

MAA TARA
MAHARAJ

DATED THIS 6th DAY OF AUGUST, 2021

B E T W E E N

MRS. ISHANI BANDYOPADHYAY
AND
SRI. DEEGANTO BANERJEE,,
..... VENDORS/OWNERS

A N D

M/S. MAA TARA ENTERPRISE,
Represented by its Partners
SRI. MAHASIS MAHARAJ,
SRI. SOUMITRA CHOWDHURY,
.....DEVELOPER/CON.PARTY

REGISTERED DEVELOPMENT AGREEMENT

Shyamal Brahma
Advocate
High Court, Kolkata

M : 9836291846/8981858333.

E-mail : sbrahma.adv179@gmail.com

DATED THIS 6th DAY OF AUGUST, 2021

3 AUG 2021

2289

No.....Rs. 1000/- Date.....

Name:..... Shyamal Brahma

Address:..... Advocate
High Court
Calcutta

Vender: Subhankar Das

Alipur Collectorate, 24 Pps. (S)

SUBHANKAR DAS
STAMP VENDOR

Alipur Police Court, Kol-27

2289 = 1000/-



Identified by me
Shyamal Brahma
Advocate
High Court, Kolkata

2021

Parganas, hereinafter collectively called and referred to as the "VENDORS/OWNERS" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, executors, administrators, legal representatives and/or assigns) of the **ONE PART**.

AND

M/S. MAA TARA ENTERPRISE, (Pan No.**ABOFM8396E**) a Partnership Firm under the provision of Indian Partnership Act 1932, having its registered office at **N-28, Kamdahari Bose Para**, P.O. Garia, Police Station - Banskroni, Kolkata - 700 084, being represented by its Partners **1) SRI. MAHASIS MAHARAJ**, (Pan No.**BCRPM1359Q** and **Aadhaar No.7176 7507 9999**), son of Late Mahendra Maharaj, by faith - Hindu, by Nationality - Indian, by occupation - Business, residing at **N-7, Kamdahari Bose Para**, P.O. Garia, Police Station - Banskroni, Kolkata - 700 084, and **2) SRI. SOUMITRA CHOWDHURY**, (Pan No.**AIUPC5189Q** and **Aadhaar No.4378 9386 0012**), son of Sri. Dilip Kumar Chowdhury, by faith - Hindu, by Nationality - Indian, by occupation - Business, residing at **N- 28, Kamdahari Bose Para**, P.O. Garia, Police Station - Banskroni, Kolkata - 700 084, hereinafter called and referred to as the "**DEVELOPER**" (which terms or expression shall unless excluded by or repugnant to the context shall be deemed to mean and include its successors, successors-in-office, representatives and assigns) of the **OTHER PART**.

WHERE the said **1) SRI. HARI PADA DAS** son of Late Debendra Lal Das, **2) SRI. JATINDRA NATH DAS**, **3) SRI. RATHINDRA NATH DAS**, both sons of Late Debendra Lal Das, the VENDORS/OWNERS therein was the sole and absolute joint owners and possessor of **ALL THAT** piece or parcel of **Bastu Land** measuring more or less **4 Cottahs 6 Chittaks** Comprised in Mouza - Kamdahari, J.L. No.49, Touzi No.14, **Dag No.241**, under **Khatian No.112**, Pargana - Magura, Sub-Registrar Office at Alipore,

now under the Kolkata Municipal Corporation **Premises No. 135, Vivekananda Park**, being Assessee No.31-111-28-0135-6, Kamdahari, Ward No.111, P.O. Garia, Police Station - Bansdröni, Kolkata - 700 084, in the District of South 24 Parganas and while they was possessing and enjoying the same free from all sorts of encumbrances, in need of money the said 1) SRI. HARI PADA DAS, 2) SRI. JATINDRA NATH DAS, 3) SRI. RATHINDRA NATH DAS, was sold conveyed and transferred their above land in favour of **SRI. SAILESH KUMAR BANDYOPADHYAY** now deceased, by virtue of a registered Deed of **Bengali Kobala** which was duly registered at the office of Sub - Registrar at Alipore, in the South 24 Parganas and recorded therein in Book No.I, Volume No.46, Pages 180 to 184, Being **Deed No.2100**, for the year **1961** and thereafter paying Taxes regularly and enjoying the same without any interruption or hindrances from any person or persons from all encumbrances.

AND WHEREAS by a another Deed of **Bengali Kobala** the said **SRI. JOY DEB GHOSH** the VENDORS/OWNERS therein was the sole and absolute owners and possessor of **ALL THAT** piece or parcel of **Bastu Land** measuring more or less **12 Chittaks**, Comprised in Mouza - Kamdahari, J.L. No.49, Touzi No.14, **Dag No.241**, under **Khatian No.192**, Pargana - Magura, Sub-Registrar Office at Alipore, now under the Kolkata Municipal Corporation **Premises No. 135, Vivekananda Park**, being Assessee No. 31-111-28-0135-6, Kamdahari, Ward No.111, P.O. Garia, Police Station - Bansdröni, Kolkata - 700 084, in the District of South 24 Parganas and while he was possessing and enjoying the same free from all sorts of encumbrances, in need of money the said **SRI. JOY DEB GHOSH**, was sold conveyed and transferred his above land in favour of **SRI. SAILESH KUMAR BANDYOPADHYAY**, now deceased, by virtue of a registered Deed of **Bengali Kobala** which was duly registered on **10 .06.1975** at the office of Sub - Registrar at Alipore, in the South 24 Parganas and recorded

therein in Book No.I, Volume No.80, Pages 225 to 228, Being Deed No.2891, for the year 1975 and thereafter paying Taxes regularly and enjoying the same without any interruption or hindrances from any person or persons from all encumbrances.

AND WHEREAS the said **SRI. SAILESH KUMAR BANDYOPADHYAY**, now deceased, became the sole and absolute owners and possessor of **ALL THAT** piece or parcel of **Bastu Land** measuring more or less **5 Cottahs 2 Chittaks**, Comprised in Mouza - Kamdahari, J.L. No.49, Touzi No.14, Dag No.241, under **Khatian** No.112 and 192, Pargana - Magura, Sub-Registrar Office at Alipore, and thereafter duly **mutated** his name before the Kolkata Municipal Corporation, now **Premises No.135, Vivekananda Park**, being Assessee No.31-111-28-0135-6 Kamdahari, Ward No.111, P.O. Garia, Police Station - Bansdrani, Kolkata - 700 084, in the District of South 24 Parganas and constructed in the year of 1975 **Two Storied Building** measuring more or less **700 Sq.ft. each floor** upon his said land and is paying Municipal Taxes regularly and enjoying the same without any interruption or hindrances from any person or persons from all encumbrances.

