSPD7108A), son of Late Jyotindra Mohan Das, by faith Hindu, by occupation business, residing at 459, P. Majumdar Road, P.O. Haltu, P.S. Garfa, Kolkata - 700078, (2) SRI SHOMBHU BANERJEE, (PAN: AHGPB1691R), son of late Chittaranjan Banerjee, by faith Hindu, by occupation Business, residing at P-4, Purba Pally, P.O. Haltu, Police Station – Kasba, Kolkata – 700078, and (3) SRI AVISHEK CHAKRABORTY alias SRI AVISHEK CHAKRABARTY, (PAN: ALOPC0632P), son of Sri Ashok Kumar Chakraborty, by faith Hindu, by occupation Business, residing at 10, Ruby Park, P.O. Haltu, Police Station – Kasba, Kolkata – 700078, (4) SRI ARIJIT CHAKRABORTY, (PAN: ALNPC9777E), son of Sri Ashok Kumar Chakraborty, by faith Hindu, by occupation Business, residing at 10, Ruby Park, P.O. Haltu, Police Station – Kasba, Kolkata – 700078, hereinafter called the DEVELOPER/SECOND PARTY (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs legal representatives, executors, administrators and assigns) of the OTHER PART;

Whereas one Gangadas Pal was seized and possessed of or otherwise well and sufficiently entitled to 11.32 Acres of Sali land under R.S. Khatian No. 147, in Mouza Borakhola, J.L. No. 21, R.S. No. 40, Touzi No. 169, at present within P.S. Purba Jadavpur, District : South 24-Parganas, in different Dag Nos. including

R.S. Dag Nos. 138 and 143 and the said property was recorded in finally published Record of Rights in the name of said Gangadas Pal.

And whereas by virtue of a registered deed of Conveyance dated 05.02.1968 registered in the Office of Sub-Registrar at Alipore in Book No. I, Volume No. 14, Pages 215 to 221, being No. 794 of the year 1968, Sri Kanailal Mondal, son of Late Tarapada Mondal of Village Garfa, P.S. Jadavpur, District: 24-Parganas, purchased 87 decimals of land of R.S. Dag No. 138, 3.00 Acres of land in eastern part of Dag No. 143 i.e. 3.87 Acres of Land in R.S. Khatian No. 147 and 2.76 Acres of Land in other Khatians, total admeasuring 6.63 Acres of land against valuable consideration mentioned therein from the legal heirs and successors of said Gangadas Pal.

And whereas by virtue of above purchase Sri Kanailal Mondal became the absolute owner of the aforesaid land and hereditaments admeasuring 6.63 Acres in Mouza Borakhola and thus seized and possessed of or is otherwise well and sufficiently entitled to the said property free from all encumbrances.

And whereas the said Sri Kanailal Mondal thereafter divided the said land into various plots of different sizes and declared for absolute sale of those plots and one Sri Chittaranjan Singh Sarma, of Gardenreach, Kolkata - 700024, therein the Purchaser, purchased one of such plots being Scheme Plot No. P-78 containing an area of 5 Cottahs of land and 11 Chittacks 5 square feet of land meant for internal road total admeasuring 5 Cottahs 11 Chittacks 5 square feet in part of R.S. Dag No. 143, under R.S. Khatian No. 147, in Mouza Borakhola, J.L. No. 21, R.S. No. 40, Touzi No. 169, at present within P.S. Purba Jadavpur, Mukundapur, Ramkrishnapally, District: South 24-Parganas together with all easements rights attached thereto free from all charges encumbrances and attachments, by virtue of a registered Deed of Conveyance dated 03.11.1973 registered at the Office of the District Registrar at Alipore and entered in Book No. I, Volume No. 159, Page 169 to 172, being Deed No. 5659 for the year 1973 from said Sri Kanailal Mondal at or for the price or consideration specifically mentioned therein.

And whereas after purchase of the aforesaid property, the same as also the other plots under the scheme was substantially developed by constructing internal Roads and other infrastructures and as such the said Scheme Plot No. 78 became a Plot of land containing an area of 4 Cottahs 10 Chittacks 20 Square Feet on physical measurement which has more fully and particularly described in the Schedule hereunder written and hereinafter referred to as the 'said property' and having thus lawfully seized and possessed of or is otherwise well and sufficiently entitled to the said property free from all encumbrances, said Sri Chittaranjan Singh Sarma died intestate on 18.08.1990 leaving behind his wife Smt. Bithi Singh Sarma and daughter Smt. Mita Singh Sarma as his legal heirs and successors and thus Smt. Bithi Singh Sarma and Smt Mita Singh Sarma seized and possessed of the same by making construction of a kancha structure admeasuring more or less 140 sq.ft. thereon.

And whereas by virtue of a registered Deed of Conveyance dated 22.12.2000 Smt. Poushali Misra, the Vendor No. 1 therein, purchased eastern side half portion of the said property admeasuring more or less 2 Cottahs 5 Chittacks 10 Square Feet of land of said Scheme Plot No. P-78 against valuable consideration mentioned therein from said Smt. Bithi Singh Sarma and Smt. Mita Singh Sarma, the legal heirs and successors of said Sri Chittaranjan Singh Sarma and the said Deed was duly registered in the Office of DSR-III, Alipore and entered in Book No. I, Volume No. 59, Pages 89 to 100, being No. 2398 for the year 2001.

And whereas by virtue of another registered Deed of Conveyance dated 22.12.2000 Sri Avijit Dutta, the Vendor No. 2 therein, purchased western side half portion of the said property admeasuring more or less 2 Cottahs 5 Chittacks 10 Square Feet of land of said Scheme Plot No. P-78 against valuable consideration mentioned therein from said Smt. Bithi Singh Sarma and Smt Mita Singh Sarma, the legal heirs and successors of said Sri Chittaranjan Singh Sarma and the said Deed was duly registered in the Office of DSR-III, Alipore and entered in Book No. I, Volume No. 65, Pages 204 to 218, being No. 2677 for the year 2001.

And whereas Sri Avijit Dutta, the Vendor No. 2 therein, duly appointed his father Sri Diptesh Kumar Dutta as his Constituted Attorney for sale of his purchased portion of the said property by virtue of the Registered General Power of Attorney dated 24.05.2005 registered in the Office of ADSR, Alipore and entered in Book No. IV, Volume No. 13, Pages 271 to 280, being No. 392 for the year 2005.

