

14781/2021

Report I

13447/2021

भारतीय गैर न्यायिक

बीस रुपये

रु.20

Rs.20

TWENTY RUPEES

INDIA

INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

A.R.A IV

27AA 201225

122838/21

124459500/

8/11

certified that the Document is admitted to Registration. and the endorsement is on the part of this office.

Additional Registrar of Assurances-IV, Kolkata

Additional Registrar of Assurances-IV, Kolkata

8 NOV 2021

THIS DEVELOPMENT AGREEMENT

Made this the 8th day of November, 2021

[Two Thousand Twenty One]

BETWEEN

[1] **SRI ASIM KUMAR MUKHOPADHYAY [PAN AERPM6894H] [AADHAAR 2605 5035 5350]**, son of Late Hari Narayan Mukherjee, by occupation - Retired Person and [2] **MS. SUKLA MUKHERJEE [PAN BFEPM6530F] [AADHAAR 6949 8882 0512]**, unmarried daughter of Late Hari Narayan Mukherjee, by occupation - Household Work, both by faith - Hindu, by nationality - Indian, residing at 9, Baguiati Fourth Lane, Post Office and Police Station - DumDum, District - North 24-Parganas, PIN - 700 028, West Bengal, hereinafter referred to and called as the **LANDOWNERS** [which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and to include their respective heirs, executors, administrators, legal representatives and assigns] of the **ONE PART**;

AND

AVISHEK TRADING [PAN AAGFA0325E], a Partnership Firm, having its Principal Place of Business at 27 and 27-A (Old) 64 and 65 (New), Baguiati Road, Post Office and Police Station - DumDum, District North 24-Parganas, PIN - 700 028, West Bengal, represented by one of its **Partners** and **Authorized Signatory** namely **SRI DEBDAS SAHA [PAN ARSPS6978G] [AADHAAR 2344 5388 5502]**, son of Late Satish Chandra Saha, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at Kamini Kutir, 48 (old) 27 (New), Baguiati Road, Post Office and Police Station DumDum, District North 24-Parganas, PIN - 700 028, West Bengal, hereinafter referred to and called as the **DEVELOPER** [which expression shall unless excluded by or repugnant to the context be deemed to mean and include its heirs, executors, administrators, legal representatives successors-in-office and assigns] of the **OTHER PART**;

WHEREAS:

- A. That, by a **Saf Bikray Kobala** dated the **25th** day of **April, 1967** one **SRIMATI SIKHAR BASINI DEBI**, wife of Late Janendra Nath Mukhopadhyay, therein referred to and called as the **Vendor** of the **One Part** due to urgent requirement of lawful money sold, transferred, conveyed, granted, assigned and assured **ALL THAT** piece and parcel of a plot of land measuring about **2 [two] Cottahs 9 [nine] Chittacks 17 [seventeen] Square Feet** more or less, lying and situated at **Mouza - SATGACHI, J. L. No. 20, Re. Sa. No. 154, Touzi No. 169**, comprised in Dag No. 2286 appertaining to Jamindar Khatian No. 229 corresponding to Praja Khatian No. 230, within the local limits of **South DumDum Municipality**, having **Municipal Holding No. 81/1, Baguiati Road**, within the jurisdiction of the Office of the Sub-Registrar at Cossipore, DumDum, under Police Station - DumDum, District 24-Parganas, unto

and in favour of one **SRI HARINARAYAN MUKHOPADHYAY**, son of Late Janendra Nath Mukhopadhyay, therein referred to and called as the **Purchaser** of the **Other Part** which was duly registered with the Office of the Sub-Registrar at Cossipore, DumDum and recorded in Book No. I, Volume No. 54, Pages from 143 to 146, **Being No. 3174** for the year **1967**, against the consideration mentioned therein and thus handed over the vacant and peaceful physical possession of the aforesaid property absolutely and forever;

- B. That, by an **Indenture of Bond** dated the **3rd day of July, 1972** made and executed between **SRI HARINARAYAN MUKHERJEE**, son of Late Janendra Nath Mukherjee, therein referred to and called as the **Borrower** and **SRI SUSHIL KUMAR CHAKRABORTY**, son of Late Upendra Nath Chakraborty, therein referred to and called as the **Surety** and **THE GOVERNOR OF THE STATE OF WEST BENGAL**, therein referred to and called as the **Governor** which was duly registered with the Office of the Sub-Registrar at Cossipore, DumDum and recorded into **Book No. I**, Volume No. 73, Pages from 31 to 40, **Being No. 4314** for the year 1972 said **SRI HARINARAYAN MUKHERJEE**, son of Late Janendra Nath Mukherjee, had borrowed and/or lent a sum of **Rs. 12,500/- [Rupees twelve thousand five hundred]** only to construct a building as specifically mentioned therein;
- C. That, thereafter said **SRI HARINARAYAN MUKHERJEE**, son of Late Janendra Nath Mukherjee, had refund said loan amount in favour of said **THE GOVERNOR OF THE STATE OF WEST BENGAL** and thus by an **Indenture of Re-Conveyance** dated the **5th day of July, 1990** said **THE GOVERNOR OF THE STATE OF WEST BENGAL**, therein referred to and called as the **Governor** of the **First Part** had acquitted, released and discharged the aforesaid property in favour of said **SRI HARINARAYAN MUKHERJEE**, son of Late Janendra Nath Mukherjee, therein referred to and called as the **Borrower** of the **Second Part** and said **SRI SUSHIL KUMAR CHAKRABORTY**, son of Late Upendra Nath Chakraborty, therein referred to and called as the **Surety** of the **Other Part** absolutely and forever, which was duly registered with the Office of the District Registrar of the District North 24-Parganas at Barasat and recorded into **Book No. I**, Volume No. 96, Pages from 227 to 236, **Being No. 5470** for the year **1990**;
- D. That, during the course of enjoyment said **HARI NARAYAN MUKHERJEE**, died intestate on **8th day of January, 1994** and his wife namely **GEETA MUKHERJEE** died before his death on **28th day of October, 1992** leaving behind them, their only son namely **SRI ASIM KUMAR MUKHOPADHYAY** and only unmarried daughter namely **MS. SUKLA**

MUKHERJEE, as the only legal heir, heiress, successors and representatives towards the estate of deceased said **HARI NARAYAN MUKHERJEE** and **GEETA MUKHERJEE**, by virtue of law of inheritance as per Hindu Succession Act, 1956 as amended up-to-date;

- E. That, after the demise of said **HARI NARAYAN MUKHERJEE** and **GEETA MUKHERJEE**, said [1] **SRI ASIM KUMAR MUKHOPADHYAY**, son of Late Hari Narayan Mukherjee and [2] **MS. SUKLA MUKHERJEE**, unmarried daughter of Late Hari Narayan Mukherjee, the Landowners herein became the absolute joint owners of aforesaid property left by their deceased father said **HARI NARAYAN MUKHERJEE**, and thus said [1] **SRI ASIM KUMAR MUKHOPADHYAY**, son of Late Hari Narayan Mukherjee and [2] **MS. SUKLA MUKHERJEE**, unmarried daughter of Late Hari Narayan Mukherjee, the Landowners herein mutated their names with the Offices of the concerned competent authorities and used to pay proper tax and other outgoings against their names regularly and punctually and enjoying the aforesaid property without any interruptions and/or hindrances from any corner whatsoever and thus the Landowners herein seized and possessed of or otherwise well and sufficiently entitled to diverge the same absolutely forever and free from all sort of encumbrances, attachments, liens, lispensens, alignments, requisitions, acquisitions and liabilities whatsoever;
- F. That, by virtue of law of inheritance and mutation as well, said [1] **SRI ASIM KUMAR MUKHOPADHYAY**, son of Late Hari Narayan Mukherjee and [2] **MS. SUKLA MUKHERJEE**, unmarried daughter of Late Hari Narayan Mukherjee, the Landowners herein became the absolute joint owners of assured **ALL THAT** piece and parcel of a plot of land measuring about **2 [two] Cottahs 9 [nine] Chittacks 17 [seventeen] Square Feet** more or less **TOGETHER WITH** an **one storied brick built building with R. C. C. Roof** measuring about **400 [four hundred] Square Feet** more or less standing thereon, lying and situated at **Mouza - SATGACHI, J. L. No. 20, Re. Sa. No. 154, Touzi No. 169**, comprised in C. S. Dag No. 2286 corresponding to **R. S. Dag No. 5957** corresponding to **L. R. Dag No. 5954** appertaining to Jamindar Khatian No. 229 corresponding to Praja Khatian No. 230 corresponding to **L. R. Khatian No. 5326**, within the local limits of **Ward No. 26** of the **South DumDum Municipality**, having **Municipal Holding No. 81/1, Baguiati Road [old] 15, Baguiati 4th Lane [new]**, within the jurisdiction of the Office of the Additional District Sub-Registrar at Cossipore, DumDum, under Police Station - DumDum, District North 24-Parganas, **PIN - 700 028**, hereinafter referred to and called as the **"SAID PREMISES"** which is more fully and particularly mentioned in the **First Schedule** written hereunder;



