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verified that the document is admitted to registration. The signature sheet/s and the endorsement sheets attached with this document are the part of this document

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District Sub-Registrar,
-ipore South 24 Pargan

12 MAR 2020

AGREEMENT FOR DEVELOPMENT

THIS AGREEMENT FOR DEVELOPMENT is made on this
2nd...day of ...March.....2020(Two Thousand Twenty) **A.D.**

:: BY AND BETWEEN ::

Malini Bhattacharya
Ketaki Bhattacharya
Kumardev Bose

14 FEB 2020

Sl. No. 3789

PACIFIC CONSTRUCTION;

395 Boral Main Road, Rangkal, P.O. Garin,

Kolkata - 700084,

Sole Proprietor - BIJOY ANOSH.

5000

Govt. Stamp Vender

SABYASACHI DEB

Sonarapur A. D. S. P. (C) Kolkata - 750



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District Sub-Registrar
Alipore - West Bengal

Manu Mukhopadhyay
Advocate

12 MAR 2020

No. 201 Sambhu Sarkar
Alipore Police Court
Kolkata - 700027

(1) **MRS. MALINI BHATTACHARYA** aged about 76years, **PAN:ADPPB6431N Aadhaar No.5899 9577 4987**, Daughter of Late Akshayananda Bose and wife of Mr. Mihir Bhattacharya, by Occupation-formerly M.P, now retired Professor, Nationality-Indian, by faith-Hindu, **residing at:- B2/3, P.G.M. Shah Road, Golf-Green, P.S. Tollygunge, Kolkata-700095** (2) **DR. KETAKI BHATTACHARYA** aged about 72years **PAN: AECPB0012R Aadhaar No.2260 6744 5019** Daughter of Late Akshayananda Bose and wife of Late Ramen Bhattacharya, by Occupation-Retired-Professor, **by faith-Hindu, Nationality-Indian, residing at:B-62, Survey Park, 2nd Floor, P.O. & P.S. Santoshpur, Kolkata-700075, W.B.** (3) **MR. KUMARDEV BOSE PAN: AIQPB0719D Aadhaar No.8890 4282 7580**, of Late Akshayananda Bose by Faith-Hindu and Nationality-Indian, Occupation: Self-Employed, **residing at: R-132,Kamdahari Purbapara, P.O. Garia, P.S Bansdroni, Kolkata-700084 here-in-after jointly called or referred to as the LAND OWNERS /PRINCIPALS**(which terms or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their legal-heirs, successors, executors, survivors, claimants, legal representatives and assignees), here-in-after called or referred to as the Party of the **FIRST PART**.

AND

M/S. PACIFIC CONSTRUCTION PAN: ADYPG4183B, a **Sole Proprietorship Firm**, having its office at: **395, Boral Main Road, Rangkal, P.O. Garia, Kolkata-700084, Represented by its sole-Proprietor SRI BIJOY GHOSH PAN: ADYPG4183B Adhaar No: 4079 8352 1391**, son of Late Lalmohan Ghosh, by faith-Hindu, by occupation Business, by Nationality-Indian, **residing at: C/9, Rajnarayan Park, P.O. Boral, P.S. formerly Sonarpur, now Narendrapur, Kolkata 700154**, here-in-after called or referred to as the **DEVELOPER/BUILDER** and/or **CONTRACTOR** (which expression shall unless excluded by or repugnant to the context, be deemed to mean and include its/his heirs, successor-in-office, successor-in-interest, administrators, executor, legal representatives and assigns), here-in-after called Party of the **SECOND PART**.

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WHEREAS One Gourimoni Dasi lawfully seized and possessed of or sufficiently entitled to 34(thirty Four) decimal of land, recorded in Dag No.825 under Khatian No.43 at Mouza -Kamdahari, R.S.No.200, J. L. No.49, P.S. Tollygunge, District: then 24Parganas as per settled Rayati right.

AND WHEREAS said Gourimoni Dasi sold all her aforesaid right, title, interest and possession in respect of the above land unto or in favour of one, Sudash Chandra Naskar, by executing a Deed of Conveyance dated 28.10.1938, against consideration mentioned therein which was registered in the Office of the Sub-Registrar Alipore, South-24Parganas and duly recorded in Book No.1, Volume No.28, Pages from 161 to 163, Being No.1855 for the year 1938. Thus Sudash Chandra Naskar became the lawful absolute owner of the aforesaid 34(thirty Four) decimal of land or s per local measurement 20.60 Cottah of above Mouja, Dag No and khatian No. as mentioned in the earlier Para.

AND WHEREAS the said Purchaser, Sudash Chandra Naskar was physically put into possession i.e all along in possession thereof without any disturbances and interference from any corner and had been enjoying the said land peaceably.

AND WHEREAS said Sudash Chandra Naskar in his turn sold all his right, title and interest in the aforesaid land on 15.11.1939 to (1) Durga Pada Seth (2) Bishnu Pada Seth, both sons of Late Hem Chandra Seth, by executing a Deed of Conveyance for consideration mentioned therein which was registered in the office of D.S.R. Alipore, 24Parganas and duly recorded in Book No.1, Volume No.113, Pages 34 to 37, Being No. 3930 for the Year-1939 and said Durga Pada Seth and others were put into Possession and were all along possessing the said land by virtue of the above mentioned purchase, free from all encumbrance.

AND WHEREAS thereafter, said Durga Pada Seth and Bishnu Pada Seth, having treated the property as their joint family Property sold the said landed Property measuring 10(Ten)Cottah 15(Fifteen)Chittack 33(thirty three)Sq. Ft. more or less in area described in **Schedule-A** below, by executing a Deed of Conveyance by themselves and their Co-sharers for consideration mentioned therein and the said Deed was duly registered at the Office of the Sub-Registrar Alipore, South-

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(Signature)



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24Parganas and same was recorded in Book No.1, Volume No.98, Pages 123 to 128, Being No.5489 for the year-1959 unto or in favour of Nripendra Chandra Sen son of Late Prasanna Chandra Sen of 1/288, Gariahat Road, South Jodhpore Park, Calcutta-31 who developed the said land by way of subdividing the same into two portions.