And whereas being thus in possession of the said property the abovenamed Poushali Misra and Avijit Dutta by a registered Deed of Conveyance dated 08.07.2005 sold, transferred, conveyed, released and assigned the property described in the Schedule A hereunder unto and in favour of Sri Rajibmoy Sengupta now deceased son of Late Ramani Mohan Sengupta the husband of the owner herein and the said Deed of Conveyance dated 08.07.2005 was duly registered in the Office of the DSR-III, Alipore, recorded in Book No. I, volume No. 7, Pages 1110 to 1130 being No. 2650 for the year 2005;

And whereas said Rajibmoy Sengupta died on 03.12.07 leaving behind his widow Smt. Anita Sengupta, the vendor herein, his only son Deep Sengupta and two daughters Smt. Sharmistha Banerjee nee Sengupta, wife of Biplab Banerjee and Sharmila Sengupta nee Basu, wife of Tirtha Pratim Basu as his legal heirs and successors according to the Hindu law of Succession;

And whereas said Rajibmoy Sengupta during his lifetime executed a Will in respect of his moveable and immovable properties on 17.10.2006 and upon his demise the owner as the executrix of the said Will applied for grant of Probate of the said Will left by her husband Rajibmoy Sengupta before the Ld. District Delegate at Alipore and the Probate of the said Will was granted on 9th day of June, 2009 in Act XXXIX (Probate) Case No 102 of 2008 and said Rajibmoy Sengupta in his said Will dated 17.10.2006 bequeathed all his moveable and immovable properties unto and in favour of the owner abovenamed and by the said Will the owner abovenamed Smt. Anita Sengupta acquired absolute ownership in respect of the property described in the Schedule A hereunder free

from all encumbrances, attachments, charges, liens, lispens, suits or proceedings in any manner whatsoever ;

And whereas the owner abovenamed has decided to raise construction of a proposed building as per the building plan to be sanctioned or approved by the Building Department, Kolkata Municipal Corporation and having no such requisite fund, experience and workmanship, the owner above named was in search of a competent Developer to place the responsibility for construction or development of the said property upon demolition of the existing building and in course of negotiation, the owner has decided to place the responsibility for construction of the proposed building in the said property appointing the developer herein as per the agreed terms the parties herein have verbally agreed upon and to avoid any future dispute and differences, this agreement for development is entered into between the parties on the following terms and conditions: -

- 1) That the landowner abovenamed hereby declare that the landowner is the absolute owner of the property described in the SCHEDULE "A" hereunder written and the owner above named has good right, full power and absolute legal authority to enter into this Agreement for Development and also to settle the terms and conditions of this Agreement as referred herein.
- 2) That the owner hereby grants exclusive right and authority for development of the said property in favour of the developer subject to the performance of the terms, conditions, stipulations and respective obligations on the part of the developer contained in this agreement.
- 3) The developer hereby undertake to complete the construction of the proposed G+4 storied building as per the Building Plan to be sanctioned by the Kolkata Municipal Corporation and as per the Specification

annexed to this Agreement marked annexure to this agreement in strict compliance of the Kolkata Municipal Building Rules.

- 4) That the developer further undertakes to complete the construction of the proposed building with all standard building materials and shall complete the construction of the proposed G+4 storied building within a period of 24 months from the date of obtaining vacant possession of the property or the sanctioned building plan whichever is later and if the developer is prevented due to sufficient cause beyond its control, the period of completion shall be extended for a further period of 6 (six) months.
- 5) It is distinctly agreed and understood by and between the parties herein that the developer will be liable to meet up all third party claims subsequent to the execution and registration of this agreement for development and the developer shall bear arrear municipal taxes and the rent payable to the Office of the B.L. & L.R.O. and other claims relating to the above property prior to the execution of this agreement shall be the liability of the owner.
- 6) That the developer further undertakes to engage a competent or qualified Architect, Engineer, Supervisor, Surveyor, labour, contractor, guards, plumber, electrician and such other person or persons for the purpose of construction of the proposed building and shall pay or bear their remunerations, fees, wages, salaries, etc. and shall keep the owner harmless and indemnified against all third party claim.
- 7) That the developer shall purchase or procure all standard building materials, like cement, steel, iron, stone-chips, sands, bricks and all required building materials, electrical equipments and devices plumbing materials and shall pay or bear all costs on such account and the owner shall not in any way liable to pay any cost or price for construction of the

proposed building but the owner shall pay or bear the extra costs for any extra items in excess of the specification.

- 8) It is further agreed and understood by and between the parties herein that if the developer is prevented due to any sufficient cause beyond its control namely any act of God, earth-quake, riot or any order of court of law or due to any of the statutory embargo period in that event such period shall not be considered and automatically the affected period shall be extended ipsofacto, without any penal compensation to the owner.
- 9) It is distinctly agreed and understood by and between the parties herein that the developer shall allot to the landowner 50% constructed saleable spaces in different floors comprising the entire second floor, one flat on the third floor and one flat on the fourth floor and 50% of the sanctioned car parking spaces to be sanctioned by KMC in the ground floor and together with a non-refundable consideration of Rs.12,00,000/-, as per the Memo of Consideration given below, together with all rights on the common areas and facilities attached thereto, common with other flat owners TOGETHER WITH the undivided proportionate share and interest in the land underneath the said portion, the description of the Owner's Allocation are fully and particularly referred in the Schedule-B hereunder written.
- 10) That besides the aforesaid owner's allocation in the proposed building, the developer shall retain or shall have the exclusive right to commercially deal with the remaining constructed area of the proposed building TOGETHER WITH the undivided proportionate share and interest in the land underneath the said portion, the description of the Developer's Allocation are fully and particularly referred in the SCHEDULE "C" hereunder written.

- 11) That the developer shall pay or bear the costs for construction of the common areas and facilities in the proposed building, the description of such common areas and facilities in the proposed building are fully and particularly referred in the SCHEDULE "D" hereunder written. The developer however shall apply for and obtain the completion certificate from the municipal corporation in accordance with the building rules before delivery of possession of any flat/ flats either to the owner or any purchaser or purchasers.
- 12) That immediately after obtaining the sanctioned building plan and settlement duly checked by landowner, the parties herein shall sign and execute a supplementary agreement regarding specific demarcated allocation of the owner and the developer above named.
- 13) That the owner hereby agrees and undertake to sign and execute all letters, papers, receipts, documents, declarations, forms, applications, or any other paper or papers or documents if required by the developer for the purpose of obtaining the revised sanctioned building plan from the Kolkata Municipal Corporation or to any other statutory authority and the developer shall bear all costs on such account.
- 14) It is distinctly agreed and understood by and between the parties that the developer shall have right and authority to receive booking money, earnest money, consideration money of the developer's allocated portion in the proposed building as referred in the SCHEDULE "C" hereunder in order to raise funds and/or to meet up the owner shall not be in any event liable to pay bear or refund any such booking money, earnest money and/or consideration money as the developer shall deal with its prospective purchaser or purchasers.