AND WHEREAS the said **SRI. SAILESH KUMAR BANDYOPADHYAY**, who was a Hindu Governed by the Dayabhaga of Bengal School of Hindu Law died on **24.10.2016**, intestate and leaving behind his **wife** namely **SMT. CHHAYA BANDYOPADHYAY**, and **Two daughters** namely **MRS. VHASWATI GHOSH, MRS. ISHANI BANDYOPADHYAY**, and one son namely **SRI. SATYAJIT BANDYOPADHYAY**, are the only legal heirs and successors and no other person as his heirs and successors and they are the absolute owners and absolutely seized and possessed enjoying, occupying the said land jointly well and sufficiently entitled to **ALL THAT** piece or parcel of **Bastu Land** measuring more or less **5 Cottahs 2 Chittaks**, along with **Two Storied Building** standing thereon constructed

area measuring more or less **700 Sq.ft. each floor**, comprised in Mouza - Kamdahari, J.L. No.49, Touzi No.14, **Dag** No.241, under **Khatian** No.112 and 192, Pargana - Magura, Sub-Registrar Office at Alipore, under the Kolkata Municipal Corporation **Premises No. 135, Vivekananda Park**, being Assessee No.31-111-28-0135-6 Kamdahari, Ward No.111, P.O. Garia, Police Station - Bansdrani, Kolkata - 700 084, in the District of South 24 Parganas and are paying Municipal Taxes regularly and enjoying the same without any interruption from any person or persons from all encumbrances without any claim and demand from any other corner which is more fully described in the **SCHEDULE** hereunder written.

AND WHEREAS the said **SMT. CHHAYA BANDYOPADHYAY**, who was a Hindu Governed by the Dayabhaga of Bengal School of Hindu Law died on **08.01.2016**, intestate and leaving behind her **Two daughters** namely **MRS. VHASWATI GHOSH, MRS. ISHANI BANDYOPADHYAY**, and one **son** namely **SRI. SATYAJIT BANDYOPADHYAY**, are the only legal heirs and successors and no other person as his heirs and successors and they are the absolute **1/3 joint owners** and absolutely seized and possessed enjoying, occupying the said land jointly well and sufficiently entitled to **ALL THAT** piece or parcel of **Bastu Land** measuring more or less **5 Cottahs 2 Chittaks**, along with **Two Storied Building** standing thereon constructed area measuring more or less **700 Sq.ft. each floor**, comprised in Mouza - Kamdahari, J.L. No.49, Touzi No.14, **Dag** No.241, under **Khatian** No.112 and 192, Pargana - Magura, Sub-Registrar Office at Alipore, under the Kolkata Municipal Corporation **Premises No. 135, Vivekananda Park**, being Assessee No.31-111-28-0135-6 Kamdahari, Ward No.111, P.O. Garia, Police Station - Bansdrani, Kolkata - 700 084, and are paying Municipal Taxes regularly and enjoying the same without any interruption from any person or persons from all encumbrances

without any claim and demand from any other corner which is more fully described in the **SCHEDULE** hereunder below.

AND WHEREAS thereafter by a registered **Deed of Gift** dated **19th January, 2018** the said **SRI. SATYAJIT BANDYOPADHYAY**, the **DONOR** therein was gifted in favour of his son **SRI. SRI. DEEGANTO BANERJEE**, the **DONEE** therein, **ALL THAT** piece or parcel of undivided **1/3 share of Bastu Land** measuring more or less **1 Cottah 11 Chittaks 15 Sq.ft.**, along with constructed area measuring more or less **233.33 Sq.ft. each floor**, out of Total **Bastu Land** measuring more or less **5 Cottahs 2 Chittaks**, along with **Two Storied Building** constructed area measuring more or less **700 Sq.ft. each floor**, comprised in Mouza - Kamdahari, J.L. No.49, Touzi No.14, **Dag** No.241, under **Khatian** No.112 and 192, Pargana - Magura, Sub-Registrar Office at Alipore, under the Kolkata Municipal Corporation **Premises No. 135, Vivekananda Park**, being Assessee No.31-111-28-0135-6 Kamdahari, Ward No.111, P.O. Garia, Police Station - Bansdroni, Kolkata - 700 084, in the District of South 24 Parganas, which was executed and registered on **19th January, 2018**, in the District Sub-Registrar - I, Office at Alipore and recorded in Book No. I, Volume No.1601-2018, Pages 9251 to 9281, **Being Deed No.160100246**, for the year 2018.

AND WHEREAS thereafter by a registered **Deed of Gift** dated **5th August, 2021** the said **MRS. VHASWATI GHOSH**, the **DONOR** therein was gifted in favour of her own sister **MRS. ISHANI BANDYOPADHYAY**, the **DONEE** therein, **ALL THAT** piece or parcel of undivided **1/3 share of Bastu Land** measuring more or less **1 Cottah 11 Chittaks 15 Sq.ft.**, along with constructed area measuring more or less **233.34 Sq.ft. each floor**, out of Total **Bastu Land** measuring more or less **5 Cottahs 2 Chittaks**, along with **Two Storied Building** constructed area measuring more or less **700 Sq.ft. each floor**, comprised in Mouza - Kamdahari, J.L. No.49, Touzi No.14, **Dag** No.241, under **Khatian** No.112 and 192, Pargana - Magura,

Sub-Registrar Office at Alipore, under the Kolkata Municipal Corporation **Premises No. 135, Vivekananda Park**, being Assessee No.31-111-28-0135-6, Kamdahari, Ward No.111, P.O. Garia, Police Station - Bansdrani, Kolkata - 700 084, which was executed and registered on **5th August, 2021**, in the District Sub-Registrar - III, Office at Alipore and recorded in **Being Deed No. I-160305382**, for the year 2021,

AND WHEREAS the said **MRS. ISHANI BANDYOPADHYAY** and **SRI. SRI. DEEGANTO BANERJEE**, are the jointly sole and absolute owners and possessor of **ALL THAT** piece or parcel of **Bastu Land** measuring more or less **5 Cottahs 2 Chittaks**, along with **Two Storied Building** constructed area measuring more or less **700 Sq.ft. each floor**, comprised in Mouza - Kamdahari, J.L. No.49, Touzi No.14, **Dag No.241**, under **Khatian No.112 and 192**, Pargana - Magura, Sub-Registrar Office at Alipore, under the Kolkata Municipal Corporation **Premises No. 135, Vivekananda Park**, being Assessee No.31-111-28-0135-6, Kamdahari, Ward No.111, P.O. Garia, Police Station - Bansdrani, Kolkata - 700 084, in the District of South 24 Parganas, and there are paying Municipal Taxes regularly and enjoying the same without any interruption from any person or persons from all encumbrances without any claim and demand from any other corner which is more fully described in the **FIRST SCHEDULE** hereunder written below.