AND WHEREAS thereafter, said Nripendra Chandra Sen who had been enjoying the said land at or for an annual Rent Rs.2/15, declare his intention to sell the aforesaid two portion of land and being heard from reliable sources, One Smt. Chameli Bose since deceased wife of Akshoyananda Bose, residing at 5-Lovelock Street, Calcutta agreed to purchase **One** of the two plots or portions of land total measuring 10(Ten)Cottah 15(Fifteen)Chittack 33(thirty three)Sq.Ft. more or less, measuring areas **5(Five)Cottah 10(Ten)Chittack** and **3(three)Sq.Ft.** or a little more or less, out of the total areas of land mentioned above under R.S. No.200, J.L.No.49, Police Station formerly Tollygunge, then Regent Park, now Bansdroni, Touji No.14, R. S. Dag No.825, R.S.Khatian No.43 under Khatian No.5 of Mouja-Kamdahari, J.L.No.49, R.S. No.200, District: South-24Parganas at or for a consideration mentioned therein by virtue of **Indenture of Conveyance** by themselves and their Co-sharers for consideration mentioned therein, duly registered dated 22nd day of July-1959, at the Office of the Sub-Registrar Alipure, Sadar, 24Parganas and duly recorded in Book No.1, Volume No.108, Pages from 202 to 207, being No.6737 for the year 1959.

AND WHEREAS after purchasing aforesaid land mentioned in the preceding Para, said Chameli Bose had been enjoying the same without any interference and disturbances from anyone or any corner and in the meantime due to their urgent need of cash, said Akshayananda Bose and said Chameli Bose, therein called 'Borrower' applied to the Govt. of west Bengal to have Rs.16000/- (Rupees Sixteen thousand) Only as house loan to build a house for residential purpose of them including family members and accordingly by an Indenture executed 22nd June-1960, duly registered at the office of Sub-Registrar Alipore Sadar, 24Parganas, recorded in Book No.1, Volume No.88, Pages from 240 to 249, Being No.5693 for the year-1960, said said Akshayananda Bose and said Chameli Bose,

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according to rules and system and also one Akhil charan Bose Son of Ramesh charan Bose as Surety, according to terms and conditions of an Indenture agreed to get said amount by two Parts from the Govt. of W.B. and after execution the Govt. of W.B. delivered loan accordingly.

AND WHEREAS According to aforesaid terms and system, said borrowers built a house and in terms and condition paid back the said loan to the Govt. of west Bengal and as per instruction of said Govt, said Chameli Bose and Akshayananda Bose both of Kamdahari Purbapara, P.O. Garia, Kolkata-700084, executed a Deed of Re-conveyance dated 2nd day of September-1970 with the Governor of West Bengal and thereby paid all the dues with interest and said Deed of Re-conveyance was registered at the office of Sub-Registrar of Alipore, 24Parganas, duly recorded in Book.No.1,Volume No.74, Pages from 123 to 129, Being No.3210 for the year-1976.

AND WHEREAS thereafter Akshayananda Bose (son of Ramesh Chandra Bose) died on 12.04.1997 at his residential address at R-132, Kamdahari Purbapara, P.O. Garia, P.S. then Regent Park, now Bansdrone, Kolkata-700084, leaving behind him his wife 1) Chameli Bose, two daughters namely :- 2) Malini Bhattacharya 3) Ketaki Bhattacharya and one son 4) Kumardev Bose.

AND WHEREAS thereafter said Chameli Bose wife of Late Akshayananda Bose (being predeceased husband of Chameli Bose) died intestate on 24/02/2017 at her residential address at R-132, Kamdahari Purbapara, P.O. Garia, P.S. then Regent Park, now Bansdrone, Kolkata-700084, leaving behind her two married daughters and one son namely:-1) Malini Bhattacharya wife of Sri Mihir Bhattacharya 2) Ketaki Bhattacharya wife of Late Ramen Bhattacharya and one son namely:-3) Kumardev Bose who are the present owners of the aforesaid or below Schedule-A land together-with about 50years old decrepit small double storied house with every right, title and interest on the strength of law of inheritance or Hindu succession Act-1956 and said Land with Building has been identified as **PREMISES NO. 38, KAMDAHARI PURBAPARA , having its Assessee No. 31-111-12-0038-9 under the Kolkata Municipal Corporation, Ward No.111, Borough-XI** . Be it needful to mention here that the aforesaid Present Owners have

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duly mutated their names in respect said areas of land measuring areas **5(Five)Cottah 10(Ten)Chittack 3(three)Sq.Ft.** or a little more or less in the record of B.L. & L.R.O or Govt. Seresta under Mouja - Kamdahari, R.S. No.200, J.L.No.49, Police Station formerly Tollygunge, then Regent Park, now Bansdroni, Touji No.14, R. S. Dag No.825, now L.R. Dag No. 825/1579, 825/1583, R.S. Khatian No.43, L.R. Khatian No.280, 2166 and 2167 in the name of Kumardev Bose, Malini Bhattacharya and Ketaki Bhattacharya respectively all are at present alive Owners under old Khatian No.5 of Mouja-Kamdahari, J.L.No.49, R.S. No.200, District: South-24Parganas

AND WHEREAS After being absolute owners with every right, title and interest of the aforesaid land with two storied dilapidated house mentioned in the preceding Para, said 1) Malini Bhattacharya 2) Ketaki Bhattacharya and one son namely:-3) Kumardev Bose mutated their names in respect of aforesaid Property with the records of the Government Authority and the Kolkata Municipal Corporation. Thus, the Present Land Owners, the **FIRST PART** herein became lawful absolute owners of the said land with Double storied house and have been enjoying the below Schedule land with said old dilapidated house by paying rent rates, taxes and other levies of the same to the appropriate authority on regular basis and the said land with double storied Building duly mutated in the record of the Kolkata Municipal Corporation in the name of aforesaid present Owners being known and identified as **PREMISES NO. 38, KAMDAHARI PURBAPARA, having its Assessee No. 31-111-12-0038-9**

AND WHEREAS the **LAND OWNERS** herein the **FIRST PART**, have intended, decided, settled to develop the entire landed property by demolishing old decrepit Pucca house, mentioned above more fully mentioned in **SCHEDULE-A**, hereunder written in the form of construction of new multi-storied Building on the said land in accordance with the Sanctioned Plan, be obtained from competent Authority of the Kolkata Municipal Corporation but the Land Owners, Party of the **FIRST PART**, owing to paucity of fund and lack of knowledge in the matter of civil construction failed to materialize their intention and approached the **DEVELOPERS' FIRM**, herein and entrusted **DEVELOPER**, the **SECOND PART** and the after satisfactory oral discussion between the **LAND OWNERS** and the **DEVELOPER** in the matter of



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construction of a new building at the cost and convenience of the Developer and to avoid any future misunderstanding, disputes and differences, both the parties hereto, entered into this **AGREEMENT FOR DEVELOPMENT** with the **DEVELOPER FIRM** herein named **M/S.PACIFIC CONSTRUCTION** having its office at **395,Boral Main Road, Rangkal, P.S. Sonarpur, now Narendrapur, Kolkata-700084**, being represented by its sole Proprietor **SRI BIJOY GHOSH** son of Late Lalmohan Ghosh residing at **C/9-Rajnarayan Park, P.O. & Village:- Boral, P.S. Sonarpur, District: South-24Paraganas, Kolkata-700154** under certain terms and conditions which both the **LAND OWNERS** and the **DEVELOPER** have jointly and gladly accepted orally with full satisfaction but to avoid future disputes, intricacy and problems of any nature, both have reduced in writing all **Terms and Conditions** hereunder enumerated on the basis of principle to principle of the each Party and same shall be established everywhere to whom it may concern.

