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AC 767280

Handwritten notes: 'पश्चिम' (West) and 'e-2/213510'.

Certified that the document is admitted to registration, and the same is correct and true with the document and the original.

Signature of the Registrar, Adipore, South 24-parganas.

15 FEB 2021

MEMORANDUM OF AGREEMENT FOR DEVELOPMENT

THIS MEMORANDUM OF AGREEMENT FOR DEVELOPMENT is made on this 15th day of February, Two Thousand and Twenty One;

BETWEEN

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16553

12 FEB 2021

No.....Rs. **50/-** Date.....

Name: *Nirupam Desaiji*

Address:

Vendor:

Alipur Collectorate, 24 Pgs. (S)
SUBHANKAR DAS
STAMP VENDOR
Alipur Police Court, Kol-27

Advocate
Alipur Judge's Court
Kolkata - 27

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District Sub-Registrar-III
Alipore, South 24 Parganas

Identified by me

Nirupam Desaiji, Advocate.
S/o. Kati Sunil Behary Desaiji
18, Judges Court Road,
P.O. - Alipore, P.S. - Alipore,
Kolkata - 70027.

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1) **SRI SANDIP CHAUDHURI**, son of Sri Samir Chaudhuri (**PAN.-ALTPC9654Q**) (**Aadhaar No - 6413861776**), by faith-Hindu, by Nationality- Indian, by occupation- Service, 2) **SMT. JABA CHAUDHURI** wife of SriSamir Chaudhuri (**PAN.-AOSPC6459F**) (**Aadhaar No.- 928837124383**), by faith Hindu, by Nationality- Indian, by occupation- Housewife , both residing at 20/9, New Santoshpur Main Road, P.O.- Santoshpur, P.S- Survey Park, Kolkata- 700075, hereinafter jointly referred to as "**LAND OWNERS**" (which expression shall unless excluded by or repugnant to the subject or context mean and include their legal representatives, executors, administrators and assigns) of **FIRST PART.**

A N D

SRAVAN KUMAR CHOWDHURY son of Late Bahadur Choudhary (**PAN.- ADRPC4248E**) (**Aadhaar No.- 6866 1808 4046**), by faith- Hindu, by occupation- Business, by nationality- Indian, permanently residing at 219, Picnic Garden Road, P.O.- Picnic Garden, P.S- Tiljala, Kolkata-700039, District- South-24 Parganas, hereinafter referred to as the **DEVELOPER** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, legal representatives, administrators assign / assigns) of the **SECOND PART.**

WHEREAS one Sri Sandip Chaudhuri and Smt. Jaba Chaudhuri i.e., the Land Owners herein are the Joint owners in respect of ALL THAT piece and parcel of landed property measuring about 2 Kottah 6 Chittak 40 Sq. Ft. moreor less, comprised in R.S.Dag



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No. -195, under R.S.Khatian No.- 127,128 within Mouza - Nayabad, J.L. No -25, R.S. No-3, P.S.- Panchasayar (Erstwhile Purba Jadavpur, prior to that Kasba), District- South- 24 Parganas by virtue of a Deed of Sale (scribed in Bengali language and character) executed on 20.10.2000 by the erstwhile owner of the said property namely Sri Kanti Ranjan Chakraborti and same was registered at the office of the D.S.R.-III, South-24 Parganas at Alipore and recorded in Book No.- 1, Volume No - 110, pages- 205 to 218, Being Deed No.-4211 for the year 2000. In the said Deed of Sale one M/S. K.B.WIREHOUSING CORPORATION was described as the Confirming Party.

ANDWHEREAS the above referred Land Owners herein are also the Joint owners in respect of another piece and parcel of landed property measuring about 2 Kottah6Chittak40Sq. Ft. more or less, comprised in R.S. Dag No. -195, under R.S. Khatian No.- 127,128 within Mouza- Nayabad, J.L. No-25, R.S. No-3, P.S.- Panchasayar (Erstwhile Purba Jadavpur, prior to that Kasba), District- South- 24 Parganas by virtue of a Deed of Sale (scribed in Bengali language and character) executed on 27.11.2000 by the erstwhile owner of the said property namely Sri Kanti Ranjan Chakraborti and same was registered at the office of the D.S.R.-III, South-24 Parganas at Alipore and recorded in Book No.- 1, Volume No.-126, pages from 93 to 106, Being Deed No. - 4831 for the year 2000. In the said Deed of Sale one M/S. K.B.WIREHOUSING CORPORATION was described as the Confirming Party.



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ANDWHEREAS the said two plots of landed property which lies under the joint ownership of the LAND OWNERS, herein, were amalgamated in the record of Kolkata Municipal Corporation and the entire property ad measuring to an area of 4 Kottah 13 Chittak and 35 Sq. Ft., comprised in R.S. Dag No. -195, under R.S. Khatian No.- 127,128 within Mouza- Nayabad, J.L. No -25, R.S. No-3, P.S.- Panchasayar (Erstwhile Purba Jadavpur, prior to that Kasba), District- South- 24 Parganas, and same was registered at the office of the D.S.R.-III, South-24 Parganas at Alipore and recorded in Book No.- 1, Volume No.-70, pages from 383 to 386, Being Deed No. - 2978 for the year 2002 and the same piece and parcel of land was renumbered as K.M.C. Premises No.-2762, Nayabad, within Ward No.-109. Kolkata Municipal Corporation, Kolkata- 700099 and the same was mutated in the name of the above referred Land Owners in the record of the Kolkata Municipal Corporation vide Assessee no. 311090828877 on 26-05-2004 and also in the record of the office of the B.L.&L.R.O. , ATM, Kasba on 22 06-2001 (**this property is the subject matter of the instant agreement and the same is specifically mentioned in FIRST SCHEDULE hereunder written and hereinafter referred to as the "said property"**).

AND WHEREAS the present parties of the FIRST PART are in absolute occupation of the said property in an uninterrupted manner and as such duly paying tax to the authority concerned in respect of the said property and exercising all acts of ownership over there.



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AND WHEREAS The LAND OWNERS/ parties of ONE PART, herein, while being seized and possessed of the said property, specifically mentioned in the FIRST SCHEDULE, hereunder written, are intending to develop the same, by demolishing the existing structure thereon and by raising multistoried structure thereon upto the maximum permissible height, through a developer and to have their residential accommodation therein.

AND WHEREAS the present DEVELOPER herein being aware with such intention of the LAND OWNERS of developing the said property approached the LAND OWNERS to develop the same under certain terms and conditions, mentioned hereinafter.