AND WHEREAS the Owners namely **MRS. ISHANI BANDYOPADHYAY** and **SRI. DEEGANTO BANERJEE**, are desirous to develop the said premises by constructing a **G + III** (Ground plus Three) storied residential building thereon through a Developer in accordance with the building plan to be sanctioned by Kolkata Municipal Corporation and the said Owners have decided to construct a building containing several independent flats on the said premises but due to shortage of fund and lack of infrastructure the said Owners approached the Developer to construct such building after

demolishing the existing structure standing thereon and all material collected by the Developer thereon on the said land at the costs and expenses of the Developer or out of the funds to be procured by the Developer from the intending buyer or others on certain terms and conditions.

AND WHEREAS relating on the aforesaid representation of the Owners herein, the Developer agreed to develop **ALL THAT** piece or parcel of **Bastu Land** measuring more or less **5 Cottahs 2 Chittaks**, along with **Two Storied Building** constructed area measuring more or less **700 Sq.ft. each floor**, under the Kolkata Municipal Corporation **Premises** No. 135, Vivekananda Park, being Assessee No.31-111-28-0135-6, Kamdahari, Ward No.111, P.O. Garia, Police Station - Bansdrani, Kolkata - 700 084, on terms of conditions as contained mention therein.

AND WHEREAS thereafter the **VENDORS/OWNERS**, namely **MRS. ISHANI BANDYOPADHYAY** and **SRI. SRI. DEEGANTO BANERJEE**, herein are the absolute owners and absolutely seized and possessed at or otherwise well and sufficiently entitled to **ALL THAT** piece or parcel of **Bastu Land** measuring more or less **5 Cottahs 2 Chittaks**, along with **Two Storied Building** constructed area measuring more or less **700 Sq.ft. each floor**, comprised in Mouza - Kamdahari, J.L. No.49, Touzi No.14, **Dag** No.241, under **Khatian** No.112 and 192, Pargana - Magura, Sub-Registrar Office at Alipore, under the Kolkata Municipal Corporation **Premises** No. 135, Vivekananda Park, being Assessee No.31-111-28-0135-6, Kamdahari, Ward No.111, P.O. Garia, Police Station - Bansdrani, Kolkata - 700 084, and there are paying Municipal Taxes regularly and enjoying the same without any interruption from any person or persons from all encumbrances without any claim and demand from any other corner which is more fully and particularly mentioned in the **FIRST SCHEDULE** hereunder written on terms of conditions as contained hereinafter.

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

1. **OWNERS** : 1) **MRS. ISHANI BANDYOPADHYAY**, (Pan No. **AWPPB5520P** and Aadhaar No. **4580 6075 5193**), daughter of Late Sailesh Kumar Bandopadhyay, by faith - Hindu, by Nationality - Indian, by occupation - Housewife, residing at 269/2, Bangur Avenue Block-A, South Dum Dum, Post Office - Bangur Avenue, Police Station - Lake Town, Kolkata - 700 055, AND 2) **SRI. DEEGANTO BANERJEE**, (Pan No. **CPWPB7050J** and Aadhaar No. **8493 0764 2762**), son of Late Satyajit Bandopadhyay, by faith - Hindu, by Nationality - Indian, by occupation - Service, residing at Kolkata Municipal Corporation **Premises No. V-20, Vivekananda Park**, Kamdahari, Post Office - Garia, Police Station - Banskroni, Kolkata - 700 084, and their respective heirs, executors, administrators, legal representatives and assigns.

2. **DEVELOPER** : The Developer shall mean **M/S. MAA TARA ENTERPRISE**, (Pan No. **ABOFM8396E**) a Partnership Firm under the provision of Indian Partnership Act 1932, having its registered office at **N-28, Kamdahari Bose Para**, P.O. Garia, Police Station - Banskroni, Kolkata - 700 084, being represented by its Partners 1) **SRI. MAHASIS MAHARAJ**, (Pan No. **BCRPM1359Q** and Aadhaar No. **7176 7507 9999**), son of Late Mahendra Maharaj, by faith - Hindu, by Nationality - Indian, by occupation - Business, residing at **N-7, Kamdahari Bose Para**, P.O. Garia, Police Station - Banskroni, Kolkata - 700 084, and 2) **SRI. SOUMITRA CHOWDHURY**, (Pan No. **AIUPC5189Q** and Aadhaar No. **4378 9386 0012**), son of Sri. Dilip Kumar Chowdhury, by faith - Hindu, by Nationality - Indian, by occupation - Business, residing at **N-28, Kamdahari Bose Para**, P.O. Garia, Police Station - Banskroni, Kolkata - 700 084, and its successors, successors-in-office, representatives and assigns.

3. **PREMISES** : The premises shall mean **ALL THAT** piece or parcel of **Bastu Land** measuring more or less **5 Cottahs 2 Chittaks**, along with **Two Storied Building** constructed area measuring more or less **700 Sq.ft. each floor**, comprised in Mouza- Kamdahari, J.L. No.49, Touzi No. 14, **Dag** No.241, under **Khatian** No. 112 and 192, Pargana - Magura, Sub-Registrar Office at Alipore, under the Kolkata Municipal Corporation **Premises** No. 135, Vivekananda Park, being Assessee No.31-111-28-0135-6, Kamdahari, Ward No.III, P.O. Garia, Police Station - Banskroni, Kolkata - 700 084, in the District of South 24 Parganas.

4. **OWNER'S ALLOCATION** : The owners are entitled to get i.e 1) **3 (Three) Open Car Parking Space**, 2) **One residential Double Bed Room Flat in 1st Floor, North East Portion**, 3) **One residential Triple Bed Room Flat in 2nd Floor, North West Portion**, 4) **One residential Double Bed Room Flat in 3rd Floor, North West Portion**, 5) **One residential Double Bed Room Flat in 3rd Floor, North East Portion**, as per sanction plan from the Kolkata Municipal Corporation of the said **G + III** (Ground plus Three) storied residential, building. Any extra work done by the Owners through the Developer, the cost of the same should paid by the owners before possession. The Developer shall handover the copy of completion certificate to the Owners at the time of handing over the possession under Owner's Allocation. The Owners shall deliver or handover all original Deed copy and other documents relating to the said property at the time of execution of these presents. The Owners shall bear the cost and expenses for only individual and separate electric meters in their names from the **W.B.S.E.D.C.L.** The Owners shall bear the proportionate cost for service connection, transformer and main meter, and for separate electric meters in their names from the **W.B.S.E.D.C.L.**

5. **SHIFTING CHARGE** : The Developer shall pay two shifting charge of Total **Rs. 12,000/- (Rupees Twelve Thousand)** only per month to the

Owners up to the possession of the Flats under **Owner's Allocation** and the shifting charges will be effected from date of shifting in lieu of shifting money existing structure under Developer's Allocation for the intending Purchasers.