NOW THIS DEVELOPMENT AGREEMENT IS HEREBY AGREED BY AND BETWEEN THE PARTIES AS FOLLOWS:-

1.1 LAND OWNERS : SHALL mean (1) **MRS. MALINI BHATTACHARYA** Daughter of Late Akshayananda Bose & wife of Sri. Mihir Bhattacharya, **residing at:- B2/3, P.G.M. Shah Road, Golf-Green, P.S. Tollygunge, Kolkata-700095** (2) **MRS. KETAKI BHATTACHARYA**, Daughter of Late Akshayananda Bose & wife of Late Ramen Bhattacharya, **residing at:B-62, Survey Park, 2nd Floor, P.O. & P.S. Santoshpur Kolkata-700075** (3) **MR. KUMARDEV BOSE** son of Late Akshayananda Bose, **residing at: R-132, Kamdahari Purbapara, P.O. Garia, P.S Bansdrani, Kolkata-700084**, here-in-after jointly called or referred to as the **LAND OWNERS /PRINCIPALS** details mentioned in the **FIRST PART** herein.

1.2. DEVELOPER Shall mean **PACIFIC CONSTRUCTION**, a sole **Proprietorship Firm**, having its registered Office **Address at: 395, Boral Main Road, Rangkal, P.O. Garia, P.S. Sonarpur, Kolkata-700084**, **Represented by** its sole Proprietor **SRI BIJOY GHOSH** Son of Late. Lalmohan Ghosh, residing at: **C/9, Rajnarayan Park, P.O. & Village : Boral. P.S. Sonarpur, now Narendrapur, Kolkata-700154, District: South-24Parganas**, here-in-after called or referred to as **DEVELOPER / BUILDER / CONTRACTOR**, details mentioned in the Party of **SECOND PART** herein.



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After demise of both, the Land Owners and the Proprietor of Developers' Firm both parties legal heirs, successors and legal representatives and its Office representatives shall be included.

1.3 PREMISES / HOLDING: shall mean ALL THAT areas of total land **5(five)cottah 10(Ten)chittack and 3(three)Sq. Ft. TOGETHER-WITH 1500 Sq. Ft.** double storied old dilapidated house or a little more or less thereon under **R.S. Dag/Plot No.825**, having **L.R. Dag/Plot No.825/1579, 825/1580, R.S. Khatian No.43, L.R. Khatian Nos.280, 2166 and 2167** respectively under sabek-khatian No.5 of Mouja- Kamdahari, J.L.No.49, R.S. No.200 jointly owned by the PRESENT LAND OWNERS, mentioned in **Clause-1.1**, under P.S. now **Bansdroni, District: South-24Parganas**, now identified as **Premises No.38, Kamdahari Purbapara, K.M.C. ward No.111, Assessee No. 31-111-1200-038-9** within the limit of **the Kolkata Municipal Corporation, Ward No.111, Borough-XI.**

1.4 BUILDING : Shall mean the Building to be constructed on the aforesaid land or Premises mentioned in Clause 1.3, after demolishing old dilapidated House in accordance with the Plan to be sanctioned by the appropriate authority of the Kolkata Municipal Corporation or any other Authority or Authorities as may be applicable time to time.

1.5. COMMON FACILITIES AND AMENITIES : shall include corridors, Hall-ways, stair-ways, passages, ways, lavatories, pump-room, water Connection, Common Electric Connection, water-reservoir, overhead tank, water pump, motor, Lift, Top-Roof, Terrace and any other areas deed common to all owners/Occupiers including other common facilities like structural and other rights that owner/lawful Occupier deserve as per K.M.C. Building Rules (its amendment time to time also) and the undivided Proportionate right or interest of land shall be transferred at the time of delivery of possession and by any other means adopted for effecting what is understood as a transfer of constructed space with undivided proportionate interest of the aforesaid land or premises proportionate to the areas of the Flat and the right to use in common space in the said building premises or said Premises.

1.6. SALEABLE SPACE: shall mean the space in the Building available for independent use and occupation after making due provision for common passages, facilities and the space required for common use for all lawful Owners/occupiers as per the K.M.C. Building rules.



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1.7. ARCHITECT/CIVIL ENGINEER : shall mean the person or persons having the experience and qualification to undertake Building construction, be appointed by the Developer for designing and planning and supervision of said Building who will take decision for all matters for construction after discussion with the Developer and the Land-Owners shall not interfere in this technical purpose of any manner.

1.8. BUILDING PLAN: shall mean The **PLAN** be sanctioned by the **Concerned Authority of the Kolkata Municipal Corporation** or any other authorities be required for construction of that Building with such alterations or modifications as the case may be, made by the Developer time to time for the betterment of all for which the Developer will have the right to get its sanction of the revised Plan, sanctioned by the Authority of the Kolkata Municipal Corporation and in case of any deviation, alteration and modification, the supplementary Building Plan to be made and approved from the concerned authority of the said Kolkata Municipal Corporation and Revised Plan may be sanctioned, if required. Be it mentioned here that before submission of **Building Plan** to the concerned Authority of K.M.C for sanction, the Developer shall physically show the said Plan to the Land Owners to have approval from the Owners in regards to her satisfaction regarding said instant Plan, oral or written.

1.9. TRANSFER : with its grammatical variation shall mean transfer by means of Conveyance/ Sale and shall include transfer by possession and by any other means adopted for effecting what is understood as a transfer in any new constructed areas in the form of Flat/Car Parking/Shops and others whatsoever Together-with undivided interest of land, proportionate to the area of the Residential Flat/Commercial Spaces and the right to use in common space of said premises to the lawful Purchaser/s either from Developers' Allocation Or Land Owners' allocation by virtue of registered Deed as per law and system at present or time to time amended.

2.0 TRANSFEREE: shall mean the Person/s, Firm/DEVELOPER, Limited Company, Association or persons to whom any space, Flat, Car-Parking, Commercial or any other Space of said Building Together-with undivided proportionate share or interest of the land would be transferred by all those lawful owners and the Developer along-with areas of Flats/units/Commercial areas and those Purchasers shall enjoy Common-areas, Common facilities, undivided proportionate share or interest of land, common right to use of roof, having undivided right of Meter room, Pump Room, Electrical Room, Care-Taker



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Room, Terrace and such other constructed areas deemed to be common as per Apartment Act. and it's up to date amendment.