Govt. of West Bengal
Directorate of Registration & Stamp Revenue
GRIPS eChallan

GRN Details

GRN: 192021220107418331
GRN Date: 03/11/2021 13:51:36
BRN : IK0BJAYSZ2
Payment Status: Successful

Payment Mode: Online Payment
Bank/Gateway: State Bank of India
BRN Date: 03/11/2021 13:11:11
Payment Ref. No: 2002283844/1/2021
[Query No*/Query Year]

Depositor Details

Depositor's Name: SUPROTIM SAHA
Address: BA - 12/2B, D B NAGAR KOLKATA - 700 059
Mobile: 9830124656
EMAIL: suprotim62@gmail.com
Depositor Status: Advocate
Query No: 2002283844
Applicant's Name: Mr SUPROTIM SAHA
Identification No: 2002283844/1/2021
Remarks: Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002283844/1/2021	Property Registration- Stamp duty	0030-02-103-003-02	7020
2	2002283844/1/2021	Property Registration- Registration Fees	0030-03-104-001-16	21
			Total	7041

IN WORDS: SEVEN THOUSAND FORTY ONE ONLY.

- G. That, while thus said [1] **SRI ASIM KUMAR MUKHOPADHYAY**, son of Late Hari Narayan Mukherjee and [2] **MS. SUKLA MUKHERJEE**, unmarried daughter of Late Hari Narayan Mukherjee, the Landowners herein, enjoying the aforesaid property as the joint and absolute owners, they with a view to construct a multi storied building at the said premises enquired and discussed various contractors, developers regarding construction of multi storied building and gained knowledge thereto;

AND WHEREAS:

- A. The terms in these presents shall unless they be contrary or repugnant to the context, mean and include the following :-
1. **ADVOCATE** shall mean **SUPROTIM SAHA**, Advocate having office at "MONOLATA", BA-12/2B, Baguiati, Post Office Deshbandhu Nagar, under Police Station - Baguiati, District North 24 Parganas, PIN - 700 059 or any person or firm appointed or nominated by the Developer as Advocates for the supervision of the legal affairs of the premises hereinafter defined.
 2. **ARCHITECT** shall mean and include any person or firm to be appointed or nominated by the Developer with the consent of Architect for the supervision of the construction of the Building hereinafter defined;
 3. **ASSOCIATION** shall mean any Association, Syndicate Committee, Limited, Limited company or Registered Society that may be formed together with all the existing Purchasers of the flat or nominated by the Landowners for the common purposes having such rules and regulations and restrictions as be deemed proper and necessary by the Landowners and the intending Purchasers but not inconsistent with the provisions and covenants herein contained.
 4. **THE SAID BUILDING** shall mean and include the said Ground + 3 [three] storied R.C.C. frame structure building containing numbers of residential flats on the upper floors and flats, commercial and car parking spaces on the ground floor on the said premises according to the drawn up plans and specification signed by the Landowners or such other modifications as may be agreed by and between the Landowners and the Developer and simultaneously sanctioned by the competent authority and in conformity with the said details of construction specifically written in the Fifth Schedule hereunder subject to the terms and conditions hereinafter stated;

5. **BUILDING PLAN** shall mean and include the drawings, plans and specification of the said building to be approved by the Landowners and sanctioned by the South DumDum Municipality with any renewal or amendments thereto and/or modification thereof made or caused by the Developer after approval of the Landowners and sanctioned by the competent authority or other authority;
6. **COMMON AREAS, FACILITIES AND COMMON AMENITIES** shall mean and include corridors, hallways, stairways passage ways, drive ways, space for installation of Submersible pump and motor, space for installation of electric meter, over head water reservoir, roof, lift, lift well, lift machine & accessories, open space around the building and other facilities and amenities which may be mutually agreed upon between the parties and required for the establishment, location, enjoyment, provisions, maintenance and/or management of the building;
7. **LANDOWNERS** shall mean and include [1] **SRI ASIM KUMAR MUKHOPADHYAY**, son of Late Hari Narayan Mukherjee, by occupation - Retired Pension and [2] **MS. SUKLA MUKHERJEE**, unmarried daughter of Late Hari Narayan Mukherjee, by occupation - Household Work, both by faith - Hindu, by nationality - Indian, residing at 9, Baguiati Fourth Lane, Post Office and Police Station - DumDum, District - North 24-Parganas, PIN - 700 028, West Bengal, and their heirs, executors, trustees, legal representatives, administrators and queries and correspondence to the Landowners shall be addressed to the present address of the Landowners;
8. **DEVELOPER** shall mean and include **AVISHEK TRADING**, a Partnership Firm, having its Principal Place of Business at 27 and 27-A (Old) 64 and 65 (New), Baguiati Road, Post Office and Police Station - DumDum, District North 24-Parganas, PIN - 700 028, West Bengal, represented by its **Partners** namely [1] **SRIMATI MADHUCHANDA SAHA**, wife of Sri Devbadas Saha, [2] **SRIMATI PAPIYA SAHA**, wife of Pralay Saha, [3] **SRI PRALAY SAHA**, son of Late Satish Chandra Saha and [4] **SRI DEBDAS SAHA**, son of Late Satish Chandra Saha, all by faith - Hindu, by occupation - Business, by nationality - Indian, residing at Kamini Kutir, 48 (old) 27 (New), Baguiati Road, Post Office and Police Station DumDum, District North 24-Parganas, PIN - 700 028, West Bengal and its heirs, executors, administrators, legal representatives and assigns;
9. **LANDOWNERS' ALLOCATION** shall mean and include the area constructed in the building which is to be allotted to the Landowners as Landowners' allocation more particularly mentioned hereunder and in accordance with the terms and conditions of these presents including the

