

10436/2

L-10415/2021



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AG 310518

11A  
3/9/2021  
2001639339

Certified that the document is admitted to registration. The Signature sheet and the endorsement sheets attached with this document are the part of this document.

Addl. District Sub-Registrar  
Rahala, South 24 Parganas

3 SEP 2021

**DEVELOPMENT AGREEMENT**

THIS DEVELOPMENT AGREEMENT is made on this...<sup>3rd</sup> day of September, 2021 BETWEEN (1). SMT. RANJANA NAG, (PAN APTPN9235C), (Aadhar No 985306331926) wife of Late Swapan Kumar Nag, by Faith- Hindu, by Occupation- Housewife, by Nationality- Indian, residing at 113/21/3, Rama Krishna Sarani, Police Station and Post Office- Parnasree, Kolkata-700060, District- South 24 Parganas (2). SMT. ANJANA AICH, (PAN APEPA8581R), (Aadhar No 942271075161) wife of Monoj Kanti Aich, by Faith- Hindu, by Occupation- House wife, by

### Major Information of the Deed

Deed No :	I-1607-10415/2021	Date of Registration	03/09/2021
Query No / Year	1607-2001639339/2021	Office where deed is registered	
Query Date	30/08/2021 12:22:15 PM	1607-2001639339/2021	
Applicant Name, Address & Other Details	PINAJI RANJAN DAS ALIPORE COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9433100811, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 10,00,000/-]		
Set Forth value	Market Value		
Rs. 10,30,000/-	Rs. 71,80,197/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 10,021/- (Article 48(g))	Rs. 10,021/- (Article E. E. B)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assesment slip.(Urban area)		

#### Land Details :







District: South 24-Parganas, P.S. - Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Ram Krishna Sarani, Premises No: 313, Ward No: 129 Pin Code : 700060

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	7 Katha 2 Chatak	10,00,000/-	71,50,197/-	Width of Approach Road 16 Ft.
<b>Grand Total :</b>				<b>11.7563Dec</b>	<b>10,00,000 /-</b>	<b>71,50,197 /-</b>	

#### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	30,000/-	30,000/-	Structure Type Structure
Gr. Floor, Area of floor : 100 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
<b>Total :</b>		<b>100 sq ft</b>	<b>30,000 /-</b>	<b>30,000 /-</b>	




**Land Lord Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
	<b>- RANJANA NAG</b> (Presentant) Wife of Late Swapan Kumar NAG Executed by: Self, Date of Execution: 03/09/2021 , Admitted by: Self, Date of Admission: 03/09/2021 ,Place : Office			
		03/09/2021	LTI 03/09/2021	03/09/2021
	113/21/3, Rama Krishna Sarani, City:- , P.O:- PARNASHREE, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700060 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ADxxxxxx5C, Aadhaar No: 98xxxxxxxx1926, Status :Individual, Executed by: Self, Date of Execution: 03/09/2021 , Admitted by: Self, Date of Admission: 03/09/2021 ,Place : Office			
2	<b>ANJANA AICH</b> Wife of Monoj Kanti AICH Executed by: Self, Date of Execution: 03/09/2021 , Admitted by: Self, Date of Admission: 03/09/2021 ,Place : Office			
		03/09/2021	LTI 03/09/2021	03/09/2021
	D-74, Golmohar Park,, City:- , P.O:- Golmohar Park, P.S:-CHANKYA PURI, District:-New Delhi, Delhi, India, PIN:- 110049 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: APxxxxxx1R, Aadhaar No: 94xxxxxxxx5161, Status :Individual, Executed by: Self, Date of Execution: 03/09/2021 , Admitted by: Self, Date of Admission: 03/09/2021 ,Place : Office			




**Developer Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>EMMCON</b> P- 207, Goalapara Road (R. K. Sarani),, City:- , P.O:- PARNASHREE, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700060 , PAN No.:: AAxxxxxx2C, Aadhaar No: 12xxxxxxxx9852, Status :Organization, Executed by: Representative			

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	<b>SUBHASIS CHATTERJEE</b> Son of Late Deb Ranjan CHATTERJEE Date of Execution - 03/09/2021, , Admitted by: Self, Date of Admission: 03/09/2021, Place of Admission of Execution: Office	 Sep 3 2021 11:06AM	 LTI 03/09/2021	 03/09/2021
P- 207, Goalapara Road (R. K. Sarani),, City:- , P.O:- PARNASHREE, P.S:-Behala, District-South 24-Parganas, West Bengal, India, PIN:- 700060, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AExxxxxx5F, Aadhaar No: 92xxxxxxxx2407 Status: Representative, Representative of : EMMCON (as PARTNER)				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr PINAKI RANJAN DAS</b> Son of Late N.C DAS ALIPORE, City:- , P.O:- ALIPORE, P.S:- Alipore, District-South 24-Parganas, West Bengal, India, PIN:- 700027	 03/09/2021	 03/09/2021	 03/09/2021
Identifier Of RANJANA NAG, ANJANA AICH, SUBHASIS CHATTERJEE			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	RANJANA NAG	EMMCON-5.87813 Dec
2	ANJANA AICH	EMMCON-5.87813 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	RANJANA NAG	EMMCON-50.00000000 Sq Ft
2	ANJANA AICH	EMMCON-50.00000000 Sq Ft

On 31-08-2021

**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 99,197/-



**Sandip Biswas**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. BEHALA**  
**South 24-Parganas, West Bengal**

On 03-09-2021

**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 11:00 hrs on 03-09-2021, at the Office of the A.D.S.R. BEHALA by RANJANA NAG, one of the Executants

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

Execution is admitted on 03/09/2021 by 1. RANJANA NAG, Wife of Late Swapan Kumar NAG, 113/21/3, Rama Krishna Sarani, P.O: PARNASHREE, Thana: Behala, South 24-Parganas, WEST BENGAL, India, PIN - 700060, by caste Hindu, by Profession House wife, 2. ANJANA AICH, Wife of Monoj Kanti AICH, D-74, Golmohar Park,, P.O: Golmohar Park, Thana: CHANKYA PURI, New Delhi, DELHI, India, PIN - 110049, by caste Hindu, by Profession House wife

Identified by Mr PINAKI RANJAN DAS, , Son of Late N.C DAS, ALIPORE, 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 03-09-2021 by SUBHASIS CHATTERJEE, PARTNER, EMMCON (Partnership Firm), P- 207, Goalapara Road (R. K. Sarani), City:-, P.O:- PARNASHREE, P.S.-Behala, District-South 24-Parganas, West Bengal, India PIN:- 700060

Identified by Mr PINAKI RANJAN DAS, , Son of Late N.C DAS, ALIPORE, 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 10,021/- ( B = Rs 10,000/- ,E = Rs 21/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 10,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 03/09/2021 6:06AM with Govt. Ref No: 192021220068908631 on 03-09-2021, Amount Rs: 10,021/-, Bank: State Bank of India ( SBIN0000001), Ref. No. IK0BGNQHT9 on 03-09-2021, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Required Stamp Duty payable for this document is Rs. 10,021/- and Stamp Duty paid by Stamp Rs 100/-  
Rs 9,921/-  
Description of Stamp  
Stamp Type: Impressed, Serial no 1098, Amount: Rs. 100/-, Date of Purchase: 17/06/2021, Vendor name:  
Anwar Das  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
on 03/09/2021 6:06AM with Govt. Ref. No. 192021220068908631 on 03-09-2021, Amount Rs: 9,921/-, Bank:  
State Bank of India ( SBIN0000001), Ref. No. IK0BGNQHT9 on 03-09-2021, Head of Account 0030-02-103-003-02



**Sandip Biswas**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. BEHALA**  
**South 24-Parganas, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1607-2021, Page from 383542 to 383592

being No. 160710415 for the year 2021.



Digitally signed by SANDIP BISWAS  
Date: 2021.09.13 16:33:14 +05:30  
Reason: Digital Signing of Deed.

(Sandip Biswas) 2021/09/13 04:33:14 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BEHALA  
West Bengal.

(This document is digitally signed.)