DEVELOPER'S ALLOCATION : The Developer is entitled to get i.e 1) **One** residential **Double Bed Room** Flat in **1st Floor**, Southern Portion, 2) **One** residential **Double Bed Room** Flat in **1st Floor**, North West Portion, 3) **One** residential **Triple Bed Room** Flat in **2nd Floor**, South East Portion, 4) **One** residential **Double Bed Room** Flat in **3rd Floor**, Southern Portion, 5) All **Open Car Parking Space**, except Owner's Allocation, as per sanction plan from the Kolkata Municipal Corporation of the said **G + III** (Ground plus Three) storied residential, building. The Developer are entitled to get constructed saleable area save and except the Owner's Allocation and the Owners shall not raise any objection under Developer Allocation.

6. **TIME** : Shall mean the building shall be completed by the Developer within **24 (Twenty Four) months** from the date of sanction plan. The time will be expanded in this respect unless the same is beyond the control of the agreement between the parties.

7. **BUILDING** : The Building shall mean the Building to be constructed at the said land and premises in accordance with the Plan or by the appropriate authority statutory open spaces.

8. **COMMON FACILITIES AND AMENITIES** : Shall include corridors, hall-ways, stair-ways, passage-ways, common lavatories provided by the Developer, pump room overhead tank, water pump and motor and other facilities which may be mutually agreed upon between the parties and required for the establishment for location enjoyment, maintenance and/or management of the building.

10. **SALEABLE SPACE** : Shall mean the space in the building available for independent use and occupation with due provision for common facilities and the space required.
11. **ARCHITECT** : Shall mean the person or persons who may be appointed by the Developer for design and planning of the said building with the approval of the Owners.
12. **BUILDING PLAN** : Shall mean the plan to be appropriate with such alteration or modification as may be made by the Developer with the approval of the Owners from time to time.
13. **TRANSFeree** : Shall mean the person/s, firm, Limited Company, Association or persons to whom any space other than the building would be transferred.
14. **TRANSFER** : With the Grammatical variations shall mean transfer by means of conveyance and shall include transfer by possession and by any other means adopted for effecting what is understood as a transfer of space with undivided interest in land proportionate to be area of the Flat and the right to use in common spaces multi-storied building to Purchaser thereof.
15. **WORDS** : Importing singular shall include plural and vice-versa. Importing Masculine Gender shall include Feminine Gender likewise words importing feminine gender shall include masculine and neuter genders and similarly words importing neuter gender shall including masculine and feminine genders.
16. **ACCIDENT OR MISHAPS** : The Owners shall not be liable under any circumstances in case of any Accident or Mishaps to be caused during the period of the construction of the said building the Developer shall solely be responsible for the same.

17. **TAX LIABILITIES** : The Owners shall not be liable to pay the tax liabilities in respect of selling the Flats, spaces, under Developer's Allocation.

18. **PROJECTED ADVOCATE** : Shall mean Sri Shyamal Brahma, Advocate, Mobile No.9836291846, of 179A, Bidhan Pally (Opposite Jora Park), P.O. - Garia, P.S. - Bansdrani, Kolkata - 700084.

ARTICLE - II - DEVELOPER'S RIGHT :

1. The Owners hereby grant, subject to what have been herein after provided the exclusive right to the Developer to built, construct, erect and complete the said building and commercially exploit the same by entering into Agreement for Sale of his saleable areas and to transfer and/or construct in accordance with the plan in the name of the Owners by the appropriate authorities with or without amendment and/or modification made or caused by the Developer with the approval of the Owners.

2. In consideration of the Developer be entitled to get the Flats and other spaces, save and except the Owners Allocation as described in stated herein before of the said Premises together with the common facilities and amenities and the Developer shall be entitled to enter into Sale Agreement with the intending buyer/s for sale and transfer in own name with any transferee and to receive, realize and collect all moneys in respect thereof which moneys shall absolutely belonged to the Developer and the Owners hereby consent to the Developer entering into the said Agreement and the Owners undertake to convey the flat with the said right to the Purchaser/s when called upon by the Developer.

3. The Developer shall at their own costs, construct and complete the building and the common facilities and amenities at the said premises in accordance with the building plan to be sanctioned by the authority concern and to be constructed with good standard quality materials as

may be specified by the Architect from time to time. Such construction of the said Building shall be completed in their entirety by the Developer within **24 (Twenty Four) months** from the date of sanction plan. Time is this respect unless the same is beyond the control of the agreement between the parties.

4. The Developer shall be deemed to be the Agent of the Owners and as such Agent shall be solely and inclusively responsible for construction of the said building.

5. Subject to aforesaid the decision of the Architect regarding the quality of the materials shall be final and binding between the parties hereto.

6. Completion of Work - The Developer shall complete the said Building in all respect within **24 (Twenty Four)** from the date of sanction plan subject to beyond the control of the Developer i.e. Force-Major i.e. Civil Work, Earth-quake, Act of God or any court case.

7. Inspection of the Construction - The Owners shall have the right and liberty to inspect the Construction's works of the project building, by his own Architect and fees will be paid by the Owners. If any inferior quality of the building materials thereof shall be detected by the Owners the same shall be replaced by the standard good quality of the same by the Developer.

8. Confirming Party - The Developer shall be the **Confirming Party** in all said Sale Deeds in respect of the Flat under Developer's Allocation.

9. The Developer shall provide in the said Building, pump, water, water-courses, storage, tanks, overhead reservoirs, electrification, permanent electric connection and until permanent electric connection is obtained temporary electric connection required to be provided in a residential multistoried Ownership building having self-contained Apartments and

constructed spaces for this and or residential flat and / or constructed spaces on Ownership basis.

10. The Developer shall be authorized in the name of the Ownership so far as are necessary to apply for and obtain quotas entitled rents and other allocation or for cement, steel, bricks and other building materials allocable to the Owners for the construction of the building and to similarly apply for and obtain temporary and permanent connection of water, Electricity power, drainage, sewerage and/or Gas to the building and other inputs and facilities required for the construction or enjoyments of the Building.

11. The Developer shall at his own cost and expenses with creating any financial or other liabilities on the Owners constructs and complete the building and various units and/or apartments therein in accordance with the Building Plan and any amendment thereto or modification thereof made or caused to be made by the Developer with the consent of the Owners in writing.

12. All costs, charges and expenses including Architects fees shall be paid discharged and borne by the Developer and the Owners shall have no liability in this context.

