4943/2020

I-4699/2020

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

रु.5000 Rs.5000

पाँच हजार रुपये FIVE THOUSAND RUPEES

सत्यमेव जयते

INDIA

पश्चिमबंगा पश्चिम बंगाल WEST BENGAL

A.R.A. IV

F 508578

20013119271/2020

14/10/2020

HV-1,30,84,720

12.49pm

Additional Registrar of Assurances-IV, Kolkata

Certified that the Document is admitted to Registration. The Signature Sheet and the endorsement sheets attached to this document are the part of this Document.

Additional Registrar of Assurances-IV, Kolkata

14 OCT 2020

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made this 14th day of October, in the year Two Thousand Twenty (2020)

BETWEEN

UNITE REALTOR

Brijit Bhar

Partner

Partner

46344

Chaitali Chatterjee
Advocate
City Civil Court at Calcutta

NAME
ADD
Rs. 5/-
14 OCT 2020
SURANJAN MUKHERJEE
Licensed Stamp Vendor
C. C. Court
2 & 3, K. S. Roy Road, Kol-1

14 OCT 2020

SEAL OF THE ADDL. REGISTRAR OF ASSURANCES
KOLKATA

Govt. of West Bengal

Directorate of Registration & Stamp Revenue
e-Challan

GRN: 19-202021-011537829-1 | Payment Mode: Online Payment

GRN Date: 13/10/2020 22:42:37 | Bank : State Bank of India

BRN : IK0ATFKJP2 | BRN Date: 13/10/2020 22:44:12

DEPOSITOR'S DETAILS

Id No. : 2001311927/2/2020
[Query No./Query Year]

Name : C chatterjee

Contact No. : | Mobile No. : +91 9836118227

E-mail :

Address : City civil court kolksta

Applicant Name : Mrs C Chatterjee

Office Name :

Office Address :

Status of Depositor : Advocate

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

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	2001311927/2/2020	Property Registration- Stamp duty	0030-02-103-003-02	15021
2	2001311927/2/2020	Property Registration- Registration Fees	0030-03-104-001-16	2021
		Total		17042

In Words : Rupees Seventeen Thousand Forty Two only

UNITE REALTOR

Ajijit Bhar
Partner

Partner

SEAL OF THE ADDL. REGISTRAR OF ASSURANCES
KOLKATA

(1) SRI DEBASISH BHUR (PAN-AEBPB6808G), son of Late Krishna Kishore Bhur, by Faith–Hindu, by Occupation–Retired, by Nationality – Indian, **(2) SRI SUBHASISH BHUR** (PAN-ADHPB8016D), son of Late Krishna Kishore Bhur, by Faith–Hindu, by Occupation– Service, by Nationality – Indian, both are residing at 24B, Shyampukur Street, P.S. Shyampukur, P.O. Shyambazar, Kolkata-700004 and (3) **SRI RANENDRA NATH BHUR** (PAN-ADVPB6301P), son of Late Phanindra Nath Bhur, by Faith–Hindu, by Occupation–Retired, by Nationality – Indian, residing at 24A, Shyampukur Street, P.S. Shyampukur, P.O. Shyambazar, Kolkata-700004, hereinafter jointly called and referred to as the **"LAND OWNERS/FIRST PARTY"** (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective heirs, executors, administrators, legal representatives and assigns) of the **'FIRST PART'**.

Arijit Bhar

AND

UNITE REALTOR (PAN-AAFFU5029A), a Partnership Firm having its registered office at 25/B, Ganendra Mitra Lane, P.S. Shyampukur, Kolkata-700004, represented by (1) **SRI SUBHASH BARUA** (PAN-AXDPB1198C), son of Late Sudutta Barua, by faith – Hindu, by occupation – Business, by Nationality-Indian, residence at 32, Shyampukur Street, P.S. Shyampukur, Kolkata-700004, (2) **SRI ARIJIT BHAR** (PAN-APYPB0117N), son of Tarun Kumar Bhar, by faith – Hindu, by occupation – Business, by Nationality-Indian, residence at 25/B, Ganendra Mitra Lane, P.S. Shyampukur, Kolkata-700004, hereinafter referred to as the **"DEVELOPER/ SECOND PARTY"** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include successor-in-office and assigns) of the **'SECOND PART'**.

Debasish Bhur
Subhasish Bhur.
Ranendra nath Bhur.

UNITE REALTOR
Arijit Bhar
Partner
Partner

SEAL OF THE ADDL. REGISTRAR OF ASSURANCES
KOLKATA

ADDL. REGISTRAR
OF ASSURANCES, KOLKATA

14 OCT 2020

WHEREAS one Bibhuti Bhusan Bhur and Krishna Kishore Bhur were allotted divided southern portion of Premises No.24, Shyampukur Street, Kolkata-700004 having land area 1 Cottah 13 Chittacks 4 sq. ft. being the Lot-II mentioned therein, vide registered Deed of Partition dated 26.11.1966 registered before Registrar of Assurances, Calcutta and recorded in Book No.I, Volume No.188, Pages 117 to 118, Being No.6192 for the year 1966 executed by other part Phanindra Nath Bhur.

AND WHEREAS Bibhuti Bhusan Bhur during his life time due to natural love and affection executed a registered Deed of Gift in respect of his undivided half share of southern portion of Municipal Premises No. 24, Shyampukur Street, Kolkata-700004 on 18.04.1987 in favour of his two nephews namely Sri Debasish Bhur and Sri Subhasish Bhur which was registered before Registrar of Assurances, Calcutta and recorded in Book No.I, Volume No.224, Pages 1 to 15, Being No.4033 for the year 1987.

AND WHEREAS said Krishna Kishore Bhur during his life time executed a registered will in respect of his undivided half share of the aforesaid property on 15.01.1997 which was registered before Registrar of Assurances, Calcutta and recorded in Book No.III, Volume No.1, Pages 18 to 23, Being No.5 for the year 1997 and by which he bequeathed his entire half share in favour of his two sons namely Sri Debasish Bhur and Sri Subhasish Bhur.

AND WHEREAS after demise of said Krishna Kishore Bhur his last will and testament was duly probated from the City Civil Court Calcutta in Probate Case No.10/1999 on 27th day of February, 2001 and as such

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Partner Partner

SEAL OF THE ADDL. REGISTRAR OF ASSURANCES
KOLKATA

ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

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said Sri Debasish Bhur and Sri Subhasish Bhur became the joint owners of **ALL THAT** divided Southern portion containing two storied brick built dwelling house lying and situated at Premises No.24, Shyampukur Street, Kolkata-700004 having land area 1 Cottah 13 Chittacks 4 sq. ft. more or less.

AND WHEREAS said Sri Debasish Bhur and Sri Subhasish Bhur duly mutated their names in the record of Kolkata Municipal Corporation in respect of the said divided Southern portion of Premises No. 24, Shyampukur Street, Kolkata-700004 which was renumbered as 24B, Shyampukur Street, P.S. Shyampukur, Kolkata-700004 being Assessee No.110104201453 and paying their taxes regularly.