2.1 TRANSFEROR : shall mean the Land Owners as Principal, here-in-after called the Owners and the Developer as Confirming Party and particularly the OWNERS shall have to appoint or engage their Attorney or Attorneys on behalf of them who will perform all acts, Deeds and things in the name of the LAND OWNERS including the DEVELOPER has good right and absolute authority to sign, execute, present and get registered all kinds of Deeds/Documents on behalf of the LAND OWNERS to the extent of **DEVELOPER'S ALLOCATION OR SHARE** only and also deeds required for Sanction of the Building Plan and others urgent-purposes like amalgamation of the land also and the Attorney may do such other act or acts for the betterment and benefit of the Land Owners and also for both parties herein.

2.2. WORDS: importing masculine gender shall include feminine gender and neuter gender, like-Wise importing feminine gender shall include masculine and neuter genders and similarly words importing neuter gender shall include masculine and feminine genders.

2.3. BUILDING: Shall mean proposed **G+IV OR G+III OR Straight-III-Storeyed** Building as the case may be, as per sanctioned Building Plan as approved by the Concerned Authority of the Kolkata Municipal Corporation and same shall be constructed at the aforesaid Premises or said land of the LAND OWNERS herein, demolishing old decrepit house, mentioned hereunder in **SCHEDULE-A**, according to Sanctioned Building Plan, be obtained from the Concerned Authority of K.M.C.

2.4. CARPET AREAS : The Carpet areas shall mean the entire inside areas of a FLAT/SHOP/UNIT i.e. Floor areas +(Plus) hidden areas of Floor under the Partition Wall and others if any and for those purposes, said Carpet-areas shall finally be measured or calculated by the Engineer of the Developer. In this purposes, the expert Civil Engineer appointed by the Developer shall take final measurement and it is obligatory from the part of Civil Engineer/Architect to issue Sketch Plan of each Unit/Flat/Shop and others areas whatsoever noting down stepwise actual Carpet areas, Built up areas and super-Built up areas mathematically that be granted by all and may be compared by any other person/ persons.



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2.5. BUILT UP AREA:- means the Covered area of the any FLAT or any other unit like Shop, others whatsoever and said Covered Constructed portion of the floor inside shall be deemed carpet areas plus thickness of wall and also be added therewith the proportionate share of lobby, stair, stair case, Lift if provided and others whatsoever as per rules that the Engineer deems fit and proper .

2.6. SUPER BUILT UP AREA :- means Built up areas as mentioned above(+) plus undivided proportionate share or interest and right to use of Vacant land as Commonly, safety Tank, Drainage, Sewerage and others facilities whatsoever deemed as common in the said Building/Premises and for providing those facilities the Developer may add any percentage as it deems fit and proper as per its choice with the built up areas for better use and enjoyment of the said Building but under prevailing rules of the Real Estate Regulation Act or any other acts, rule and order passed or be passed by Concerned Authority or respective Court or forum and being imposed to follow to take priority in addition to terms or condition written here-in-after.

2.7. Facilities, subject to stipulation of said building as per Apartment Act.1972 and its time to time amendment thereof or now in force.

a) It is hereby understood between the Land-Owners and the Developer :-

It is clearly Stated by the Developer that the Flat /saleable areas here-in-after called as Land Owners' Allocation, comprised of the Building on the aforesaid or below Schedule Land of the Land-Owners, shall be handed over in Complete Condition within **36(Thirty-Six)Months** from the date of execution of Development Agreement OR delivery of Land made by the Land Owners subject to additional time of **6(Six)months** shall be granted by the both parties and the **Ratio of Allocation** of the **LAND OWNERS** OR demand to get out of total constructed areas of them in the new Building OR **full and final settlement** with the **LAND OWNERS** and the **DEVELOPER** hereunder clearly mentioned to avoid future disputes and discrepancy in the matter of **Land Owners' Allocated Portion :-**

(1) MRS. MALINI BHATTACHARYA (2) MRS. KETAKI BHATTACHARYA, AND (3) MR. KUMARDEV BOSE, being daughters and son of Late Akshayananda Bose,



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details mentioned above, here-in-after collectively referred to as the LAND OWNERS /PRINCIPALS shall jointly get:-

- a) i) **One 3BHK Residential Flat on the 2nd(Second) Floor, South-East-West Side** measuring more or less **822**(Eight hundred twenty two)**Sq. Ft. Built up areas,** fully completed and habitable condition which will be treated as joint Ownership Flat.
- ii) **One Car-Parking Space** measuring more or less **135**(One hundred thirtyfive **Sq. Ft.**, Covered areas on **GROUND FLOOR** which **HAVE AND HOLD** by three owners.
- b) Land Owners shall also get non-refundable and non-adjustable money of **Rs.30,00,000/-**(Rupees Thirty Lakh)Only and said thirty Lakh shall be given or paid to the Land Owners in three different instalment as under:-
- i) **FIRST INSTALMENT** : in First instalment, the Developer shall pay **RS. 3,00,000/-**(Rupees three Lac)Only by cheques. **Each Land Owner** shall get **Rs.1,00,000/-(Rupees One Lakh)** out of the said 3,00,000/- after execution of **Development Agreement and Development Power.**
- ii) **SECOND INSTALMENT OR Next Payment**: shall be made after each **8**(Eight) months from the date of execution of **Development Agreement** OR after **sanction of the Building Plan**, the Developer shall pay the **Land Owners Rs,9,00,000/-** (Rupees ~~nine~~ Lakh)Only, out of which **each Land Owner shall get Rs.3,00,000/-**(Rupees three Lakh)Only, by three different cheques from the Developer, the Second Part herein.
- iii) **THIRD INSTALMENTS** ^{AFTER 8 (Eight) MONTHS} The Developer shall pay by Cheques **Rs.9,00,000/-** out of which each Land Owner shall get **Rs.3,00,000/-** by Cheque as above.
- iv) **FOURTH INSTALMENT** ^{AFTER 8 (Eight) MONTHS} The Developer shall pay by Cheques of **Rs. 9,00,000/-** out of which each Land Owner shall get **Rs .3,00,000/-** by Cheque as above.

All the aforesaid money paid by the Developer shall be treated as non-refundable & non-adjustable money as desired by the Land Owners against their contribution of Schedule-A land for the construction of new Building as per terms and conditions.

- c) One Shifting near to above the existing house of Mr Kumardev Bose i. e. near to **Premises No.38 Kamdahari-Purbapara** OR near to address R-132 Kamdahari Purbapara, P.O. Garia, P.S. Bansdronei, Kolkata-700084.