13. The Developer shall not be assigned this Development Agreement unto any person, organization or firms without the written consent of the Owners herein.

14. The Developer shall strictly follow the Building Rules and Regulations of the Kolkata Municipal Corporation in respect of the sanction of the said Building Plan or modified sanction plan building plan in respect of the construction of the said building.

15. The Developer shall be fully satisfied with the marketable title to the Owners herein, after examination of all documents, title of the Owners and thereafter enter into this Development Agreement.

16. The Owners shall not be liable for any demand by the Local person or persons or authorities in respect of the said Building construction. All problems should be solved or meet up by the Developer.

17. In case the Developer fails to deliver the possession of the entirety of the Owner's allocated flats and car parking space as stated before to the Owners within the said stipulated period of **24 (Twenty Four) months** from the date of sanction plan and in such event, by mutual understanding the Developer shall also be granted an extension of a maximum periods of 6 (Six) months.

18. In case of death of any of the parties under this Development Agreement the legal heirs and/or successors, interest will be substituted as the Party and both the parties will be bound to regard and fulfill the terms and conditions set forth in the instant Agreement.

19. If Supplementary Agreement is executed subsequently (in correction with this Agreement or with this Project) then that must be considered as the part and parcel of the instant Agreement.

20. The Owners shall have the full right and liberty to check up all the building materials, sanitary goods, electric fittings and fixtures etc., to be used in the said Building and if it will be found that any sub standard Building Materials etc., are to be used, at the instance of the Owners, the Developer shall be bound to alter and/or replace the said sub standard material by placing standard materials.

21. Power of Attorney - The Owners shall execute and register General Sale Power of Attorney in favour of the Developer and to enter into an Agreement with the intending Purchaser/s in respect of the Developer's Allocation Flats and car-parking by receiving money from them. The Owners shall execute Deed of Sale/Deed of Agreement in respect of the undivided proportionate share of land or flat and spaces in favour of any

Purchaser or purchasers nominated by the said Attorney and to present the deed or deeds before the Registrar or Sub-Registrar to admit, execute of any deed executed by the Attorney on his behalf and receive consideration money and to give discharge thereof in respect of the said property.

22. Arbitration - All disputes and differences between the parties hereto arising out of this Agreement regarding the construction or interpretation of any of the terms and conditions herein or determination of any liability or otherwise touch these presents shall be referred to a sole Arbitration to be nominated both the parties with regard to appointment of the Sole Arbitrator, each party shall nominate his own Arbitrators and the same be deemed to be reference with the meaning of the Arbitration and Conciliation Act of 1996 and / or the act as may be enacted and the Statutory Amendments or modification there under and the Award given by such Arbitrators shall be binding and conclusive on the parties hereto. The Arbitrators shall have summery powers. The Arbitrators shall have the power to appoint an Umpire in case of any difference such award to be passed by the Umpire shall be in accordance with the provisions of the Arbitration and Conciliation Act, 1996.

23. That nothing herein contained shall be construed as a demise or an assignment or conveyance or as creating any right title or interest in respect of the said premises in favour of the Builder/Contractor other than an exclusive right to the Builder/Contractor to do or refrain from doing the acts and things in terms hereof and to deal with the Builder/Contractor's Allocation as the Builder/Contractor shall think fit and proper for the beneficial of his firm and also for these project. It is mention here that Partnership Deed is a Principal to Principal Agreement and it is not a Partnership.

THE SCHEDULE 'A' ABOVE REFERRED TO :-

ALL THAT piece or parcel of **Bastu Land** measuring more or less **5 Cottahs 2 Chittaks**, along with **Two Storied Building** constructed area measuring more or less **700 Sq.ft. each floor**, comprised in Mouza - Kamdahari, J.L. No.49, Touzi No. 14, **Dag No.241**, under **Khatian No. 112** and 192, Pargana - Magura, Sub-Registrar Office at Alipore, under the Kolkata Municipal Corporation **Premises No. 135, Vivekananda Park**, being Assessee No.31-111-28-0135-6, Kamdahari, Ward No.III, P.O. Garia, Police Station - Bansdroni, Kolkata - 700 084, and bounded as follows: -

- ON THE NORTH** : By 22'ft Wide K.M.C Road,;
- ON THE SOUTH** : By 10'ft Wide K.M.C Road,;
- ON THE EAST** : By House of Dr. A. P. Chowdhui,;
- ON THE WEST** : By House of Tarun Bhattacharjee,;

THE SCHEDULE 'B' ABOVE REFERRED TO :**(Flats Space Under Owner's Allocation)**

The owners are entitled to get i.e 1) 3 (Three) **Open Car Parking Space**,
 2) **One residential Double Bed Room Flat in 1st Floor**, North East Portion,
 3) **One residential Triple Bed Room Flat in 2nd Floor**, North West Portion,
 4) **One residential Double Bed Room Flat in 3rd Floor**, North West Portion,
 5) **One residential Double Bed Room Flat in 3rd Floor**, North East Portion, as per sanction plan from the Kolkata Municipal Corporation of the said **G + III** (Ground plus Three) storied residential, building. Any extra work done by the Owners through the Developer, the cost of the same should paid by the owners before possession. The Developer shall handover the copy of completion certificate to the Owners at the time of handing over the possession under Owner's Allocation. The Owners shall deliver or handover all original Deed copy and other documents relating to the said property at the time of execution of these presents. The Owners shall bear

the cost and expenses for only individual and separate electric meters in their names from the **W.B.S.E.D.C.L.** The Owners shall bear the proportionate cost for service connection, transformer and main meter, and for separate electric meters in their names from the **W.B.S.E.D.C.L.**

THE SCHEDULE 'C' ABOVE REFERRED TO :

(Flats Space Under Developers Allocation)

The Developer is entitled to get i.e 1) **One residential Double Bed Room Flat in 1st Floor**, Southern Portion, 2) **One residential Double Bed Room Flat in 1st Floor**, North West Portion, 3) **One residential Triple Bed Room Flat in 2nd Floor**, South East Portion, 4) **One residential Double Bed Room Flat in 3rd Floor**, Southern Portion, 5) **All Open Car Parking Space**, except Owner's Allocation, as per sanction plan from the Kolkata Municipal Corporation of the said G + III (Ground plus Three) storied residential, building. The Developer are entitled to get constructed saleable area save and except the Owner's Allocation and the Owners shall not raise any objection under Developer Allocation.

THE SCHEDULE 'D' ABOVE REFERRED TO :

(Construction Specification)

The quantity of the structures as well as the specification, guidelines regarding strength of the building etc. as per Kolkata Municipal Corporation Rules shall be followed by the developer.