5. **BUILDING PLAN** shall mean and include the drawings, plans and specification of the said building to be approved by the Landowners and sanctioned by the South DumDum Municipality with any renewal or amendments thereto and/or modification thereof made or caused by the Developer after approval of the Landowners and sanctioned by the competent authority or other authority;
6. **COMMON AREAS, FACILITIES AND COMMON AMENITIES** shall mean and include corridors, hallways, stairways passage ways, drive ways, space for installation of Submersible pump and motor, space for installation of electric meter, over head water reservoir, roof, lift, lift well, lift machine & accessories, open space around the building and other facilities and amenities which may be mutually agreed upon between the parties and required for the establishment, location, enjoyment, provisions, maintenance and/or management of the building;
7. **LANDOWNERS** shall mean and include [1] **SRI ASIM KUMAR MUKHOPADHYAY**, son of Late Hari Narayan Mukherjee, by occupation - Retired Pension and [2] **MS. SUKLA MUKHERJEE**, unmarried daughter of Late Hari Narayan Mukherjee, by occupation - Household Work, both by faith - Hindu, by nationality - Indian, residing at 9, Baguiati Fourth Lane, Post Office and Police Station - DumDum, District - North 24-Parganas, PIN - 700 028, West Bengal, and their heirs, executors, trustees, legal representatives, administrators and queries and correspondence to the Landowners shall be addressed to the present address of the Landowners;
8. **DEVELOPER** shall mean and include **AVISHEK TRADING**, a Partnership Firm, having its Principal Place of Business at 27 and 27-A (Old) 64 and 65 (New), Baguiati Road, Post Office and Police Station - DumDum, District North 24-Parganas, PIN - 700 028, West Bengal, represented by its **Partners** namely [1] **SRIMATI MADHUCHANDA SAHA**, wife of Sri Devbadas Saha, [2] **SRIMATI PAPIYA SAHA**, wife of Pralay Saha, [3] **SRI PRALAY SAHA**, son of Late Satish Chandra Saha and [4] **SRI DEBDAS SAHA**, son of Late Satish Chandra Saha, all by faith - Hindu, by occupation - Business, by nationality - Indian, residing at Kamini Kutir, 48 (old) 27 (New), Baguiati Road, Post Office and Police Station DumDum, District North 24-Parganas, PIN - 700 028, West Bengal and its heirs, executors, administrators, legal representatives and assigns;
9. **LANDOWNERS' ALLOCATION** shall mean and include the area constructed in the building which is to be allotted to the Landowners as Landowners' allocation more particularly mentioned hereunder and in accordance with the terms and conditions of these presents including the

proportionate share of land and the common facilities and amenities attributable to the constructed area to be allocated to the Landowners, specifically and particularly set out in the SECOND SCHEDULE hereunder written;

10. DEVELOPER'S ALLOCATION shall mean and include the remaining portions more particularly mentioned hereunder of the constructed area in the building to be constructed on the said premises after allocation to the Landowners, including proportionate share of land and the common facilities and amenities attributable to the constructed area to remain with the Developer, specifically and particularly set out in the THIRD SCHEDULE written hereunder;
11. PREMISES shall mean and include **ALL THAT** piece and parcel of a plot of land measuring about **2 [two] Cottahs 9 [nine] Chittacks 17 [seventeen] Square Feet** more or less **TOGETHER WITH** an **one storied brick built building with R. C. C. Roof** measuring about **400 [four hundred] Square Feet** more or less standing thereon, lying and situated at **Mouza - SATGACHI, J. L. No. 20, Re. Sa. No. 154, Touzi No. 169**, comprised in C. S. Dag No. 2286 corresponding to **R. S. Dag No. 5957** corresponding to **L. R. Dag No. 5954** appertaining to Jamindar Khatian No. 229 corresponding to Praja Khatian No. 230 corresponding to **L. R. Khatian No. 5326**, within the local limits of **Ward No. 26** of the **South DumDum Municipality**, having **Municipal Holding No. 81/1, Baguiati Road [old] 15, Baguiati 4th Lane [new]**, within the jurisdiction of the Office of the Additional District Sub-Registrar at Cossipore, DumDum, under Police Station - DumDum, District North 24-Parganas, **PIN - 700 028**, which is specifically and particularly mentioned and described in the **FIRST SCHEDULE** written hereunder.
12. SALEABLE SPACE shall mean and include the space in the building available for independent use and occupations after making due provisions for common facilities and the space required there for.
13. COMMON EXPENSES shall mean and include all expenses to be incurred according to proportionate area by Landowners, Developer and the unit owners for the management and maintenance after completion of the said building and the Premises;
14. LAND shall mean the land comprised within the local limits of **Ward No. 26** of the **South DumDum Municipality**, having **Municipal Holding No. 81/1, Baguiati Road [old] 15, Baguiati 4th Lane [new]**, under Police Station - DumDum, District North 24-Parganas, **PIN - 700 028**;

15. PLANS shall mean the plans of the said Building to be sanctioned and approved by the South DumDum Municipality and shall also, wherever the context permits, including such plans, drawings, designs, elevations and specification and specifications as are prepared by the Architect, including variations/modifications therein as may be agreed by and between the Landowners and the Developer mutually.
16. PROJECT shall mean the work of development undertaken to be done by the Developer in pursuance hereof, till the Development of the premises be completed and possession of the completed units in habitable condition is taken over by the unit owners;
17. PROPORTIONATE shall mean with all its cognate variations shall mean such ratio the super built up area of all the units in the said building;
18. COVERED AREA shall means covered area of the flat together with proportionate area of the lift well, stair and stair case, landings and lobbies;
19. SUPER BUILT UP AREA shall mean and include the area which will be certified by the architect of the Developer as stated earlier and the said super built up area will be calculated as covered area plus 25% of the covered area;
20. UNIT shall mean the flat and/or other covered area in the said building, which is capable of being exclusively owned, used and/or enjoyed by any Unit owners and which will not be treated as common area, facility and common amenity;
21. UNIT OWNERS shall mean any person or persons or body or association or firm or company who acquires, holds, enjoys and/or owns any unit in the said building and shall include the Landowners and Developer of the project held by them, from time to time;

Note:

- a. Masculine Gender shall include the Feminine and neuter Gender and vice-versa;
 - b. Singular shall include the Plural and vice-versa;
- B. The Landowners have represented to the Developer as follows:

1. The Landowners are the sole and absolute owner of the said premises more particularly described in the FIRST SCHEDULE hereto, free from all encumbrances whatsoever;
2. The entirety of the premises is in the khas possession of the Landowners and no other person or persons other than the Landowners have any right title and interest, occupancy, easement or otherwise on the premises or any part thereof;
3. There are no suits and/or proceedings and/or litigation pending in respect of the Premises or any part thereof;
4. No person or persons other than the Landowners have any right, title and interest of any nature whatsoever, in the premises or any part thereof;
5. The right title and interest of the Landowners in the Premises are fully free from all sorts of encumbrances whatsoever and the Landowners have good and marketable title thereto;
6. There are no thika tenants in the Premises in question and the Landowners herein have not yet received any notice of any such claim or proceeding;
7. No part of the Premises has been or is liable to be acquired under the Urban Land [Ceiling and Regulation] Act, 1976 and/or under any other law and no proceedings are pending in respect thereof;
8. The Premises or any part thereof is at present not affected by any requisition or any alignment of any authority or authorities under any law and/or otherwise nor any notice or intimation about any such proceedings has been received or come to the notice of the Landowners herein;
9. Neither the Premises nor any part thereof has been attached and/or is liable to be attached any decree or order of any court of law or due to Income Tax, revenue or any other Public Demand whatsoever;
10. The Landowners have not yet any way dealt with the premises whereby the right title and interest of the Landowners as to the ownership, use, development and enjoyment thereof is or may be affected in any manner whatsoever;
11. If required under the law, the Landowners shall put their signature for obtain Income Tax Certificate and/or any permission for the completion of

the transfer of the Developer's allocated portions to the Developer and/or its nominee and/or otherwise in fulfilling their other obligations hereunder written;

12. The Landowners are fully and sufficiently entitled to enter into this agreement;

C. The representations of the Landowners mentioned hereinabove are hereafter collectively called "THE SAID REPRESENTATIONS" and the Landowners confirm that the said representations are true and correct as per their knowledge and belief;

D. The Developer assures, represents, and confirms as follows :

- a) The Developer has vast experience, sufficient infra structure, sufficient money and enough competent to apply and obtain revised plan sanctioned and also competent to complete the building in terms of this agreement within the stipulated period mentioned hereunder.
- b) The Developer has approved and is fully satisfied with regard to the Landowners' title of the said premises and the Developer has caused prior to execution of this agreement all necessary searches independently at their own costs with regard to the marketability of the title of the said premises and is satisfied with the same.
- c) The Developer shall at its own costs and expenses obtained plan sanctioned and also complete the building at their own costs and expenses within the stipulated period in terms of this agreement.
- d) In case there is any damage to the building or unforeseen situation happens to any workmen, laborers in course of construction, the Developer will be personally liable for the same and shall indemnify the Landowners from all costs, consequences and damages.
- e) The Developer shall at its own costs and expenses apply and obtain all necessary permission certificates from all appropriate authority or authorities as may be required for the purposes of completion of the said building in the said premises.
- f) The Landowners will not be liable for any acts, deeds and things on the part of the Developer.