Nationality-Indian, at present residing at D-74, Golmohar Park, New Delhi, Pin-110049, hereinafter jointly called and referred to as the **LAND OWNERS/FIRST PARTY** (which terms and expressions unless otherwise excluded by or repugnant to the context shall always mean and include their respective heirs, executors, administrators, legal representatives and assigns) **OF THE ONE PART.**

**AND**

**EMMCON (PAN- AAGFE9242C)** - a Partnership Firm having its Office at P- 207, Goolapara Road (R. K. Sarani), Post Office & Police Station- Parnasree, Kolkata- 700060, District - South 24 Parganas, represented by one of its Partners - **SRI SUBHASIS CHATTERJEE (PAN- AEGPC5065F) (Aadhar No- 923536512407)** son of Late Deb Ranjan Chatterjee, by Faith-Hindu, by Occupation- Business, by Nationality- Indian, residing at P- 207, Goolapara Road (R. K. Sarani), Post Office & Police Station- Parnasree, Kolkata- 700060, District - South 24 Parganas, hereinafter called and referred to as the **DEVELOPER/SECOND PARTY** (which terms and expressions unless otherwise excluded by or repugnant to the context shall always mean and include its executors, administrators, legal representatives-successors, successors in office for the time being, nominees and assigns) **OF THE OTHER PART.**

**WHEREAS** the property being of **ALL THAT** piece and parcel of land measuring an area of 61 Decimals, be the same a little more or less comprised in C.S. Dag No. 6465 corresponding to R.S. Dag No. 7175 under C.S. and R.S. Khatian No. 1893 in Mouza- Behala under Police Station Behala now Parnasree under Collectorate Touzi No. 346, J. L. No. 2, Rev. Survey No. 83, Pargana- Balia, within the then municipal limits of the South Sub-Urban Municipality now within the limits of the Kolkata Municipal Corporation in its Ward No. 129, A.D.S.R.- Behala, in the then District of 24 Parganas now South 24 Parganas, was originally seized and held by one Ashesh Prasad Das son of Ramani Ranjan Das of 30, Katju Nagar, Jadavpore, who acquired the said property by a duly registered Deed of Sale recorded in Book No.1, Volume No.158, at Pages 108 to 118, Being No.9241 for the year 1960 at the Office Sub-Registrar at Alipore from its previous owner and got delivery of khas possession thereof.



AND WHEREAS said Ashesh Prasad Das by virtue of the aforesaid Deed of Sale after becoming the absolute owner while thus was in peaceful uninterrupted possession and enjoyment of ALL THAT aforesaid piece and parcel of land including the property mentioned in the Schedule below he for his various needs sold a portion of the aforesaid land measuring more or less 10 Cottahs 2 Chhitaks and 28 Sq.Ft. of land out of the aforesaid entire land measuring 61 Decimals to one **NILIMA RANI CHOWDHURY** the mother of the **LANDOWNERS/ FIRST PARTY** herein by a duly registered Deed of Sale recorded in Book No.1, Volume No.46, at Pages 204 to 210, Being No.3109 for the year 1962 at the Office of Sub-Registrar at Alipore and handed over peaceful khas possession thereof.

AND WHEREAS said **NILIMA RANI CHOWDHURY** after purchase of the said property duly erected partly R.T. Shed and partly Asbestos Shed Structures thereon and began to possess the same on residing thereon with her family members and while had been in peaceful uninterrupted possession and enjoyment of the same she for her needs sold a demarcated portion of her property measuring 3 Cottahs together with partly R.T. Shed and partly Asbestos Shed Structures in favour of one **BINOY BHUSAN DASGUPTA** son of Dinesh Chandra Dasgupta of 1/111, Naktala, Kolkata-47 and the said Deed of Sale was registered at the Office of District Registrar at Alipore recorded in Book No.1, Volume No. 30, at Pages 201 to 210, Being No.423 for the year 1977 and delivered peaceful khas possession thereof.

AND WHEREAS the said **BINOY BHUSAN DASGUPTA** by virtue of the aforesaid Deed of Sale after becoming the absolute 16 annas owner while thus was in peaceful uninterrupted possession and enjoyment of his purchased property he for his various needs on 25.03.1986 sold, transferred, conveyed, assured and assigned a portion of the property measuring an area of 1 Cottah 6 Chhitaks together with structure standing thereon in favour of the **LANDOWNERS/FIRST PARTY No.1** herein by a duly registered Deed of Sale written in Bengali Script recorded in Book No.1, Volume No.106, at Pages 165 to 172, Being No. 5265 for the year 1986 at the Office of District Sub-Registrar at Alipore and delivered peaceful khas possession thereof and on the even date i.e. on 25.03.1986 said **BINOY**

**BHUSAN DASGUPTA** by another Bengali Saf Bikray Kobala registered at the same District Sub-Registry Office at Alipore and recorded in Book No.1, Volume No.106, at Pages 157 to 164, Being No.5265 for the year 1986, sold, transferred, conveyed, assured and assigned the remaining property measuring 1 Cottah 10 Chhitaks together with Structure standing thereon in favour of the **LANDOWNERS/FIRST PARTY No.2** herein and delivered peaceful khas possession thereof.

**AND WHEREAS** said **NILIMA RANI CHOWDHURY** remaining in possession of her balance property subsequently during her life time executed a Deed of Family Settlement wherein she settled 2 Cottahs and 18 Sq.Ft. of land together with pucca Building standing thereon on the Northern side of her property in favour of the **LANDOWNERS/FIRST PARTY No.1**, herein shown in the annexed plan therein in 'RED' colour and she also settled a property lying on the Southern side measuring more or less 2 Cottahs 1 Chhitaks and 27 Sq.Ft. of land together with pucca Building standing thereon in favour of the **LANDOWNERS/FIRST PARTY No.2**, herein and shown in annexed plan therein in 'YELLOW' colour and the said Deed of Family Settlement was registered in the Office of District Sub-Registrar at Alipore and recorded in Book No.1, Volume No.243, at Pages 297 to 316, Being No.12343 for the year 1986.

**AND WHEREAS** thereafter said **NILIMA RANI CHOWDHURY** died on 26.05.2011 and after her death as per terms of the said Deed of Settlement the **LANDOWNERS/FIRST PARTY** herein as absolute beneficiaries became the owners of their respective properties as mentioned therein in the said Deed of Settlement and after becoming the absolute owners the **LANDOWNERS/FIRST PARTY** herein duly mutated their names in respect of their respective properties in the records of the Kolkata Municipal Corporation as well as in the records of the Govt. Serista and have been in peaceful uninterrupted possession and enjoyment of their respective properties which they acquired by purchase and by way of Deed of Settlement as mentioned above by constructing residential Buildings and on residing thereon with their respective family members by paying taxes and rents thereof as absolute recorded owners and/or well and sufficiently entitled to the same.

**DEVELOPER/SECOND PARTY** from its own funds and/or other resources provided the said **DEVELOPER/SECOND PARTY** shall be entitled to sell/transfer the balance available construction of the proposed construction to any intending buyer/buyers as per terms and conditions settled by the **DEVELOPER/SECOND PARTY** as per its own choice after handing over possession of the **LANDOWNERS/FIRST PARTY'S** allocation mentioned hereinafter.

**AND WHEREAS** both the **LANDOWNERS/FIRST PARTY** and the **DEVELOPER/SECOND PARTY** agree to materialize the said proposal for construction of the proposed Multi Storied Building therefore, discussed the matter for long to avoid all future disputes and differences and finally agreed to record the terms and conditions hereinafter mentioned since verbally agreed.

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

**ARTICLE-I DEFINITION**

The following terms and expressions will be used in these presents for several times and for abandoned precaution all the times the expression shall always mean and/or shall carry out the meaning in the following manners and language.

- 1) **OWNERS:** - Shall mean (1). **SMT. RANJANA NAG**, wife of Late Swapan Kumar Nag and (2). **SMT. ANJANA AICH**, wife of Monoj Kanti Aich, including their respective heirs, legal representatives, executors, administrators and assigns as mentioned as the **LANDOWNERS/FIRST PARTY** in this Agreement.
- 2) **DEVELOPER/SECOND PARTY:-** Shall mean **EMMCON** - a Partnership Firm having its Office at P- 207, Goslapara Road (R. K. Sarani), Post Office and Police Station- Parnasree, Kolkata- 700060, District - South 24 Parganas, represented by one of its Partners **SRI SUBHASIS CHATTERJEE**, including its administrators, executors, legal representatives, successors, successors in office for the time being, nominees and assigns as mentioned as the **DEVELOPER/SECOND PARTY** in this Agreement.

3) **PREMISES/PROPERTY:** - Shall mean **ALL THAT** piece and parcel of land measuring an area of **07 Cottahs 02 Chhitaks and 00 Sq.Ft.** of land be the same a little more or less (after amalgamation) together with 2 Storied Building standing thereon lying and situates at municipal Premises No. 313 Rama Krishna Sarani, Kolkata- 700060 being Postal Premise No. 113/21/3 Rama Krishna Sarani, Kolkata-700060, within the municipal limits of the Kolkata Municipal Corporation, in its Ward No. 129, A.D.S.R.O.- Bchala in the District of South 24 Parganas and particularly mentioned and described in the '**FIRST SCHEDULE**' hereunder written.

4) **PROPOSED BUILDING:-** Shall mean the multy storied Building to be constructed on the said premises in accordance with the building plan subject to sanction by the K.M.C.

5) **BUILDING PLAN:-** Shall mean the plan which shall be prepared by the **DEVELOPER/SECOND PARTY** signed by the **LANDOWNERS/FIRST PARTY** herein OR their nominees and to be sanctioned by the Kolkata Municipal Corporation and shall include any addition or alteration, modification, revision made by the **DEVELOPER/SECOND PARTY** in accordance with the building rules of the Kolkata Municipal Corporation.