- | | | | |
|----|-----------------|---|---|
| A. | FOUNDATION | : | As per Kolkata Municipal Corporation
Structural Sanction Plan. |
| B. | PLINTH | : | As per Kolkata Municipal Corporation
Structural Sanction Plan. |
| B. | SUPER STRUCTURE | : | As per Kolkata Municipal Corporation
Structural Sanction Plan. |
| C. | WALLS | : | As per Kolkata Municipal Corporation |

Structural Sanction Plan.

- E. FLOOR FINISH SKIRTING : Floor Tiles flooring 4" skirting and margin and 6'-4" dado to bath and privy and 3' ft height glazed tiles above cooking platform to 6' ft from the floor height.
DADO ETC
- F. PLASTER : The outside of the building wall have cement plaster (1:6) 3/4th average where at the inside and the ceiling plaster will be 1/2" thick.
Average in (1:4) with plaster of Putty finishing inside and outside plaster shall be of cement and sand.
- G. OUTSIDE PAINTING : Weather Coat in four sides by ICI or Berger Paints.
- H. DOORS : a) Wooden frame (Sal wood) of each door.
b) Commercial Flush door painted both side.
c) Aluminium tower bolt.
d) Hasbold handle for door for bed room.
e) Electric bell point.
- I. WINDOWS : Aluminum sliding windows with (3 mm) white clear glass and grill/square of good quality.
- J. TOILET & KITCHEN FITTINGS : a) One W.C. & Indian/Europeam type white commode (Hindware) with white P.V.C. cistern.
b) One white porcelain wash.
c) One shower.
d) Two taps.

- K. W.C. : a) One European/Indian type white commode with white P.V.C. Cistern.
b) One tap.
- L. KITCHEN : The kitchen will have a cooking platform with black stone, sink (stainless still) with water connection, two points with bibcocks (Marck), will be provided the kitchen, glazed tiles will be in front of cooking base (6'-0" 2'-6") with marble flooring.
- M. STAIR CASE AND FLOOR : a) Staircase marble flooring will be provided with R.C.C. Jal, for light and ventilation.
b) Cabin for electric meter.
c) 4" thick (average) lime tracing will be provided roof slab/or tiles.
d) 3' ft. height parapet wall will be provided all ground the roof.
e) The staircase and floor of the flat will be by marble finishing.
- N. SANITATION & CLEANLINESS : Proportionate expenses of all owners/occupiers after completion of construction.
- O. ELECTRICALS : Concealed wiring with copper wires wiring for installation.
a) Each bed room : 2 light points, 1 fan point, 2 plug points (5 amp.) A.C. Point Each.

- b) Living/Dining : 2 light points, 2 Fan points, 2 Plug points (5 amp.).
- c) Kitchen : 1 Light, 1 exhaust fan point (5 amp.), 1 power point (15 amp.).
- d) W.C. : 1 light point (5 amp.).
- e) Toilet : 1 light point, 1 exhaust point (5 amp.), 1 plug point (15 amp.).
- f) Each Balcony : 1 light point (5 amp.) along with one 5 point plug.
- g) Required points for pump, stair, common passage and roof.

P. WATER SUPPLY : One R.C.C. overhead reservoir provided on the top of the last roof as per design. The suitable electric pump with motor will be installed at ground floor to deliver water to overhead reservoir from R.S.M. supply. Third floor false ceiling. All the above technical specification is subject or being approved by Kolkata Municipal Corporation Authority and the same may be altered depending upon the size of the flat concerned and on mutual agreement between the Developer and Owners/Purchasers.

Anything extra is demanded by the Owners or intending Purchaser apart from the technical specification given in Schedule "D" that shall be made or done by the cost of the Owners/Purchaser.

IN WITNESS WHEREOF the parties hereto have set and subscribed their hands and seals on the day, month and years mentioned first herein above.

SIGNED, SEALED & DELIVERED by the parties of the above named Parties at Kolkata, in presence of :

WITNESSES :-

1. Sanjay Mukherjee
269/2 Bangur Avenue
Block-A, KOLKATA 700055

2. Anish Kumar Barua
C-500, C.R. Park,
New Delhi - 19

Shami Bandyopadhyay
Reegantha Banerjee

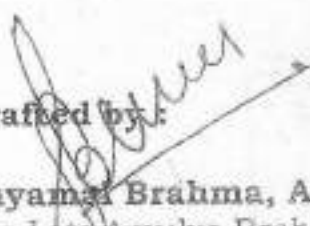
SIGNATURE OF THE OWNERS

Maharis Maharej
































Sarmitra choudhury

SIGNATURE OF THE DEVELOPER

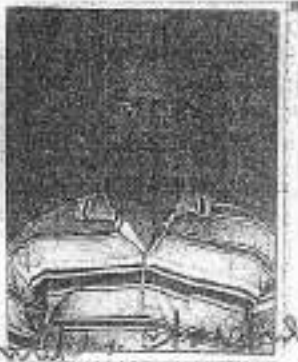
Drafted by:


Shyamal Brahma, Advocate
S/o Late Amulya Brahma,
High Court, Calcutta
9836291846/8981858333
Enrolment No.1475 of 1995
E-mail : sbrahma.adv179@gmail.com











SPECIMEN FORM FOR TEN FINGERPRINTS

 <i>Handwritten name: [unclear]</i>	<i>Handwritten name: Anshu Prasad Sharma</i>							
		Little	Ring	Middle	Fore	Thumb		
		(Left Hand)						
								
		Thumb	Fore	Middle	Ring	Little		
(Right Hand)								
 <i>Handwritten name: [unclear]</i>	<i>Handwritten name: Oregato Banerjee</i>							
		Little	Ring	Middle	Fore	Thumb		
		(Left Hand)						
								
		Thumb	Fore	Middle	Ring	Little		
(Right Hand)								
 <i>Handwritten name: Mahesh Kumar</i>	<i>Handwritten name: Mahesh Kumar</i>							
		Little	Ring	Middle	Fore	Thumb		
		(Left Hand)						
								
		Thumb	Fore	Middle	Ring	Little		
(Right Hand)								