AND WHEREAS the present LAND OWNERS, being agreed with the said proposal of the Developer have this day entered into this Agreement to develop the said property under certain terms and conditions as mentioned hereinafter.

NOW THIS INDENTURE WITNESSETH and it is hereby agreed by and between the parties hereto as follows-

ARTICLE - I: DEFINITIONS:

1. "LAND OWNERS" shall always mean 1) **SRI SANDIP CHAUDHURI** son of Sri Samir Chaudhuri (**PAN.-ALTPC9654Q**) (**Aadhaar No - 6413 8617 76**), by faith- Hindu, by



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Nationality- Indian, by occupation- Service, **2)SMT. JABA CHAUDHURI** wife of Sri Samir Chaudhuri (**PAN.- AOSPC6459F**) (**Aadhaar No.- 9288 3712 4383**), by faith Hindu, by Nationality- Indian, by occupation- Housewife , both residing at 20/9, New Santoshpur Main Road, P.O.- Santoshpur, P.S- Survey Park, Kolkata- 700075 (which expression shall unless excluded by or repugnant to the context be deemed to mean and included their heirs, executors, administrators, legal representatives ,assign and assigns

2. **"DEVELOPER"** shall mean **SRAVAN KUMAR CHOWDHURY** son of Late Bahadur Choudhary (**PAN.- ADRPC4248E**) (**Aadhaar No.- 6866 1808 4046**), by faith- Hindu, by occupation- Business, by nationality- Indian, permanently residing at 219, Picnic Garden Road, P.O.- Picnic Garden, P.S- Tiljala, Kolkata- 700039, District- South-24 Parganas (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, legal representatives, administrators assign / assigns).

3. **"The Said Property"** shall mean ALL THAT piece and parcel of Land measuring about 4 Kottah 13 Chittak and 35 Sq. Ft., comprised in R.S.Dag No. -195, under R.S.Khatian No.- 127,128 within Mouza-Nayabad, J.L. No -25, R.S. No-3, P.S.- Panchasayar (Erstwhile Purba Jadavpur, prior to that Kasba), District- South- 24 Parganas, presently known and numbered as K.M.C. PremisesNo.-2762, Nayabad, within Ward No.-109. Kolkata Municipal Corporation, Kolkata- 700099, which is more



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fully and specifically described in the First Schedule hereinafter written.

4. **"The Building"** shall mean the proposed multistoried building to be constructed by the DEVELOPER herein, upon the said property as per the Building Plan to be sanctioned by the Kolkata Municipal Corporation at the cost of the DEVELOPER and shall include open / covered spaces and other common areas, facilities and amenities or advantages attached thereto, intended for common enjoyment of the occupants of the said proposed multi-storied building including all the easements and appurtenances.

5. **"The Building Plan"** shall mean the layout plan of the proposed building for the construction of the same, to be sanctioned by Kolkata Municipal Corporation in the name of the LAND OWNERS and shall include any permissible renewal or amendments thereto and/or modifications thereof made or caused by the DEVELOPER, made with the consent of the LAND OWNERS, as per and with the building rules of the Kolkata Municipal Corporation.

6. **"Carpet Area"** of a flat shall mean the area of a flat calculated on the basis of inside wall to inside wall measurement.

7. **"Built-up Area"** of a flat shall mean the area of a flat calculated on the basis of outside wall to outside wall



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measurement including area of stair divided by number of flats in a floor.

8. **"Super Built-up Area"** of a flat shall mean the built-up area plus proportionate areas of "common areas and passages"

9. **"OWNERS' ALLOCATION"** shall mean:-

1. constructed area of entire FIRST FLOOR of the proposed newly constructed building divided into several Residential Units/ Flats, **alongwith**
2. constructed area of entire FOURTH FLOOR of the proposed newly constructed building divided into several Residential Units/ Flats, **alongwith**
3. Two covered car parking spaces **at the Ground Floor** of the said building-to be constructed upon the said property as per the sanctioned plan, to be approved by the Kolkata Municipal Corporation including the proportionate share in the common walls, lobbies, stair cases, and other common areas attached to the said property including proportionate share in the open spaces or vacant land and all other common facilities, advantages including undivided proportionate right upon the land underneath the structure.

10. **"DEVELOPER'S ALLOCATION"** shall mean and include covered areas, spaces, Flats and rest area if any, common passages and all other structures of the entire covered and uncovered areas of the said property to be developed as per the sanctioned building plan to be approved by the Kolkata



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Municipal Corporation, **excepting the Owners' Allocation** including proportionate share in the open spaces or vacant land and all other common facilities, advantages including proportionate right upon the land underneath the structure, together with absolute right on the part of the DEVELOPER to enter into an agreement for sale and /or transfer, lease or in any way to deal with the Developer's Allocation as authorized representative of the OWNERS thereof in the manner hereinafter provided after obtaining sanctioned building plan.

11. **"Architect"** shall mean such person(s) who shall be appointed by the DEVELOPER for designing and planning of the building, confirming all Municipal statutory provisions, rules, regulations and other statutory provisions, and also includes the person(s) who may be appointed by the DEVELOPER for supervision during construction of the said Building.

ARTICLE - II; EXPLOITATION RIGHTS :

In consideration of constructed area of entire FIRST FLOOR of the proposed newly constructed building divided into several Residential Units/ Flats, **alongwith** constructed area of entire FOURTH FLOOR of the proposed newly constructed building divided into several Residential Units/ Flats, **alongwith** Two covered car parking space **at the Ground Floor** of the said building, to be constructed upon the said property as per the sanctioned plan, to be approved by the Kolkata Municipal Corporation including the proportionate share in the common walls, lobbies, stair cases, and other common areas attached to



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the said property including proportionate share in the open spaces or vacant land and all other common facilities, advantages including undivided proportionate right upon the land underneath the structure herein in the manner, as mentioned in the Second Schedule hereunder written, the LAND OWNERS allows the DEVELOPER to build residential building in the said premises containing several flats and/or car parking spaces in accordance with the sanctioned plan and to sell such flats and /or car parking spaces, to the intending buyer/s out of the DEVELOPER'S allocation. The LAND OWNERS shall hand over the DEVELOPER vacant possession of the said property as soon as it will be asked for by the Developer immediately after execution and registration of this Agreement. The DEVELOPER shall be entitled to obtain necessary advances from intending buyers in respect of DEVELOPER'S Allocation on terms and conditions as the DEVELOPER may in its absolute discretion deem fit and proper.