Arijit Bhur

AND WHEREAS one Phanindra Nath Bhur was allotted divided northern portion of Premises No.24, Shyampukur Street, Kolkata-700004 having land area 14 Chittacks 15 sq. ft. being the Lot-I mentioned therein, vide registered Deed of Partition dated 26.11.1966 registered before Registrar of Assurances, Calcutta and recorded in Book No.I, Volume No.188, Pages 117 to 118, Being No.6192 for the year 1966 executed by other part Bibhuti Bhusan Bhur and Krishna Kishore Bhur.

Debasish Bhur.
Subhasish Bhur.
Ranendranath Bhur

AND WHEREAS during life time said Phanindra Nath Bhur executed his last Will and testament on 03.05.1968 which was registered before Registrar of Assurances, Calcutta and recorded in Book No.III, Volume No.3, Pages 102 to 104, Being No.147 for the year 1968 and by which he bequeathed his aforesaid property in favour of his only son Sri Ranendra Nath Bhur.

UNITE REALTOR

Arijit Bhur
Partner

Partner

SEAL OF THE ADDL. REGISTRAR OF ASSURANCES
KOLKATA

AND WHEREAS after demise of said Phanindra Nath Bhur on 07.05.1979 his last will and testament was duly probated from the Hon'ble High Court Calcutta being PLA No.367 of 1999 on 10th day of March, 2000 and his wife Smt. Sovamaye Bhar predeceased on 19.04.1977 and as such said Ranendra Nath Bhur became the sole and absolute owner of **ALL THAT** divided northern portion containing two storied brick built dwelling house lying and situated at Premises No.24, Shyampukur Street, Kolkata-700004 having land area 14 Chittacks 15 sq. ft. more or less.

AND WHEREAS said Ranendra Nath Bhur duly mutated his name in the record of Kolkata Municipal Corporation in respect of the said divided northern portion of Premises No. 24, Shyampukur Street, Kolkata-700004 which was renumbered as 24A, Shyampukur Street, P.S. Shyampukur, Kolkata-700004 being Assessee No.110104200310 and paying his taxes regularly.

AND WHEREAS both the premises has been amalgamated in the record of Kolkata Municipal Corporation as premises no. 24A, Shyampukur Street, Kolkata – 700004 vide order of D.A.C. North dated 18.03.2020, which is morefully and particularly described in the schedule "A" hereunder written.

AND WHEREAS the present owners have decided to develop the multi storeyed building on the said plot of land hereinafter referred to as the "said property" which is morefully and particularly described in the Schedule 'A' below;

Arijit Bhur
Subhasish Bhur
Ranendranath Bhur

UNITE REALTOR
Arijit Bhur
Partner
Subhasish Bhur
Partner

SEAL OF THE ADDL. REGISTRAR OF ASSURANCES
CALCUTTA

AND WHEREAS the party of the second part has agreed to undertake the full responsibility of the construction strictly according to the plan to be sanctioned by the **Kolkata Municipal Corporation** and the party of the second part also declared and state that they hold and possessed all necessary papers, documents, licence etc. required for construction of the multi storied building as competent developer as per described provisions of law.

NOW THIS AGREEMENT WITNESSES AS FOLLOWS :-

1. That the party of the second part shall construct a multi storyed building according to the plan sanctioned by the KMC after demolishing the said existing building lying and situated at 24B, Shyampukur Street, P.S. Shyampukur, Kolkata-700004 hereinafter referred to as the "said property" which is morefully and particularly described in the Schedule 'A' below;

2. In this agreement the following words are used in the following senses unless contrary intent appears from the context.

ARTICLE – I, DESCRIPTION :

(i) **OWNERS**: Shall mean **SRI DEBASISH BHUR and SRI SUBHASISH BHUR and SRI RANENDRA NATH BHUR** and after them their heirs, executors, administrators, representatives and assigns.

(ii) **DEVELOPER**: shall mean **UNITE REALTOR**, represented by (1) **SRI SUBHASH BARUA and** (2) **SRI ARIJIT BHAR**.

(iii) **THE SAID PROPERTY**: Shall mean the said property being **ALL THAT** two storied brick built dwelling house lying and situated at

UNITE REALTOR

Arijit Bhar Partner

Subhash Barua Partner

Arijit Bhar

Subhash Barua

Debasish Bhur

Subhasish Bhur.

Ranendranath Bhur

SEAL OF THE ADDL. REGISTRAR OF ASSURANCES
KOLKATA

Premises No.24A, Shyampukur Street, Kolkata-700004 having land area 3 Cottah 13 sq. ft. more or less.

(iv) **BUILDING:** Shall mean straight four building to be constructed in or at the said property as per the plan to be sanctioned by the Kolkata Municipal Corporation.

(v) **ARCHITECT:** Shall mean person or persons who may be appointed by the party of the second part for designing and planning of the building as per the Kolkata Municipal Corporation Acts and Rules as well as various acts and rules of other statutory and/or local bodies.

(vi) **BUILDING PLAN:** Shall mean such plan prepared by the party of the second part and/or his Architect and/or his LBS for the construction of the building which will be sanctioned by the Kolkata Municipal Corporation and/or other authority, Government Body and/or bodies as the case may be.

(vii) **UNIT AND APARTMENT:** Shall mean flat and/or other space or spaces intended to be built by the party of the second part.

(viii) **COMMON PARTS:** Shall include corridors, passage, ways, staircase, lift, drive ways, roof common lavatories, pumps room, overhead and underground water tank, water pump and motor and other facilities which may be mutually agreed upon by the parties morefully described in the **SCHEDULE "C".**

UNITE REALTOR

Arijit Bhar
Partner

Partner

SEAL OF THE ADDL. REGISTRAR OF ASSURANCES
KOLKATA

(ix) **COMMON EXPENSES** shall mean and include the expenses for maintenance, management, repair, cleaning etc. of the common portion morefully and specifically described in **SCHEDULE "D".**

ARTICLE – II OWNERS'S ALLOCATION :

THE OWNERS' ALLOCATION : Shall mean 50% of the total constructed area, as their old building respective ratio i.e. front side (North) of Ground Floor, front side (North) of the First Floor to Ramendra Nath Bhar, Back side of the First Floor to Debasish Bhar and Top Floor (Back Side, South) to Subhasish Bhar of the building sanctioned by the KMC in the New Constructed building provided by the developer to the owners and including similar proportionate share in the land and common parts area and facilities of the said building.

The developer shall provide cost of three shifting near by the project to the landlords/ owners during the construction period and the developer shall bound to pay the rent of three shifting every month by account pay cheque in advance and hand over the same to the respective landowners, till the handing over their possession in the new building.