- 15) That the developer shall be liable to pay or bear all claims damages dues demands in any manner whatsoever or any labour disputes or claim for accident if any, during the period of construction.
- 16) That the owner shall have the right to take inspection of the said property during the period of construction to ascertain or verify the nature of construction and the quality of building materials to be used by the developer but under no circumstances the owner shall be entitled to cause any hindrance obstruction or interference in the matter of construction of the building if the developer proceeds with the construction in terms of the building plan and the specification of the building materials as annexed to this agreement.
- 17) That upon completion of the building the developer shall inform in writing to the owner to take possession of the owner's allocated portion referred in the Schedule B hereunder in the proposed building and simultaneously, the owner shall at the costs of the developer or its nominee or prospective purchasers sign, execute and register necessary deed of conveyance/ conveyances in order to discharge the obligations of the owner as stipulated in this agreement.
- 18) It is further agreed and understood by and between the parties herein that the developer shall not entertain any complain regarding the nature of construction, mode of finishing or measurement of the flats to be allotted to the owner after delivery of possession of the said flat of the owner's allocation.
- 19) It is further agreed and understood that this agreement is neither a partnership nor the demise or a joint venture and the present agreement is purely an agreement on principle to principle basis.

- 20) That the developer shall have the exclusive right and authority to publish any advertisement in any newspaper or advertising agency to draw the attraction of the prospective purchasers/ nominees.
- 21) That the parties hereby further agree and undertake to sign, execute and register any other documents, agreement, forms, applications if required, to meet up any statutory restrictions, liabilities, dues, demands or any other supplementary agreement considering the facts and circumstances subsequent thereto.
- 22) The owner hereby agrees and undertake to sign, execute and register all letters, papers, receipts, forms, documents, applications, plans, agreement for sale, deed of conveyance/ conveyances from time to time as the developer may require on such account for the purpose of construction and/or to deal with the developer's allocated portion in the said building and the owner further agree and undertake to appear before all Municipal authorities, statutory bodies, and/or any other court or government office or offices, District Registrar, Sub-Registrar to facilitate the construction of the proposed building obtaining the sanctioned building plan or for execution and registration of any valid Deed of Conveyance/Conveyances in favour of the nominee or prospective purchasers of the developer's allocated portion in the proposed building without any consideration money whatsoever.
- 23) The parties further agree that in case of installation of new electric meter for supply of electricity to the respective flats/units, both owner's allocated flats, and the developer's allocated portion/flats, the respective costs for installation of electric meter with adequate load shall be paid or deposited

by the parties on their own account. The responsibility of getting the connection lies exclusively with the developer.

- 24) That it shall be the sole responsibility of the developer to get the property mutated after obtaining necessary permissions or approvals in the office of the B.L. & L.R.O and pay or deposit the requisite rent including the outstanding rent as would be imposed and payable to the collector, South 24-Parganas.
- 25) That in similar terms the developer shall take all effective steps and measure to get the property assessed and mutated in the record of the Assessment Collection Department, Kolkata Municipal Corporation and also to deposit the municipal taxes as would be imposed or assessed by the said department of the Kolkata Municipal Corporation.
- 26) That the owner further agrees and undertake to sign, execute and register a General Power of Attorney in favour of the developer and the developer shall pay or bear all such costs for execution and registration of the said Power of Attorney so that the developer may complete the construction of the proposed building and to represent the owner smoothly to the prospective purchasers of the flats of the developer's share.
- 27) As of now the owner of the land won't bear the cost of GST or other applicable taxes if any unless new law being passed stating the need of such extra costs to be bore by the owner on his or her 50% allocated portion.
- 28) The terms and conditions shall be binding upon the parties and upon their legal representatives.

- 29) If any dispute is arisen in that case either of the parties shall have every right to refer before any competent court of law having jurisdiction and/or where the suit property is situated within the jurisdiction of the learned court. The developer shall construct the building strictly in accordance with the plan sanctioned by the Municipal authorities and after due compliance with all statutory and other obligations under Building Rules framed in that regard.
- 30) The developer shall be careful at the time of construction of the building, the roof of building will be water proof and the roof of the building shall be fit for fixing TV Antenna, Tower, Hoarding etc.
- 31) The developer shall complete construction of the said building and deliver possession of the Owner's allocation within 24 months from the date of sanction of the building plan or from the date of delivery of possession by the Owner whichever is later. Unless prevented by the force majeure circumstances the time as aforesaid shall be treated an essence of the contract.
- 32) The developer shall ensure that after completion of the building the developer shall hand over the owner's allocation at first to the owner then the developer shall hand over the possession to the intending purchasers.
- 33) The time is the essence of contract.
- 34) The developer shall pay and bear all Municipal taxes, water taxes or any other statutory authorities in respect of the said premises accruing due as and from the date of execution of these presence till the date of completion and hand over the possession of the owner's allocation as stated herein in the new building or buildings and thereafter the developer and/or its

nominee or transferees shall bear such taxes, fees etc. in respect of the developer's allocation only.

- 35) The owner shall not use or permit to use the owner's allocation/ developer's allocation in the new building or building or any portion thereof for carrying on any obnoxious, illegal and immoral trade or activity nor use thereof or for any purpose which may cause any nuisance or hazard to the other occupiers of the new building or buildings.
- 36) In the event the developer fails to complete construction of the owner's allocation i.e. the entire 2nd floor, one flat in the 3rd floor and one flat in the 4th floor within the time mention hereinabove. The developer shall pay to the owner penalty @ Rs. 50,000/- per month for delaying to hand over the allotment of the owner. If the measurement of the allocation of owner doesn't cover 50% of the owner's allocation then the developer has to purchase the excess area at a marketable price from the owner.
- 37) a) The parties hereto shall not be considered to be liable for any obligation hereunder or the extent of performance of relative obligation prevented by the existence of the "force majeure" and shall be suspended from the obligation during the duration of the "force majeure".
b) The "force Majure" shall mean flood, earthquake, riot, war, storm, tempest, civil commotion, strike or any other acts or commission beyond the parties hereto.
- 38) If any disputes arise between the parties in respect of this agreement, they will be permitted to take recourse of law before the court of competent jurisdiction at District 24 Parganas (South) only, where the property is situated.