ARTICLE - III; BUILDING :

The DEVELOPER will prepare a Plan for construction of a MULTISTORIED residential building at the said Premises at his costs and expenses and will submit the Plan duly signed by the DEVELOPER on behalf of the LAND OWNERS, as his constituted attorney, to the Kolkata Municipal Corporation and obtain sanction therefrom. The DEVELOPER shall appoint, advocate, architect, mason, workers, darwan, mistris and shall pay their fees, wages and salary and the LAND OWNERS shall not be liable and/or responsible for the payment of the same. The



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DEVELOPER is hereby authorized and empowered in relation to the said construction so far as may be necessary to apply for and obtain quotas, entitlements and other allocations of or for cement, steel, bricks and other materials even allocable to the LAND OWNERS for the construction of the said building and similarly to apply and obtain temporary and/or permanent connection of water, electricity power to the building and other inputs and facilities required for which the LAND OWNERS do hereby execute in favour of the DEVELOPER such power/s of Attorney as required to sign on behalf of the LAND OWNERS all such applications and other documents as shall be required for the purpose of or otherwise for or in connection with the construction of the said building from time to time.

All dealings by the DEVELOPER in respect of the construction of the building whether done before or after the date of execution of the instant agreement shall be in the name of LAND OWNERS but such dealings shall not create or foster in any manner any financial, civil and/or criminal liability to the LAND OWNERS. The LAND OWNERS shall not be liable for any local & political liability. The DEVELOPER agrees and undertakes to indemnify and keep the LAND OWNERS indemnified for any loss and/or damage or suffering that may be caused due to acts, misdeeds, omission and/or commission on part of the DEVELOPER relating to construction and other related works in the said premises fully described in the First Schedule below under this agreement.



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ARTICLE - IV; BUILDING ALLOCATION:

Immediately upon the construction of the proposed building stage by stage and/or its completion or on completion of any parts of the same, all flats/ car parking spaces, except the Owners' Allocation, shall belong to the DEVELOPER and the LAND OWNERS shall not have any right, interest, claim or demand whatsoever in respect thereof, subject to owners' allocation as mentioned hereinafter to be handed over to the LAND OWNERS, and after the landowners are fully satisfied about delivery of their allocation under this agreement in all respect.

On completion of the building and after delivery of possession of the Owners' allocation, the DEVELOPER as constituted attorney of the Land Owners shall execute and register Deed of Conveyance in favour of the prospective purchasers (in respect of any portion within the Developer's allocation) by virtue of the Power of Attorney and realize the sale proceeds and discharge valid receipt in respect of the flats, and proportionate share of land.

ARTICLE-V; CONSTRUCTION:

The DEVELOPER shall construct a Multistoried Residential building on the said premises according to building plan/plans to be sanctioned by the Kolkata Municipal Corporation. The entire finance for construction of the said building shall be borne by the DEVELOPER. The DEVELOPER shall have absolute discretion to sell the flats, in the said building under his



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allocation on its terms and conditions and realize the sale-proceeds of the DEVELOPER's allocation.

OWNERS' ALLOCATION

1. Owners' Allocation shall mean constructed area of entire FIRST FLOOR of the proposed newly constructed building divided into several Residential Units/ Flats, **alongwith**
2. constructed area of entire FOURTH FLOOR of the proposed newly constructed building divided into several Residential Units/ Flats, **-alongwith**
3. Two covered car parking space **at the Ground Floor** of the said building **alongwith--**to be constructed upon the said property as per the sanctioned plan, to be approved by the Kolkata Municipal Corporation including the proportionate share in the common walls, lobbies, stair cases, and other common areas attached to the said property including proportionate share in the open spaces or vacant land and all other common facilities, advantages including undivided proportionate right upon the land underneath the structure, alongwith that

DEVELOPER'S ALLOCATION

The DEVELOPER shall be allotted to the entire proposed building of the constructed area **except owners' allocation**, the flats, spaces and car parking spaces in the proposed building. Proceeds of sale of flats and/or car parking spaces of developer's allocation shall belong to the DEVELOPER. The DEVELOPER shall sell all flats and/or car parking spaces,



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excepting Owners' Allocation, to intending purchaser or purchasers at such price and terms and conditions at its/ his discretion.

ARTICLE - VI; COMMON FACILITIES:

1. COMMON FACILITIES shall include all passages, ways, stairways, lifts, lift area, corridors, lobbies, shafts gate\s, rainwater pipes, sewerage and drainage pipe lines, underground water fittings, fixtures, manhole, pit, water connection and pipe lines, overhead and underground reservoir, pipe lines, motor pump, fences and boundary wall C.E.S.C. Ltd. supply, electric connection and electrical supply to common areas and fittings, fixtures, entire exterior walls, boundary walls, and other facilities whatsoever required for the establishment of location, enjoyment, provision, maintenance and management of the affairs and the said building in the said premises.

2. The LAND OWNERS shall pay the property Tax to be assessed by the Kolkata Municipal Corporation for the said flat in their allocation and shall also pay proportionate common expenses and maintenance charges for their flats and car parking spaces forming part of the Owners' Allocation after obtaining physical possession of his flat. The LANDOWNERS shall not be liable for the Municipal and other statutory Taxes of the flats under DEVELOPER's allocation. The DEVELOPER or its nominee or nominees or transferees shall be liable to pay Municipal Tax assessed for his/ their flat/flats and car parking space etc, if any.



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ARTICLE - VII; OWNERS' OBLIGATION

That during the continuance of the agreement the LAND OWNERS shall not in any way cause any impediment or obstruction whatsoever in the construction or development of the said premises by the DEVELOPER as per Building plan, to be sanctioned by Kolkata Municipal Corporation subject to other terms and conditions of this agreement.

The Owners do hereby execute a General Power/s of Attorney in favour of the DEVELOPER to facilitate the construction of the building according to the sanctioned Plan and sell the flats from Developer's Allocation, and for such purpose authorizing them to enter into agreement with intending purchaser or purchasers, receive all earnest moneys and all payments towards consideration money and to execute sign and register such Deed of Conveyance of proportionate share of land or flat in the building. Be it stated here that whatsoever is written in the Power of Attorney, the Developer shall be entitled to sell from Developer's Allocation, the flats and receive the earnest money and consideration money in respect of such sale and he need not have to credit such amount in the account of the LAND OWNERS since the LAND OWNERS have agreed to receive the Flats and car parking spaces as referred in Owners' Allocation, from the DEVELOPER as mentioned above.