- d) In Contribution of the land without any Contribution of any Cash and kind the Land Owners will be provided the aforesaid Constructed areas in free of cost as LAND

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Mahini Bhattacharya

Ketaki Bhattacharya

Kumardev Bose

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Kumardev Bose



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OWNERS ALLOCATION and in contribution of their land for the development in the form of new multi-storeyed Building at the cost of the Developer and also delivery of possession of land to the Developer after the registration of this Agreement as and when the Developer is desirous to get the said land for construction of proposed new Building as per Sanction Building Plan by the K.M.C, and the Developer after completion of the same and also after getting Completion Plan will provide Land Owner's Allocation.

Also it is invariably written here that all the said **Land Owners AND the Developers Allocation** shall be provided **Together-with** undivided proportionate share or interest of below **Schedule-A** land **Together-with** common areas, Common Facilities and Common amenities, subject to general restrictions to be abided by the all Flat/unit/Commercial-units Owners and the aforesaid Flats/Units shall be handed over in habitable vacant condition **TO HAVE AND TO HOLD** same with all rights, title interest and possession thereof and also with all usufructs to enjoy the same hereditably with every right to transfer same by way of any kinds of acts, Deed and things under the **Transfer of Property Act** now in force or time to time applicable or the Deeds like Deed of Sale/Conveyance, lease, Gift, Rent, bequeath by **WILL** and others whatsoever and the land Owners jointly shall have right to sell or dispose of their allocation as recited above independently without help of others.

Be it noted here that the Land Owner and the Developer have every right to adjust or alter the aforesaid allocated portion by way of mutual understanding and the same shall be reflected in the Supplementary Agreement be signed by both party which has to be registered at that time for treating the same as part and parcel of this Development Agreement .

2.8. DEVELOPER'S ALLOCATION : save and except Land Owners' Allocation as recited above, all the rest of or remaining constructed areas i.e. remaining all Flats, Car-Parkings and /or saleable areas shall be provided to the Developer or lawfully achieved by the Developer's Firm except Land owners allocated portion on the strength of **DEVELOPMENT AGREEMENT Together-With** undivided proportionate share of land including all rights , facilities and others whatsoever



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recited above in brief the **Developer shall get the same manner** as Land Owners and other Purchasers/ occupiers shall have the right, title and possession here-in-after treated as **DEVELOPERS' ALLOCATION** and the **SAID DEVELOPER'S SOLE PROPRIETORSHIP FIRM** shall have lawful right to make Agreement for sale, Deed of Sale or Conveyance and dispose of said allocated portion lawfully on the strength of **Development Power of Attorney** and also execute all other acts, deeds and things time to time necessary as per acts and rules of the **Transfer of property Act** and the **DEVELOPER**, the **SECOND PART /OTHER PART** herein and the **Land Owners** after execution of Development Agreement shall be bound to execute Development Power of Attorney for selling Developers' Allocated Portion which is part and Parcel of this Deed/Agreement.

The aforesaid **Developer's Allocation** shall be provided **Together-with** Common areas, Common Facilities, Common Passages and all other facilities like Common roof right, Common Space whatsoever shall be known as **Developer's Allocation Together-with** undivided proportionate share of land underneath and the said Building to be erected as per sanctioned plan here-in-after called as the **Developers' Allocation**. **Briefly to say that save and except Land Owner's Allocation, all the rest or remaining allocations shall be treated as the-DEVELOPER'S ALLOCATION** and said **Allocated Portions** may be freely sold, transferred and disposed of by the **DEVELOPER FIRM** or by the **DEVELOPER** on the strength of registered Development Power of Attorney/General Power of Attorney, being a related documents to the Development Agreement which must be executed by the **Land Owners** in favour of **Developers' Firm** M/S. **PACIFIC CONSTRUCTION** or its **Personal name** or in the name of, herein the **SECOND PART** and said registered Development /General Power of Attorney shall not be cancelled, revoked until and unless all the **Developer's Allocated** Portions are sold to the **Third Party** or in favour of the intending Purchaser/s or otherwise shall be possessed, enjoyed and controlled by the Developers as per lawful right and title of the same provided Land Owner's Allocation shall be given before the registration of all Deeds of Transfer out of the Developer's Allocation.

2.9. GENERAL/DEVELOPMENT POWER OF ATTORNEY: the Owners must execute and register one **DEVELOPMENT POWER OF ATTORNEY** in favour of



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DEVELOPER'S PERSONAL NAME OR in favour of **DEVELOPERS' FIRM** named as **PACIFIC CONSTRUCTION** in respect of the aforesaid **land** or **PREMISES** more fully described in the **SCHEDULE-A** Property for rendering Power, authority and lawful right to perform all activities for the construction of said multi-storied Building and for all others needful purposes including empowering them with every right, title and authority including right and authority to sell, transfer and dispose of Developers' Allocated Portions by way of any kinds of deed or deeds as per Transfer of the Property Act including Deed of Agreement, Conveyance, exchange for amalgamation, having the right to organize the necessary works for registration of those Deed/Deeds, appearing before any authenticated registration offices like D.R. South-24Parganas and /or A.D.S.R, Alipore South-24Pargans, Kolkata-700027 and R. A Calcutta and sign and execute all kinds of deeds and present the same to the registration Authority, receive the earnest money, advance money, Part and full consideration from the intending Purchaser/Purchasers in respect of the Flat/Unit/Car-Parking Space and Commercial areas, settled to sell or dispose of by the Developer and complete the sale proceed by signing on Deed Return Receipt or I.G.R on the strength of said Power of Attorney, executed by the Land Owners/Principals and this Power of Attorney shall be valid, forceful until and unless all constructed areas under Developers Allocations are lawfully sold by virtue of registered Deed or Deeds.

3.1. OWNERS' APPLICATION : the Owners and in absence of them, their legal heirs must be bound to take part by themselves or through their Power of Attorney in respect of execution of Deed of Conveyance and other deeds in - favour of the intending Buyer or Buyers of the Developer in respect of the Developers' Allocation as the case may be or urgent matter, they shall appear before the Registering Authority as and when needful for registration of any deed or document and admit execution thereof, during the period of construction up to the dispose of the all allocated portion of the Developer and shall be bound to do all needful acts, deeds and things for the proper registration of each deed or deeds without any objection, hindrance and never shall go against the Developers' Firm



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and also shall not do any act, deeds and things by which the Developer may suffer in future.

The Land Owners declare that aforesaid land is free, fair and unencumbered in all senses and meanings and they or their ancestors here-to-fore have not made any kind of deed or deeds by which the aforesaid land or Building may be prejudicially affected and this landed property is not under binding of any debt.