E. The Landowners relying on the representations and assurances made by the Developer herein, agreed to appoint the Developer as the Developer for development of the said premises and the Developer on the basis of the representations and assurances made by the Landowners and relying upon the said representation, have agreed to develop the said premises, to complete the project within the stipulated period on the terms and conditions mentioned hereunder.

NOW IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HEREIN AND DECLARED in the presence of the following WITNESSES:-

1. This agreement shall be deemed to have been commenced on and from the date of execution of this agreement.
2. The Landowners have appointed the Developer as the Developer for development of the said premises and the Developer have accepted such appointment on the terms and conditions hereunder contained;
3. The development of the Premises will be in the following manner;
 - a) The Landowners shall deliver vacant and peaceful possession of the Premises to the Developer within 15 [fifteen] days from the date of sanction of the plan;
 - b) Simultaneously at the time of execution of this agreement, the Landowners shall hand over all original documents relating to the aforesaid Premises to the Developer and the Developer shall keep the original documents under its custody and control and shall not part with and/or deal with the same subject to the terms and conditions mentioned in this agreement and shall produce the same to the Landowners or their authorized representatives as and when required by the Landowners in accordance with law, PROVIDED FURTHER this will not prevent the Landowners to deal with the said title deed only in respect of Landowners' allocation.
 - c) After obtaining vacant and peaceful possession of the premises, the Developer shall be entitled to enter upon the premises and do all works for the construction of the said building thereon at their own costs, risks and expenses and supervision;
 - d) The Developer shall at its own costs and expenses cause the said Building Plans to be prepared and submitted to the Municipality for

necessary sanction SUBJECT TO the Landowners paying all outstanding rates and taxes, till the date;

- e) Upon obtaining revised or sanction of the Plans of the said building from the South DumDum Municipality and/or any other Competent Authority as well as the local authority, the Developer shall notify the Landowners about the same within fifteen days from the day of getting the sanctioned plan;
 - f) The Developer shall hold and remain in possession of the Premises and it shall always be deemed that the Developer is in possession of the entirety of the Premises in part performance of this Agreement during the subsistence hereof;
 - g) The Developer shall within 18 [eighteen] months from the date of procurement of Sanctioned Building Plan and getting vacant and possession of the said premises as well shall complete the construction of the building in all respect in terms of this agreement and shall deliver vacant and peaceful possession of the Landowners' allocation in habitable condition as per the particulars mentioned in the SECOND SCHEDULE hereunder written and on and from the date of obtaining possession of the Landowners' allocation, the Landowners shall pay all outgoings in terms of this agreement.
 - h) The said building shall be for residential cum commercial purpose or such other purpose as may be mutually decided by the parties hereto;
4. If the Developer fails or neglect to complete the building in accordance with the sanctioned plan within the stipulated period as mentioned in clause 3 [g] herein above due to force majeure i.e. riot, strike, earth quake, then in such event the Landowners will extend a period of six months further. PROVIDED FURTHER if the Developer fails or neglects or is not in a position to complete the building and hand over vacant and peaceful possession of the Landowners' allocation completed in all respect to the Landowners.
5. Within one month from the date of execution of this agreement, the Developer shall forward Requisition on title to the Landowners and the Landowners shall reply to all requisitions made by the Advocate of the Developer and shall produce original documents in support to such answers to establish the title of the premises.

6. The Landowners shall give such other consent, sign such papers, documents, deeds and undertakings as may be required in accordance with law and render such co-operation, as be required by the Developer for smooth running of the construct and completion of the said building, i.e. the Project;
7. In connection with the aforesaid, it is agreed and clarified as follows:-
 - a) The Developer shall cause such internal changes to be made in the plans as the Architects may approve and/or as shall be required by the concerned authorities, from time to time PROVIDED HOWEVER no such changes shall be made without the approval of the Landowners herein after the Plan is being sanctioned by the concerned authorities;
 - b) In case it be required to pay any outstanding dues to the Municipality or any other out goings and liabilities in respect of the Premises including the cost and expenses regarding the mutation of the name of the Landowners, then The Landowners herein, shall pay such dues and bear the cost and thereof till the date of hand over the physical vacant possession to the Developer and the Developer shall pay the Municipal rates and taxes and electricity bills from the day of getting physical vacant possession of the Premises;
 - c) The Developer shall be at liberty to do all works as be required for the project and to utilize the existing water, electricity and telephone connections if any, in the Premises, at its own costs and expenses. The Developer shall have the right to obtain temporary connection of utilities for the project and the Landowners herein shall sign and execute all papers and documents necessary there for;
 - d) The Developer shall be at liberty to utilize the debris of the existing structure in the premises and/or the proceeds thereof for the construction of the said building;
 - e) The earnings from the salvage of the existing building will be taken by the Developer and instead of that the Developer shall bear the rent of one 2 BHK Flat and one 1 BHK Flat as alternative accommodation for Landowners [including maintenance charges if any in the alternative accommodation], from the day of demolition of existing building till handing over of Landowners' Allocation by the developer;
 - f) All costs, charges and expenses for sanction of the plans and construction of the said building and/or development of the premises,

save otherwise mentioned herein, shall be borne and paid by the Developer, exclusively;

8. The Landowners herein shall be eligible to get **50% [fifty percent] Constructed Area** of the proposed **G + 3 storied building** in habitable condition, as Landowners' Allocation which will be provided in the manner appearing hereunder more particularly described in the Second Schedule hereunder written TOGETHER WITH impartible proportionate share in the land TOGETHER WITH the right to use and enjoy all common areas and facilities of the land and the building.

- ❖ Ground Floor : 50% [fifty percent] Western Side;
- ❖ First Floor : 50% of the Floor [Road Facing];
- ❖ Second Floor : NIL;
- ❖ Third Floor : Entire Floor;

That, if the Developer manages to construct any additional floor ~~or floors~~ upon the proposed **Ground + 3 [three] storied Building** as per Plan to be sanctioned by the **South DumDum Municipality**, in that event the **Landowner No. 1** herein shall be entitled to get **Rs. 15,00,000/- [Rupees fifteen lac] only** and **Landowner No. 2** herein shall be entitled to get **Rs. 5,00,000/- [Rupees five lac] only** i.e. total sum of **Rs. 20,00,000/- [Rupees twenty lac] only** as **additional allocation** which will be paid on the day of handing over of Landowners' Allocation towards the Landowners and entire additional floor or floors upon the proposed **Ground + 3 [three] storied Building** will be treated as Developer's Allocation;

9. The Developer shall be entitled to get remaining portion of the proposed multi-storied building after providing the Landowners' allocation to the Landowners as stated in the Second Schedule written hereinabove is to be allotted to the Developer as Developer's allocation more particularly described in the Third Schedule hereunder written TOGETHER WITH impartible proportionate share in the land TOGETHER WITH the right to use and enjoy all common areas and facilities of the land and the building.
10. The Landowners' allocated area shall be constructed by the Developer for and on behalf of the Landowners and/or their nominee or nominees. The rest of the said building shall be constructed by the Developer for and on behalf of itself and/or nominees;