The LAND OWNERS shall hand over peaceful and vacant possession of the said property to the DEVELOPER as soon as it will be asked for by the Developer immediately after execution and registration of the instant agreement. Upon delivery of



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possession of the said property fully described in the **First Schedule** hereunder written for the purpose of construction, the DEVELOPER hereby agrees and undertakes that he/it shall be solely liable or responsible to make payment of municipal/corporation taxes, electricity bills of the existing C.E.S.C. meters and any other taxes to be accrued in respect of the said property till the new building is constructed and owners' allocation is handed over to the land owners. And after completion of the Development work and after owners' allocation is handed over to the owners and it is separately assessed by the Kolkata Municipal Corporation, the owners shall be liable to pay property tax in respect of their allocation only.

With the execution of this agreement the DEVELOPER and/or its representatives shall have free access to the premises for the purpose of soil testing, mapping and other works necessary for the development and construction on the said property.

The LAND OWNERS shall not be responsible for the nature of construction of the Building, made by the DEVELOPER. DEVELOPER shall be responsible to the ultimate purchaser/s and also to the LAND OWNERS for the nature and quality of construction. However, the DEVELOPER shall construct the said building as per sanctioned plan to be obtained from Kolkata Municipal Corporation by applying and/or using standard materials.



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ARTICLE - VIII; DEVELOPER'S OBLIGATION:

1. The DEVELOPER shall construct the said building in terms of this Agreement and in accordance with the plan or plans to be sanctioned by Kolkata Municipal Corporation and with approval of other appropriate authority or authorities, if necessary.

2. The Developer shall complete entire construction the building, to be erected upon the property mentioned in the FIRST SCHEDULE, hereunder written, and deliver vacant and peaceful possession of the owners' allocation to the owners in complete and habitable condition, as per specification as mentioned in Fourth Schedule hereunder written, positively within 30 (Thirty) months from the date of execution and registration of this agreement and power of attorney is granted in its/his favour. Time is the essence of the Agreement provided, however, that time may be extended for a further period of 18 (Eighteen) months; if both the parties mutually agree or the circumstances compel to extend time for such purpose and in any event the same shall not be extended beyond a further period of 18 (Eighteen) months after stipulated period (30 months) as mentioned hereinabove.

Provided that, if after expiry of such stipulated period of 30 months from the date of execution and registration of this agreement and power of attorney is granted in favour of the Developer, the Developer herein fails to complete the construction of the said building and hand over the vacant and



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peaceful possession of the owners' allocation to the land owners, hereto, the Land Owners shall be entitled to claim compensation from the developer to the tune of Rs. 20,000/- (Rupees Twenty Thousand) only per month for the further period of 18(eighteen) months. if after expiry of such stipulated period of 30 months from the date of execution and registration of this agreement and power of attorney is granted in favour of the Developer, the Developer herein fails to complete the construction of the said building and hand over the vacant and peaceful possession of the owners' allocation to the land owners, hereto, the Land Owners shall be at the liberty to claim compensation from the developer to the tune of Rs. 20,000/- (Rupees Twenty Thousand) only per month for the further period of 18(eighteen) months.

Provided further that, if the Developer herein fails to complete the construction of the said building and hand over the vacant and peaceful possession of the owners' allocation to the land owners, hereto, within said extended period of 18(Eighteen) months (i.e., total 48 months from the date of execution of this agreement) then the Land Owners shall be at the liberty to claim compensation from the developer to the tune of Rs. 40,000/- (Rupees Forty Thousand) only per month till the period the Developer delivers the vacant, peaceful and khas possession of the Owners' Allocation in complete and habitable condition to the Land Owners herein.

3. That, the DEVELOPER shall treat the property, mentioned in the FIRST SCHEDULE, hereunder written as demarcated and



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Separate one and in no occasion he will amalgamate any other property with the property mentioned in the FIRST SCHEDULE, hereunder written, during the course of construction and cause to sanction a separate building plan for the property mentioned in the FIRST SCHEDULE hereunder written.

4. The DEVELOPER with all arrears shall pay and bear all Municipal taxes and other taxes payable for the said property from the date of its taking possession of the premises till the date of assessment of owners' allocation, separately by the Kolkata Municipal Corporation and it is delivered to the Owners. The DEVELOPER shall also make arrangement for Mutation in the Kolkata Municipal Corporation and arrangement for conversion of Land as Bastu in the office of the B.L. & L.R.O. at his cost.

5. That, the DEVELOPER shall pay the electricity bills in respect of the existing C.E.S.C. connection in the said premises during the course of construction and till the period the owners' allocation is handed over to the LAND OWNERS.

6. As per Agreement, the DEVELOPER can take possession of or to give possession to the Purchaser/Third Party/proposed buyer and also can make conveyance deed in respect of the DEVELOPER's allocation of the proposed building and proportionate share of land of the said premises but only after handing over possession of the Owners' allocation to the Owners, complete in all respect and on full satisfaction.



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7. The Developer shall be bound to provide to the Land Owners the Completion Certificate, to be issued by the Kolkata Municipal Corporation, within six months after completion of development work of the said building.

10. The Developer shall not deviate from the quality of building materials and its fittings and fixtures as mentioned in the Fourth Schedule, hereunder written.

11. The Developer shall show and provide a copy of unsanctioned building plan to the owners and shall take prior approval from the owners, before submitting the building plan to the Kolkata Municipal Corporation to get it sanctioned.

ARTICLE - IX; COMMON RESTRICTIONS:

1. The DEVELOPER during construction shall abide by all laws, rules and regulation of Government/ Local Bodies and/or other authorities and shall attend to answer and be responsible for any deviation, violation and/or breach of any of the said laws, Bye-laws, rules and regulations.

The DEVELOPER shall hand over a true copy of the sanctioned plan to the Land Owners for their custody and inspection of the proposed construction before initiation of construction work.



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2. The DEVELOPER and Land Owners or their nominees shall not use or permit to use the flats, in the building or any portion thereof for carrying on any obnoxious, illegal and immoral trade or activity nor use thereof for any purpose which may cause any nuisance, annoyance or hazard to the other occupiers of the new building.

ARTICLE-X; TITLE & AMENITIES

1. The LAND OWNERS declare that they have a good and marketable title over the said property without any claim, right, title or interest in or of any other persons thereon and that they have a good and marketable right and title to enter into this Agreement with the DEVELOPER.

2. The DEVELOPER shall keep the original documents/Deeds of aforesaid land under his custody and the DEVELOPER shall provide receipt to the Land Owners in that respect. The Developer shall take all reasonable care to prevent any loss or damage of the said Deeds/documents. The Developer may keep those deeds/documents, until the Construction of the said building is completed upon providing valid receipt in that regard and after completion of the said building, the Developer shall return all the documents/deeds to the Land Owners in good condition.