6) **OWNERS' ALLOCATION:-** Shall mean on completion of the proposed Multi Storied Building, the **LANDOWNERS/FIRST PARTY** in consideration of their respective property shall be entitled to get 48% F.A.R. of the constructed area of the said Building in the form of Self Contained Flats, Car Parking Spaces to be constructed on the said premises mentioned in the '**FIRST SCHEDULE**' hereunder as **OWNERS' ALLOCATION** and the **OWNERS'** allocation will be settled later on after obtaining sanctioned Building Plan by executing a separate Supplementary Agreement by and between the Parties hereto.

b. The **LANDOWNERS/FIRST PARTY'S** allocation including undivided proportionate share of land underneath the said Building and proportionate right of common areas, facilities and amenities as are available in the said Building as well as in the said Premises. The **OWNERS'** allocation will be handed over in finished and complete condition as per '**FIFTH SCHEDULE**' below.

- c. The **DEVELOPER/SECOND PARTY** shall handover the possession of the **OWNERS'** allocation in the said Building within 24 months from the date of obtaining sanctioned Building Plan or handing over possession of the property mentioned in the **'FIRST SCHEDULE'** in favour of the **DEVELOPER/SECOND PARTY** for construction of the proposed Building whichever is later.
- d. The above allocation shall be treated as consideration price for the undivided proportionate share of the land attributable to the **DEVELOPER/SECOND PARTY'S** allocation in the said Building. The aforesaid total consideration amount shall be apportioned in various Deeds of Conveyance or Conveyances to be executed by the **LANDOWNERS/FIRST PARTY** to give effect to the purpose of the project.
- e. Except the above allocations, the **LANDOWNERS/FIRST PARTY** shall not claim or demand any other extra allocation or any further monetary consideration from the **DEVELOPER/SECOND PARTY** for the sale of **DEVELOPER/SECOND PARTY'S** allocation in the said Building to be constructed in the said property.
- f. There are 3 nos. Tenants in the said property under the **LAND OWNERS/FIRST PARTY**, viz. 1) Mr. Jayanta Ghosh (PAN AIKPG4843P), 2) Mr. Sudhir Kumar (PAN- AWDPK7027L), 3) Mr. Arunanshu Chaudhuri (PAN- ARXPC0789L). The said Tenants for rendering co-operation in the matter of new Building Project, will be provided a Self Contained Flat each in the following manner:-
- a) Sri Jayanta Ghosh a Flat measuring more or less 500 Sq.Ft. Carpet area on the Ground Floor/ Top Floor, out of which 400 sft will be given by the Landowner from Land owners allocation & balance 100 sft will be given by the Developer from the Developers Allocation.
- b) Sri Sudhir Kumar a Flat measuring 500 Sq.Ft. Carpet area on the 1<sup>st</sup> Floor, out of which 400 sft will be given by the Landowner from Land owners allocation & balance 100 sft will be given by the Developer from the Developers Allocation.

- c) Sri Arunanshu Chaudhuri a Flat measuring 500 Sq.Ft. carpet area on the 1<sup>st</sup> Floor, out of which 400 sft will be given by the Landowner from Land owners allocation & balance 100 sft will be given by the Developer from the Developers Allocation.

The said Tenants will be provided the aforesaid flats from the respective allocations of the OWNERS and the DEVELOPER as mentioned above as per their mutual understanding and besides if there are other Tenants under the LAND OWNERS/FIRST PARTY the same will be the responsibility of the LANDOWNERS/FIRST PARTY alone and the LAND OWNERS/FIRST PARTY consent to the same.

- g. The LANDOWNERS/FIRST PARTY'S allocation is more fully mentioned in the "SECOND SCHEDULE" hereunder written.
- 7) **DEVELOPER/SECOND PARTY'S ALLOCATION:-** Shall mean the remaining and/or balance 52% constructed area in the form of Self Contained Flats, Car Parking Spaces of the said building to be constructed at the said premises after allocation to the LANDOWNERS/FIRST PARTY (and to the tenants as mentioned in the page no. 8) including proportionate share of land and common facilities and absolute right to enter into agreement for sale or any type of transfer, lease or in any way deal with the same as the absolute Owner thereof in the manner hereinafter provided. The DEVELOPER'S allocation is described in the **THIRD SCHEDULE** hereunder.
- 8) **ENGINEER/ARCHITECT:-** Shall mean such person or persons may be appointed by the **DEVELOPER/SECOND PARTY** for making plan and supervising the construction of the proposed Multi Storied Building and act as per the Kolkata Municipal Corporation building rules.
- 9) **COMMON EXPENSES:-** Shall mean and include proportionate share of the costs, charges and expenses for working, maintenance upkeep, repair and replacement of the common parts.
- 10) **COMMON AREAS AND COMMON FACILITIES:-** Shall include corridors, stairways, passage, ways, common toilets, pump room, ultimate roof, water pump and motor, water tank and water reservoir,

lift and other facilities which may be mutually agreed upon between the Parties hereto and required for the establishment, location, enjoyment provision, maintenance and/or management of the building which shall always remain as joint property of the **LANDOWNERS/FIRST PARTY** and the **DEVELOPER/SECOND PARTY** and/or their nominee or nominees.

- 11) **CAR PARKING SPACE:-** Shall mean open or covered space for keeping car as per rules of the K.M.C.
- 12) **TRANSFER:-** Shall mean, with its Grammatical varieties, transfer of possession and by any other means adopted for effecting that is understood as transfer of undivided and impartible share of land to the purchaser/s thereof in strict adherence to the concept of transfer as prescribed by the law of the land.
- 14) **WORDS:-** Importing singular shall include plural and vice-versa and the words importing masculine gender shall include feminine and vice-versa and similarly words importing neuter gender shall include masculine and feminine genders.

#### ARTICLE-II, COMMENCEMENT

This Agreement shall be deemed to have commenced with effect from the date of signing of this agreement and time is the essence of the contract.

#### ARTICLE-III, OWNERS' RIGHTS AND REPRESENTATION

- 1) The **LANDOWNERS/FIRST PARTY** herein are the absolute joint owners in respect of the said premises more fully and particularly described in the **FIRST SCHEDULE** hereunder written.
- 2) The abstract of title of the **LANDOWNERS/FIRST PARTY** in respect of their property as mentioned hereinabove is true and correct.
- 3) The entire premises is in khas possession of the **LANDOWNERS/FIRST PARTY** herein and no person or persons other than the **LANDOWNERS/FIRST PARTY** have any right of occupancy, easement or otherwise therein.
- 4) The **LANDOWNERS/FIRST PARTY** have paid or shall pay all the taxes and impositions in respect of the said premises up to the date

of this Agreement and the **LANDOWNERS/FIRST PARTY** have agreed to clear all the Corporation Taxes and Govt. Rents, if anything due till the date of commencement of construction of the said Building or till handing over possession of the same to **DEVELOPER/SECOND PARTY** for construction.

- 5) There are no suits and/or legal proceeding and/or litigation pending in any court involving the question of title to the said premises or any part thereof and involving the **LANDOWNERS/FIRST PARTY** neither there are any separate agreement or agreements with anyone else relating to the said premises.
- 6) There are no arrear of taxes and/or dues of the **LANDOWNERS/FIRST PARTY** with Income Tax, Wealth Tax, Gift Tax and/or other appropriate body or authorities that may affect the said premises in any manner whatsoever. Neither the said premises nor any part thereof has been attached and/or is liable to be attached under any decree or order of any Court of Law or due to income Tax, Revenue or any other public demand.
- 7) There are no impediments or bar under any law or statute by which the **LANDOWNERS/FIRST PARTY** are prevented from selling and transferring their share, right title and interest in the said premises and as such the **LANDOWNERS/FIRST PARTY** are entitled to execute necessary Deed/s of Conveyance in favour of the **DEVELOPER/SECOND PARTY** and/or its nominees as the case may be in respect of the said proposed Building. Further the **LANDOWNERS/FIRST PARTY** have not in any way dealt with the said premises whereby the right, title and interest of the **LANDOWNERS/FIRST PART** as to the ownership, use, development and enjoyment thereof is or may be affected in any manner whatsoever.
- 8) That the said entire premises is free from all mortgages, charges, loans, liens, dispendens, attachments, acquisition, requisition and any other encumbrances whatsoever.
- 9) No proceeding has been initiated or are pending in respect of the said premises in the office of the Urban Land (Ceiling and Regulation) Act. 1972.



- 10) The said premises or any part thereof is at present not affected by any requisition or acquisition or any alignment of any authority or authorities under any law and/or otherwise nor any notice or intimation about any such proceedings have been received or come to the notice of the **LANDOWNERS/FIRST PARTY**.
- 11) The **LANDOWNERS/FIRST PARTY** herein are fully and sufficiently entitled to enter into this Agreement.
- 12) Irrespective of what has been stated above it shall be the obligation of the **LANDOWNERS/FIRST PARTY** to make out a marketable title in respect of the said premises.
- 13) The **LAND OWNERS/FIRST PARTY** shall have the right to verify or get verified by their men/agents ( authorized or technical persons ) if construction is carried on as per specification in the **'FIFTH SCHEDULE'** with available good and standard materials, in case it is found that there is any deviation in respect of the specification then the **DEVELOPER/SECOND PARTY** shall be bound to solve the problem by providing the available standard materials in the said construction work.