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11. The Landowners and the Developer shall be entitled absolutely to their respective allocated areas and shall be at liberty to deal therewith in any manner they deem fit and proper including delivering possession to any third party SUBJECT TO HOWEVER the general restrictions for mutual advantage inherent in the ownership unit schemes. They will also be at liberty to enter into agreements for sale of their respective allocated areas as specifically stated in the THIRD and FOURTH SCHEDULE written hereunder SAVE THAT the Landowners shall adopt the same covenants as the Developer may adopt in its agreement with the unit owners of the Developer's allocated area, at least insofar as the same relates to common areas, facilities, amenities, expenses and other matters of common interest. The form of such agreement to be drafted and finalized by the respective advocates for the parties. utilized by the Parties shall be such as be drawn by the Advocate of the Developer;
12. That the Landowners shall be entitled to all monies that be received from the Unit Owners of the Landowners' respective allocated areas, whether the same be by way of earnest money, part consideration, construction cost, sale price and/or otherwise and the Developer shall be entitled to all such monies receivable in respect of the Developer's allocated area PROVIDED HOWEVER THAT the monies payable and/or deposits for common purposes and common expenses shall be receivable only by the Developer from all the unit owners as fully mentioned hereafter;
13. At the risks, costs and expenses and subject to the terms and conditions hereinafter mentioned, the Landowners through their constituted attorney, i.e. the Developer shall sell and convey to the Developer itself and/or its nominees undivided proportionate share in the land contained in the premises appurtenant only to the Developer's allocated area and whatever consideration received with regard to the Developer's allocation, the same shall belong to the Developer absolutely.
14. Similar nature of deed of conveyance will be executed and registered in favour of all the Purchasers of the building. The form of such deed of conveyance will be finalized jointly by the advocates for the Landowners and the Developer.
15. All costs, charges and legal expenses for preparation of deed of conveyance, documents, stamping and registration of the Conveyances with regard to the Developer's allocation shall be borne and paid by the Developer or his nominee or nominees.

16. All costs, charges and legal expenses for preparation of deed of conveyance, documents, stamping and registration of the Conveyances with regard to the Landowners' allocation shall be borne and paid by the Landowners or their nominee or nominees.

17. The Developer's obligations :-

- A. The Developer shall not discontinue or abandon the construction of the proposed building except the suspension of the work or due to force majeure events.
- B. The Developer shall at first handover the Landowners' allocation and thereafter they will be eligible to hand over its allocation towards its nominee or nominees.
- C. The Developer shall obtain a valid Occupancy Certificate from the South DumDum Municipality, with respect to the said building and must provide a copy thereof to the Landowners.
- D. The Developer shall use standard material for construction of the Landowners' allocation with vitrified tiles flooring with Aluminum sliding windows.
- E. The Developer hereby undertake to keep the Landowners indemnified against all third party claims and actions arising out of any sort of act or omissions or commission of the Developer in relation to the making of construction of the said building.
- F. In the event the Landowners desires to change any specifications before construction or completing the Landowners' allocation then in such event the Developer shall make necessary changes and the Landowners shall only pay the difference of price of the materials.

18. It is further clarified as follows:-

- a) The Developer will provide electricity connection for the entirety of the said building including the Landowners' allocated area and the Landowners and/or their respective nominee or nominees shall reimburse the Developer, proportionately, the total amount of deposits and expenses as be required to obtain Electricity from C E S C LIMITED or otherwise;

- b) Upon completion and handing over the Landowners' allocated area to the Landowners with Letter of Possession of the said building, from time to time, the Developer shall maintain and manage the same in accordance with such rules as may be framed by the Advocates and as be in conformity with other buildings containing ownership units. The Developer and the Landowners and/or their respective transferees, if any, shall comply with the said rules and/or regulations and shall proportionately pay all costs, charges, expenses and outgoing in respect of the maintenance and management. It is made clear that immediately after sale of the Developer's allocation, within six months the flat Owners' association will be formed by the Landowners and the Developer or the nominees or the Purchaser of the Developer and the said Association shall maintain and manage the building in accordance with the rules and bye laws as may be framed by the flat owners.
- c) All Municipal rates, taxes and outgoing, including arrears, in respect of the Premises till the hand over of the physical vacant possession to the Developer by the Landowners, shall be for and to the account of the Landowners and thereafter the same shall be borne and paid by the Developer, till the completion of the Project and thereafter the same shall be borne and paid by the unit owners, to the extent of their respective areas;
- d) That the name of the said building shall be **"GEETANJALI APARTMENT"**;

19. The Landowners shall, on the day of signing of this agreement, at the request of the Developer, grant to the Developer and/or its nominee or nominees, a Registered General Power of Attorney, [which to be Registered at registrar of Assurance, Kolkata] authorizing the Developer to do all acts as be necessary for the Project and/or in pursuance hereof and/or on behalf of the Landowners. However, the Landowners shall, from time to time, grant such further Powers or authorities to the Developer and/or to its nominees, concerning the Project, for the Developer's doing the various works envisaged hereunder, including, entering into agreements for sale and/or construction of the said building and/or portions thereof and receiving all amounts in pursuance thereof. PROVIDED THAT such power of Attorney is only restricted with regard to the Developer's allocation. PROVIDED FURTHER the Developer and/or their constituted Attorney shall be liable for all acts, deeds and things by virtue of acting pursuant to the power of attorney granted by the Landowners and shall indemnify the Landowners from all loss, consequences, damages that the

Landowners may suffer due to the acts, deeds and things on the part of the Developer or the attorney.

20. MISCELLANEOUS:

- 20.1 In the circumstances and in consideration of the terms and conditions contained herein and the obligations to be performed, fulfilled and observed by both the Landowners and the Developers, the Landowners having agreed to grant the exclusive right of development of the said premises to the Developers.
- 20.2 Nothing in this agreement shall constitute a transfer or an agreement to transfer, or an assignment, or demise, by the Landowners, of the said Land or any built up area to the Developers. But confers upon the Developer the exclusive and absolute rights of Development in conformity with the agreement.
- 20.3 The respective allocations 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 allocation in the building in good working condition and repair and in particularly so as not to cause any damage to the building or any other space or accommodation therein and shall keep the other or them and/or the occupiers of the building indemnified from and against the consequence of any breach.
- 20.4 Neither party shall do or cause or permit to be done any act or thing which may render void and void able any insurance of the building or any part thereof and shall keep the other occupiers of the said building harmless and indemnified from and against the consequence of any breach.
- 20.5 No goods or other items shall be kept by the other party 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 of users in the corridors and other places of common use in the building.
- 20.6 Neither party shall throw or accumulate any dirt, rubbish, waste or refuse or permit the same to be thrown or accumulated in or about the building or in the compounds, corridors or any other portion or portions of the building.

- 20.7 Neither of the parties shall permit other's agents with or without workmen and others at all responsible times to enter into and upon the each party's allocation and each party thereof for the purpose of maintenance or repairing any part of the building and/or for the purpose of repairing maintaining rebuilding cleaning lighting and keeping in order and good condition any common facilities and/or for the purpose of pulling down maintaining repairing and testing drains gas and water pipes and electric wires and for any similar purpose.
- 20.8 The Developer is entering into this Agreement being prima-facie satisfied with regard to the title of the Landowners in respect of the aforesaid property. The Developer however, reserves its rights to cause necessary searches with regard to the marketability of the title of the Landowners in respect of the said property which is to be completed within a period of 30 days from the date of execution of this agreement.
- 20.9 The Developer shall indemnify and keep the Landowners indemnified in respect of all costs, expenses, damages, liabilities, claims and/or proceedings arising out of any act done by the Developer in pursuance of the authorities granted as aforesaid;
- 20.10 The Landowners shall give such co-operation to the Developer and sign such papers, confirmations and/or authorities as may be reasonably required by the Developer, from time to time, for the Project, at the costs and expenses of the Developer;
- 20.11 In case any outgoing or encumbrances relating to title or ownership be found on the Premises till the date of completion of the Project in terms hereof, then and in such event, the Landowners shall be liable to remove the same at his own costs. In case the Landowners do not, then the Developer shall be at liberty to do so and recover the costs from the Landowners;
- 20.12 During the continuance of this agreement the Landowners shall not in any way cause any unlawful impediment or obstruction whatsoever in the construction of the said building by the Developer but the Landowners shall have full right to enter into the said building and to inspect the construction work carried on there by the Developer and to check the materials used in the Landowners' allocated portion;

- 20.13 In case any of the parties hereto commit any default in fulfillment of them /its obligations contained herein then and in such event, the other party shall be entitled to specific performance and/or damages;
- 20.14 Developer may take financial assistance from any financial Institution.
- 20.15 In case the Landowners fail to obtain either any clearance and permission necessary for the Project or provide physical vacant possession of the Premises, then in such event, the Developer shall be at liberty to take the necessary efforts in that regard, for and on behalf of the landowners and at the Landowners' cost and expenses, to be recovered in the same manner as mentioned in Clause 18 herein above;
- 20.16 All disputes and differences between the parties hereto in any way relating to this agreement and/or arising out of the provisions hereof shall be referred for arbitration to such person as be mutually acceptable, failing which, each parties shall appoint arbitrators. Such arbitration shall otherwise be in accordance with the Arbitration and conciliation Act, 1996 as amended till the date of disputes and or difference.