3.2. POSSESSION : the Land Owners' Allocation and possession will be handed over to the Land Owners before execution and registration of any Deed of Conveyance/s in favour of the Intending Purchaser or Purchasers by the Developer and the Developer shall be bound to execute the possession letters in favour of the Land Owners for their all allocated portions prior to lawful transfer of Developer's allocation. It is further declared by the Land-Owners that the Developer may make agreement/s with the Third Party for the sale of Developers' Allocated Portion prior to give possession of Land Owner's Allocated Portion and also may give registration of some of the Flats / units under Developer Allocation due to urgent need of money.

The Land Owner is also agreed to handover all Original Title Deed or Deeds and all other related Chain Deeds, Mutation Certificate, Tax-receipt and others whatsoever under their custody at the time of execution of this Development Agreement to the DEVELOPER in proof of Land Owners right, title and authority in respect of the said landed Property, more fully described hereunder SCHEDULE-A and also submit all original related deeds and documents of said landed Property to the Developer for the verification of Land Owner's marketable right, title and authority by the intending Purchaser/s or anyone having the right to see the original as and when necessary and those deeds and documents shall be under the custody of the Developer and after completion of the Building, the same shall be handed over the to the Flat Owners' Association or the Land Owners as per law and system.

ARTICLE - II DEVELOPER'S RIGHT

3.3. The Land Owners hereby grant subject to what have been here-in-after provided the exclusive lawful right to the Developer to build, construct, erect



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and complete said Building and Commercially Exploit the same by entering into Agreement for sale with any or all the intending Purchaser/Purchasers of the **DEVELOPER'S ALLOCATED** portions as described above, also described hereunder **SCHEDULE-C** against the monetary consideration as settled by the Developer and construction of the new Building shall be in accordance with the Plan sanctioned by the K.M.C. with or without amendment and/or modification made or caused by the Developer with the approval of the Owner and the Developer shall try to handover the Land Owners' allocated portion first in the said new building by virtue of Possession Letter issued by the **Developer** unto the Land Owners and said letter of Possession shall be treated as **Deemed Possession** either receive or not by Land Owners for unavoidable any reasons whatsoever and any reply to be sent to Developer within a fortnight.

3.4. In consideration of above, the Developer shall be entitled to sell or keep under it's control all other **Flats/Units/Shops/Car-Parking Spaces**, save and except **Owners' Allocation** stated herein before at the said Holding **Together-with** undivided proportionate share or interest of land and common facilities, amenities and restrictions as per **Apartment Act-1972** with its up to date amendment and the Developer shall be entitled to enter into Sale-Agreement with the intending buyers for sale and transfer in its Firm name by way of any kinds of Deed of Transfer and to receive, realize and collect all money in respect thereof which allotted portion belongs to the Developer and the Land Owners hereby consent to the Developer entering into this Agreement that the Owner undertake to convey the saleable areas with said right to the Purchaser/s when called upon by the Developer and if necessary, be a party of Agreement and/or any kinds of deed or deeds and also to do all acts, Deeds and things to dispose of Developers' allocated portion in favour of the intending Purchasers or others as per will or intention of the Developer.

3.5. The Developer shall be deemed to be the Agent of the Land Owners and as such Agent shall be solely and exclusively responsible for construction of the said building and also shall have Authority to sell Developer allocated portion



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Together-with undivided proportionate share of land along-with other facilities, privileges subject to restriction as per Apartment Act-1972 followed by its day to day amendment on the strength of this **registered Development Power of Attorney** executed by **the Land Owners** in favour of the **DEVELOPER FIRM** and/or in the name of its Sole Proprietor of **PACIFIC CONSTRUCTION**, where the **LAND OWNERS** shall also give Developers' Firm jointly exclusive lawful power, right and authority to construct the said building along-with the right and Authority to sell/dispose or transfer all Developer's allocated portions' exclusively and independently of the new Building be erected on the **Schedule-A** land hereunder written.

3.6. The Developer shall at its own cost construct and complete the said building built with good and standard building materials as may be specified by the Architect time to time as per Sanctioned Plan with the facility and amenities at said Premises and such construction of the said Building shall be completed entirely by the Developer at its own cost and conveniences **within 36(Thirty-Six)months** from the date of Sanction of the Building Plan as per Sanction Plan obtained from the **Kolkata Municipal Corporation** which is expendable for Six months which is the most essence of this Agreement. Be it mentioned here that the act of Gods or force-major and in case of unavoidable circumstances the period of completion of the building may be extended either six months or more or the period of extension for completion of said building will be mutually agreed. Time limit in this subject is the most essence of this Agreement between the Parties.

3.7. The Developers shall provide in the said Building water connection. Water-Storage/tanks, overhead reservoir, electrification, permanent electric-connection and until permanent electric connection is obtained temporary electric connection to be provided in a residential Flats of the multi-storeyed building, those are disposed of as residential flat/s and/or constructed spaces on ownership basis and the cost of temporary electric connection be borne by the each Flat/Unit Owner equally or proportionately but in case of common electric connection, all Owners shall bear the said cost equally .



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3.8. The Developers shall be authorized in the name of the Owners in so far as in necessary to apply for and obtain quotas entitle required for cement, steel, bricks and other Building materials required for the entire construction of the Building and similarly apply for the connection of electricity/power, drainage, sewerage and/or Gas to the Building and other facilities required for the construction or enjoyments of the Building and also noted here that from the date of taking possession of the land for new construction, all rents, rates taxes and all others out goings shall be borne by the Developer and in the same way from the date of taking possession of the Land Owner allocated portion by the Land owners, they will bear the aforesaid all outgoing expenses for their respective allocated portions only and subsequently, the Developer shall bear all expenses for Developers Allocated portions only. Be it mentioned here that at the time of execution of Development Power of Attorney and Development Agreement, the Land Owners, the First Part shall delivered the Developer all documents in regards to their lawful Ownership of the said landed property such as Title-Deeds, latest Deed along-with other documents in respect of the said land of **Schedule-A**, those are under the custody of the Land Owners and this is the most essence of this Agreement, the Developer shall give receipts of those document upon his own letter head to the Land Owner, .

3.9. The Developers at its own costs and expenses and without creating any financial or other liability on the Land Owners shall construct and complete the Building and various units and/or apartments therein in accordance with the Building Plan and any amendment thereto or modification thereof made or caused to be made by the Developer with the consent of the owners in writing.