**ARTICLE-IV. DEVELOPER/SECOND PARTYS' RIGHT**

- 1) The **LANDOWNERS/FIRST PARTY** hereby grant subject to what have been hereunder provided exclusive right to the **DEVELOPER/SECOND PARTY**, to construct new Multistoried Building thereon in accordance with the sanctioned Building Plan to be sanctioned by The Kolkata Municipal Corporation with or without any amendment and/or modification thereto. All application for sanction of plan, modification of plan if any and other papers and documents as may be necessary for sanction of Building Plan and for modification if any and rectification of Plan from appropriate authority shall be prepared and submitted by the **DEVELOPER/SECOND PARTY** on behalf of the **LANDOWNERS/FIRST PARTY** at the **DEVELOPER/SECOND PARTY'S** own costs and expenses and the **DEVELOPER/SECOND PARTY** shall pay and bear all fees including Architect's fees, charges and expenses required to be paid or deposited for aforesaid purpose.

- 2) Nothing in these presents shall be construed as a demise or assignment or conveyance in law by the **LANDOWNERS/FIRST PARTY** of the said premises or any part thereof to the **DEVELOPER/SECOND PARTY** or as creating any right, title or interest in respect thereof to the **DEVELOPER/SECOND PARTY** other than an exclusive license for the purpose of development of the said premises in terms hereof and to deal with their allocation after providing the **LANDOWNERS/FIRST PARTY'S** allocation as per terms hereby presented.

#### ARTICLE-V POSSESSION

Possession of the said premises shall be handed over by the **LANDOWNERS/FIRST PARTY** to the **DEVELOPER/SECOND PARTY** on the date as per requisition of the **DEVELOPER/SECOND PARTY** for proceedings with preparation of formalities for construction after obtaining sanctioned Plan from K.M.C./ or from obtaining sanctioned Plan.

#### ARTICLE - VI PROCEDURE

- 1) The **LANDOWNERS/FIRST PARTY** shall grant proper authority to the **DEVELOPER/SECOND PARTY** and/or its nominee or nominees by executing a General Power of Attorney as may be required by the **DEVELOPER/SECOND PARTY** for the purposes of the construction of the Building on the said premises and represent the **LANDOWNERS/FIRST PARTY** for all purposes in connection with the construction work of the Building before the appropriate authorities **PROVIDED HOWEVER** the same shall not create any financial liabilities upon the **LANDOWNERS/FIRST PARTY** for construction of the Multi-Storeyed Building in any manner whatsoever.
- 2) Apart from the execution of the General Power of Attorney the **LANDOWNERS/FIRST PARTY** hereby undertake that they will sign all papers, documents, deeds etc. required for the construction of the building at the **DEVELOPER/SECOND PARTY'S** costs as per requisition of **DEVELOPER/SECOND PARTY**.
- 3) However after issuing registered General Power of Attorney in favour of the **DEVELOPER/SECOND PARTY**, the **LANDOWNERS/FIRST PARTY** shall always sign the Building Plan and other related papers

for sanction of the Building Plan and also all papers for modification or amendment thereof within the rules of the Kolkata Municipal Corporation and without disturbing the **LANDOWNERS/FIRST PARTY'S** allocation.

**ARTICLE-VII DEALING OF SPACE IN THE BUILDING**

- 1) The **DEVELOPER/SECOND PARTY** herein shall on completion of the new Building over the **FIRST SCHEDULE** property put the **LANDOWNERS/FIRST PARTY** into undisputed possession of the **LANDOWNERS/FIRST PARTY'S** allocation **TOGETHER WITH** the rights in proportionate share of land, common areas, facilities and amenities. The **LANDOWNERS/FIRST PARTY'S** allocation shall be completed in all respect and shall be provided with the fixtures and fittings and all amenities as set out in the **FIFTH SCHEDULE** hereinafter stated.
- 2) The **LANDOWNERS/FIRST PARTY** shall be entitled to transfer or otherwise deal with **LANDOWNERS/FIRST PARTY'S** allocation in the new Building to be constructed by the **DEVELOPER/SECOND PARTY** without prejudice to the interest of the **DEVELOPER/SECOND PARTY** for construction of the proposed Building.
- 3) That the **DEVELOPER /SECOND PARTY** shall be exclusively entitled to **DEVELOPER'S** allocation in the newly constructed Multi Storied Building with exclusive right to transfer or otherwise deal with or dispose of the space to any person or persons without any prior notice to the **LANDOWNERS/FIRST PARTY** herein and the **LANDOWNERS/FIRST PARTY** shall not in any way interfere with or disturb the quiet and peaceful possession of the **DEVELOPER'S** allocation.
- 4) After completion of the proposed Building in all respect and on getting **OWNERS'** allocation the **LANDOWNERS/FIRST PARTY** shall execute the Deed of Conveyance or Conveyances as the Vendors in favour of the **DEVELOPER /SECOND PARTY** or its nominee or nominees or intending Purchaser/s in such part as shall be required for the **DEVELOPER/SECOND PARTY'S** allocation **PROVIDED HOWEVER** the cost of such Deed of

Conveyance or Conveyances, including stamps and registration expenses and all other legal expenses shall be borne and paid by the **DEVELOPER/SECOND PARTY** or its nominee or nominees or intending Purchaser/s and in the said Deed of Conveyance/s the **LANDOWNERS/FIRST PARTY** present themselves as Vendors if necessary or the **LANDOWNERS/FIRST PARTY** shall execute and register the Power of Attorney in favour of the **DEVELOPER/SECOND PARTY** for execution and registration of the Deed of Conveyance/s for the sale of Flats, Car Parking Spaces and Other Spaces in **DEVELOPER /SECOND PARTY'S** allocation of the said proposed Multi Storied Building on behalf of the **LANDOWNERS/FIRST PARTY** and on the strength of the said registered General Power of Attorney the **DEVELOPER/SECOND PARTY** shall be entitled to execute and register various Deeds of Conveyance in favour of the prospective purchasers in respect of the **DEVELOPER'S** allocation on behalf of the **LAND OWNERS/FIRST PARTY**.

- 5) The ultimate roof of the said Multi Storied Building shall be treated as common for all other occupiers of the said Building to be constructed over the said premises. It is further agreed that if law permits and the **DEVELOPER/SECOND PARTY** makes any further construction over the ultimate roof as per sanctioned Building Plan then such construction will be divided in proportions as would be mutually decided by and between the Parties hereto.

#### ARTICLE - VIII, BUILDING

- 1) The **DEVELOPER/SECOND PARTY** shall at its own costs and expenses construct, erect and complete the said Multi Storied
- 2) Building at the said amalgamated premises in accordance with the sanctioned Plan and in conformity with such specification, with the available best basic quality materials with intent that the said Building will be a decent and well built construction in accordance with the materials as are mentioned in the 'FOURTH SCHEDULE' hereunder written.
- 2) Subject as aforesaid the decision of the Architect engaged in the said project by the **DEVELOPER/SECOND PARTY** regarding the quality of

the basic building material shall be final and binding on the parties hereto.

- 3) The **DEVELOPER/SECOND PARTY** at its own costs and expenses shall be authorized in the names of the **LANDOWNERS/FIRST PARTY** if necessary to apply and obtain quotas and other allocations for cement, steel, bricks and other building materials, allocable to the **LANDOWNERS/FIRST PARTY** for the construction of the proposed Multi Storied Building and similarly apply for and obtain temporary and permanent connection of water, electricity, gas, power if necessary and permanent drainage and sewerage connection to the newly built up Multi Storied Building and other inputs and facilities required for the construction and enjoyment of the Building.
- 4) The **DEVELOPER/SECOND PARTY** shall at its own costs and expenses construct and complete the said new Building and various units and/or permanent apartments and other spaces therein in accordance with the sanctioned Building Plan.

#### ARTICLE-IX COMMON FACILITIES

- 1) The **DEVELOPER/SECOND PARTY** shall pay and bear all property taxes and other dues and outgoings in respects of the said premises from the date of taking possession from the **LANDOWNERS/FIRST PARTY** for construction of the proposed Building up to the date of handing over the possession of the **LANDOWNERS/FIRST PARTY'S** allocation in the new Building all taxes, duties, revenues, pertaining thereon shall be borne by the **LANDOWNERS/FIRST PARTY**. Tax for the midterm period of the said construction shall be borne by the **DEVELOPER/SECOND PARTY**.
- 2) After completion of the proposed Multi Storied Building as per sanctioned Plan and specification and handover of the allocation to the **LANDOWNERS/FIRST PARTY**, the **LANDOWNERS/FIRST PARTY** and the **DEVELOPER/SECOND PARTY** shall punctually and regularly pay the rates and taxes for their concerned portion to the concerned authorities and both shall keep each other indemnified against all claims, actions, demands, costs, charges, expenses and proceedings whatsoever arising out of their respective allocations.

- 3) Any transfer of any part of the **LANDOWNERS/FIRST PARTY'S** allocation in the new Multi Storied Building shall be subject to other provisions hereof and the **LANDOWNERS/FIRST PARTY** thereafter will be responsible to pay the said rates and service charges for the common facilities in respect of the space transferred to them.