The developer shall pay Rs.2,00,000/- (Rupees Two Lakhs) only to Mr. Ramendra Nath Bhar at the time of handing possession.

The liability of the existing tenants shall be borne by the developer only i.e. means the area of the existing tenants shall be allocated from the Developer's Allocation of the proposed building.

UNITE REALTOR

Arijit Bhar
Partner

Partner

Arijit Bhar

Debasish Bhar
Subhasish Bhar.
Ramendranath Bhar.

SEAL OF THE ADDL. REGISTRAR OF ASSURANCES
KOLKATA

THE DEVELOPER'S ALLOCATION: Shall mean the remaining 50% portion of the constructed area sanctioned by the KMC in new constructed building and open spaces and/or saleable spaces including similar proportionate share in the land and common parts area and facilities in or at the said property. If the developer wish to construct anything like small room etc. at the open spaces or saleable spaces on covered area in this situation 50% proportionate share will be divided between the developer and land owners. The existing old building materials shall be only enjoyed by the developer.

It is hereby agreed that the owner's and the developer's respective allocations shall reasonably be demarcated after obtaining the sanction building permit from the Kolkata Municipal Corporation.

ARTICLE-III

ADVOCATE : Shall mean Chaitali Chatterjee, Advocate of 12, Beadon Row, Kolkata–700006.

ARTICLE - IV

That before taking up the constructional work the party hereto of the Second Party shall obtain necessary sanction from the Kolkata Municipal Corporation and/or any other statutory and/or local body or bodies with regard to each and every aspect of the constructional work. Be it specially noted here that the parties hereto of the First Part shall not in any manner whatsoever be liable and/or responsible for any deviation and/or non-compliance of any statutory rules and regulation made by the party hereto of the Second Part. The developer undertake to pay any damages, penalties and/or commanding fees payable to the authority or authorities concerned

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Partner Partner

SEAL OF THE ADDL. REGISTRAR OF ASSURANCES
KOLKATA

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relating to any deviation. If the first part will make any deviation at their allocation then only first part have to pay damages penalty and commanding fees payable to the authorities relating the deviation mate by the first part.

That the party hereto of the Second Part shall complete the entire constructional work within 18 (eighteen) months and the grace period of 6 (Six) months from the date of obtaining sanction plan from the Kolkata Municipal Corporation. The time of the completion of the proposed building is the essence of this contract. The developer should obtain the sanction plan from the KMC within 18 (eighteen) months from the date of registration of this Agreement depending on the K.M.C. work duration.

The party of the second part shall not be responsible to pay any damages for delay due to some unforeseen circumstances or act of God or situations beyond control.

The developer shall handover the possession of the owners allocation to the owners with possession letter within the aforesaid period of 18 (eighteen) months from the date of obtaining sanctioned building plan from the KMC which will be extended for another six months if required. The developer shall obtain building completion certificate from the KMC and handover the same to the landowner.

During the period of construction or before starting the construction if the developer acquired any adjacent house for development the developer should bound to take prior permission from the landowner and in this situation the fresh development

Arijit Bhar

Subhasish Bhar.

Ramanbhar

UNITE REALTOR

Arijit Bhar
Partner

Partner

SEAL OF THE ADDL. REGISTRAR OF ASSURANCES
KOLKATA

agreement should be made with the land owners ~~and previous agreement should be null and void automatically.~~

Land owners have right to inspect construction job at any time to check the measurement with the help of owners own LBS.

That the party hereto of the Second Part will be at liberty to enter into any agreement for sale and/or transfer of the flats in respect of the party of the developer's allocation without obtaining any sort of approval and/or consent from the party hereto of the First Party on such terms, conditions, covenants and stipulations including acceptance of consideration that may be agreed upon by the parties hereto of the Second Part and the intending Purchaser or Purchasers without jeopardizing the right, title, interest and possession of the first parties allocation in any manner whatsoever. It is specifically made clear that until and unless the possession of the owners allocation is handed over with habitable condition, the developer shall not be entitled to give possession to its prospective purchasers and/or execute and register the Deed of Conveyance in respect of the Developer's Allocation. Developers cannot sell any flat to Muslim community.

Both the parties hereto i.e. the party of the first part and Second Part undertake to abide by all the statutory rules and regulations laid down by various authorities for construction of a building. Developer can use owners existing meters but their bound to refund the same without any cost to the owners at the time of possession.

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Partner Partner

ARTICLE - V

SEAL OF THE ADDL. REGISTRAR OF ASSURANCES
KOLKATA

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OF ASSURANCES-III, KOLKATA

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That the party hereto of the Second Part shall receive all amounts viz. booking money, Earnest Money, Sale Proceeds from the intending Purchasers for booking and/or allotment of the flats falling within the purview of the party of the second part allocation and shall execute valid receipts for the same without making the parties hereto of the first part liable and/or responsible for the same in any manner whatsoever.

As stipulated above the parties hereto of the First Part shall be bound to execute appropriate deed of transfers in favour of the intending purchasers after obtaining portion allocated to the first party to be nominated by the party hereto of the Second Part and all stamp duty, registration cost, Advocate's Fees and/or other allied and/or incidental expenses shall be borne by the intending purchasers and as such the party of the first shall not be liable in any least way for any ill consequences if caused by the developer or by the intending purchasers in respect of the said Deed of Transfer.

That the Owners shall execute and register a Power of Attorney in favour of the Developer as the case may be to facilitate the Developer to have plan for constructing the said Building sanctioned by the Kolkata Municipal Corporation for construction of the Building according to the plan sanctioned by the Kolkata Municipal Corporation. Such Power of Attorney shall empower the Developer to sale flats and other covered spaces, if any, within the Developer's Allocation and for such purpose, to enter into an Agreement for Sale with its intending purchaser(s) and to receive all earnest money and all payments towards consideration money and to sign and execute and register the Deeds of Conveyance in respect of the said flats and

UNITE REALTOR

Arijit Bhar
Partner

Partner

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KOLKATA

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OF ASSURANCES-IV, KOLKATA

04 OCT 2020

covered space in the Developer's Allocation, subject however to the condition that possession of the Developer's Allocation and execution and registration of the Deeds of Conveyance in respect of the Developer's Allocation shall be made after handing over possession of the Owner's Allocation.

ARTICLE - VI

On completion of the proposed new building the developer shall deliver the possession of the Owner's allocation through a possession letter in respect of the owner's allocation to the owners at first thereafter the developer shall deal with or sell their portion to purchaser. The second party shall make earnest endeavor to get the plan sanctioned by the K.M.C. after obtaining vacant possession from the owners of the said property.

The Developer shall have the right to appoint Contractors for the construction of the building and hereby undertakes to indemnify and keep the Owners indemnified from and against any and all third party claims, demands for compensation or otherwise and actions whatsoever arising out of or any act or omissions of the Developer and/or the contractor or any accident or otherwise in or relating to the construction of the building. Any workmen, labour used, employed or to be used and employed by the Developer for constructing the Building shall remain at the Developer and/or his agent's sole risk and responsibility.