ARTICLE-XI; MISCELLANEOUS:

1. The Developer shall be liable to pay and bear all the arrear charges on account of Municipal Tax, Wealth Tax, and other



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taxes and all charges and impositions from the date of execution of this agreement till completion of the Building.

2. As and from the date completion of the building the DEVELOPER and/or its nominated transferees or purchasers of flats, be liable to pay and bear proportionate charges on account of Corporation Tax, Wealth Tax, and other taxes and all charges and impositions as well as common expenses payable in respect of their flats.

ARTICLE - XII; JURISDICTION:

Appropriate Courts in West Bengal having territorial and other jurisdiction shall entertain all disputes and actions between the parties herein.

ARTICLE - XIII; FORCE MAJEURE CLAUSE:

The parties hereto shall not be considered to be liable for any obligations hereunder to the extent that the performance of the relative obligation prevented by the existence of force majeure and shall be suspended from the obligation during duration of force majeure.



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FIRST SCHEDULE MENTIONED ABOVE
(THE SAID ENTIRE PROPERTY)

ALL THAT piece and parcel of land measuring 4 Kottah 13 Chittak and 35 Sq. Ft., comprised in R.S. Dag No. -195, under R.S. Khatian No.- 127, 128 within Mouza- Nayabad, J.L. No -25, R.S. No- 3, P.S.- Panchasayar (Erstwhile Purba Jadavpur, prior to that Kasba), District- South- 24 Parganas, was numbered as K.M.C. Premises No.- 2762, Nayabad, within Ward No.-109. Kolkata Municipal Corporation, Kolkata- 700099, South 24 Parganas and four years old pucca-structure measuring 500 sq.ft. up to foundation was on the landed property and the proposed multistoried building to erected upon the said property.

ON THE NORTH	:	30 ft wide K.M.C. Road.
ON THE SOUTH	:	Plot No-18 & 17.
ON THE EAST	:	Plot No-4 Block -B.
ON THE WEST	:	20 ft wide K.M.C. Road.

THE SECOND SCHEDULE REFERRED ABOVE
(THE OWNERS' ALLOCATION)

constructed area of entire FIRST FLOOR of the proposed newly constructed building divided into several Residential Units/ Flats, **alongwith**

1. constructed area of entire FOURTH FLOOR of the proposed newly constructed building divided into several Residential Units/ Flats, **alongwith**



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2. Two covered car parking spaces **at the Ground Floor** of the said building-to be constructed upon the said property as per the sanctioned plan, to be approved by the Kolkata Municipal Corporation including the proportionate share in the common walls, lobbies, stair cases, and other common areas attached to the said property including proportionate share in the open spaces or vacant land and all other common facilities, advantages including undivided proportionate right upon the land underneath the structure erected upon the piece and parcel of land measuring 4 Kottah 13 Chittak and 35 Sq. Ft., comprised in R.S. Dag No. -195, under R.S. Khatian No.- 127, 128 within Mouza- Nayabad, J.L. No -25, R.S. No- 3, P.S.- Panchasayar (Erstwhile Purba Jadavpur, prior to that Kasba), District- South- 24 Parganas, was renumbered as K.M.C. Premises No.- 2762, Nayabad, within Ward No.- 109. Kolkata Municipal Corporation, Kolkata- 700099.

THE THIRD SCHEDULE REFERRED TO ABOVE
(DEVELOPER'S ALLOCATION)

All the covered areas, spaces, Flats and rest area if any, common passages and all other structures of the entire covered and uncovered areas of the said property to be developed as per the sanctioned building plan to be approved by the Kolkata Municipal Corporation, **excepting the Owners' Allocation** including proportionate share in the open spaces or vacant land and all other common facilities, advantages including



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proportionate right upon the land underneath the structure, erected upon the piece and parcel of land measuring 4 Kottah 13 Chittak and 35 Sq. Ft., comprised in R.S. Dag No. -195, under R.S. Khatian No.- 127, 128 within Mouza- Nayabad, J.L. No -25, R.S. No- 3, P.S.- Panchasayar (Erstwhile Purba Jadavpur, prior to that Kasba), District- South- 24 Parganas, was renumbered as K.M.C. Premises No.- 2762, Nayabad, within Ward No.-109. Kolkata Municipal Corporation, Kolkata- 700099

THE FOURTH SCHEDULE ABOVE REFERRED TO :
(THE BUILDING AND SPECIFICATIONS OF FLATS)

STRUCTURE AND FOUNDATION:

Building designed on R.C.C. foundations conforming to National Building Code and/or West Bengal Municipal Act and Building Rules or as per sanctioned Plan, floor and Design.

FLOORING & SKIRTING

(Toilets/Kitchen): Marble (600mm x 600mm)

(Living/ Dining/ Bedrooms/ Balcony): Marble Flooring (600mm. X 600mm.) (for the flats/ self contained units of Owners' Allocation only). Skirting will be of same material.

TOILETS :

All toilets will be provided with 1 European W.C.(20"x16"), 1 standard white basin(18"x12"), 1 Standard PVC Cistern, 2 Tap(C.P.) ½", 1 tap for hot water, 1 Overhead Shower ½", all toilet walls will have Glazed tiles upto 6ft. height.



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KITCHEN :

Kitchen will have Granite Stone Platform (6' Long) with Glazed Tiled dado above cooking counter upto 4' height, 1 steel Sink and 2 taps $\frac{1}{2}$ " each.

DOORS & DOORS FRAME:

All doors will have a wooden frame of treated Sal wood and flush door shutter of the flats and P.V.C. Doors for toilet and kitchen of all flats.

WINDOWS:

M.S. box Windows with integrated grill with Aluminium Sliding windows fitted with opaque glass.

INTERNAL WALLS :

Plaster walls finished with wall putty. Bricks work will be done 200 mm thickness for external and 75 mm for internal partition walls.

EXTERNAL WALLS :

External walls to be coated with cement based paint and other decorative finish.

PAINTINGS:

Windows, grills and doors shall be coated with synthetic enamel painting.

STAIRCASE :

Plastered wall surface will be finished with white distemper and stairs will be at least 3'-6" wide.

LIFT:

Standard lift which shall move upto the top floor with a carrying capacity of minimum 4 persons at a time.