**ARTICLE- X, COMMON RESTRICTION**

- 1) The **LANDOWNERS/FIRST PARTY'S** allocation in the proposed Multi Storied Building shall be subject to the same restrictions and use as is applicable to the **DEVELOPER/SECOND PARTY'S** allocation in the Building intended for common benefits of all occupiers of the Building which shall include the follows :
- 2) Neither party shall use or permit to the use of the respective allocation in the Building or any portion thereof for carrying on any obnoxious, illegal and immoral trade or activity nor to use thereof for any purpose which may cause any nuisance or hazard to the other occupiers of the Building.
- 3) Neither party shall demolish or permit demolition of any wall or other structure in his/her/their respective allocation or any portions thereof or make any structural alteration without the previous consent of the other in this behalf.
- 4) Neither party shall transfer or permit to transfer from their respective allocations or any portion thereof unless:
- a) Such party shall have observed and performed all terms and conditions on their respective parts to be observed and/or performed.
- b) The proposed transferee shall have given a written undertaking to that effect that such transferee shall remain bound by the terms and conditions of these presents and further that such transferee shall pay all and whatsoever shall be payable in that respect in relation to the area to be in his/her/their possession.
- 5) Both parties shall abide by all laws, bye-laws, rules and regulations of the Government, statutory bodies and/or local bodies as the case may be and shall bound to answer and be the responsible for any deviation and/or breach of any of the said laws, bye-laws and regulations.

- 6) The respective allottees shall keep the interior walls, sewers, drains, pipes and other fittings and fixtures and appurtenances and floor and ceiling, lift etc. in each of their respective allocation in the Building in good working condition and repair and in particularly so as not to cause any damage to the Building or any other space or accommodation therein and shall keep the other or them and/or the occupiers of the Building indemnified from and against the consequence of any breach.
- 7) Neither party shall do or cause or permit to be done any act or thing which may render void and voidable any insurance of the Building or any part thereof and shall keep the other occupiers of the said Building harmless and indemnified from and against the consequences of any breach.
- 8) No goods or other items shall be kept by the other party for display or otherwise in the corridors or other places of common use in the Building and no hindrance shall be caused in any manner in the free movement of users in the corridors and other places of common use in the Building.
- 9) Neither party shall throw or accumulate any dirt, rubbish, waste or refuse or permit the same to be thrown or accumulated in or about the Building or in the compounds, corridors or any other portion or portions of the Building.

ARTICLE XI. LANDOWNERS/FIRST PARTY'S OBLIGATION

- 1) The **LANDOWNERS/FIRST PARTY** do hereby agree and covenant with the **DEVELOPER/SECOND PARTY** not to do any act, deed or thing whereby the **DEVELOPER/SECOND PARTY** may be prevented from selling, assigning and/or disposing of any part of the Building or at the said premises.
- 2) The **LANDOWNERS/FIRST PARTY** do hereby agree and covenant with the **DEVELOPER/SECOND PARTY** not to cause any interference or hindrance in the construction of the said Building at the said Premises to be constructed by the **DEVELOPER/SECOND PARTY** excepting on reasonable grounds.

- 3) The **LANDOWNERS/FIRST PARTY** shall handover original copies of the deeds and documents in connection with the said property to the **DEVELOPER/ SECOND PARTY** at the time of execution of this Agreement.
- 4) The **LANDOWNERS/FIRST PARTY** do hereby agree and covenant with the **DEVELOPER/ SECOND PARTY** not to let out, lease, mortgage and/or charge the said Premises or any portion thereof without the consent in writing of the **DEVELOPER/SECOND PARTY** during the period of construction and till the date of completion of the total transaction in pursuance of these presents.
- 5) The **LANDOWNERS/FIRST PARTY** will not be liable for or responsible for any financial obligation of the **DEVELOPER/SECOND PARTY** towards any bank/financial institution or any individual.
- 6) That if the **DEVELOPER/SECOND PARTY** fails to complete the construction within the specified time then the **DEVELOPER/SECOND PARTY** will be liable for compensation of Rs. 5,000/- per month for such delay.

**ARTICLE-XII, DEVELOPER/CONTRACTOR/SECOND PARTY'S OBLIGATION**

- 1) The **DEVELOPER/SECOND PARTY** hereby agrees and covenants with the **LANDOWNERS/FIRST PARTY** to handover the **LANDOWNERS/FIRST PARTY'S** allocation within **24 (Twenty Four)** English Calendar months from the date of sanction of Building Plan or handing over possession of the property for construction of the proposed Multi Storied Building whichever is later. Time in this respect shall be deemed to be the essence of contract in the agreement.
- 2) The **DEVELOPER/SECOND PARTY** hereby agrees and covenants that it shall strictly follow the rules and regulations of the building rules of the Kolkata Municipal Corporation, Building Department during the construction and not to do any act, deed or thing whereby the **LANDOWNERS/FIRST PARTY** are prevented from enjoying, selling, assigning and/or disposing of any of the **LANDOWNERS/FIRST PARTY'S** allocation in the said premises.



- 3) The **DEVELOPER/SECOND PARTY** shall not have any right, title and interest in the **LANDOWNERS/FIRST PARTY'S** allocation together with proportionate share of common land, facilities and amenities which shall solely and exclusively belong and continue to belong to the **LANDOWNERS/FIRST PARTY**.
- 4) That the **DEVELOPER/SECOND PARTY** shall construct the proposed Multi Storied Building in accordance with the sanctioned Plan, consequences of any deviation from the sanctioned Plan which will be subsequently sanctioned by the appropriate authority or authorities and shall be the sole responsibility of the **DEVELOPER/SECOND PARTY**.
- 5) The **DEVELOPER/SECOND PARTY** shall be entitled to give permission of installing of any type of structure such as Tower for Mobile Communication, Hoarding etc. on the roof of the said Building.
- 6) The **DEVELOPER/SECOND PARTY** shall not assign the benefits of this Agreement to any one and the **DEVELOPER/SECOND PARTY** shall execute the construction work of the project by itself but the **DEVELOPER/SECOND PARTY** shall have liberty to appoint contractor for any of the proposed Building.
- 7) The **DEVELOPER/SECOND PARTY** herein shall arrange to demolish the existing building on the said premises by its own costs and effort and the **DEVELOPER/SECOND PARTY** shall be the sole authority to get the price for the sale of old building materials, fittings and fixtures of the existing building.
- 8) The **DEVELOPER/SECOND PARTY** shall arrange for alternative accommodation for the **LANDOWNERS/FIRST PARTY No.1 viz. Smt. Ranjana Nag**, so far as possible within the same locality during the construction period by its own expenses and the **DEVELOPER /SECOND PARTY** shall bear the rent of such alternative accommodation of the **LANDOWNERS/FIRST PARTY No.1** and such rent shall be paid to the

ARTICLE-XIII, LANDOWNERS/FIRST PARTY'S INDEMNITY

- 1) The **LANDOWNERS/FIRST PARTY** do hereby undertake that the **DEVELOPER/SECOND PARTY** shall be entitled to the said construction and shall enjoy its allocated portion without any interference or disturbance from the **LANDOWNERS/FIRST PARTY** provided that it should perform and fulfill all the terms and conditions herein contained and/or its part to be observed and performed.

ARTICLE-XIV DEVELOPER/SECOND PARTY'S INDEMNITY

- 1) The **DEVELOPER/SECOND PARTY** hereby undertakes to keep the **LANDOWNERS/FIRST PARTY** indemnified against all Third party's claims and actions arising out of any sort of act or commission or omission of the **DEVELOPER/SECOND PARTY** in or related to the construction of the said proposed Multi Storied Building.
- 2) The **DEVELOPER/SECOND PARTY** hereby undertakes to keep the **LANDOWNERS/FIRST PARTY** indemnified against all actions, suits, costs and proceedings and claims that may arise out of the **DEVELOPER/SECOND PARTY'S** actions with regard to the development of the said premises and/or in the matter of construction of the said proposed Multi Storied Building and/or for any defect herein.

ARTICLE XV, MISCELLANEOUS

- 1) The **LANDOWNERS/FIRST PARTY** and the **DEVELOPER/SECOND PARTY** have entered into this Agreement purely as a Joint Venture basis and nothing contained herein shall be deemed to construe as a partnership between the Parties hereto in any manner whatsoever nor shall be the Parties hereto constitute as an Association of persons.
- 2) It is understood ~~from time to time~~ to facilitate uninterrupted construction of the Building by the **DEVELOPER/SECOND PARTY** various deeds, documents, matters and things not herein specified may be required to be done and duly signed by the **LANDOWNERS/FIRST PARTY** relating to which specific provision may not have been mentioned herein. The **LANDOWNERS/FIRST PARTY** hereby undertake to do all such acts, deeds, matters and

things and to sign and execute all such additional application and other documents as the case may be provided that all such acts, deeds and things do not in any way infringe on the rights of the **LANDOWNERS/FIRST PARTY** and/or against the spirits of these presents. The **LANDOWNERS/FIRST PARTY** hereby agree to put their respective signatures in case of any fresh Building Plan and all other relating documents for the construction of the said Multi Storied Building duly and/or to be submitted before the authority of the Kolkata Municipal Corporation for sanctioning the same without creating any infringement to the rights of the **LANDOWNERS/FIRST PARTY**.