- 39) The developer shall be liable for construction of the building. If any defect is found in that case the developer/promoter shall be liable solely and shall be bound to repair or renovate and/or shall make habitable condition.
- 40) The developer shall not be able to mortgage in any portion of the said premises by showing this agreement as well as by the strength of Power of Attorney, except project loan or any other loan which will be made up before handover.
- 41) In case of challenge the validity and legality of this agreement in that case Alipore Judge's Court will be the proper jurisdiction to file any suit for declaration and/or suit for specific performance of contract.
- 42) The terms and conditions as stated above are binding upon the parties and upon their respective legal heirs and/or legal representatives.
- 43) Both the parties and the witnesses would sign two original copies and each copy will remain in custody of both the parties and in absence of other one the rest one will be treated as original and can be exhibited in the eye of law.
- 44) The developer shall arrange to safeguard the building from thunderstorm lightning and take proper measures to minimize the effect of earthquake.
- 45) The stair-case should be night lights illumination (specifically the terms for minimizing accident).
- 46) The developer shall take proper steps with regard to the roof treatment and finished with antiskid tiles and covering the entire open to sky with shed in order to safeguard the terrace and the door of the roof will have to be

strong wooden door along with solid grill or to protect the building from illegal barging in from roof.

- 47) Separate water storage tank should arranged for the owners only and shall have no connection with over head water reservoir of the intending purchasers of the developer's allocation.
- 48) The name of the building should be named as "Rajkiron".
- 49) **VAASTU SASHTRA SHOULD BE FOLLOWED as hereunder:-**
 - a) prior to placement of building plan before the competent authority ;
 - b) it has to be noted that the main entrance should be either West or South only. After sanctioning the building plan ;
 - c) the staircase of the building should be facing on the West or South only ;
 - d) the main entrance of the floor of the owner has to be faced on the East or North-East ;
 - e) kitchen should be South-Eastern corner of the flat ;
 - f) the bed rooms shall be on North-Eastern corner only ;
 - g) all the wash room including lavatories shall be constructed on the North West or South West corner of the building ;
 - h) the prayer room or kitchen shall not be placed at the each other ;
 - i) No water tanks or water associated elements should be designed before main entry or exit point as a virtue of crossing them while entering; it is strictly requested not to keep any water related issues.

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 - h) the prayer room or kitchen shall not be placed at the each other ;
 - i) No water tanks or water associated elements should be designed before main entry or exit point as a virtue of crossing them while entering; it is strictly requested not to keep any water related issues.

SCHEDULE 'A' ABOVE REFERRED TO

All that piece and parcel of bastu land (unassessed) measuring about 4 cottahs 10 chittack 20 square feet be the same a little more or less together with 20 years old R.T. shed brick built structures thereon measuring about 200 sq.ft with cemented flooring within District 24-Parganas (South), Police Station – Purba Jadavpur, ADSR Sealdah, District Sub Registrar, Alipore, South 24-Parganas, Mouza Barakhola, J.L. No. 21, Khatian No.147, R.S. Dag No.143, Mukundapur, (Road Zone : R N. Tagore – Mukundapur More) Ramkrishnapally, Kolkata – 700099 within the municipal limits of the Kolkata Municipal Corporation Ward No 109, butted and bounded as follows:

On the North : 30 feet wide Municipal Road

On the South : Plot No.85

On the East : Plot No.77,

On the West : Plot No.79

SCHEDULE 'B' REFERRED TO ABOVE

(owner's allocation)

ALL THAT the entire second floor, one flat on the third floor and one flat on the fourth floor and 50% of the sanctioned car parking spaces to be sanctioned by KMC in the ground floor having undivided proportionate share and interest underneath the said flats and the car parking spaces and all rights on the common areas and facilities attached thereto with other flat owners together with a non-refundable consideration of Rs.12,00,000/- to be paid in the following manner :-

- a) With the execution of this agreement Rs, 6,00,000/-
- b) At the time of registration of the development agreement cum development power of attorney - balance amount of Rs. 6,00,000/-

1160
120
482

SCHEDULE "C" ABOVE REFERRED TO:
(DEVELOPER'S ALLOCATION)

ALL THAT the remaining constructed saleable spaces in the proposed G+4 multistoried building together with undivided proportionate share and interest in the land underneath the said constructed area and all rights on the common areas and facilities attached thereto common with other flat owners.

SCHEDULE "D" ABOVE REFERRED TO:
(common areas)

1. Entrance and exists to the said premises and the said building.
2. Boundary wall (6 feet) and covered main gate of the said building.
3. Roof of the said building/terrace.
4. Drainage and sewerage lines and other installations.
5. Electrical sub-station, electrical wiring and other fittings.
6. Stair case and stair landings, lobbies on all the floors, entrance, lobbies, electric/utility room, pump room, lift, lift well, lift landing space, etc.
7. Water supply system, pump room, water reservoir, together with all common plumbing installations for carriage of water in the said building.
8. Such other common parts, areas, equipments, installations, fittings, fixtures and spaces in or about the said premises and the said building as are necessary for passage and user of the flats/units in common by the co-owners.
9. Lift, care taker room.

SCHEDULE "E" ABOVE REFERRED TO:

(COMMON EXPENSES)

- (1) All costs for maintaining, repairing, decorating etc. of the main structure and in particular the road gutters and drains, water pipes electric wires in and under or upon the said building and enjoyed or used by the purchaser and owner in common with other occupiers of the other units/car parking space and main stair case entrance, passages, landing of the said building and the boundary wall and compounds, etc.
- (2) The cost of cleaning and lighting the passages, landings, staircase and other common parts of the building as enjoyed and used by the owner and purchaser in common as aforesaid.
- (3) The cost of decorating the exterior of the said building cost of salaries of clerks, watchman, sweepers, liftman, etc.
- (4) The cost of working and maintenance of water pump, electrical installations and other lights and service charges
- (5) Municipal taxes, other outgoing, save those separately assessed on the respective flats.
- (6) Such other expenses as are necessary or developer in its absolute discretion.

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

WITNESSES:-

1) Amrita Choudhury
IR, BOSEPOKUR PURBAPARA
KOLKATA - 107

Arili Senapati
Signature of the owner/first party

2) The Proton Base
36, Ruby Park (S)
KOL - 700078

ROYAL SHELTERS

Sibhaschandra Pal
Partner

ROYAL SHELTERS

Shobha Banerjee
Partner

ROYAL SHELTERS

Arshad Khan
Partner

ROYAL SHELTERS

Amrita Choudhury
Partner

Signature of the developer/second party

Drafted by me and

Prepared in my chamber

Advocate:

Alipore Judges' Court,
Bar Library Room No.2,
Kolkata - 700027

Subhendu Ghosh
F/2159/2010.