ARTICLE - VII

That the owners shall pay the entire municipal taxes due upto the date of execution of this agreement and thereafter the party hereto of the

UNITE REALTOR

Partner Partner

SEAL OF THE ADDL REGISTRAR OF ASSURANCES

KOLKATA

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Second Part shall pay all Municipal Taxes and other outgoings on and from such date till the completion of the constructional work and/or handing over the owner's allocation.

16. The developer hereby agrees and covenants and undertake that they shall provide suitable alternative accommodation to the owners in the locality same/nearest at the cost and expenses of the developer till the completion of the said building.

The owners undertakes to vacate their possession in respect of the Schedule–A property to the developer as early as possible from the date of sanction plan granted by the Kolkata Municipal Corporation, provided that the second party shall make arrangement for alternative accommodation for the owners and the tenants in the meantime at the entire cost of the developer.

That the party hereto of the Second Part shall be liable for maintenance, safety and security of the owners allocation till the possession of the said owner's allocation is handed over to the owners.

That the parties hereto of the First Part shall be exclusively entitled to the first parties allocation in respect of the said building with exclusive right to sell, transfer or otherwise deal with or dispose of the same to such price or prices as they may deem fit without any right, claim or demand whatsoever of the Party hereto of the Second part after receiving allocated portion i.e. 50% of the total constructed area from the developer.

ARTICLE-VIII

UNITE REALTOR

Arijit Bhar Partner

Partner

SEAL OF THE ADDL. REGISTRAR OF ASSURANCES-II
KOLKATA

14 OCT 2020

The both parties hereto undertake to keep themselves indemnified against all third party claims and actions arising out of any sort of act in respect of their allocated portion.

There is no excess vacant land at the said premises within the meaning of the Urban Land (Ceiling and Regulation) Act, 1976.

All expenses for obtaining the sanctioned plan from the Municipal Authority including expenses for construction by engaging Architect, Engineers, building surveyors, men, masons shall be borne by the party hereto of the Second Part only.

Both the party herein shall enjoy their respective allocation/portions in the said new constructed building under their occupation forever with absolute right to alienate, transfer and such rights of the parties in no way could be taken of or infringed by either of the parties under any circumstances.

Neither party shall demolish any wall or other structure in their respective proposed allocation or any portion thereof or make any structural alteration therein without the previous consent of the others in this behalf.

Both the 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 be responsible for any deviation and/or breach of any of the said laws and regulations.

Arijit Bhar

Subhasish Bhar

Ramandra Nath Bhar

UNITE REALTOR

Arijit Bhar
Partner

Partner

SEAL OF THE ADDL. REGISTRAR OF ASSURANCES
KOLKATA

ADDL. REGISTRAR
OF ASSURANCES, KOLKATA

14 OCT 2020

The respective allottees or their transferees shall keep the interior walls, sewers, drains, pipes and other fittings and fixtures and appurtenances and floor and ceilings etc. in good and working condition and in particularly so as not to cause any acts to other occupiers of the building and indemnify from and against the consequences of any breach.

All the flats owners of both parties allocation bound to enter in the flat owners association registration at their own cost at the time of possession from the developer.

Neither the party nor their transferees shall do or cause or permitted to be done any act or thing which may render void any insurance of the building or any part thereof and shall keep the other occupiers of the said building harmless and indemnified from the consequences of any breach.

That the owners herein undertakes not to create any kind of charge or mortgage including that of equitable mortgage by depositing the title deed of the said property and/or any portion thereof at any time during the subsistence of this agreement.

That the parties in this agreement can seek specific performance of this agreement in case the need so arises from a competent Court of law having jurisdiction over the property as described in Schedule "A".

Arijit Bhar
Sukhdeb Bhar

Debaraish Bhar
Subhasish Bhar.
Ramanathbhar.

UNITE REALTOR
Arijit Bhar
Partner
Sukhdeb Bhar
Partner

SEAL OF THE ADDL REGISTRAR OF ASSURANCES
KOLKATA

ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

14 OCT 2020

The details of materials to be used by the party of the second part in construction have been depicted in the **SCHEDULE "B"** hereunder written.

ARTICLE – IX

(a) That the developer has seen and inspected all papers and documents thoroughly in respect of the property of the land owners and having got satisfied do hereby enter into this Development Agreement with as is where is basis both in law and facts.

(b) That the developer if necessary shall be entitled to collect money from any institution charging their own allocation only completely indemnifying the allocation of the first party and/or having without any liability towards the landowners in respect of such acts of the developer.

(c) That by virtue of Power of Attorney so be executed by the land owners the developer will only transfer its own allocation without interfering the allocations of the landowners as mentioned herein above, any wrong doing or deviation of terms if committed by the developer, in that event the land owners will have option to revoke the said power of attorney.

(d) That no landowners will be held responsible for other land owners, each landowners will have distinctly and separated boundary of liabilities, in respect of their allocation only.

(e) That any kind of fatal incident of accident of occurred / god forbid and/or any kind of labour troubles and/or any kind of suit or case if caused and/or if brought by any concerned public or private authority in that event the consequences of the same will

UNITE REALTOR

Arijit Bhar
Partner

Partner

Arijit Bhar

Subhasish Bhar

Debarish Bhar
Subhasish Bhar.
Renu Bhattacharjee.

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KOLKATA

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OF ASSURANCES-IV, KOLKATA

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be faced and tackled and born by the developer with their full responsibility and at their own cost having indemnified the landowners.

(f) In any case, of the developer will not complete the entire construction work in accordance with sanctioned plan issued by KMC and will not handover the possession of the landowners in respect their allocation without any sufficient cause in that even the landowners shall have every right to cancel this agreement and revoke the power of attorney and also claim for necessary damages charges and to forfeit the entire advance money so paid by the developer till date.

(g) Jurisdiction :- In case if any dispute and differences between the landowners and developer regarding the construction and or interpretation of any terms and conditions herein contained or touching this agreement or other and for redressal of any dispute if any dispute concerning the said construction, the same shall be referred to the Learned Court and the judgment of the court in this regard shall be final and binding upon both the parties.

THE SCHEDULE 'A' REFERRED TO ABOVE:

ALL THAT 50 years old two storied brick built dwelling house together with land area 3 Cottah 13 sq. ft. more or less together with constructed covered area 2000 sq.ft. in two (each 1000 sq.feet) floors with cemented flooring, lying and situated at Premises No.24A, Shyampukur Street, Kolkata-700004, in KMC Ward No.10, as is where is basis, which is butted and bounded in the manner following:-

UNITE REALTOR

Partner Partner

ON THE NORTH	:	By common passage leading to Shyampukur Street.
ON THE SOUTH	:	By 1, Naba Kumar Raha Lane.
ON THE EAST	:	By 24/1A, 24/1B & 24/1C, Shyampukur Street.
ON THE WEST	:	By 23, Shyampukur Street;

THE SCHEDULE 'B' REFERRED TO ABOVE:

(Specification of constructions)

(Details of construction of building/flat/unit)

1) **STRUCTURE** : Building Designed with R.C.C. frame structure rests on individual column foundation as per structural design approved by the competent Authority.