- 3) The **LANDOWNERS/FIRST PARTY** shall not be liable for any Income-tax, Property tax or any other taxes in respect of the **DEVELOPER/SECOND PARTY'S** allocation, which is the sole responsibility of the **DEVELOPER/SECOND PARTY** and it always keeps the **LANDOWNERS/FIRST PARTY** indemnified against all actions, suits, proceedings, costs, charges and expenses in respect thereof.
- 4) Any notice required to be given by the **DEVELOPER/SECOND PARTY** to the **LANDOWNERS/FIRST PARTY** shall without prejudice to any other mode of service available be deemed to have served on the **LANDOWNERS/FIRST PARTY** if delivered by hand and duly acknowledged or sent by prepaid registered post with acknowledgement due to the last known address of the **LANDOWNERS/FIRST PARTY** and vice-versa.
- 5) From the date of delivery of possession of the new Building, each party shall be liable to pay and bear proportionate share of taxes payable in respect of each respective spaces.
- 6) As soon as the new Building is completed within the time hereinabove mentioned, the **DEVELOPER/SECOND PARTY** shall give written notice to the **LANDOWNERS/FIRST PARTY** regarding **OWNERS'** allocation in the proposed Multi Storied Building.
- 7) That the **LANDOWNERS/FIRST PARTY** shall and/or be deemed to have taken possession of the **LANDOWNERS'/FIRST PARTY'S** of Flats, Car Parking Spaces and Other Spaces etc., on the date of

issue notice of completion thereof by the **DEVELOPER/CONTRACTOR/SECOND PARTY** and such date of notice shall for the purpose therein be deemed to be the date of possession irrespective of when the **LANDOWNERS/FIRST PARTY** take actual possession of the **LANDOWNERS'** allocation of Flats, Car Parking Spaces, and Other Spaces etc. The said notice to be served by the **DEVELOPER/SECOND PARTY** only after completion of the proposed Multi Storied Building as per sanctioned Building Plan and as per terms and conditions of this Agreement.

8) That after the date of taking possession the **LANDOWNERS/FIRST PARTY** shall not raise objection or make any claim of any nature whatsoever regarding construction of the **LANDOWNERS'** allocation, The **LANDOWNERS'** allocation shall for all purposes be deemed to be completed as soon as the exclusive therein be internally completed and the **DEVELOPER/SECOND PARTY** provides reasonable egress and ingress therein water and electricity connection thereto.

9) That if the **LANDOWNERS/FIRST PARTY** want to carry out extra work in the **LANDOWNERS'** allocation apart from those mentioned in the **FIFTH SCHEDULE** they have to bear the extra costs.

10) The Building proposed to be constructed by the **DEVELOPER/SECOND PARTY** shall be made at its own costs

and expenses fully in accordance with the specification as mentioned and described in the **FOURTH SCHEDULE** hereunder written.

11) That the **LANDOWNERS/FIRST PARTY** hereby fully agree and consent that the **DEVELOPER/SECOND PARTY** shall have the right to advertise, fix hoardings or sign board of any kind relating to the publicity for the benefit of commercial exploitation of the proposed new building from the date of execution of this agreement and on completion of the said Building or earlier all such advertisements and hoardings shall be cleared of by the **DEVELOPER/SECOND PARTY** at its own costs.

12) The original Agreement and the original copy/ies of the all deeds and documents in respect of the said property shall be kept at the city

office of the **DEVELOPER/SECOND PARTY** or at the office of the agent for the inspection of the intending purchaser/s and their respective Bankers.

- 13) The **LANDOWNERS/FIRST PARTY** shall not be liable and/or responsible for any accidents, mishaps, and/or incidents endangering, causing and/or resulting any sort of injury, loss of life, limb or property of any human being whether or not involved in the construction/project of development of the said property.
- 14) The **DEVELOPER/SECOND PARTY** shall submit a sketch Plan of the proposed Building to the **LAND OWNERS/FIRST PARTY** for the approval before submission of Plan for sanction to the Kolkata Municipal Corporation.

**ARTICLE - XVI**

**JOINT OBLIGATION**

- 1) The **DEVELOPER/SECOND PARTY** shall develop and construct the said Multi Storied Building on the said land as per present rules of the Kolkata Municipal Corporation after utilizing the available **F.A.R.** as per present rules in vogue.
- 2) The **LANDOWNERS/FIRST PARTY** will lend their respective names and signatures in all lawful paper/plans/documents and deeds in (Xerox copy) those may come on the way of the **DEVELOPER/SECOND PARTY** for successful implementation of the project since the project will be promoted in the **LANDOWNERS/FIRST PARTY'S** property but all legal or any other kind of liabilities will be borne by the **DEVELOPER/SECOND PARTY** only and not by **LANDOWNERS/FIRST PARTY** as because any loss or profit of the project is not concerned with the **LANDOWNERS/FIRST PARTY**.
- 3) That the **DEVELOPER/SECOND PARTY** shall pay on this day a sum of Rs. 10,00,000/- (Rupees Ten Lac) in favour of the **LANDOWNERS/FIRST PARTY** out of which Rs. 2,50,000/- will be paid on the date of execution of this Agreement (in favour of Ranjana Nag amounting Rs. 1,25,000/- and Anjana Aich amounting Rs. 1,25,000/-) and balance amount will be paid on 15<sup>th</sup> of October 2021 (in favour of Ranjana Nag amounting Rs. 3,75,000/- and in favour of

Anjana Aich amounting Rs. 3,75,000/-) which will be adjusted from the portion of OWNERS' allocation of Flat area at the prevailing market price at the time of delivery of OWNERS' allocation in the proposed new Multi Storied Building..

- 4) That all legal works relating to the project may be done by the Advocate of the DEVELOPER/SECOND PARTY
- 5) That this Agreement shall be mutually extended if the construction work of the said Multi Storied Building is not completed within the stipulated period of 24 ( Twenty Four ) months due to any valid reason from the date of sanction of the Building Plan from the Kolkata Municipal Corporation or from getting possession of the property for construction of the proposed new Multi Storied Building, whichever is later.

#### ARTICLE-XVII, LEGAL PROCEEDINGS

##### ARBITRATION

- A) All disputes or differences arising out of or in relation to this Agreement shall be firstly mutually discussed and resolved by the parties hereto. In case the disputes and differences are not mutually resolved within sixty (60) days after formal written notice of dispute or differences has been given by one party to the other but continue to subsist, the same shall be referred to the Arbitration to adjudicate the disputes and differences between the parties.
- B) The venue of Arbitration shall be at Kolkata and all documentations and oral proceedings shall be conducted in the English Language. The award shall also be made in the English Language.
- C) Save and except what have been specifically stated herein above all disputes and differences between the parties arising out of the meaning of the construction of the Agreement or their respective rights and liabilities as per this Agreement shall be settled mutually in presence of well wishers of each party.
- D) NOTWITHSTANDING the foregoing provisions herein as above the right to sue for specific performance of this contract or for damages by cancellation of this Agreement as per penal clause by any against the other as per terms of the Agreement shall remain unaffected.

ARTICLE-XVIII JURISDICTION

- 1) For adjudication of dispute and differences between the parties hereto in any manner relating to or arising out of these presents or in any way connected with the land and/or building the Ld. Court of Kolkata having jurisdiction over the said property will be the actual forum.

ARTICLE-XIX, FORCE MAJEURE

- 1) The parties hereto shall not be considered to be liable for any obligations hereunder written to the extent in respect of existence of 'Force Majeure'.
- 2) Force Majeure shall mean flood, earthquake, tempest, riot, super cyclone, labour strike and/or other act or commission beyond the control of the Parties hereto.
- 3) In case of Force Majeure, the time for completion of the construction of the Building shall be extended.

THE FIRST SCHEDULE ABOVE REFERRED TO

(The Entire Property)

ALL THAT piece and parcel of Bastu land measuring an area of 07 Cottahs 02 Chitaks and 00 Sull be the same a little more or less (after amalgamation) together with cemented Flooring Two storied old Building standing thereon comprised in C.S. Dag No. 6465 corresponding to R.S. Dag No. 7175 under C.S. and R.S. Khatian No.1893 of Mouza-Bchala, under Police Station erstwhile Bchala now Parnasree, Collecterate Touzi No. 346, Rev. Survey No. 83, J.L. No. 2 lying and situates at Kolkata Municipal Corporation Premises No. 313 Rama Krishna Sarani, Kolkata-700060 being Postal Premise No. 113/21/3, Ram Krishna Sarani, within the municipal limits of the Kolkata Municipal Corporation, in its Ward No. 129, A.D.S.R.O. Bchala in the District of South 24 Parganas, which is butted and bounded by:-

NORTH-NORTH- KISHORE-BHARATI BOYS' SCHOOL.