MEMO OF CONSIDERATION

RECEIVED Rs. 6,00,000/- (Rupees Six lakhs) only from the developer out of the total non-refundable consideration money of Rs.12,00,000/- (Rupees twelve lakhs) only in the manner following :-

<u>Cheque No</u>	<u>Date</u>	<u>Bank</u>	<u>Branch</u>	<u>Amount (Rs)</u>
386806		Indian Overseas	Prince Anwar Shah Road Connector	6,00,000/-
		Indian Overseas	Prince Anwar Shah Road Connector	6,00,000/-

WITNESSES: -

1) Anitava Choudhury

2) Jirtha Pralim Basu

Anita Sengupta

Signature of the owner/first party

ANNEXURE
General Specification

Sl. No	Type of work	Area	Specs.	Make/Brand
1.	Flooring	Living & Dining	Vitrified tiles 600 x 600 mm	Johnson, Euro, Nitco or equivalent
2.	Flooring	Bed rooms	Vitrified tiles 600 x 600 mm	Johnson, Euro, Nitco or equivalent
3.	Flooring	Kitchen	Anti skid Ceramic tiles 400 x 400 mm	Johnson, Euro, Nitco or equivalent
4.	Flooring	Balcony	Vitrified tiles 600 x 600 mm	Johnson, Euro, Nitco or equivalent
5.	Flooring	Toilet	Anti skid ceramic tiles 400 x 400 mm	Johnson, Euro, Nitco or equivalent
6.	Wall tiling/dado of 2 feet height along the length of the counter	Kitchen	Ceramic tiles 200 x 300 mm / 200 x 300 mm	Johnson, euro, Nitco or equivalent
7.	Wall tiling/dado upto door height	Toilet	Ceramic tile 200 x 300 mm/ 200 x 200 mm	Johnson, Euro, Nitco or equivalent
8.	Granite counter	Kitchen	Upto 6' in length and 2' in width	Ruby red/Jet black
9.	SS Sink	Kitchen	Suitable to fit within the granite counter	Nirali or equivalent
10.	Sanitary fittings	Toilet	White 'p' – Trap commode	Reliance
11.	Sanitary fitting	Toilet	White PVC cistern	Parryware /Hindware
12.	Sanitary fitting	Toilet/dining space	White pedestal basin	Parryware /Hindware

13	Sanitary fitting	Toilet/kitchen	Chrome plated [CP] stop cock/pillar cock/Bib cock / shower spout/ basin mixture	Essco/ Jaquar or equivalent
14	Geysers Hot water plumbing line (without Geysers)	Toilet with shower facility (for master toilet only)	Geysers Hot – water line [without geysers] to 1 Basin and 1 shower point	Essco/ Jaquar or equivalent
15	Door frame	All	Sal wood	Indian
16	Doors	Main	Panel type wooden door, single leaf, hinged mounted	Indian
17	Doors	Other doors	Flush type wooden doors and finished in wood primer with all hardware	ISI marked
18	Window	All windows	Aluminium, powder coated, glazed with coloured glass	Smoke grey browse
19	Wall finish	Entire flat's plastered surface	Birla putty	Average 3 mm thick.
20	Window grill	All windows	Ms square bar with flats and angles	
21	Electrical work	Bedrooms	Each 1 ceiling fan point, 2 wall light points, 1 AC point, 2 power point and necessary Modular switches for the same	Anchor Roma, Crabtree Model
22	Electrical work	Living & dining	2 ceiling fan point, 3 wall light points, 3 power point, 1 AC point and necessary Modular switches for	Anchor Roma, Crabtree Model

			the same	
23	Electrical work	Master toilet	1 exhaust point, 1 wall light point and 1 power point for geyser	Anchor Roma, Crabtree Model
24	Electrical work	Toilet with WC only	1 exhaust point, 1 wall light point	Anchor Roma, Crabtree Model
25	Electrical work	Kitchen	1 Exhaust point, 1 wall light point, 3 power point	Anchor Roma, Crabtree Model
26	Electrical work	Balcony	1 wall light point, 1 power point	Anchor Roma, Crabtree Model
27	Electrical work	Roof	3 wall light point, 1 power point	Anchor Roma, Crabtree Model
28	Electrical wiring			Finolex or equivalent
29	Miscellaneous	Staircase, lift lobby	Marble flooring with Ms railing	Indian Marble/MS
30	Miscellaneous	Ground floor	Interlocking concrete tiles/ paver tiles	
31	Miscellaneous	Outside finish	Exterior acrylic emulsion paint (weather coat)	Asian, Berger or equivalent
32	Elevator	4 persons		Big boss make



भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार

Unique Identification Authority of India
Government of India

Enrollment No.: 2005/00008/02077

सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- पहचान का प्रमाण ऑनलाईन ऑथेंटिकेशन द्वारा प्राप्त करें।

INFORMATION

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

To

Anita Sengupta
171H Ramani Bhavan Rash Behari Avenue
Sen Mahasaya Sweet Shop Ballygunge S.O
Kolkata
West Bengal 700019
9831235656

35334573



UG353345735IN



आपका आधार क्रमांक / Your Aadhaar No. :

4210 2898 9173

आधार — आम आदमी का अधिकार

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

35334573



भारत सरकार
GOVERNMENT OF INDIA

Anita Sengupta
Year of Birth : 1950
Female



4210 2898 9173



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address:
171H Ramani Bhavan, Rash Behari
Avenue, Sen Mahasaya Sweet Shop,
Ballygunge S.O, Kolkata, West Bengal,
700019



1947
1800 180 1947



help@uidai.gov.in



www.uidai.gov.in



P.O. Box No. 1947,
Bengaluru-560 001

आधार — आम आदमी का अधिकार

Anita Sengupta

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ANITA SENGUPTA
ANUKUL CHANDRA NAHA
26/10/1950
Permanent Account Number



BVMPS9552H

Anita Sengupta
Signature



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

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

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटाएं :
आयकर पैन सेवा यूनिट, यू टी आई एस यू एल,
प्लॉट नं: ३, सेक्टर ११, सी.बी.डी.बेलापुर,
नवी मुंबई-४०० ६१४.

Anita Sengupta

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
ACSPD7108A



नाम / NAME
BIBHAS CHANDRA DAS

पिता का नाम / FATHER'S NAME
JATINDRA MOHAN DAS

जन्म तिथि / DATE OF BIRTH
07-04-1956

हस्ताक्षर / SIGNATURE
Bibhas Chandra Das

आयकर आयुक्त, रांची
COMMISSIONER OF INCOME TAX, RANCHI



Bibhas Chandra Das

इस कार्ड के खो / मिल जाने पर कृपया जारी करने
वाले प्राधिकारी को सूचित / वापस कर दें
आयकर आयुक्त,
केन्द्रीय राजस्व भवन,
मेन रोड,
रांची - 834001.