(Signature)
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ELECTRICAL:

1. Each BED ROOM:-1(One) Ceiling Fan Point, 1 (One) Wall Lamp points, 1(One) Night Lamp point, 2 (Two) Plug Points, 5Amp.1 (one) A.C. point of 16 Amp
2. Living and Dining:- 2(Two) Ceiling Fan Point,, 1(one) Plug point & Switch point for T.V., 1(one) plug point for Refrigerator, 2 Wall Lamp points, 2 (Two) Ceiling Fan Points, 3 (Three) other Plug points, 1(one) Calling Bell Point, 1 (one) A.C. point of 16 Amp.
3. Each Toilet:-1 Exhaust Fan point, 1 Geyser Point of 16 Amp., 1 Wall Lamp Point, 1 Washing Machine point
4. Kitchen:- 1 Chimney point, 2 plug points (16Amp. + 10Amp.), point 2 Wall Lamp Points
5. VERANDA:- 1 (One) Wall Lamp points and 1(One) ceiling fan point.
6. Staircase:-1 Wall Lamp Point for each staircase landing
7. Surroundings:- Adequate Lamp Points for proper enlightenment of the surroundings of the building.

BRAND AND QUALITY:-

- Copper-Wire : make-Finolex or Havell's
 Gauged : 1mm, 1.5mm, 2.5mm, 4.5 mm
 Switch : Anchor or Prtiam of ISI brand oreva

ELECTRIC METER

A separate electric meter shall be provided for each flat at the cost, security deposits to be paid reimbursed by the intending buyers or flat holder/and owners.

The DEVELOPER shall provide the electrical meter for common services and including stair case lighting and also separate



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electric meters for the flats in owners' allocation costs of which shall be borne by the Developer.

WATER:

The DEVELOPER will make necessary arrangement which shall be permanent in nature for providing adequate Corporation water in the said building for 24 hours and install a water pump of adequate capacity and shall also make arrangement to make underground reservoir and overhead tanks of adequate capacity.

MATERIAL :

Standard materials shall be used for the construction of the proposed building.

THE FIFTH SCHEDULE ABOVE REFERRED TO
("COMMON PORTIONS")

- ☒ Boundary walls and main gate for entrance and exit.
- ☒ Entrance lobby, Staircases, staircase landings on all floor of the said building and the ultimate roof of the building.
- ☒ Lift, Lift space, Lift lobby
- ☒ Side spaces, front space and back space of the said building
- ☒ Electric service line, electric main line, stair case switch and light and electric machine line box and electric meter for electrical common water pump and common points and lights within the building and/or within the premises and electric meter space and other electrical fixtures and fittings excluding only those as are within the exclusive



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area of any unit/flat commercial space exclusively for its use.

- ☐ Electric water pump space and underground water reservoir overhead water storage tank water supply line together with all common plumbing installations and fittings for carriage of water excluding only such parts or installations and fittings as are installed within the exclusive area of any unit / flat exclusively for its use.
- ☐ The underground septic tank and all drainage and sewerage installations and fittings for smooth outlet of waste water and waste materials excluding only such coats or installations and fittings which are installed within the exclusive area of any flat/unit, exclusively for its use.
- ☐ Such other common parts, areas, equipments, installations, fixtures, fittings spares space and materials in or about the said land and the building as are necessary for passage to and/or user of the flats in common by the other flats of the same building

THE SIXTH SCHEDULE ABOVE REFERRED TO
(COMMON EXPENSES PROPORTIONATE TO
THE AREA OF OWNERSHIP)

- ☐ All costs of maintenance, operating, replacing while washing painting rebuilding, reconstruction, decorating or re-decorating and lighting the common portions and also the outer walls of the said building.



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- ☐ All charges and deposits for the supplies of common utilities.
- ☐ Corporation rates and taxes and other outgoing save those as are separately assessed on the respective flats/units.
- ☐ All expenses referred above shall be borne and paid proportionately by the LAND OWNERS/Purchasers/Co-owner from the date of Assessment of newly constructed building by the Kolkata Municipal Corporation or from the date of transfer by Deed of Conveyance whichever is earlier.
- ☐ All costs for formation of Association of Owners shall be borne by the owners equally.

THE SEVENTH SCHEDULE

COMMON OBLIGATIONS

The LAND OWNERS will be bound to take delivery of their said allocated unit / flat within fifteen days strictly from the date of receiving of the completion notice or intimation of possession letter of the said unit/flat by the DEVELOPER, failure of which the responsibilities of the said flat will go to the Owner's side.

LAND OWNERS / Co-owner / purchaser shall not obstruct or object to the DEVELOPER'S selling, granting, transferring rights to any person/person's Company/Companies, any type of organizations, according to the DEVELOPERS choice of any part of the land and/or building, excepting the LAND OWNERS / Co-owner / purchaser's without effecting the right of the LAND



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OWNERS / Co-owner / purchaser in respect to the common portions of the building.

After getting delivery of the Unit/Flat in the said proposed building the LAND OWNERS / co-owner / purchaser at their own cost or expenses strictly shall do the followings:

LAND OWNERS / Co-owner / purchaser will keep and use the flat and every part thereof and all fixtures and fittings therein which are exclusive parts of the flat property painted and in a good and neat & clean condition and decent and respectable place of abode.

LAND OWNERS / Co-owner / purchaser will use allotted portions and all common portions quietly, peacefully, and carefully and only for the purposes for which they are respectively meant.

LAND OWNERS / Co-owner / purchaser will co-operate with the DEVELOPER and Association and/or other flat/space owners in the building for upkeep and proper maintenance and protection of the common portions.

LAND OWNERS / Co-owner / purchaser will pay all the common expenses and rates & taxes to the DEVELOPER / the Association proportionately.

After getting the delivery of the flat in the said proposed building the LAND OWNERS / Co-owner / purchaser strictly shall not do any of the following acts, deeds or things:



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Without specific consent in writing of the DEVELOPER demolish any part of the LAND OWNERS / Co-owner / purchaser flat/space and/or do any constructional addition or alteration work in the LAND OWNER / Co-owner / purchaser allocated space of any part of it which may effect the vertical, horizontal and /or lateral support provided by the various parts of the unit to the remaining parts of the building or any constructional work which may affect the other co-purchaser / LAND OWNERS/ Co-owner of the building.

Add or alter any portion, elevation or colour scheme of the building.

Place or cause to be placed any flower tub, show stand or shoes or any heavy articles in the common stair case and stair caser landings and use the common portions for purposes other than the purposes for which they are meant.

Throw or accumulate or caused to be thrown or accumulated any dust, filth, rubbish, waste materials of refuse of any kind in the common areas save at the place therefore indicated.