SOUTH- 16' WIDE-K.M.C. ROAD

EAST- 16' WIDE K.M.C. ROAD.

WEST- 10' WIDE K.M.C. ROAD.

( TOTAL AREA OF THE TWO PROPERTIES is 7 Cottahs 2 Chhitaks.)

THE SECOND SCHEDULE ABOVE REFERRED TO

**(OWNER'S ALLOCATION)**

1. ALL THAT piece and parcel of 48% of the F.A.R. to be constructed in the form of Self Contained Flats, Car Parking Spaces in different Floors in finished habitable condition together with proportionate share of land under 'FIRST SCHEDULE' together with all common areas, facilities and amenities attached thereto which is described as OWNERS' allocation to be provided by the DEVELOPER/SECOND PARTY.

THE THIRD SCHEDULE ABOVE REFERRED TO

**(DEVELOPER/SECOND PARTY'S ALLOCATION )**

Remaining/ Balance 52% of the constructed area of the said Multi Storied Building will be utilized by the DEVELOPER/SECOND PARTY as DEVELOPER/SECOND PARTY'S allocation consisting of several Flats in different floors, Car Parking Spaces and Other Spaces of the Building to be constructed in the FIRST SCHEDULE property along with undivided proportionate share of land of the FIRST SCHEDULE property together with the common areas, facilities and amenities as are available or to be available in the said Building. The LAND OWNERS/FIRST PARTY shall be liable to transfer the aforesaid allocation to the DEVELOPER/SECOND PARTY or its nominee/s as per requisition of the DEVELOPER/SECOND PARTY by way of Registered Deed of Conveyance/s if necessary or the Owners shall execute and register the General Power of Attorney in favour of the DEVELOPER/SECOND PARTY for execution and registration of the Deed of Conveyance/s for the sale of Flats, Car Parking Spaces, and Other Spaces in DEVELOPER/SECOND PARTY'S Allocation of the said Building on behalf of the LAND OWNERS/FIRST PARTY..

PLEASE R.C.C.A

THE FOURTH SCHEDULE ABOVE REFERRED TO

**(COMMON AREAS, PORTIONS)**

- I. Areas :-
- a) Entrances and Exists



- b) Boundary Walls and Main Gate of the Premises
- c) Staircase, stair landings in all floors, stair head room and lobbies on all the floors of the building.
- d) Entrance lobby, electric/utility room, water pump room, generator room (if any)
- e) The Ultimate Roof.
- f) Lift and Lift well.

II. Water, Pumping and Drainage :

- a) Drainage and sewerage lines and other installations for the same (except only those as are installed within exclusive area of any Unit and/or exclusively for its use).
- b) Water supply system.
- c) Water pump, underground and overhead water reservoir together with all common plumbing installations for carriage of any unit/or exclusively for its use.

III. Electrical Installations

- a) Electric wiring and other fittings (excluding only those as are installed within the exclusive portion of any Unit and/or exclusively for its use).
- b) Lighting of the common portions.
- c) Electrical installations relating to receiving of electricity from suppliers and meters for recording the supply.

- IV. Others : Such other common parts, areas, equipments, installations, fittings, fixtures and spaces in or about the premises and the New Building as are necessary for passage to and/or user of the units in common by the co-owner / First Party.

THE FIFTH SCHEDULE ABOVE REFERRED TO

(SPECIFICATION OF CONSTRUCTION)

- A. **FOUNDATION :** The Building is designed on R.C.C. footing and frame as per sanction plan.

B. **WALLS :** all the external walls shall be 8"/10" brick/ fly ash brick work with cement plaster. All internal partition walls be 75 mm to 125 mm thick brick work with both side cement plaster.

C. **DOORS :** All door frame shall be 4" X 2.5" Malayasia Sal wood with one coat of wood primer, main door/ shutter shall be 35 mm thick factory made flush type with one coat of wood primer and with the following fittings, such as M.S. Hinges, hatch bolt. Toilet door frame and toilet doors shall be made by PVC.

D. **WINDOWS :** All the windows shall be in Aluminium sliding with 3.5 mm thick smoke glass panels.

E. **M.S. RAILING :** All M.S. railing to verandah etc. shall be as per architect's design in 3/4" square Bar 18 c.m. M.S. flats to be painted by ecoayd enamel paint over one coat of red oxide paint.

F. **FLOORING :** All the flooring will be marble 2"X2" and skirting in 4" height or floor tiles as per your choice (cost adjustable). The Kitchen platform will have finished in black stone with a steel sink.

G. **FINISH TO WALLS :** common areas shall be provided with 2 coats of white wash.

H. **EXTERNAL PAINTING :** All external walls to be painted with 2 coats of cement base paint.

I. **TOILET AND KITCHEN:** Tap fittings - ESSCO make or as per your choice (cost adjustable). Concealed PVC water line of required thickness will be provided for Kitchen & Toilets. One concealed geyser line (plumbing) will be provided for one toilet only.

1] **SANITARY & PLUMBING :** All the internal soil and waste water pipes shall be 50 mm to 100 mm dia PVC concealed in floor and passage. All the external soil and waste water pipes shall be in 50 mm to 100 mm ISI standered PVC piles joined with cement expose on walls. All the rain pipes shall be 4" / 3" PVC pipes. All the water supply shall be 3/2" PVC (ISI), internal or concealed in walls.

(a) One Anglo Indian type/ European style white commode & cistern of CERA will be provided for each toilet alongwith two in one bib cock provided with health fauced (b) One Shower (c) One Wall Mixture for only one toilet, another toilet will be provided with one bib cock and one shower (d) One Basin will be provided in toilet alongwith one piler cock (e) Another Basin will be provided in the hall (f) One Washing Machine point will be provided.

2] **KITCHEN:** (A) One steel sink, (b) Two taps, (c) Aqua guard connection.

J. **WATER SUPPLY:** Each flat will be provided with water supply from over head tank, over head water tank shall be filled up by water pumps from semi under ground water reservoir which will eventually be filled up by timely water supply from KMC.

K. **ELECTRIAL INSTALLATION:**

1] Each bed room will be provide with 2 light points, 1 fan point, 2 plug points, one night lamp point.

2] Hall will be provided 2 light points, 1 fan point, 2 plug points, 1 Washing machine point, 1 night lamp point.

3] The master bed room will be provided with one A.C. point.

4] Kitchen will be provided 1 light point, 2 power point, 1 exhaust fan point and, 1 aqua point & 1 Refrigerator point.

5] Toilet will be provided 1 light point, 1 exhaust fan point and 1 geyser point (for one toilet only)

All electrical fittings will be of Pritam make and electrical wire will be of Finolex.

\* That the Developer shall arrange and get main supply meter in the said premises with its own costs, each flat owner shall bear the cost and expenses for getting personal electric meter.

\*\* Beyond the specification mentioned above any extra work cost shall be borne by the flat owners as per that time present market value.

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

SIGNED, SEALED AND DELIVERED

In the presence of

WITNESSES :

1. *Rega Das*  
28, N.C. Das Rd,  
Kol-34

*Ranjana Nag*  
*Anjana Rich*

\_\_\_\_\_  
- SIGNATURE OF THE LANDOWNERS/  
FIRST PARTY

2. *M.A.*  
MONOJ KANTHAICH  
D-74, GULMOMAR PARK  
NEW DELHI - 110049

EMMCON  
*[Signature]*  
Partner

\_\_\_\_\_  
SIGNATURE OF THE DEVELOPER/  
SECOND PARTY

Drafted by:

*Simali Rayjandass*

SHAKIRABANDAS  
Advocate

Alpore Court,  
Kol-27

Type by:  
Rena Nayak

112, R.N. Tagore Road  
Kol-53

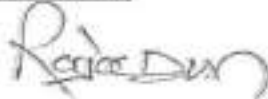

*[Signature]*

MEMO OF CONSIDERATION

RECEIVED the sum of Rs. 10,00,000/- (Rupees Ten Lakh only) as full and final payment from the Developers in the date of execution of this Development Agreement as mentioned below:

M E M O

<u>Sl</u>	<u>Party Name/ Payment mode</u>	<u>Dated</u>	<u>Bank</u>	<u>Branch</u>	<u>Amount (Rs)</u>
1	Ranjana Nag Ch No. 110273	03/09/2021	Canara	Behala	125000/-
2	Anjana Aich Ch No 110274	03/09/2021	Canara	Behala	125000/-
4	Ranjana Nag Ch No. 110275	15/10/2021	??	??	375000/-
5	Anjana Aich Ch No 110276	15/10/2021	??	??	375000/-
				Total	10,00,000/-

WITNESSES:1. Ranjana Nag  
Anjana AichSIGNATURE OF THE LANDOWNERS/FIRST PARTY2.   
(MONOJ KANTI AICH)  
D-74, GULMOHAR PARK  
NEW DELHI-110049



	THUMB	1 <sup>ST</sup> FINGER	MIDDLE FINGER	RING FINGER	SMALL FINGER
LEFT HAND					
RIGHT HAND					

NAMI : .... **SMT. RANJANA NAG**

SIGNATURE : Ranjana Nag



	THUMB	1 <sup>ST</sup> FINGER	MIDDLE FINGER	RING FINGER	SMALL FINGER
LEFT HAND					
RIGHT HAND					

NAMI : .... **SMT. ANJANA AICH.**

SIGNATURE : Anjana Aich



	THUMB	1 <sup>ST</sup> FINGER	MIDDLE FINGER	RING FINGER	SMALL FINGER
LEFT HAND					
RIGHT HAND					

NAMI : ...**SRI SUBHASIS CHATTERJEE** ...