SPECIMEN FORM FOR TEN FINGERPRINTS



Sonnie Chubb

						
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				



Ishan Bandyopadhyay

INCOME TAX DEPARTMENT
DEEGANTO BANERJEE

GOVERNMENT OF INDIA

MANISHA BANERJEE

20/02/1998
Permanent Account Number
GRWPB7050J

Signature



Deeganto Banerjee

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
A90FA18398E



MAXI TAXI ENTERPRISE

10000000

Maharaj Maharaj

Soumitra Choudhary

आयकर विभाग
INCOME TAX DEPARTMENT
MAHABIS MAHARAJ



भारत सरकार
GOVT. OF INDIA

MAHENDRA MAHARAJ

16/04/1976

Permanent Account Number
BCHPM13590

MAHABIS MAHARAJ

Signature



Mahabis Maharaj

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT OF INDIA

SOUMITRA CHOWDHURY

DILIP KUMAR CHOWDHURY

10/04/1978

Permanent Account Number
AIUPC5189Q

Soumitra Chowdhury
Signature



Soumitra Chowdhury

आयकर विभाग, दिल्ली
आयकर विभाग, दिल्ली
आयकर विभाग, दिल्ली
आयकर विभाग, दिल्ली

Income Tax Department
Income Tax, P.O. Services Ltd., N.D.E.
1st Floor, Tirth, Tower,
Kamla Mills Compound,
S. B. Marg, Lower Park, Mumbai - 400 015.
Tel: 91-22-2496-6650, Fax: 91-22-2496-6650
e-mail: itdv@nic.nic.in

PL. NO - 9681884868



Property Tax (PD) e-Receipt for 2017-2018
Assessment-Collection Department, Karkata Municipal Corporation

EIPT INFORMATION

ipt No E675515
section Id 0126180000017640

Printed On 14/03/2018

Receipt Date and Time 14/03/2018 19:43:51

PROPERTY ADDRESS AND ASSESSEE INFORMATION

ASH KR. BANDHAPADHYA
KANANDA PARK, CAL 700084

ASSESSEE NO : 3-1112601355
PREMISES NO : 135
STREET NAME, VIVEKANANDA PARK

WARD NO : 111

OWNER INFORMATION

OWNER SAILESH KR. BANDHAPADHYA

BILL TYPE	QUARTER	REBATE (Rs.)	PENALTY (Rs.)	INTEREST (Rs.)	PAYABLE (Rs.)
P	1/2017-2018	0	13	2.04	28
P	2/2017-2018	0	13	1.26	27
P	3/2017-2018	0	13	.47	27
P	4/2017-2018	0	0	0	26

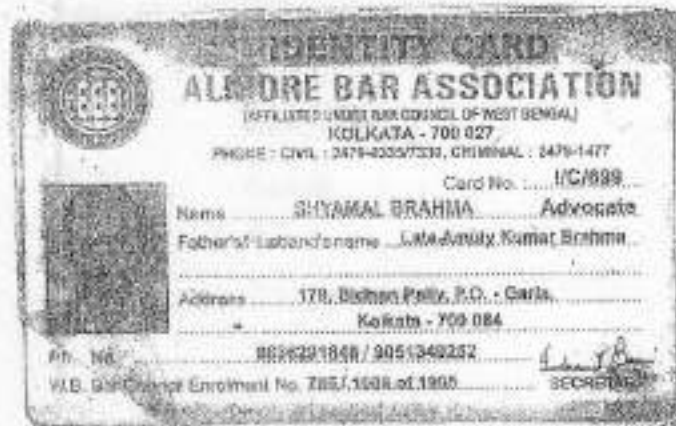
amt in Words Rupees One Hundred Eight only.

Total amount paid Rs.108.0



E. and O.E.

This document being an e-Receipt of Property Tax (PD), does not require any signature



Major Information of the Deed

Deed No :	I-1603-05450/2021	Date of Registration	06/08/2021
Query No / Year	1603-2001395265/2021	Office where deed is registered	
Query Date	05/08/2021 9:17:23 PM	1603-2001395265/2021	
Applicant Name, Address & Other Details	INDRANIL BRAHMA ALIPORE JUDGES COURT, KOLKATA, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No : 9931858333, 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. 48,13,004/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,020/- (Article:48(g))	Rs. 53/- (Article:E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



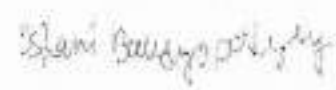


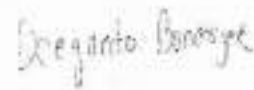
District: South 24-Parganas, P.S:- Banskroni, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: VIVEKANANDA PARK, Premises No: 135, Ward No: 111 Pin Code : 700084

Sch No	Plot Number	Khatian Number	Land Use Proposed	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS -)		Bastu	5 Katha 2 Chatak	1/-	43,40,504/-	Width of Approach Road: 22 Ft.,
Grand Total :				8.4563Dec	1 /-	43,40,504 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	700 Sq Ft.	1/-	4,72,500/-	Structure Type: Structure
Gr. Floor, Area of floor : 350 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 350 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		700 sq ft	1 /-	4,72,500 /-	



















and Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Smt ISHANI BANDYOPADHYAY Daughter of Late Sailesh Kumar Bandyopadhyay Executed by: Self, Date of Execution: 06/08/2021 , Admitted by: Self, Date of Admission: 06/08/2021 ,Place : Office	Photo  06/08/2021	Finger Print  LTI 06/08/2021	Signature  06/08/2021
269/2, Bangur Avenue Block-A, South Dum Dum, Kolkata, City:- , P.O:- Bangur Avenue, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700055 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AWxxxxxx0P, Aadhaar No: 45xxxxxxxx5193, Status :Individual, Executed by: Self, Date of Execution: 06/08/2021 , Admitted by: Self, Date of Admission: 06/08/2021 ,Place , Office				
2	Name Shri DEEGANTO BANERJEE Son of Late Satyajit Bandyopadhyay Executed by: Self, Date of Execution: 06/08/2021 , Admitted by: Self, Date of Admission: 06/08/2021 ,Place : Office	Photo  06/08/2021	Finger Print  LTI 06/08/2021	Signature  06/08/2021
V-20, Vivekananda Park, Kamdahari, Kolkata, City:- , P.O:- Garia, P.S:-Bansdrani, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: CPxxxxxx0J, Aadhaar No: 84xxxxxxxx2762, Status :Individual, Executed by: Self, Date of Execution: 06/08/2021 , Admitted by: Self, Date of Admission: 06/08/2021 ,Place : Office				