**THE FIRST SCHEDULE ABOVE REFERRED TO
LAND**

ALL THAT piece and parcel of a plot of land classified as **BASTU** measuring about **2 [two] Cottahs 9 [nine] Chittacks 17 [seventeen] Square Feet** more or less **TOGETHER WITH** an one storied brick built building with **R. C. C. Roof** measuring about **400 [four hundred] Square Feet** more or less standing thereon [**Floor Type: Cemented**], lying and situated at **Mouza - SATGACHI, J. L. No. 20, Re. Sa. No. 154, Touzi No. 169**, comprised in **C. S. Dag No. 2286** corresponding to **R. S. Dag No. 5957** corresponding to **L. R. Dag No. 5954** appertaining to **Jamindar Khatian No. 229** corresponding to **Praja Khatian No. 230** corresponding to **L. R. Khatian No. 5326**, within the local limits of **Ward No. 26** of the **South DumDum Municipality**, having **Municipal Holding No. 81/1, Baguiati Road [old] 15, Baguiati 4th Lane [new]**, within the jurisdiction of the Office of the Additional District Sub-Registrar at **Cossipore, DumDum**, under **Police Station - DumDum**, District **North 24-Parganas, PIN - 700 028**, which is butted and bounded as follows:

ON THE NORTH : SIXTEEN FEET WIDE ROAD;
ON THE SOUTH : PROPERTY OF SRIMATI PADMA BATI DEBI;
ON THE EAST : PROPERTY OF NIHAR KANA GANGULY;

ON THE WEST : PROPERTY UNDER C. S. PLOT NO. 2241;

**THE SECOND SCHEDULE ABOVE REFERRED TO
LANDOWNERS' ALLOCATION**

ALL THAT the Landowners herein shall be eligible to get **50% [fifty percent] Constructed Area** of the proposed **G + 3 storied building** in habitable condition, as Landowners' Allocation which will be provided in the manner appearing hereunder **TOGETHER WITH** impartible proportionate share in the land **TOGETHER WITH** the right to use and enjoy all common areas and facilities of the land and the building.

- ❖ Ground Floor : 50% [fifty percent] Western Side;
- ❖ First Floor : 50% of the Floor [Road Facing];
- ❖ Second Floor : NIL;
- ❖ Third Floor : Entire Floor;

That, if the Developer manages to construct any additional floor upon the proposed **Ground + 3 [three] storied Building** as per Plan to be sanctioned by the **South DumDum Municipality**, in that event the **Landowner No. 1** herein shall be entitled to get **Rs. 15,00,000/- [Rupees fifteen lac] only** and **Landowner No. 2** herein shall be entitled to get **Rs. 5,00,000/- [Rupees five lac] only** i.e. total sum of **Rs. 20,00,000/- [Rupees twenty lac] only** as **additional allocation** which will be paid on the day of handing over of Landowners' Allocation towards the Landowners and entire additional floor or floors upon the proposed **Ground + 3 [three] storied Building** will be treated as Developer's Allocation;

**THE THIRD SCHEDULE ABOVE REFERRED TO
DEVELOPER'S ALLOCATION**

ALL THAT piece and parcel of remaining portion of the proposed multi-storied building after providing the Landowners' allocation to the Landowners as stated in the Second Schedule written hereinabove is to be allotted to the Developer as Developer's allocation in accordance with the terms and conditions of these presents including the proportionate share of land and the common facilities and amenities attributable to the area to be allocated to the Developer;

**THE FOURTH SCHEDULE ABOVE REFERRED TO
COMMON AREAS, COMMON FACILITIES AND AMENITIES**

- ❖ The Landowners along with other co-owners, occupiers, society or association or Company shall allow each other the following easement quasi easement and equal easement right, privileges etc.
- ❖ Land under the said building described in the First Schedule;
- ❖ All side spaces, back spaces, paths, passages, drain ways sewerage provided in the said building;
- ❖ General lighting of the common portions and space for installation of electric meter in general and separate;
- ❖ Municipal connection of the drain and sewerage line of the said building;
- ❖ Staircase, stairs case landing, lift, lift well, lift room, lift machine and accessories, lobbies of the building;
- ❖ Septic tank, one water pump, overhead water reservoir, water line;
- ❖ Electric meter for common purpose;

ANNEXURE "A"
SPECIMEN OF WORKS

Foundation and Structure	:	R.C.C. foundation and framed structure for Ground plus Three Storied building as per Architectural and structural design calculation sheet as approved by South DumDum Municipality;
Brick and Plaster	:	Wall will be 8" and 5" thick and all inside and outside wall will be finished with cement plaster;
Wall Finishing	:	<ul style="list-style-type: none"> ❖ Toilets wall will be finished with one colour glazed tiles up-to 6'-0" height on and above skirting level and floor will be finished with tiles; ❖ Kitchen wall on and above cooking platform with 2'-0" height one coloured glazed tiles; ❖ One coloured glazed tiles up-to 2'-0" height on the top of the basin in drawing and dining; ❖ Wall of inside the flat will be finished with Plaster of Paris; ❖ Outer side of the wall of the building will be colour wash and common area of the inside of the building will be lime wash;
Doors	:	All door frames will be of good quality of wood.

		All door shutters will be of commercial flash door fitted with ring and tower bolt, and the frame and shutter of Toilet will be of P. V. C.;
Windows	:	All windows will be made of aluminum [sliding type] fitted with glass panel;
Flooring	:	Flooring of inner side of the building will be finished with 2'-0" X 2'-0" Vitrified Tiles of same rate. The flooring of the roof will be finished with K. G. Flooring.
Sanitary Fittings	:	<ul style="list-style-type: none"> ❖ Toilet will be provided with one commode, one shower and two bib cock; ❖ Attached Toilet will be provided with one commode and two bib cock; ❖ Drawing/Dinning be provided with one basin;
Electrical	:	<p>a) Concealed Wiring in all Flats [Copper electrical wiring].</p> <p>b) Each Flat will be provided with the following electrical points with standard switch.</p> <ol style="list-style-type: none"> i. Bed Room: 2 [Two] Light points, 1 [One] Fan point, 1 [One] Plug point [5 amp.]. ii. Dining/Drawing: 2 [Two] Light points, 1 [One] Fan point, 1 [One] Plug point [5 amp.]. iii. Kitchen: 1 [One] Light point, 1 [One] Exhaust Fan point, 1 [One] Plug point [15 amp.]. iv. Toilet: 1 [One] Light point, 1 [One] Geizer Point, 1 [One] Exhaust Fan point. v. Attached Toilet: 1 [One] Light point, 1 [One] Exhaust Fan point. vi. Verandah: 1 [One] Light point. vii. Entrance: Door Bell point. <p>Note: 1 [One] Air-Conditioner Point will be provided in Master Bed Room.</p>
Grill & Railing	:	<ul style="list-style-type: none"> ❖ All window grills are made of M. S. flats and Verandah railing will be up-to 2'-6" height; ❖ The Verandahs of the Landowners' allocated Flats on the Ground Floor will be protected with Covered Grill.
Extra Work	:	Any extra work other than standard specification shall be charged extra and such amount shall be deposited before the execution of such work;

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

SIGNED, SEALED and DELIVERED by the LANDOWNERS and the DEVELOPER in the presence of:

1.