2) **EXTERNAL** WALL : 8" thick brick wall and Plastered with Cement Mortar.

3) **INTERNAL WALL** : 5" or 3" thick brick wall and Plastered with Cement Mortar.

4) **FLOORING** : All the Flooring will be 2' x 2' vitrified tiles or marble with 3" to 4" skirting, including Kitchen & Toilet. Loft one bath room geyser line in common bath room.

5) **DADO** : The Toilet dado upto 6' height with Glazed Tiles of Standard brand.

6) **KITCHEN** : Cooking platform and sink will be of black stone and 2 feet 0 inch height colour Glazed Tiles above the platform to protect the oil spot. Two C.P. bib cocks point will be provided.

Arijit Bhar

Subhash Bhar

Debarish Bhar

Subhasish Bhar.

Ramanbhar nath Bhar.

UNITE REALTOR

Arijit Bhar
Partner

Partner

SEAL OF THE ADDL. REGISTRAR OF ASSURANCES
KOLKATA

ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

14 OCT 2020

7) **TOILET :** One Anglo-Indian type commode with P.V.C. cistern in common toilet and another of western type commode with P.V.C. cistern in privy made of Hindware /Parryware/ Hindustan or equivalent. In each toilet two C.P. Bid Cocks point, one shower point will be provided. One hand basin in dining space, toilet doors will be of PVC make.

8) **DOORS** : All doors frame of good quality Wood and flash type door sunmica fittings and Peephole in main entrance door. Anodized tower bolt in all doors.

9) **WINDOW** : Aluminum frame with fitted by glass and M.S. Grill and box type window with marble top.

10) **SANITORY SYSTEM** :- Complete with standard PVC pipe (supreme brand) of inside and P.V.C. Pipe of outside fittings.

11) **ELECTRIC WORKS :-**

(a) Full concealed wiring with copper conduct.

(b) In bed rooms three light points, one 5 amp plug point and one fan point and one A/C point in only one bed room.

(c) In dinning/Living Room four light points, two fan points, one 5 amp. plug point, one 15 amp plug point and a T.V. point.

(d) Kitchen - Two light point, one exhaust fan point and one 15 amp. plug point.

(e) Toilet - One light point, One exhaust fan point in each toilet and 15 amp. Plug point in one bathroom.

(f) Verandah - One light point.

(g) One light point on top of the basin.

(h) One light point at out of the main entrance.

(i) One calling bell point at the main entrance.

(j) Provision of A.C. electric line in one bed room.

UNITE REALTOR
Arijit Bhar
Partner
Partner

SEAL OF THE ADDL. REGISTRAR OF ASSURANCES
KOLKATA

14 OCT 2020

(k) One light point inside the loft.

12) **PAINTING**: Inside wall of the Flat will be putty work and external wall with Snowchem or equivalent.

13) **Erection of Boundary wall fittings with Grill Gate.**

14) **COMMON SERVICE AND UTILITIES AREA** : One water pump, one over head water Tank, common Passages, Roof and Terrace, Stair and stair case, common passage, main electric Meter, Electric wiring, Drainage and sewer, one water tap from over head to ground floor, columns, beams walls and others to be decided by the Party of the second part from time to time.

15) Provided roof top shed constructed by Iron Structure of entire roof with PVC type sheet with water channel.

16) **EXTRA WORKS** : Any extra work other than our standard specification (life lift or any extra) shall be charged extra as such amount shall be Deposited before the execution of such work to the Party of the second part.

SCHEDULE "C" ABOVE REFERRED TO

(DESCRIPTION OF THE COMMON AREAS)

1. Staircase on all floors, staircase landing on all floors and lift up to roof top.
2. Common passage from the main road to the building.
3. Water pump, water tank/reservoir and other plumbing installation and pump room, overhead tank, one corporation tap water point and one tap from the overhead tank point should be provided at the Southern portion of the common area at ground floor.
4. Drainage and sewers.
5. Boundary walls and main gate.

UNITE REALTOR

Arijit Bhar
Partner

Partner

SEAL OF THE ADDL. REGISTRAR OF ASSURANCES
KOLKATA

14 OCT 2020

6. Such other fittings and fixtures which are being used commonly for beneficial enjoyment of the individual facilities/amenities.

SCHEDULE "D" ABOVE REFERRED TO

(DESCRIPTION OF THE COMMON EXPENSES)

1. The expenses of maintaining, repairing, redecorating, renewing the main structure or roof and in particular the drainage system, sewerage system, rain water discharge arrangement, water, electricity supply system to all the common areas as mentioned in Schedule 'D' hereinbefore.

2. The expenses of repairing, maintaining, white washing and colour washing the main structure outer walls and common areas of the building.

3. The costs of cleaning repairing and maintenance and lighting the entrance of the building and the passage and spaces around the building lobby, staircase, lift and other common areas.

4. Salaries of all persons and other expenses for maintaining the said building.

5. Municipal taxes, water taxes, insurance premium and other taxes and other outgoings whatsoever as may be applicable and/or payable on the said building.

6. Such other expenses as may be necessary for or incidental in the maintenance and up-keepment of the premises and the common facilities and amenities.

Arijit Bhar
Subhash Bhar

Debaraish Bhar
Subhaish Bhar
Ramendra Nath Bhar

UNITE REALTOR
Arijit Bhar Partner
Subhash Bhar Partner

SEAL OF THE ADDL. REGISTRAR OF ASSURANCES

KOLKATA

14 OCT 2020

IN WITNESS WHEREOF the parties hereof have signed sealed and executed this deed the date, month and year first above written.

SIGNED SEALED AND DELIVERED

by the **PARTIES** hereto of the First

Part in presence of:-

1. Munmun Bhuin.
W/O Dedasish Bhuin.
24,B Shyampukur. St
KOL - 4

2. Priya Bhuin
W/O Subhasish Bhuin,
204, R.N. Guha Road.
Block-A. Flat-4B.
Kolkata -700028.

Dehasish Bhuin.

Subhasish Bhuin.

Ramendranath Bhuin

SIGNATURE OF THE OWNERS

UNITE REALTOR

Partner Partner

UNITE REALTOR

Partner Partner

SIGNATURE OF THE DEVELOPER

Drafted by :

Chaitali Chatterjee

CHAITALI CHATTERJEE

Advocate

City Civil Court, Calcutta.

Enrolment No.WB-706 of 2006.