SIGNATURE : Sri Subhasis Chatterjee



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

GRN Details

GRN: 192021220068908631      Payment Mode: Online Payment  
GRN Date: 03/09/2021 06:05:00      Bank/Gateway: State Bank of India  
BRN: IK0BGNQHT9      BRN Date: 03/09/2021 06:09:52  
Payment Status: Successful      Payment Ref. No: 2001639339/3/2021  
[Query No\*/Query Year]

Depositor Details

Depositor's Name: PINAKI RANJAN DAS  
Address: ALIPORE  
Mobile: 9433100811  
Depositor Status: Advocate  
Query No: 2001639339  
Applicant's Name: Mr PINAKIRANJAN DAS  
Identification No: 2001639339/3/2021  
Remarks: Sale, Development Agreement or Construction agreement Payment No 3

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001639339/3/2021	Property Registration- Stamp duty	0030-02-103-003-02	9921
2	2001639339/3/2021	Property Registration- Registration Fees	0030-03-104-001-16	10021
			<b>Total</b>	<b>19942</b>

IN WORDS: NINETEEN THOUSAND NINE HUNDRED FORTY TWO ONLY.



সংসদীয় সচিব

**Government of West Bengal  
Directorate of Registration & Stamp Revenue  
e-Assessment Slip**

Verify

Query No./Year	2001639339/2021	Office where deed will be registered
Query Date	30/08/2021 12:22:15 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	PINAKI RANJAN DAS ALIPORE COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9433100811, Status : Advocate	
Transaction	Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement	[4305] Declaration (No of Declaration : 2), [4311] Receipt [Rs : 10,00,000/-]	
Set Forth value	Market Value	
Rs. 10,30,000/-	Rs. 71,80,197/-	
Total Stamp Duty Payable (SD)	Total Registration Fee Payable	
Rs. 10,021/- (Article:48(g))	Rs. 10,021/- (Article:E, E, B)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 100/-
Remarks		

**Land Details :**

District: South 24-Parganas, Thana: Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Ram Krishna Sarani, , Premises No: 313, , Ward No: 129, Pin Code : 700060

Sch No	Plot Number	Khatian Number	Land Use/ROR Proposed	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	7 Katha 2 Chatak	10,00,000/-	71,50,197/-	Width of Approach Road: 16 Ft.
<b>Grand Total :</b>				<b>11.7563Dec</b>	<b>10,00,000 /-</b>	<b>71,50,197 /-</b>	

**Structure Details :**

Sch No	Structure Details	Area of Structure	Set forth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	30,000/-	30,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq FL, Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
<b>Total :</b>		<b>100 sq ft</b>	<b>30,000 /-</b>	<b>30,000 /-</b>	

192721220068908631





**Land Lord Details :**

Sl No	Name & address	Status	Execution Admission Details :
1	RANJANA NAG Wife of Late Swapan Kumar NAG,113/21/3, Rama Krishna Sarani, City:- , P.O:- PARNASHREE, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700060 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. ADxxxxxx5C, Aadhaar No.: 98xxxxxxxx1926,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
2	ANJANA AICH Wife of Monoj Kanti AICH,D-74, Golmohar Park,, City:- , P.O:- Golmohar Park, P.S:-CHANKYA PURI, District:-New Delhi, Delhi, India, PIN:- 110049 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. APxxxxxx1R, Aadhaar No.: 94xxxxxxxx5161,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

**Developer Details :**

Sl No	Name & address	Status	Execution Admission Details :
1	EMMCON ( Partnership Firm ) ,P- 207, Goalapara Road (R. K. Sarani),, City:- , P.O:- PARNASHREE, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700060 PAN No. AAxxxxxx2C, Aadhaar No.: 12xxxxxxxx9652,Status :Organization, Executed by: Representative	Organization	Executed by: Representative

**Representative Details :**

Sl No	Name & Address	Representative of
1	SUBHASIS CHATTERJEE Son of Late Deb Ranjan CHATTERJEE- 207, Goalapara Road (R. K. Sarani),, City:- , P.O:- PARNASHREE, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700060 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AExxxxxx5F , Aadhaar No.: 92xxxxxxxx2407	EMMCON (as PARTNER)

**Identifier Details :**

Name & address
Mr PINAKI RANJAN DAS Son of Late N.C DAS ALIPORE, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of RANJANA NAG, ANJANA AICH, SUBHASIS CHATTERJEE



Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	RANJANA NAG	EMMCON-5.87813 Dec
2	ANJANA AICH	EMMCON-5.87813 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	RANJANA NAG	EMMCON-50 Sq Ft
2	ANJANA AICH	EMMCON-50 Sq Ft

**Note:**

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 29-09-2021) for e-Payment . Assessed market value & Query is valid for 30 days.(i.e. upto 29-09-2021)
3. Standard User charge of Rs. 240/- (Rupees Two hundred forty) only includes all taxes per document upto 17 (seventeen) pages and Rs 7/- (Rupees seven) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.
11. This eAssessment Slip can be used for registration of respective deed in any of the following offices:  
D.S.R. - I SOUTH 24-PARGANAS, D.S.R. - II SOUTH 24-PARGANAS, D.S.R. - III SOUTH 24-PARGANAS, D.S.R. - IV SOUTH 24-PARGANAS, A.D.S.R. BEHALA, D.S.R. - V SOUTH 24-PARGANAS, A.R.A. - I KOLKATA, A.R.A. - II KOLKATA, A.R.A. - III KOLKATA, A.R.A. - IV KOLKATA





भारत सरकार

GOVERNMENT OF INDIA



अजना आइन

Anjana Aich

जनम वर्ष / Year of Birth : 1960

महिना / Female

9422 7107 5161



आधार — आम आदमी का अधिकार



ভারত সরকার  
GOVERNMENT OF INDIA

রহস্য নাম

Rahjana Nag

পিতা : প্রমথ রঞ্জন চৌধুরী

Father : PRAMATHA RANJAN CHOWDHURY

জন্ম তারিখ/Year of Birth: 1958

লিঙ্গা/ Female

9853 0633 1926



আধার - সাধারণ মানুষের অধিকার

आयकर विभाग

आयकर विभाग

INCOME TAX DEPARTMENT

INCOME TAX DEPARTMENT

RANJANA NAG

PRAMATHA RANJAN CHOWDHURY

01/01/1958

Permanent Account Number

ADTPN9235C

*Ranjana Nag*

Signature



आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

ANJANA AICH  
BRAMOTHA CHOWDHURY

01/01/1960  
Date of Birth

APEP8581R

Signature

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER

AEGPC5065F



नाम / NAME

SUBHASIS CHATTERJEE

पिता का नाम / FATHER'S NAME

DEBRANJAN CHATTERJEE

जन्म तिथि / DATE OF BIRTH

27-11-1968

हस्ताक्षर / SIGNATURE

*Subhasis Chatterjee*

*Subhasis*

आयकर आयुक्त, (कम्प्यू. अपा.), कोलकाता  
COMMISSIONER OF INCOME-TAX (C.O.), KOLKATA

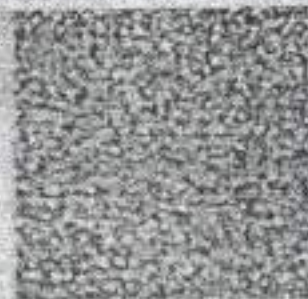
भारतीय जनता पार्टी  
Bharatiya Janata Party

Enrollment No. 0617 00034 79851

Download Date: 10/11/2020

Issue Date: 03/12/2020

Chandis Ghosem  
19007  
PANDURONGHA SARANG  
LAHUKPANA ROAD  
BEBALA  
Pattanam Pally S.D.  
Kokata West, Berang - 700060  
983057346



आपका आधार क्रमांक / Your Aadhaar No. :

9235 3651 2407

VID : 9120 6927 5753 1345

मेरा आधार, मेरी पहचान



भारत सरकार  
Government of India



Download Date: 10/11/2020



Subhas Chatterjee  
Date of Birth (DOB): 27/11/1908  
Maid: MALE

Issue Date: 03/12/2020

9235 3651 2407

VID : 9120 6927 5753 1345

मेरा आधार, मेरी पहचान



कार्यालय दिल्ली  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA



परमानेंट अकाउंट नंबर कार्ड  
Permanent Account Number Card

AAGFE9242C

नाम / Name  
EMMIGON

दिनांक / Incorporation Date  
Date of Incorporation / Formation  
16/01/2016



1202021