4.0. That, the Developer shall have sufficient right or liberty to sell or dispose of lawfully its allocated portion on the strength of said Power of Attorney its allocated portion to the nominee or nominees of the Developer as well as all intending Purchasers, otherwise the nominee or nominees of the Second part, but in case of the demise of the Developer, its legal heirs, survivor and or nominees shall be entitled to seize and possess of the all or remaining unsold constructed areas **Together-with** proportionate undivided share of land under the **Developers' Allocated portion.**



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4.1 All taxes, costs, charges and expenses including Architect's fees etc. shall be borne by the Developers from the date of taking possession of the said land with structure (be demolished in order to construction of new multi-storied Building thereon) till delivery of possession of the Land Owner's allocated portion and the Owner shall have no liability in this context but after getting possession of their allocated portion in fully completed condition, along-with completion Certificate from the K.M.C., the Land Owner shall pay all the rent, rates, taxes, maintenance charges and others outgoings for her allocated portion only from the taking possession of their allocated portions.

4.2 The Developer shall request the Land Owners to release or deliver possession of the Land either in written or verbally state to release the same in particular date in question of new construction thereon and the land Owners has to follow the said request without objection, hindrance and tantalization.

4.3 LAND OWNERS' REPRESENTATIONS: The Land Owners hereby declares that below schedule land is fair and free, from all encumbrances having a good marketable right, title, interest and possession of their own and they have not here to fore done any acts deeds or things by which below **Schedule-A** here-in-before declare may be effected.

i) **That**, Owners, the Party of the First Part have absolutely seized and possessed of and or otherwise well and sufficiently entitled to the said land or Holding, the Land Owners have not here-to-fore execute any deed, agreement with third party in respect of his below schedule land and shall not execute the same after these presents .

ii) **That**, said Premises is free from all encumbrances and the owners have marketable right, title and Possession in respect of the said premises till before handing over the Possession to the Developer.

iii) **That**, the Owners hereby grants, exclusive right to Developer to undertake new construction on the said Premises in accordance with the Plan or Plans be sanctioned by the Kolkata Municipal Corporation.



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iv) **That**, all application plans and other papers and Xerox copy of documents as may be required by the Developer for the purpose of obtaining necessary sanction from the appropriate authorities shall be prepared and submitted by the Developer on behalf of the Owners at the Developer's cost and expenses .

v) **That**, the Land Owner here-in-after shall not claim any division or sub-division of the land and also of the Building constructed on the said land.

vi). **That**, all the acts, rules and regulation shall be imposed in the matter of construction of the new multi-storied Building by the Central Government, mainly enacted in the West Bengal multi-storied Building Regulation Act. to be followed if necessary both the Owners and the Developer.

4.4. **That**, the party of the **SECOND PART** accepts to complete the construction and deliver the Owner's here-in-before mentioned as per **Sanction Building Plan** obtained from the **Kolkata Municipal Corporation** which is expendable for Six months which is the most essence of this Agreement and subject to continuance or normalcy in the city of Kolkata and its adjacent locality and if it occurs natural calamities beyond the control of the second part which include civil commotion, fire, Flood, riots etc. may cause from the date of sanction and approval of Plans may cause delay another six months shall be included also subject to delay in giving vacant possession of land by the Land Owners and in that case the period of completion of the building may be delayed as aforesaid .

4.5 **That**, the party of the **Second Part** hereby undertaken to the Land Owners to keep them harmless, identified from or against all third party claims, action arising out of any sorts of non-payment bills of the Contractors or any other person/persons relating to the construction on the Land hereunder Schedule.

4.6 **That**, **Land Owners** hereby nominate, constitute and appoint the **Developers' Firm** or personally **SRI BIJOY GHOSH** herein the **SECOND PART** as their true and lawful constitute Attorney to execute, perform all or any inter-alia acts, deeds and things or any more cause to be done for below schedule land in question of construction, completion of the instant Building as per Building Plan up to selling all



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or each Flats/Units/Salable areas Together-with proportionate share of Land under the Developers allocation only.

4.7. If any installations like transformer is set up, the cost of the same shall be borne by the all Flat Owners and Land Owners as per 50:50 ratio.

4.8. The name of the **G+III Storied Building** that shall be constructed on the **Schedule-A** land, shall be "**PACIFIC APARTMENTS**" ^{CHAMELI} as agreed between the parties herein. 

ARBITRATION: Any dispute or differences which may arise between the parties herein-with in regard to the construction and disposing of the Developers Allocated portion under the meaning of these presents or effect of this Deed or any part thereof shall be referred to reconciliation under the Arbitration and Reconciliation Act.1996, including its statutory modifications re-enactment and up-to-date amendment thereof **OR** the jurisdiction court has every right to pass necessary order to meet up all disputes.

THE SCHEDULE-A, ABOVE REFERRED TO

(Where the new Building shall be constructed as per Sanction Plan from K.M.C)

ALL THAT piece and parcel of total **Bastu land** measuring more or less **5(five)cottah 10(Ten)chittack and 3(three)Sq. Ft. Together-With 1500Sq.Ft.** double storied 50(Fifty)years old, decrepit house or a little more or less thereon comprised of **R.S. Dag / Plot No.825**, having **L.R. Dag / Plot No. 825/1579, 825/1580, R.S. Khatian No.43, L.R. Khatian Nos. 280, 2166 and 2167** respectively under sabek-khatian No.5 of **Mouja- Kamdahari, J.L.No.49, R.S. No.200**, now under P.S. formerly Tollygunge, then Regent Park, now **Bansdrani, District: South-24Parganas**, now identified as **Premises No.38, Kamdahari Purbapara, K. M. C. ward No.111, Assessee No.31-111-1200-038-9** within the

of the **Kolkata Municipal Corporation, Ward No.111, Borough-XI**. The said land is butted bounded by:-

ON THE NORTH - Land of Smt. Kalpana Roy.

ON THE SOUTH - Land under Plot No.768 and 769.

ON THE EAST - Land of Smt. Dipti Banerjee.

ON THE WEST - Land under Plot No.826



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SCHEDULE-B ABOVE REFERRED TO :**Land Owners' Allocation**

(1) MRS. MALINI BHATTACHARYA (2) MRS. KETAKI BHATTACHARYA, AND (3) MR. KUMARDEV BOSE, being daughters and son of Late Akshayananda Bose, details mentioned above, here-in-after collectively referred to as the **LAND OWNERS / PRINCIPALS shall jointly get:-**