In case this card is lost/found, kindly inform/return to
the issuing authority :
Commissioner of Income-tax,
Central Revenue Building,
Main Road,
Ranchi - 834001.



भारत सरकार
GOVERNMENT OF INDIA



বিভাস চন্দ্র দাস
Bibhas Chandra Das
পিতা : জ্যোতিন্দ্র মোহন দাস
Father : JATINDRA MOHON DAS
জন্ম সাল / Year of Birth : 1956
পুরুষ / Male



7749 8194 3442

আসার - সাধারণ মানুষের অধিকার

Bibhas Chandra Das



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:
৪৫৯, পি. মজুমদার রোড, পিও.
হালতু, হালতু, কোলকাতা,
পশ্চিমবঙ্গ, ৭০০০৭৮

Address:
459, P. MAJUMDAR ROAD,
PO. HALTU, Haltu S.O.,
Haltu, Kolkata, West Bengal,
700078

1947
1800 180 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No.1947,
Bengaluru-560 001

आयकर विभाग
INCOME TAX DEPARTMENT

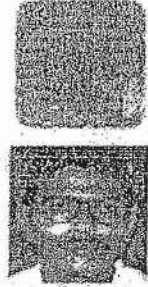


भारत सरकार
GOVT. OF INDIA

SHOMBHU BANERJEE
CHITTARANJAN BANERJEE
03/03/1966
Permanent Account Number
AHGPB1691R

Shombhu Banerjee

Signature



Shombhu Banerjee

In case this card is lost / found, kindly inform / return to :
Income Tax PAN Services Unit, UTISL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

यह कार्ड खो जाये पर कृपया सूचित करें/ लौटाए :
आयकर पैन सेवा यूनिट, UTISL
प्लॉट नं: ३, सेक्टर ११, सी.बी.डी.बेलापुर,
नवी मुंबई-४०० ६१४.

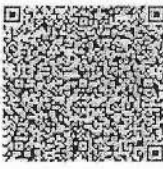


ভারত সরকার

Unique Identification Authority of India Government of India

অনৈকাত্মিক আই ডি / Enrollment No.: 1040/19590127753

To
শ্রী. বালজী
Shomphu Banerjee
P-4 PURBA PALLY
HALTU
Hallu S.O
Hallu
Kolkata
West Bengal 700078
24950525
MN249505251FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

8159 6630 5054

আধার - সাধারণ মানুষের অধিকার

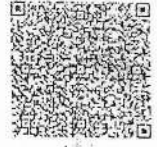


ভারত সরকার
Government of India



শ্রী. বালজী
Shomphu Banerjee
পিতা : চিত্তরঞ্জন বালজী
Father : CHITTARANJAN BANERJEE
জন্ম শাল / Year of Birth : 1966
পুরুষ / Male

৪১৫৯ ৬৬৩০ ৫০৫৪



তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকদের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণিকরণ দ্বারা লাভ করুন।

INFORMATION

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

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



ভারতীয় বিশিষ্ট পরিচয় প্রমাণিকরণ
Unique Identification Authority of India

ঠিকানা:
পি -৪, পূর্ব পল্লী, হালতু, হালতু,
ফোলকাতা, পশ্চিমবঙ্গ, 700078
Address:
P-4, PURBA PALLY, HALTU,
Hallu S.O, Hallu, Kolkata, West
Bengal, 700078

8159 6630 5054

Shomphu Banerjee

भारत सरकार
GOVERNMENT OF INDIA



অভিষেক চক্রবর্তী
Avishek Chakrabarty
জন্মতারিখ/ DOB: 20/01/1978
পুরুষ / MALE



7591 5869 9395

আমার আধার, আমার পরিচয়

Avishek Chakrabarty

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:

Address:

এস/৩: অশোক কুমার চক্রবর্তী,
গ্রাউন্ড ফ্লোর সিদ্ধিদাতা
এপার্টমেন্ট, ১০ রুবী পার্ক,
কম্বা, হালভু, কোলকাতা,
পশ্চিম বঙ্গ - ৭০০০৭৮

S/O. Asok Kumar Chakrabarty,
GROUND FLOOR SIDDHIDATA
APARTMENT, 10 RUBY PARK,
KASBA Haldu, Kolkata,
West Bengal - 700078

7591 5869 9395




MERA AADHAAR, MERI PEHACHAN

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

AVISHEK CHAKRABORTY
ASHOK KUMAR CHAKRABORTY
20/01/1978
Permanent Account Number
ALOPC0632P

Signature



Aishik Chakrabarty



भारत सरकार
GOVERNMENT OF INDIA

अरिजित चक्रवर्ती
Arijit Chakraborty
जन्मतिथि/ DOB: 14/05/1985
पुरुष / MALE



3812 2121 3281

आमार आधार, आमार परिचय

Arijit Chakraborty



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ठिकाना:

२/५२, यादव गढ़, हालतू,
हालतू, कोलकाता,
पश्चिमबंग - 700078

Address:

2/52, JADAV GARH, HALTU,
Haltu S.O, Kolkata,
West Bengal - 700078

3812 2121 3281

MEERA AADHAAR, MERI PEHACHAN

आयकर विभाग
INCOME TAX DEPARTMENT
ARIJIT CHAKRABORTY
ASHOK KUMAR CHAKRABORTY
1410511985
Permanent Account Number
ALNPC9777E
Signature

भारत सरकार
GOVT. OF INDIA



Arijit chakraborty



ভারত সরকার

ভারত সরকার

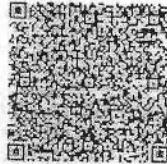
Unique Identification Authority of India
Government of India

তালিকাভুক্তির আই ডি/Enrollment No.: 1040/19590/24503

To
অমিতাভ চৌধুরী
Amitava Chowdhury
78 BOSE PUKUR PURBA PARA
E K T P E K T S O
E.K.I. Kolkata
West Bengal 700107



MN156270307DF



আপনার আই ডি সংখ্যা/ Your Aadhaar No. :

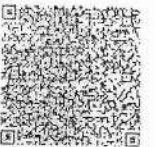
7393 4573 8898

আপার - সাধারণ মানুষের অধিকার



ভারত সরকার
GOVERNMENT OF INDIA

অমিতাভ চৌধুরী
Amitava Chowdhury
পিতা : বিজয় কান্তি চৌধুরী
Father : BIJAN KANTI CHOWDHURY
জন্ম তারিখ / Year of Birth : 1970
পুরুষ / Male



7393 4573 8898



তথ্য

- আপার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন অথেন্টিকেশন দ্বারা প্রাপ্ত করুন।

INFORMATION

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- To establish identity, authenticate online.