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	MAA TARA ENTERPRISE N-28, Kamdahari Bose Para, Kolkata, City:- . P.O:- Garia, P.S:-Bansdrani, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 . PAN No.:: ABxxxxxx6E,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature								
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Shri MAHASIS MAHARAJ (Presentant) Son of Late Mahendra Maharaj Date of Execution - 06/08/2021, , Admitted by: Self, Date of Admission: 06/08/2021, Place of Admission of Execution: Office </td> <td>  Aug 6 2021 12:15PM </td> <td>  L1 06/08/2021 </td> <td>  06/08/2021 </td> </tr> </tbody> </table> <p>N-7, Kamdahari Bose Para, Kolkata, City:- , P.O:- Garia, P.S:-Bansdrani, District:-South 24-Parganas, West Bengal, India, PIN:- 700084, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: BCxxxxxx9Q, Aadhaar No: 71xxxxxxx9999 Status : Representative, Representative of : MAA TARA ENTERPRISE (as partner)</p>	Name	Photo	Finger Print	Signature	Shri MAHASIS MAHARAJ (Presentant) Son of Late Mahendra Maharaj Date of Execution - 06/08/2021, , Admitted by: Self, Date of Admission: 06/08/2021, Place of Admission of Execution: Office	 Aug 6 2021 12:15PM	 L1 06/08/2021	 06/08/2021
Name	Photo	Finger Print	Signature						
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2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Shri SOUMITRA CHOWDHURY Son of Shri Dilip Kumar Chowdhury Date of Execution - 06/08/2021, , Admitted by: Self, Date of Admission: 06/08/2021, Place of Admission of Execution: Office </td> <td>  Aug 6 2021 12:13PM </td> <td>  L1 06/08/2021 </td> <td>  06/08/2021 </td> </tr> </tbody> </table> <p>N- 28, Kamdahari Bose Para, Kolkata, City:- , P.O:- Garia, P.S:-Bansdrani, District:-South 24-Parganas, West Bengal, India, PIN:- 700084, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: A1xxxxxx9Q, Aadhaar No: 43xxxxxxx0012 Status : Representative, Representative of : MAA TARA ENTERPRISE (as partner)</p>	Name	Photo	Finger Print	Signature	Shri SOUMITRA CHOWDHURY Son of Shri Dilip Kumar Chowdhury Date of Execution - 06/08/2021, , Admitted by: Self, Date of Admission: 06/08/2021, Place of Admission of Execution: Office	 Aug 6 2021 12:13PM	 L1 06/08/2021	 06/08/2021
Name	Photo	Finger Print	Signature						
Shri SOUMITRA CHOWDHURY Son of Shri Dilip Kumar Chowdhury Date of Execution - 06/08/2021, , Admitted by: Self, Date of Admission: 06/08/2021, Place of Admission of Execution: Office	 Aug 6 2021 12:13PM	 L1 06/08/2021	 06/08/2021						

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SHYAMAL BRAHMA Son of Late Amulya Kumar Brahma Alipore Judges Court, Kolkata, City:- , P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027	 06/08/2021	 06/08/2021	 06/08/2021
Identifier Of Smt ISHANI BANDYOPADHYAY, Shri DEEGANTO BANERJEE, Shri MAHASIS MAHARAJ, Shri SOUMITRA CHOWDHURY			

Transfer of property for L1

No	From	To. with area (Name-Area)
1	Smt ISHANI BANDYOPADHYAY	MAA TARA ENTERPRISE-4.22813 Dec
2	Shri DEEGANTO BANERJEE	MAA TARA ENTERPRISE-4.22813 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Smt ISHANI BANDYOPADHYAY	MAA TARA ENTERPRISE-350.00000000 Sq Ft
2	Shri DEEGANTO BANERJEE	MAA TARA ENTERPRISE-350.00000000 Sq Ft

On 06-08-2021

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 11:36 hrs on 06-08-2021, at the Office of the D.S.R - III SOUTH 24-PARGANAS by Shri MAHASIS MAHARAJ .

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 48,13,004/-

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

Execution is admitted on 06/08/2021 by 1. Smt ISHANI BANDYOPADHYAY, Daughter of Late Saillesh Kumar Bandopadhyay, 269/2, Bangur Avenue Block-A, South Dum Dum, Kolkata, P.O: Bangur Avenue, Thana: Lake Town, North 24-Parganas, WEST BENGAL, India, PIN - 700055, by caste Hindu, by Profession House wife, 2. Shri DEEGANTO BANERJEE Son of Late Satyajit Bandopadhyay, V-20, Vivekananda Park, Kamdahari, Kolkata, P.O: Garia, Thana: Bansdroni, South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Service

Indetified by Mr SHYAMAL BRAHMA, , Son of Late Amulya Kumar Brahma, Alipore Judges Court, Kolkata, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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

Execution is admitted on 06-08-2021 by Shri MAHASIS MAHARAJ, partner, MAA TARA ENTERPRISE (Partnership Firm), N-28, Kamdahari Bose Para, Kolkata, City:- , P.O:- Garia, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700084

Indetified by Mr SHYAMAL BRAHMA, , Son of Late Amulya Kumar Brahma, Alipore Judges Court, Kolkata, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Execution is admitted on 06-08-2021 by Shri SOUMITRA CHOWDHURY, partner, MAA TARA ENTERPRISE (Partnership Firm), N-28, Kamdahari Bose Para, Kolkata, City:- , P.O:- Garia, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700084

Indetified by Mr SHYAMAL BRAHMA, , Son of Late Amulya Kumar Brahma, Alipore Judges Court, Kolkata, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 53/- (E = Rs 21/- , H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-, by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 05/08/2021 9:26PM with Govt. Ref. No: 192021220045185828 on 05-08-2021, Amount Rs: 21/-, Bank: SBI EPay (SBlePay), Ref. No: 1950815863328 on 05-08-2021, Head of Account 0030-03-104-001-16

ent of Stamp Duty

nted that required Stamp Duty payable for this document is Rs. 7,020/- and Stamp Duty paid by Stamp Rs 1,000/-
online = Rs 6,020/-

Description of Stamp

1. Stamp Type: Impressed, Serial no T041743, Amount: Rs.1,000/-, Date of Purchase: 03/08/2021, Vendor name: Subhankar Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 05/08/2021 9:26PM with Govt. Ref. No: 192021220045185528 on 05-08-2021, Amount Rs: 6,020/-, Bank: SBI EPay (SBIPay), Ref. No. 1950615863325 on 05-08-2021, Head of Account 0030-02-103-003-02



Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

ificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2021, Page from 175467 to 175506
being No 160305450 for the year 2021.



Dhar

Digitally signed by DEBASISH DHAR
Date: 2021.08.21 16:11:01 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 2021/08/21 04:11:01 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)

DATED THIS 6TH DAY OF AUGUST, 2021

B E T W E E N

MRS. ISHANI BANDYOPADHYAY
AND

SRI. DEEGANTO BANERJEE,,
..... VENDORS/OWNERS

A N D

M/S. MAA TANA ENTERPRISE,

Represented by its Partners

SRI. MAHASIS MAHARAJ,

SRI. SOUMITRA CHOWDHURY,

.....DEVELOPER/CON.PARTY

REGISTERED DEVELOPMENT AGREEMENT

Shyamal Brahma

Advocate

High Court, Kolkata

M : 9836291846/8981858333.

E-mail : sbrahma.adv179@gmail.com

DATED THIS 6TH DAY OF AUGUST, 2021