UNITE REALTOR

Partner Partner

SEAL OF THE ADDL. REGISTRAR OF ASSURANCES
KOLKATA

ADDL. REGISTRAR
OF ASSURANCES, KOLKATA

14 OCT 2020

SPECIMEN FORM FOR TEN FINGERPRINTS

Subhasish Bhar

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

Subhasish Bhar

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

Ranendra Nath Bhar

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

UNITE REALTOR

Arijit Bhar
Partner

Subhasish Bhar
Partner

SEAL OF THE ADDL REGISTRAR OF ASSURANCES
KOLKATA

ADDL REGISTRAR
OF ASSURANCES, KOLKATA

14 OCT 2020

SPECIMEN FORM FOR TEN FINGERPRINTS

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

PHOTO

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

UNITE REALTOR

Partner Partner

SEAL OF THE ADDL. REGISTRAR OF ASSURANCES-IV
KOLKATA

ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

04 OCT 2020

स्थाई लेखा संख्या /PERMANENT ACCOUNT NUMBER

ADVPB6301P

नाम /NAME

RANENDRA NATH BHUR

पिता का नाम /FATHER'S NAME

PHANINDRA NATH BHUP

जन्म तिथि /DATE OF BIRTH

12-11-1944

हस्ताक्षर /SIGNATURE

आयकर आयुक्त, प.बं.-XI

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

R. N. Bhur

Ranendranath Bhur.

इस कार्ड के खो / गिर जाने पर कृपया जारी करने वाले प्राधिकारी को सूचित / वापस कर दें
संयुक्त आयकर आयुक्त(पद्धति एवं तकनीकी),
पी-7,
चौरंगी स्क्वायर,
कलकत्ता - 700 069.

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

R. N. Bhur.

UNITE REALTOR

Ariji Bhar
Partner

Partner

स्थाई लेखा संख्या /PERMANENT ACCOUNT NUMBER

AEBPB6808G

नाम /NAME

DEBASISH BHUR

पिता का नाम /FATHER'S NAME

BHUR KISHORE KRISHNA

जन्म तिथि /DATE OF BIRTH

08-12-1962

हस्ताक्षर /SIGNATURE

Debasish Bhur

आयकर आयुक्त, प.बं./XI

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

Debasish Bhur

UNITE REALTOR

Arijit Bhar

Partner

Partner

ভারত সরকার
Government of India

দেবাশীষ ভড়
Debasish Bhur
জন্মতারিখ/DOB: 08/12/1962
পুরুষ/ MALE

4200 2210 4759

আমার আধার, আমার পরিচয়

Debasish Bhur

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India

Address:
24 B, SHYAMPUKUR STREET,
Shyambazar Mail S.O, Kolkata,
West Bengal - 700004

ঠিকানা:
24বি, শ্যামপুকুর স্ট্রিট, শ্যামবাজার,
কোলকাতা,
পশ্চিমবঙ্গ - 700004

4200 2210 4759

UNITE REALTOR
Arijit Bhar
Partner
Partner

स्थाई लेखा संख्या /PERMANENT ACCOUNT NUMBER

ADHPB8016D

नाम /NAME

SUBHASISH BHUR

पिता का नाम /FATHER'S NAME

KRISHNA KISHORE BHUR

जन्म तिथि /DATE OF BIRTH

12-04-1964

हस्ताक्षर /SIGNATURE

आयकर आयुक्त, प.बं./II

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

Subhasish Bhur.

इस कार्ड के खो / मिल जाने पर कृपया जारी करने वाले प्राधिकारी को सूचित / वापस कर दें

सहायक आयकर आयुक्त,

पी-7,

चौरंगी स्क्वायर,

कलकत्ता - 700 069.

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

Assistant Commissioner of Income-tax,

P-7,

Chowringhee Square,

Calcutta- 700 069.

Subhasish Bhur.

UNITE REALTOR

Avijit Bhar

Partner

Partner

আধার

ভারত সরকার

Unique Identification Authority of India

Government of India

তালিকাভুক্তির আই ডি/Enrolment No.: 1190700055700853

To

সুভাশিস ভড়

Subhasish Bhur

S/O Krishna Kishore Bhur

OPP- ANANDA BAZAR GODOWN FLAT-4B, TEEN KANYA COMPLEX, 204 R.N.GUHA ROAD Dumdum S.O

Kolkata

West Bengal 700028

9433642930

03/08/2012

3009123

UH030091291IN

আপনার আধার সংখ্যা/ Your Aadhaar No. :

4415 3619 6381

আধার - সাধারণ মানুষের অধিকার

ভারত সরকার

GOVERNMENT OF INDIA

সুভাশিস ভড়

Subhasish Bhur

জন্ম সাল / Year of Birth : 1964

পুরুষ / Male

4415 3619 6381

আধার - সাধারণ মানুষের অধিকার

Subhasish Bhur

UNITE REALTOR

Arijit Bhar

Partner

Partner

Government of India

AADHAAR

তথ্য

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

INFORMATION

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

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

3009029

আধার

ভারতীয় বিশিষ্ট পরিচয়-প্রাধিকরণ

UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:
S/O কৃষ্ণ কিশোর ভড়, আনন্দ বাজার গোডাউনের বিপরীতে, ফ্ল্যাট-৪বি, তিন কন্যা কমপ্লেক্স, ২০৪ আর.এন.গুহ রোড, দমদম, কলকাতা, পশ্চিমবঙ্গ, 700028

Address:
S/O Krishna Kishore Bhur, OPP- ANANDA BAZAR GODOWN, FLAT-4B, TEEN KANYA COMPLEX, 204 R.N.GUHA ROAD, Dumdum S.O, Kolkata, West Bengal, 700028

1947
1800 180 1947

help@uidai.gov.in

www.uidai.gov.in

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

Subhasish Bhur

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকার

ভারত সরকার
Unique Identification Authority of India
Government of India

তালিকাভুক্তির আই ডি/Enrollment No.: 1190/22516/01216

To
রনেন্দ্র নাথ ভর
Ranendra Nath Bhur
S/O Phanindra Nath Bhur
Near Ram Krishna Basi 24/A Shyampukur Street
Shyambazar Mail S.O
Shyambazar Mail Kolkata
West Bengal 700004

12/04/2012

90489

UH0009048938N

আপনার আধার সংখ্যা/ Your Aadhaar No. :

7538 8813 5233

আধার - সাধারণ মানুষের অধিকার

भारत सरकार
GOVERNMENT OF INDIA

রনেন্দ্র নাথ ভর
Ranendra Nath Bhur
জন্ম সাল / Year of Birth : 1944
পুরুষ / Male

7538 8813 5233

আধার - সাধারণ মানুষের অধিকার

UNITE REALTOR
Arijit Bhar
Partner
Partner

R. N. Bhur.

Ranendra nath Bhur.