সারা দেশে মান্য।

ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির
সহায়ক হবে।

is valid throughout the country.

will be helpful in availing Government
and Non-Government services in future.

15627030



ভারতীয় বিনামূলীয়া পরিচয় প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:

৭৮, বোস পুকুর পূর্বপার্শ্ব,
ই.কে.টি.পি. ই.কে.টি.এস.ও.
(কলকাতা), পশ্চিমবঙ্গ, ৭০০১০৭

Address:
78, BOSE PUKUR PURBA
PARA, E.K.T.P, E.K.T.S.O.
E.K.I, Kolkata, West Bengal,
700107

Handwritten signature

Directorate of Registration & Stamp Revenue
e-Challan

GRN: 19-201920-001241534-5

GRN Date: 07/05/2019 20:57:36

BRN : 201912721526850

Payment Mode Debit Card Payment

Bank : Indian Overseas Bank

BRN Date: 07/05/2019 21:00:54

DEPOSITOR'S DETAILS

Name : SHOMBHU BANERJEE

Contact No. :

E-mail :

Address :

Applicant Name : Mr BIBHAS CHANDRA DAS

Office Name :

Office Address :

Status of Depositor : Others

Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement

Id No. : 16060000721357/3/2019
[Query No./Query Year]

Mobile No. : +91 9836547751

P4 PURBAPALLY KOLKATA 700078

Mr BIBHAS CHANDRA DAS

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount [₹]
1	16060000721357/3/2019	Property Registration- Stamp duty	0030-02-103-003-02	19971
2	16060000721357/3/2019	Property Registration- Registration Fees	0030-03-104-001-16	12021

In Words : Rupees Thirty One Thousand Nine Hundred Ninety Two only

Total

31992

Major Information of the Deed

Deed No :	I-1606-01849/2019	Date of Registration	10/05/2019
Query No / Year	1606-0000721357/2019	Office where deed is registered	
Query Date	07/05/2019 3:04:10 PM	A.D.S.R. SEALDAH, District: South 24-Parganas	
Applicant Name, Address & Other Details	BIBHAS CHANDRA DAS 459, P. MAJUMDAR ROAD, KOLKATA, Thana : Kasba, District : South 24-Parganas, WEST BENGAL, PIN - 700078, Mobile No. : 9432942125, 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 : 12,00,000/-]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 1,02,91,609/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 20,071/- (Article:48(g))	Rs. 12,021/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: MUKUNDA PUR, Road Zone : (R.N. Tagore -- Mukundapur More) , Premises No: Unassessed by KMC/HMC, Ward No: 109 Pin Code : 700099


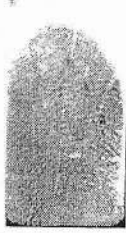
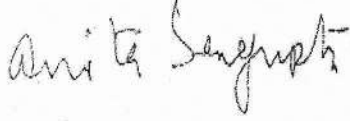
Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	4 Katha 10 Chatak 20 Sq Ft	1/-	1,02,36,109/-	Width of Approach Road: 30 Ft.,
Grand Total :				7.6771Dec	1 /-	102,36,109 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	200 Sq Ft.	1/-	55,500/-	Structure Type: Structure
Gr. Floor, Area of floor : 200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 20 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		200 sq ft	1 /-	55,500 /-	

Major Information of the Deed :- I-1606-01849/2019-10/05/2019




Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Smt ANITA SENGUPTA (Presentant) Wife of Late RAJIBMOY SENGUPTA Executed by: Self, Date of Execution: 15/03/2019 , Admitted by: Self, Date of Admission: 10/05/2019 ,Place : Office			
	10/05/2019	LTI 10/05/2019		10/05/2019
KOLKATA, 171/H, Rash Behari Avenue(Near Gariahat Crossing), P.O:- BALLYGUNGE, P.S:- Gariahat, District:-South 24-Parganas, West Bengal, India, PIN - 700019 Sex: Female, By Caste: Hindu, Occupation: House-wife, Citizen of: India, PAN No.:: BVMPS9552H, Status :Individual, Executed by: Self, Date of Execution: 15/03/2019 , Admitted by: Self, Date of Admission: 10/05/2019 ,Place : Office				






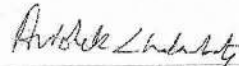



Developer Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	ROYAL SHELTERS KOLKATA, 10, Rubby-Park, P.O:- HALTU, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700078 , PAN No.:: AAYFR7330L, Status :Organization, Executed by: Representative			




Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri BIBHAS CHANDRA DAS Son of Late JYOTINDRA MOHAN DAS Date of Execution - 15/03/2019, , Admitted by: Self, Date of Admission: 10/05/2019, Place of Admission of Execution: Office			
	May 10 2019 12:40PM	LTI 10/05/2019		10/05/2019
KOLKATA, 459, P. Majumder Road, P.O:- HALTU, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700078, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACSPD7108A Status : Representative, Representative of : ROYAL SHELTERS (as PARTNER)				

Major Information of the Deed :- I-1606-01849/2019-10/05/2019

2	Name Shri SHOMBHU BANERJEE Son of Late CHITTARANJAN BANERJEE Date of Execution - 15/03/2019, , Admitted by: Self, Date of Admission: 10/05/2019, Place of Admission of Execution: Office	Photo 	Finger Print 	Signature 
		May 10 2019 12:41PM	LTI 10/05/2019	10/05/2019
KOLKATA, P-4, PURBAPALLY, P.O:- HALTU, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700078, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AHGPB1691R Status : Representative, Representative of : ROYAL SHELTERS (as PARTNER)				
3	Name Shri AVISHEK CHAKRABORTY Son of Shri ASHOK KUMAR CHAKRABORTY Date of Execution - 15/03/2019, , Admitted by: Self, Date of Admission: 10/05/2019, Place of Admission of Execution: Office	Photo 	Finger Print 	Signature 
		May 10 2019 12:39PM	LTI 10/05/2019	10/05/2019
KOLKATA, 10, Rubby Park, P.O:- HALTU, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700078, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ALOPC0632P Status : Representative, Representative of : ROYAL SHELTERS (as PARTNER)				
4	Name Shri ARIJIT CHAKRABORTY Son of Shri ASHOK KUMAR CHAKRABORTY Date of Execution - 15/03/2019, , Admitted by: Self, Date of Admission: 10/05/2019, Place of Admission of Execution: Office	Photo 	Finger Print 	Signature 
		May 10 2019 12:38PM	LTI 10/05/2019	10/05/2019
PARK, P.O. , POLICE STATION – KASBA, KOLKATA – , 10, Rubby Park, P.O:- HALTU, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700078, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ALNPC9777E Status : Representative, Representative of : ROYAL SHELTERS (as PARTNER)				