Injure, harm, and damage the common portions of any other flat space in the premises or the building by making any addition or alteration and withdrawing any constructional support or by doing any constructional work.



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Do or knowingly suffer anything to be done which is likely to cause nuisance or annoyance to the occupant of the other units in the premises and/or neighboring houses.

Use or allow the unit or any part thereof to be used for any club, public meeting, conference hall, nursing home, boarding house, public eating house or other public purposes, without the specific consent in writing from the DEVELOPER and then from all the related Government departments.

Put up or affix any Signboards, Nameplates, Hoarding, Banner or other things or other similar articles in the common portion or on outside walls of the building in writing by the DEVELOPER. The LAND OWNER / co-owner / purchaser will however be entitled to fix different nameplates on the main entrance door of the unit.

Carry on or knowingly suffer being carried on any obnoxious injuries, dangerous, hazardous, immoral or illegal acts in the unit and/or the common portions.

Keeping or storing any offensive, obnoxious, injurious, dangerous, hazardous, articles in the unit or the building

Keeping any heavy article on the floor or operate any kind of heavy machine other than the usual home appliances.

Keep or allow any lunatic or any person suffering from any virulent dangerous or infectious disease within the unit or the building.



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15 FEB 2021

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

SIGNED, SEALED AND DELIVERED

In the presence of:

1. Dhruv K. Choudhary
S/o Swatan K. Choudhary
219/D Picnic Garden Road
KOL- 700039

1. Sandip chandhuri

2. Jyoti chandhuri

SIGNATURE OF THE LAND OWNERS

2. Shashi Chatterjee
S/o Late Kamal Chatterjee
Flat - E-202, Laxmi Tolly,
B-7, Mansi Sarani Dhalipukur.
P.S. - Mansi Sarani, KOL- 700104

Sourabh K. Choudhary
SIGNATURE OF THE DEVELOPER

Drafted, Identified, Read-over and explained in Bengali by me:-

Nirupam Dewanji

Nirupam Dewanji
Advocate

Enrolment No.- F/1509/2011
Alipore Judges Court,
Kolkata - 700027.

Computer Printed by me :












S. Pradhan

Alipore Judges Court,
Kolkata - 700027.














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Alipore, South 24 Parganas

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LAND OWNER		THUMB	1 st Finger	middle finger	ring finger	small finger
	Left Hand					
	Right Hand					












Name: SANDIP CHAUDHURI

Signature: Sandip Chaudhuri

LAND OWNER		THUMB	1 st Finger	middle finger	ring finger	small finger
	Left Hand					
	Right Hand					

Name: JABA CHAUDHURI

Signature: Jaba Chaudhuri

DEVELOPER		THUMB	1 st Finger	middle finger	ring finger	small finger
	Left Hand					
	Right Hand					

Name: SRAVAN KUMAR CHOWDHURY

Signature: Sravan Kc Chowdhury

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7

District Sub-Registrar-III
Alipore, South 24 Parganas

15 FEB 2021



ভারত সরকার

Government of India

Enrollment No. : 104321230/14585

To
Jaba Chaudhuri
KAL BARI ROAD
Santoshpur
Santoshpur Kolkata
West Bengal - 700075

2002/0014



KI.702977495FT

19287748



আপনার সংখ্যা / Your PAN No. :

9288 3712 4383

- সাধারণ মানুষের অধিকার



ভারত সরকার

Government of India

জন গোষ্ঠী

Jaba Chaudhuri

পিতা : নারায়ণ চন্দ্র সাহা

Father : NARAYAN CHANDRA SAHA



সংখ্যা/PAN No. 928837124383

লিঙ্গ / Female



9288 3712 4383

- সাধারণ মানুষের অধিকার

Jaba Chaudhuri

आयकर विभाग
INCOME TAX DEPARTMENT

JABA CHAUDHURI

NARAYAN CHANDRA SAHA

08/11/1958

Permanent Account Number

AOSPC6458F

Jaba Chaudhuri

Signature

भारत सरकार
GOVT. OF INDIA



Stamp

Jaba Chaudhuri



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India
Government of India

ঢালিভাকুরি আই ডি / Enrollment No.: 1040/21230/14886

20/02/2014

To
Sandip Chaudhuri
সন্দীপ চৌধুরী
12
KALI BARI ROAD
Santoshpur
Santoshpur, Kolkata
West Bengal - 700076



KL781301869FT

78130186



আপনার আধার সংখ্যা / Your Aadhaar No.:

6413 8617 7654

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India



সন্দীপ চৌধুরী
Sandip Chaudhuri
পিতা : সন্দীপ চৌধুরী
Father - Samir Chaudhuri

জন্মতারিখ/DOB: 05/08/1982

সুন্দর / Male

6413 8617 7654



আধার - সাধারণ মানুষের অধিকার

Sandip Chaudhuri

আয়কর বিভাগ

INCOME TAX DEPARTMENT

SANDIP CHAUDHURI

SAMIR CHAUDHURI

05/08/1982

Permanent Account Number

ALTPC9654Q

Sandip Chaudhuri

Signature



ভারত সরকার

GOVT. OF INDIA



17040023

Sandip Chaudhuri

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SRAVAN KUMAR CHOWDHURY

BAHADUR CHOWDHURY

03/01/1967

Permanent Account Number

ADRPC4248E

SRAVAN KUMAR CHOWDHURY

Signature



06082016

Sravan Kumar Chowdhury

BAR COUNCIL OF WEST BENGAL
 (It body constituted under the Advocate Act, 1961)
 2 & 3, Kinnari Bazar, New, City Court Building, 7th Fl., Tel-700 001
 Phone: 2248-4969, 2248-7233, 2230-9721, Tele Fax: 2248-7233
 E-mail: westbengalbarcouncil@gmail.com
 Website: www.bcbwbarcouncil.org


IDENTITY CARD

NAME : **NIRUPAM DEWANJI, Advocate**

Father's/Husband's Name: **Late Sunil Bahary Dewanji**

Santosh Mukhopadhyay
 (SAMATAN MUKHOPADHYAY)
 Chairman Executive Committee

Ashok Kumar Deb
 (ASHOK KUMAR DEB)
 Chairman



Nirupam Dewanji
Adv.
 15.02.2021.