Government of India

AADHAAR

তথ্য

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

INFORMATION

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

90489

আধার

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:
S/O ফনিন্দ্র নাথ ভর, রাম কৃষ্ণ বাটির নিকটে, ২৪/এ শ্যামপুকুর স্ট্রীট, শ্যামবাজার মিল এস.ও, কলকাতা, পশ্চিমবঙ্গ, 700004

Address:
S/O Phanindra Nath Bhur,
Near Ram Krishna Bati, 24/A
Shyampukur Street,
Shyambazar Mail S.O,
Shyambazar Mail, Kolkata,
West Bengal, 700004

1947
1800 180 1947

help@uidai.gov.in

www.uidai.gov.in

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

Ranandra nath Bhur

R. N. Bhur.

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SUBHASH BARUA

SUDATTA BARUA

23/01/1983

Permanent Account Number
AXDPB1198C

Signature

UNITE REALTOR

Partner Partner

ভারত সরকার
Government of India

সুভাষ বারুয়া
SUBHASH BARUA
পিতা : সুদত্ত বারুয়া
Father : Sudatta Barua
জন্মতারিখ / DOB : 23/01/1983
পুরুষ / Male

2104 3320 5078

আধার – সাধারণ মানুষের অধিকার

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India

ঠিকানা:
৩২, শ্যামপুকুর স্ট্রীট, শ্যামবাজার মিল, কোলকাতা, শ্যামবাজার মেল, পশ্চিম বঙ্গ, 700004

Address:
32, SHYAMPUKUR STREET, Shyambazar Mail, Kolkata, Shyambazar Mail, West Bengal, 700004

2104 3320 5078

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

UNITE REALTOR
Arijit Bhar
Partner
Partner

UNITE REALTOR

Arijit Bhar
Partner

Partner

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

ARIJIT BHAR

TARUN BHAR

22/12/1982
Permanent Account Number

APYPB0117N

Arijit Bhar
Signature

UNITE REALTOR

Arijit Bhar
Partner

Partner

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
ভারত সরকার
Unique Identification Authority of India
Government of India

তালিকাভুক্তির আই ডি / Enrollment No.: 1040/21012/33620

পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।

পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা লাভ করুন।

To
অরিজিৎ ভড়
Arijit Bhar
25/B GANENDRA MITRA LANE
Shyambazar Mail
Shyambazar Mail
Kolkata Kolkata
West Bengal 700004

30/11/2013

7928341

MN792834149FT

is proof of identity, not of citizenship.

To establish identity, authenticate online.

সারা দেশে গ্রাহ্য।

ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।

is valid throughout the country.

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

আপনার আধার সংখ্যা / Your Aadhaar No. :

5752 0852 9253

– সাধারণ মানুষের অধিকার

ভারত সরকার
Government of India

অরিজিৎ ভড়
Arijit Bhar
পিতা : তরুণ কুমার ভড়
Father : TARUN KUMAR BHAR
জন্মতারিখ / DOB : 22/12/1982
পুরুষ / Male

5752 0852 9253

– সাধারণ মানুষের অধিকার

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India

ঠিকানা:
25/বি, গনেন্দ্র মিত্র লেন,
শ্যামবাজার মিল, কোলকাতা,
শ্যামবাজার মেল, পশ্চিম বঙ্গ,
700004

Address:
25/B, GANENDRA MITRA LANE,
Shyambazar Mail, Kolkata,
Shyambazar Mail, West Bengal,
700004

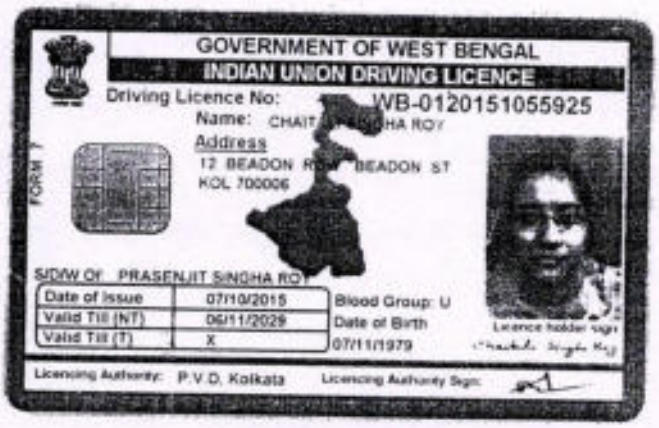
5752 0852 9253

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

UNITE REALTOR
Arijit Bhar
Partner
Partner



GOVERNMENT OF WEST BENGAL

INDIAN UNION DRIVING LICENCE

Driving Licence No: WB-0120151055925

Name: CHAIT[illegible]HA ROY

Address

12 BEADON R[illegible] BEADON ST

KOL 700006

FORM 7

S/D/W OF PRASENJIT SINGHA ROY

Date of Issue	07/10/2015
Valid Till (NT)	06/11/2029
Valid Till (T)	X

Blood Group: U

Date of Birth 07/11/1979

Licence holder sign

Licencing Authority: P.V.D. Kolkata

Licencing Authority Sign:

UNITE REALTOR

Arijit Bhar

Partner

Partner

Major Information of the Deed

Deed No :	**I-1904-04699/2020**	**Date of Registration**	**14/10/2020**
Query No / Year	**1904-2001311927/2020**	**Office where deed is registered**	
Query Date	**09/10/2020 12:21:46 PM**	1904-2001311927/2020	
Applicant Name, Address & Other Details	C Chatterjee City Civil Court Calcutta,Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9836118227, Status :Advocate		
Transaction		Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement		[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 2,00,000/-]	
Set Forth value		Market Value	
		Rs. 1,30,84,720/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 20,021/- (Article:48(g))		Rs. 2,025/- (Article:E, E, B)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urbar area)		

Land Details :

District: Kolkata, P.S:- Shyampukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Shyam Pukur Street, , Premises No: 24A, , Ward No: 010 Pin Code : 700004

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		3 Katha 13 Sq Ft		1,20,72,220/-	Property is on Road
	Grand Total :				**4.9798Dec**	**0 /-**	**120,72,220 /-**	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	2000 Sq Ft.	0/-	10,12,500/-	Structure Type: Structure
	Gr. Floor, Area of floor : 1000 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete Floor No: 1, Area of floor : 1000 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete				
	Total :	**2000 sq ft**	**0 /-**	**10,12,500 /-**	