Suprim Saha
Advocate

2.

Anishu Saha
27, Bagmati Rd
K/28

Srim K. Mukhopadhyay

SUKLA MUKHERJEE

SIGNATURE OF LANDOWNERS

Drafted by me and prepared in my office:

Suprim Saha
Advocate

SUPROTIM SAHA,
Advocate, [W.B. 134/1990,
Judges' Court at Barasat],
MONOLATA, BA/12/2B,
Deshbandhu Nagar,
Kolkata - 700 059.

AMISHEK TRADING
Siddhanta Saha
Partner

SIGNATURE OF DEVELOPER

SPECIMEN FOR TEN FINGER PRINTS

SL. No. SIGNATURE OF THE EXECUTANT/PRESENTANT



Subhas Saha



LITTLE RING MIDDLE FORE THUMB
[LEFT HAND]



THUMB FORE MIDDLE RING LITTLE
[RIGHT HAND]



Sim K. Mukhopadhyay



LITTLE RING MIDDLE FORE THUMB
[LEFT HAND]



THUMB FORE MIDDLE RING LITTLE
[RIGHT HAND]



Sushila Mukherjee



LITTLE RING MIDDLE FORE THUMB
[LEFT HAND]



THUMB FORE MIDDLE RING LITTLE
[RIGHT HAND]

स्थायी खाते संख्या / PERMANENT ACCOUNT NUMBER
AAGFA0325E



नाम / NAME
AVISHEK TRADING

स्थापना/जन्मने की तिथि / DATE OF INCORPORATION/FORMATION
01-04-1986

CB Das

आगत संख्या, व.सं. 111

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

AVISHEK TRADING

Subodh Saha
Partner

इस कार्ड के खो / गिर जाने पर कृपया जारी करने
वाले अधिकारी को सूचित / वापस कर दें
संगुप्त आयकर जलुक्त(पदस्थ एवं तकनीकी),
फै-7,
चौरंगी चौराहा,
कलकत्ता - 700 069.

In case this card is lost/found, kindly inform/return to
the issuing authority :
Joint Commissioner of Income-tax(Systems & Technical),
F-7,
Chowringhee Square,
Calcutta- 700 069.

स्थायी खाते संख्या / PERMANENT ACCOUNT NUMBER
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नाम / NAME
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01-04-1986

CB Has

असत राज, प.स. 111

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

AVISHEK TRADING

Subodh Saha
Partner

इस कार्ड के खो / गिर जाने पर कृपया जारी करने वाले अधिकारी को सूचित / वापस कर दें।
संगुल आयकर जगुल (पदमि एवं तकनीकी),
पी-7,
चौरंगी चौक,
कलकत्ता - 700 069.

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



ভারত সরকার

Unique Identification Authority of India
Government of India

ভূমিকাভুক্তির আই ডি / Enrollment No.: 1111/45223/01580

To
দেবদাস সাহা
DEBDAS SAHA
27 BAGUIATI ROAD
South Dum Dum (M)
Dum Dum

North 24 Parganas
West Bengal 700028



ML646292886FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

2344 5388 5502

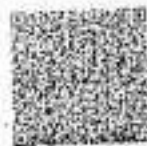
আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India



দেবদাস সাহা
DEBDAS SAHA
পিতা : সতীশ চন্দ্র সাহা
Father : SATISH CHANDRA SAHA
অধ্যয়ন / DOB : 21/06/1950
পুরুষ / Male



2344 5388 5502

আধার - সাধারণ মানুষের অধিকার



Government of India



তথ্য

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- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা শাউ করুন।

INFORMATION

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

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- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
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- Aadhaar will be helpful in availing Government and Non-Government services in future .



ঠিকানা:
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ডুমডুম (সম), ডুমডুম, উত্তর ২৪
পার্গানা, পশ্চিমবঙ্গ, ৭০০০২৮

Address:
27, BAGUIATI ROAD, South Dum
Dum (M), Dum Dum, North 24
Parganas, West Bengal, 700028

2344 5388 5502

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1800 330 1947



help@uidai.gov.in

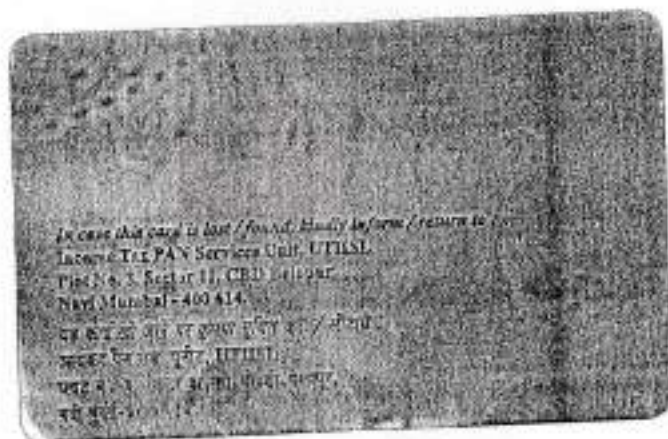


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Debdas Saha



Debdas Saha





ভারত সরকার
Government of India



অসিম কুমার মুখোপাধ্যায়
Asim Kumar Mukhopadhyay
পিতা : হরিনারায়ণ মুখোপাধ্যায়
Father : HARINARAYAN MUKHOPADHAY

জন্মতারিখ / DOB: 23/05/1953

সুত্র / Male

2605 5035 5350



আমার আধার, আমার পরিচয়

Asim K. Mukhopadhyay

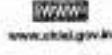


ভারত সরকারের আধার প্রাধিকারণ
Unique Identification Authority of India

ঠিকানা: S/O হরিনারায়ণ মুখোপাধ্যায়,
৪, বাগুলা ৪র্থ পল্লী (পূর্ব), উত্তর ২৪ পরগণা, বঙ্গদেশ, পশ্চিম
বঙ্গ, ৭০০০২৪

Address: S/O Harinarayan
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LANE, South Dum Dum (m), North
24 Parganas, Dum Dum, West
Bengal, 700028

2605 5035 5350



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haap@uidai.gov.in

www.uidai.gov.in

कार्ड लेखा संख्या / PERMANENT ACCOUNT NUMBER

AERPM6894H



नाम / NAME

ASIM KUMAR MUKHOPADHYAY

पिता का नाम / FATHER'S NAME

HARI NARAYAN MUKHOPADHYAY

जन्म तिथि / DATE OF BIRTH

23-01-1953

हस्ताक्षर / SIGNATURE

Asim Kumar Mukhopadhyay

CBT

अखेर सं. १४-४१

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

Asim K. Mukhopadhyay

इस कार्ड के खो / गिर जाने पर तुरंत जारी करने वाले प्राधिकारी को सूचित / वापस कर दें
संयुक्त आयकर आयुक्त (प्रदत्त एवं तकनीकी),
पी-७,
चौबट्टी चौक,
कलकत्ता - ७०० ०६९.

In case this card is lost/ found, kindly inform/return to
the issuing authority :
Joint Commissioner of Income-tax (Systems & Technical),
P-7,
Chowringhee Square,
Calcutta- 700 069.