Card No. **D-8756**

Address Recorded on the Roll: **Must Apartment, 25A, New Serampore
 1st Lane, Ground Floor, Kolkata-700 075**

Present Address: **DO**

Employment No. F/ **1509/2011**

Date of Birth: **25.11.2011**

Date: **03.10.2016**

Secretary / Assistant Secretary: *[Signature]*

NB: NBWS (B) No. is not assigned

Major Information of the Deed

Deed No :	I-1603-00882/2021	Date of Registration	15/02/2021
Query No / Year	1603-2000313510/2021	Office where deed is registered	
Query Date	10/02/2021 2:47:26 PM	1603-2000313510/2021	
Applicant Name, Address & Other Details	NIRUPAM DEWANJI 18, JUDGES COURT ROAD, KOLKATA -700027, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 8617285638, 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. 1,50,000/-	Rs. 99,09,721/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,020/- (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 :



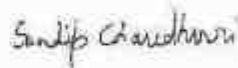



District: South 24-Parganas, P.S:- Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Nayabad, , Premises No: 2762, , Ward No: 109 Pin Code : 700099

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	(RS :-)		Bastu		4 Katha 13 Chatak 35 Sq Ft	1,00,000/-	97,22,221/-	Property is on Road
Grand Total :					8.0208Dec	1,00,000 /-	97,22,221 /-	



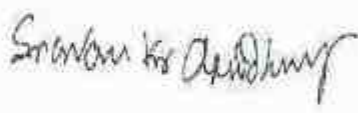
Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	500 Sq Ft.	50,000/-	1,87,500/-	Structure Type: Structure
Floor No: 1, Area of floor : 500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 4 Years, Roof Type: Pucca, Extent of Completion: Up to Foundation					
Total :		500 sq ft	50,000 /-	1,87,500 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Sandip Chaudhuri Son of Mr Samir Chaudhuri Executed by: Self, Date of Execution: 15/02/2021 , Admitted by: Self, Date of Admission: 15/02/2021 ,Place : Office			
	15/02/2021	LTI 15/02/2021	15/02/2021	
20/9, New Santoshpur Main Road, 20/9, New Santoshpur Main Road, P.O:- SANTOSHPUR, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN - 700075 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: ALxxxxxx4Q, Aadhaar No: 64xxxxxxxx7654, Status :Individual, Executed by: Self, Date of Execution: 15/02/2021 , Admitted by: Self, Date of Admission: 15/02/2021 ,Place : Office				
2	Name Mrs JABA CHAUDHURI Wife of Mr SAMIR CHAUDHURI Executed by: Self, Date of Execution: 15/02/2021 , Admitted by: Self, Date of Admission: 15/02/2021 ,Place : Office			
	15/02/2021	LTI 15/02/2021	15/02/2021	
20/9, New Santoshpur Main Road, P.O:- SANTOSHPUR, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN - 700075 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AOxxxxxx9F, Aadhaar No: 92xxxxxxxx4383, Status :Individual, Executed by: Self, Date of Execution: 15/02/2021 , Admitted by: Self, Date of Admission: 15/02/2021 ,Place : Office				

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr SRAVAN KUMAR CHOWDHURY (Presentant) Son of Late BAHADUR CHOWDHURY Executed by: Self, Date of Execution: 15/02/2021 , Admitted by: Self, Date of Admission: 15/02/2021 ,Place : Office			
	15/02/2021	LTI 15/02/2021	15/02/2021	
Son of Late BAHADUR CHOWDHURY Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADxxxxxx8E, Aadhaar No: 68xxxxxxxx4046, Status :Individual, Executed by: Self, Date of Execution: 15/02/2021 , Admitted by: Self, Date of Admission: 15/02/2021 ,Place : Office				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr NIRUPAM DEWANJI Son of Late SUNIL BEHARY DEWANJI 18, JUDGES COURT ROAD, P.O:- ALIPORE, P.S:- Alipore, District:-South 24 -Parganas, West Bengal, India, PIN - 700027			
	15/02/2021	15/02/2021	15/02/2021
Identifier Of Mr Sandip Chaudhuri, Mrs JABA CHAUDHURI, Mr SRAVAN KUMAR CHOWDHURY			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Sandip Chaudhuri	Mr SRAVAN KUMAR CHOWDHURY-4.01042 Dec
2	Mrs JABA CHAUDHURI	Mr SRAVAN KUMAR CHOWDHURY-4.01042 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr Sandip Chaudhuri	Mr SRAVAN KUMAR CHOWDHURY-250.00000000 Sq Ft
2	Mrs JABA CHAUDHURI	Mr SRAVAN KUMAR CHOWDHURY-250.00000000 Sq Ft

Endorsement For Deed Number : I - 160300882 / 2021

On 15-02-2021

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 12:12 hrs on 15-02-2021, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr SRAVAN KUMAR CHOWDHURY , Claimant.

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 99,09,721/-

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

Execution is admitted on 15/02/2021 by 1. Mr Sandip Chaudhuri, Son of Mr Samir Chaudhuri, 20/9, New Santoshpur Main Road, 20/9, Road: New Santoshpur Main Road, , P.O: SANTOSHPUR, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by Profession Service, 2. Mrs JABA CHAUDHURI, Wife of Mr SAMIR CHAUDHURI, 20/9, New Santoshpur Main Road, P.O: SANTOSHPUR, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by Profession House wife, 3. Mr SRAVAN KUMAR CHOWDHURY, Son of Late BAHADUR CHOWDHURY, 219, Picnic Garden Road, P.O: PICNIC GARDEN, Thana: Tiljala, , South 24-Parganas, WEST BENGAL, India, PIN - 700039, by caste Hindu, by Profession Business Indetified by Mr NIRUPAM DEWANJI, , Son of Late SUNIL BEHARY DEWANJI, 18, JUDGES COURT ROAD, 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 0/-, by online = Rs 53/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 15/02/2021 12:22PM with Govt. Ref. No: 192020210227913768 on 15-02-2021, Amount Rs: 53/-, Bank: SBI EPay (SBIEPay), Ref. No. 0887537486428 on 15-02-2021, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,020/- and Stamp Duty paid by Stamp Rs 50/-, by online = Rs 9,970/-
Description of Stamp
1. Stamp: Type: Impressed, Serial no AC7280, Amount: Rs.50/-, Date of Purchase: 12/02/2021, Vendor name: Subhankar Das
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 15/02/2021 12:22PM with Govt. Ref. No: 192020210227913768 on 15-02-2021, Amount Rs: 9,970/-, Bank: SBI EPay (SBIEPay), Ref. No. 0887537486428 on 15-02-2021, 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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2021, Page from 25738 to 25782
being No 160300882 for the year 2021.



Dhar

Digitally signed by DEBASISH DHAR
Date: 2021.02.15 17:19:50 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 2021/02/15 05:19:50 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)