Identifier Details :

Name Mr AMITAVA CHOWDHURY Son of Shri BIJAN KANTI CHOWDHURY KOLKATA, LOKENATH APARTMANT, 78, BOSEPUKUR PURBAPARA, P.O:- KASBA, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700107	Photo 	Finger Print 	Signature 
	10/05/2019	10/05/2019	10/05/2019

Major Information of the Deed :- I-1606-01849/2019-10/05/2019

Identifier Of Smt ANITA SENGUPTA, Shri BIBHAS CHANDRA DAS, Shri SHOMBHU BANERJEE, Shri AVISHEK CHAKRABORTY, Shri ARIJIT CHAKRABORTY

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Smt ANITA SENGUPTA	ROYAL SHELTERS-7.67708 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Smt ANITA SENGUPTA	ROYAL SHELTERS-200.00000000 Sq Ft

Endorsement For Deed Number : 1 - 160601849 / 2019

On 10-05-2019

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.

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

Presented for registration at 12:24 hrs on 10-05-2019, at the Office of the A.D.S.R. SEALDAH by Smt ANITA SENGUPTA ,Executant.

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 1,02,91,609/-

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

Execution is admitted on 10/05/2019 by Smt ANITA SENGUPTA, Wife of Late RAJIBMOY SENGUPTA, KOLKATA, 171/H, Road: Rash Behari Avenue(Near Gariahat Crossing), , P.O: BALLYGUNGE, Thana: Gariahat, , South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Hindu, by Profession House wife

Indetified by Mr AMITAVA CHOWDHURY, , , Son of Shri BIJAN KANTI CHOWDHURY, KOLKATA, LOKENATH APARTMANT, 78, Road: BOSEPUKUR PURBAPARA, , P.O: KASBA, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700107, by caste Hindu, by profession Business

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

Execution is admitted on 10-05-2019 by Shri BIBHAS CHANDRA DAS, PARTNER, ROYAL SHELTERS (Partnership Firm), KOLKATA, 10, Rubby Park, P.O:- HALTU, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700078

Indetified by Mr AMITAVA CHOWDHURY, , , Son of Shri BIJAN KANTI CHOWDHURY, KOLKATA, LOKENATH APARTMANT, 78, Road: BOSEPUKUR PURBAPARA, , P.O: KASBA, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700107, by caste Hindu, by profession Business

Execution is admitted on 10-05-2019 by Shri SHOMBHU BANERJEE, PARTNER, ROYAL SHELTERS (Partnership Firm), KOLKATA, 10, Rubby Park, P.O:- HALTU, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700078

Indetified by Mr AMITAVA CHOWDHURY, , , Son of Shri BIJAN KANTI CHOWDHURY, KOLKATA, LOKENATH APARTMANT, 78, Road: BOSEPUKUR PURBAPARA, , P.O: KASBA, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700107, by caste Hindu, by profession Business

Execution is admitted on 10-05-2019 by Shri AVISHEK CHAKRABORTY, PARTNER, ROYAL SHELTERS (Partnership Firm), KOLKATA, 10, Rubby Park, P.O:- HALTU, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700078

Major Information of the Deed :- I-1606-01849/2019-10/05/2019

Identified by Mr AMITAVA CHOWDHURY, , , Son of Shri BIJAN KANTI CHOWDHURY, KOLKATA, LOKENATH APARTMANT, 78, Road: BOSEPUKUR PURBAPARA, , P.O: KASBA, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700107, by caste Hindu, by profession Business

Execution is admitted on 10-05-2019 by Shri ARIJIT CHAKRABORTY, PARTNER, ROYAL SHELTERS (Partnership Firm), KOLKATA, 10, Rubby Park, P.O:- HALTU, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700078

Identified by Mr AMITAVA CHOWDHURY, , , Son of Shri BIJAN KANTI CHOWDHURY, KOLKATA, LOKENATH APARTMANT, 78, Road: BOSEPUKUR PURBAPARA, , P.O: KASBA, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700107, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 12,021/- (B = Rs 12,000/- ,E = Rs 21/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 12,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 07/05/2019 9:00PM with Govt. Ref. No: 192019200012415345 on 07-05-2019, Amount Rs: 12,021/-, Bank: Indian Overseas Bank (IOBA0000015), Ref. No. 201912721526850 on 07-05-2019, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 20,021/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 19,971/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 11771, Amount: Rs.100/-, Date of Purchase: 08/03/2019, Vendor name: Subhankar Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 07/05/2019 9:00PM with Govt. Ref. No: 192019200012415345 on 07-05-2019, Amount Rs: 19,971/-, Bank: Indian Overseas Bank (IOBA0000015), Ref. No. 201912721526850 on 07-05-2019, 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-1606-01849/2019-10/05/2019

		Thumb	1 st finger	middle finger	ring finger	small finger
PHOTO	Left hand					
	Right hand					








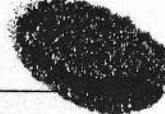



Name

Signature

		Thumb	1 st finger	middle finger	ring finger	small finger
	Left hand					
	Right hand					

Name

Signature *Anil Kumar Gupta*










		Thumb	1 st finger	middle finger	ring finger	small finger
	Left hand					
	Right hand					

Name

Signature

ROYAL SHELTERS

Bibha Chandra Lal

		Thumb	1 st finger	middle finger	ring finger	small finger
	Left hand					
	Right hand					

Name

Signature *Ghanshyam Das*

ROYAL SHELTERS

Partner




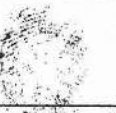







Thumb 1st finger middle finger ring finger small finger

PHOTO	Left hand					
	Right hand					

Name

Signature

Thumb 1st finger middle finger ring finger small finger












 <i>Anishk Chhabra</i>	Left hand					
	Right hand					

Name

ROYAL SHELTERS

Signature *Anishk Chhabra*

Thumb 1st finger ^{Partner} middle finger ring finger small finger

 <i>Ankit Chakrabarty</i>	Left hand					
	Right hand					

Name

ROYAL SHELTERS

Signature *Ankit Chakrabarty*

Thumb 1st finger ^{Partner} middle finger ring finger small finger

PHOTO	Left hand					
	Right hand					

Name

Signature