भारत सरकार
GOVERNMENT OF INDIA



Sukla Mukherjee
Date of Birth/DOB: 20/03/1957
Female/ FEMALE



6949 8882 0512

Sukla Mukherjee



आधार

भारतीय विप्रायुष पहचान प्राधिकरण
INDIAN IDENTIFICATION AUTHORITY OF INDIA

Address 1
DyD Harinarayan Mukherjee, 9, Baguihati
4th Lane, Kolkata, South Dumdum (m),
North 24 Parganas,
West Bengal - 700028



1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947,
Bengaluru-560 501

आयकर विभाग
 INCOME TAX DEPARTMENT
 SUKLA MUKHERJEE
 HARI NARAYAN MUKHERJEE
 20/03/1957
 Permanent Account Number
 BFEPM6530F
 सुक्ला मुखर्जी
 Signature

भारत सरकार
 GOVT. OF INDIA



Sukla Mukherji

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

यह कार्ड के खोने/पाने पर कृपया सूचना दें/सीमांत
 आयकर पैन सेवा यूनिट, ITTSU
 प्लॉट नं. 3, सेक्टर 11, सीडीबी बेलपुर,
 नवी मुंबई-400 614



 অতিথক সহা
 Avishek Saha
 পিতা : দেবদাস সহা
 Father : DEBDAS SAHA
 জন্মতারিখ / DOB : 14/02/1985
 পুরুষ / Male

2549 0595 7409

আধার - সাধারণ মানুষের অধিকার

Avishek Saha



 আধার
 ঠিকানা:
 ২৭, বাগুয়াটি রোড, দক্ষিণ
 দুমদুম (এম), দুমদুম, উত্তর ২৪
 পরগনা, পশ্চিমবঙ্গ, ৭০০০২৪

Address:
 27, BAGUATI ROAD, South Dum
 Dum (M), Dum Dum, North 24
 Parganas, West Bengal, 700028

2549 0595 7409

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Major Information of the Deed

Deed No :	I-1904-13447/2021	Date of Registration	08/11/2021
Query No / Year	1904-2002283844/2021	Office where deed is registered	
Query Date	02/11/2021 1:42:19 PM	1904-2002283844/2021	
Applicant Name, Address & Other Details	SUPROTIM SAHA BA-12/2B, D.B. NAGAR, Thana : Baguiati, District : North 24-Parganas, WEST BENGAL. PIN - 700059, Mobile No. : 9051231192, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 44,59,500/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,040/- (Article:48(g))	Rs. 101/- (Article:E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :






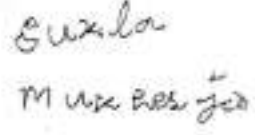
District: North 24-Parganas, P.S:- Dum Dum, Municipality: SOUTH DUM DUM, Road: Baguihati Lane, Mouza: Satgachi, , Ward No: 26, Holding No:81/1 JI No: 20, Pin Code : 700028

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-5954 (RS :-)	LR-5326	Bastu	Bastu	2 Katha 9 Chatak 17 Sq Ft	1/-	41,89,500/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
Grand Total :					4.2671Dec	1/-	41,89,500 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	400 Sq Ft.	1/-	2,70,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 400 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		400 sq ft	1/-	2,70,000 /-	



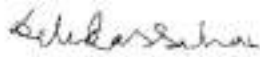
Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri Asim Kumar Mukhopadhyay Son of Late Hari Narayan Mukherjee Executed by: Self, Date of Execution: 08/11/2021 , Admitted by: Self, Date of Admission: 08/11/2021 ,Place : Office	 08/11/2021	 LTI 08/11/2021	 08/11/2021
9, Baguiati Fourth Lane, City:- Not Specified, P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: AExxxxxx4H, Aadhaar No: 26xxxxxxxx5350, Status :Individual, Executed by: Self, Date of Execution:- 08/11/2021 , Admitted by: Self, Date of Admission: 08/11/2021 ,Place : Office				
2	Name	Photo	Finger Print	Signature
	Ms Sukla Mukherjee Daughter of Late Hari Narayan Mukherjee Executed by: Self, Date of Execution: 08/11/2021 , Admitted by: Self, Date of Admission: 08/11/2021 ,Place : Office	 08/11/2021	 LTI 08/11/2021	 08/11/2021
9, Baguiati Fourth Lane, City:- Not Specified, P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: BFxxxxxx0F, Aadhaar No: 69xxxxxxxx0512, Status :Individual, Executed by: Self, Date of Execution: 08/11/2021 , Admitted by: Self, Date of Admission: 08/11/2021 ,Place : Office				

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Avishek Trading 65, Baguiati Road, City:- Not Specified, P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028 , PAN No.:: AAxxxxxx5E,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri Debdas Saha (Presentant) Son of Late Satish Chandra Saha Date of Execution - 08/11/2021, , Admitted by: Self, Date of Admission: 08/11/2021, Place of Admission of Execution: Office	 <small>Nov 8 2021 2:11PM</small>	 <small>LTI 08/11/2021</small>	 <small>08/11/2021</small>
Kamini Kutir, 27, Baguiati Road, City:- Not Specified, P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24 -Parganas, West Bengal, India, PIN:- 700028, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ARxxxxxx8G, Aadhaar No: 23xxxxxxxx5502 Status : Representative, Representative of : Avishek Trading (as Partner and Authorized Signatory)				

Identifier Details :

Name	Photo	Finger Print	Signature
Shri Avishek Saha Son of Shri Debdas Saha 27, Baguiati Road, City:- Not Specified, P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028	 <small>08/11/2021</small>	 <small>08/11/2021</small>	 <small>08/11/2021</small>
Identifier Of Shri Asim Kumar Mukhopadhyay, Ms Sukla Mukherjee, Shri Debdas Saha			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri Asim Kumar Mukhopadhyay	Avishek Trading-2.13354 Dec
2	Ms Sukla Mukherjee	Avishek Trading-2.13354 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Shri Asim Kumar Mukhopadhyay	Avishek Trading-200.00000000 Sq Ft
2	Ms Sukla Mukherjee	Avishek Trading-200.00000000 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S:- Dum Dum, Municipality: SOUTH DUM DUM, Road: Baguihati Lane, Mouza: Satgachi, Ward No: 26, Holding No:81/1 JI No: 20, Pin Code : 700028

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 5954, LR Khatian No:- 5326	Owner: শ্রী অসিম কুমার মুখোপাধ্যায়, Gurdian: অসিম কুমার মুখোপাধ্যায়, Address: বিলাতপুর Classification: কৃষি, Area: 0.01700000 Acre,	Shri Asim Kumar Mukhopadhyay

On 08-11-2021

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

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

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

Presented for registration at 13:34 hrs on 08-11-2021, at the Office of the A.R.A. - IV KOLKATA by Shri Debdas Saha

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 44,59,500/-

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

Execution is admitted on 08/11/2021 by 1. Shri Asim Kumar Mukhopadhyay, Son of Late Hari Narayan Mukherjee, 9, Baguiati Fourth Lane, P.O: Dum Dum, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by Profession Retired Person, 2. Ms Sukla Mukherjee, Daughter of Late Hari Narayan Mukherjee, 9, Baguiati Fourth Lane, P.O: Dum Dum, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by Profession Others

Indetified by Shri Avishek Saha, , Son of Shri Debdas Saha, 27, Baguiati Road, P.O: Dum Dum, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by profession Business

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

Execution is admitted on 08-11-2021 by Shri Debdas Saha, Partner and Authorized Signatory, Avishek Trading (Partnership Firm), 65, Baguiati Road, City:- Not Specified, P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028

Indetified by Shri Avishek Saha, , Son of Shri Debdas Saha, 27, Baguiati Road, P.O: Dum Dum, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 101/- (E = Rs 21/- , I = Rs 55/- ,M(a) = Rs 21/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 80/-, by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 03/11/2021 1:53PM with Govt. Ref. No: 192021220107418331 on 03-11-2021, Amount Rs: 21/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0BJAYSZ2 on 03-11-2021, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,020/- and Stamp Duty paid by Stamp Rs 20/-, by online = Rs 7,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 43, Amount: Rs.20/-, Date of Purchase: 02/11/2021, Vendor name: J K Bose
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 03/11/2021 1:53PM with Govt. Ref. No: 192021220107418331 on 03-11-2021, Amount Rs: 7,020/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0BJAYSZ2 on 03-11-2021, Head of Account 0030-02-103-003-02

Mohul Mukhopadhyay
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2021, Page from 700036 to 700080

being No 190413447 for the year 2021.



Mm
Digitally signed by MOHUL
MUKHOPADHYAY
Date: 2021.12.04 11:53:29 +05:30
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 2021/12/04 11:53:29 AM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.

(This document is digitally signed.)