UNITE REALTOR

Partner Partner

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	**Name**	**Photo**	**Finger Print**	**Signature**
	Shri Debasish Bhur Son of Late Krishna Kishore Bhur Executed by: Self, Date of Execution: 14/10/2020 , Admitted by: Self, Date of Admission: 14/10/2020 ,Place : Office	 14/10/2020	 LTI 14/10/2020	Debasish Bhur 14/10/2020
	24B, Shyampukur Street, P.O:- Shyambazar, P.S:- Shyampukur, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700004 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: AExxxxxx8G,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 14/10/2020 , Admitted by: Self, Date of Admission: 14/10/2020 ,Place : Office			
2	**Name**	**Photo**	**Finger Print**	**Signature**
	Shri Subhasish Bhur Son of Late Krishna Kishore Bhur Executed by: Self, Date of Execution: 14/10/2020 , Admitted by: Self, Date of Admission: 14/10/2020 ,Place : Office	 14/10/2020	 LTI 14/10/2020	Subhasish Bhur. 14/10/2020
	24B, Shyampukur Street, P.O:- Shyambazar, P.S:- Shyampukur, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700004 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PA No.:: ADxxxxxx6D,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 14/10/2020 , Admitted by: Self, Date of Admission: 14/10/2020 ,Place : Office			
3	**Name**	**Photo**	**Finger Print**	**Signature**
	Shri Ranendra Nath Bhur Son of Late Phanindra Nath Bhur Executed by: Self, Date of Execution: 14/10/2020 , Admitted by: Self, Date of Admission: 14/10/2020 ,Place : Office	 14/10/2020	 LTI 14/10/2020	Ranendra nath Bhur 14/10/2020
	24A, Shyampukur Street, P.O:- Shyambazar, P.S:- Shyampukur, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700004 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ADxxxxxx1P,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 14/10/2020 , Admitted by: Self, Date of Admission: 14/10/2020 ,Place : Office			

UNITE REALTOR

Arijit Bhur
Partner

Partner

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**UNITE REALTOR** 25/B, Ganendra Mitra Lane, P.O:- Shyambazar, P.S:- Shyampukur, Kolkata, District:-Kolkata, West Bengal, India PIN - 700004 , PAN No.:: AAxxxxxx9A,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	**Name**	**Photo**	**Finger Print**	**Signature**
	Shri Subhash Barua Son of Late Sudutta Barua Date of Execution - 14/10/2020, , Admitted by: Self, Date of Admission: 14/10/2020, Place of Admission of Execution: Office	 Oct 14 2020 2:40PM	 LTI 14/10/2020	14/10/2020
	32, Shyampukur Street, P.O:- Shyambazar, P.S:- Shyampukur, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700004, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AXxxxxxx8C,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : UNITE REALTOR (as Partners)			
2	**Name**	**Photo**	**Finger Print**	**Signature**
	Shri Arijit Bhar (Presentant) Son of Tarun Kumar Bhar Date of Execution - 14/10/2020, , Admitted by: Self, Date of Admission: 14/10/2020, Place of Admission of Execution: Office	 Oct 14 2020 2:41PM	 LTI 14/10/2020	14/10/2020
	25/B, Ganendra Mitra Lane, P.O:- Shyambazar, P.S:- Shyampukur, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700004, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: APxxxxxx7N,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : UNITE REALTOR (as Partners)			

Identifier Details :

Name	Photo	Finger Print	Signature
Chaitali Chatterjee Wife of Mr P S Roy City Civil Court Calcutta, P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001			
	14/10/2020	14/10/2020	14/10/2020
Identifier Of Shri Debasish Bhur, Shri Subhasish Bhur, Shri Ranendra Nath Bhur, Shri Subhash Barua, Shri Arijit Bhar			

UNITE REALTOR

Partner Partner

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Shri Debasish Bhur	UNITE REALTOR-1.65993 Dec
2	Shri Subhasish Bhur	UNITE REALTOR-1.65993 Dec
3	Shri Ranendra Nath Bhur	UNITE REALTOR-1.65993 Dec

Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Shri Debasish Bhur	UNITE REALTOR-666.66666700 Sq Ft
2	Shri Subhasish Bhur	UNITE REALTOR-666.66666700 Sq Ft
3	Shri Ranendra Nath Bhur	UNITE REALTOR-666.66666700 Sq Ft

UNITE REALTOR

Partner Partner

Endorsement For Deed Number : I - 190404699 / 2020

On 14-10-2020

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 12:49 hrs on 14-10-2020, at the Office of the A.R.A. - IV KOLKATA by Shri Arijit Bhar ,.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,30,84,720/-

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

Execution is admitted on 14/10/2020 by 1. Shri Debasish Bhur, Son of Late Krishna Kishore Bhur, 24B, Shyampukur Street, P.O: Shyambazar, Thana: Shyampukur, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700004, by caste Hindu, by Profession Retired Person, 2. Shri Subhasish Bhur, Son of Late Krishna Kishore Bhur, 24B, Shyampukur Street, P.O: Shyambazar, Thana: Shyampukur, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700004, by caste Hindu, by Profession Service, 3. Shri Ranendra Nath Bhur, Son of Late Phanindra Nath Bhur, 24A, Shyampukur Street, P.O: Shyambazar, Thana: Shyampukur, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700004, by caste Hindu, by Profession Retired Person

Indetified by Chaitali Chatterjee, , , Wife of Mr P S Roy, City Civil Court Calcutta, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

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

Execution is admitted on 14-10-2020 by Shri Subhash Barua, Partners, UNITE REALTOR (Partnership Firm), 25/B, Ganendra Mitra Lane, P.O:- Shyambazar, P.S:- Shyampukur, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700004

Indetified by Chaitali Chatterjee, , , Wife of Mr P S Roy, City Civil Court Calcutta, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Execution is admitted on 14-10-2020 by Shri Arijit Bhar, Partners, UNITE REALTOR (Partnership Firm), 25/B, Ganendra Mitra Lane, P.O:- Shyambazar, P.S:- Shyampukur, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700004

Indetified by Chaitali Chatterjee, , , Wife of Mr P S Roy, City Civil Court Calcutta, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 2,025/- (B = Rs 2,000/- ,E = Rs 21/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 4/-, by online = Rs 2,021/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 13/10/2020 10:44PM with Govt. Ref. No: 192020210115378291 on 13-10-2020, Amount Rs: 2,021/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0ATFKJP2 on 13-10-2020, Head of Account 0030-03-104-001-16

UNITE REALTOR

Arijit Bhar
Partner

Partner

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 20,021/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 15,021/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 46344, Amount: Rs.5,000/-, Date of Purchase: 14/10/2020, Vendor name: S Mukherjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 13/10/2020 10:44PM with Govt. Ref. No: 192020210115378291 on 13-10-2020, Amount Rs: 15,021/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0ATFKJP2 on 13-10-2020, Head of Account 0030-02-103-003-02

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

UNITE REALTOR

Partner Partner

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2020, Page from 274904 to 274953

being No 190404699 for the year 2020.

Seal of the Additional Registrar of Assurances-IV, Kolkata ★

Digitally signed by SRIJANI GHOSH
Date: 2020.10.20 16:41:29 +05:30
Reason: Digital Signing of Deed.

(Srijani Ghosh) 2020/10/20 04:41:29 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.

UNITE REALTOR
Partner Partner

(This document is digitally signed.)