- a) i) **One 3BHK Residential Flat on the 2nd(Second) Floor, South-East-West Side** measuring more or less **822**(Eight hundred twenty two)**Sq. Ft. Built up areas**, fully completed and habitable condition which will be treated as joint Ownership Flat.
- ii) **One Car-Parking Space** measuring more or less **135**(One hundred thirtyfive **Sq. Ft.**, Covered areas on **GROUND FLOOR** which **HAVE AND HOLD** by three owners.
- b) Land Owners shall also get non-refundable and non-adjustable money of **Rs.30,00,000/-**(Rupees Thirty Lakh)Only and said thirty Lakh shall be given or paid to the Land Owners in three different instalment as under:-
- v) **FIRST INSTALMENT** : in First instalment, the Developer shall pay **RS. 3,00,000/-**(Rupees three Lac)Only by cheques. **Each Land Owner shall get Rs.1,00,000/-(Rupees One Lakh) out of the said 3,00,000/- after execution of Development Agreement and Development Power.**
- vi) **SECOND INSTALMENT OR Next Payments**:shall be made after each **8**(Eight) months from the date of execution of **Development Agreement** OR after sanction of the **Building Plan**, the Developer shall pay the **Land Owners Rs.9,00,000/-(Rupees Nine — Lakh)Only**, out of which each Land Owner shall get **Rs.3,00,000/-(Rupees three Lakh)Only**, by three different cheques from the Developer, the Second Part herein. *Next Payment after 8 (Eight) Months.*
- vii) **THIRD INSTALMENTS** The Developer shall pay by Cheques **Rs.9,00,000/-** out of which each Land Owner shall get **Rs.3,00,000/-** by Cheque as above. *After eight months 9th Payment.*
- viii) **FOURTH INSTALMENT** The Developer shall pay by Cheques of **Rs. 9,00,000/-** out of which each Land Owner shall get **Rs .3,00,000/-** by Cheque as above.

All the aforesaid money paid by the Developer shall be treated as non-refundable & non-adjustable money as desired by the **Land Owners** against

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their contribution of Schedule-A land for the construction of new Building as per terms and conditions.

- c) One Shifting near to above the existing house of Mr Kumardev Bose i. e. near to **Premises No.38 Kamdahari-Purbapara** OR near to address R-132 Kamdahari Purbapara, P.O. Garia, P.S. Bansdrani, Kolkata-700084.

All the aforesaid money paid by the Developer shall be treated as non-refundable & non-adjustable money as desired by the Land Owners against their contribution of Schedule-A land for the construction of new Building as per terms and conditions.

In Contribution of the land without any Contribution of any Cash and kind the Land Owners will be provided the aforesaid Constructed areas and said money in free of cost as LAND OWNERS ALLOCATION

:: SCHEDULE-C ABOVE REFERRED TO ::

:: DEVELOPER'S ALLOCATION ::

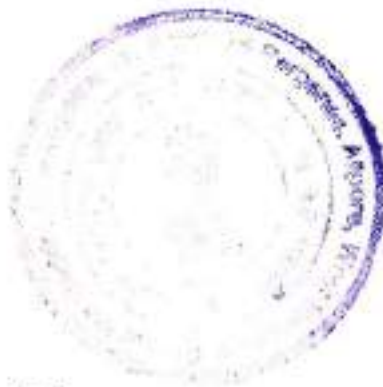
save and except Land Owners' Allocation as recited above, all the rest of or remaining constructed areas i.e. remaining all Flats, Car-Parkings and /or saleable areas shall be provided to the Developer or lawfully achieved by the Developer's Firm except Land owners allocated portion on the strength of **DEVELOPMENT AGREEMENT Together-With** undivided proportionate share of land including all rights, facilities and others whatsoever recited above in brief the **Developer shall get the same manner** as same as the Land Owners and other Purchasers/ occupiers shall have the right, title and possession here-in-after treated as **DEVELOPERS' ALLOCATION** and/or the allocation of the **SAID DEVELOPER'S SOLE PROPRIETORSHIP FIRM** who shall have lawful right to make Agreement for sale, Deed of Sale or Conveyance and dispose of said allocated portion lawfully on the strength of **Development Power of Attorney** and also execute all other acts, deeds and things time to time necessary as per acts and rules of the **Transfer of property Act**



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The aforesaid **Developer's Allocation** shall be provided **Together-with** Common areas, Common Facilities, Common Passages and all other facilities like Common roof right, Common Space whatsoever shall be known as **Developer's Allocation Together-with** undivided proportionate share of land underneath and the said Building to be erected as per sanctioned plan here-in-after called as the **Developers' Allocation. Briefly to say that save and except Land Owner's Allocation, all the rest or remaining allocations shall be treated as the-DEVELOPER'S ALLOCATION** and said **Allocated Portions** may be freely sold, transferred and disposed of by the **DEVELOPER FIRM** or by the **DEVELOPER** on the strength of registered Development Power of Attorney/General Power of Attorney.

SCHEDULE-D ABOVE REFERRED TO

(Common Areas and Common Facilities)

COMMON AREAS Shall mean corridors, path-ways, stairways, Roof, beam, main structure, underground Water reservoir, overhead water reservoir Pump, Pump room, Motor, Roof, lift, Parapet Wall, Drainage and Sewerage, vacant land and all others that are fit for common use of Main Door Free ingress and egress boundary wall, Meter Room, and common purposes of all occupiers Developer /Land Owners. All others spaces, areas, installations, fittings and fixture as may from time to time be installed and arranged and provided for common service and common benefit.

SCHEDULE-E ABOVE REFERRED TO

(Common Expenses)

a) The expenses of maintaining, repairing, redecorating etc. of the said structures and in particular the roof, gutter and rain water pipes of the building, water pipes, and electric wire of the building including entrance passage and landing stair case



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of the said building and also including the boundary walls and compound terrace etc. of the same .

b) The costs of cleaning and lightening of the passages ,landing , staircases and others parts of the building as enjoyed by the purchasers/ occupiers .

c) The cost of re-decorating the exterior of the building.

d) Salaries of staff/care-taker/security Guard/sweeper etc.

e) Municipal taxes, levies etc. to be paid proportionately until the Purchasers' flat is not separately assessed.

f) Insurance of the building if made including all litigations charges for free and unencumbered title of the land for better use and beneficial use of the purchasers /occupiers as called as legal expenses.

g) Such on this expenses as may from time to time be deemed fit and proper by the Association of the aforesaid building.

h) All others expenses and outgoings to be paid by the purchasers/occupiers as follows:-i) Changing of light point or light.

ii) Changing of pipe for common purpose.

iii) All other changes to be made after completion of the building and handing over the possession by the builder/contractor.

SCHEDULE-F AS ABOVE REFERRED TO

Detail of provisions to be made in the Flat / Flats as follows :

STRUCTURE & BRICK WORK : Column , Beam. Slab etc. have been approved by the concern authority of K.M.C drawing concrete will be as per ratio of stone chips 3/4 down, medium sand, Cement with the ratio 4:2:1 burn clay bricks 8" x 5" x 3" will be used for walls with moter ratio 5:1, 4:1, 3:1 as applicable A: wall plaster would be in the respective ratio 4:1 and ceiling 3:1. **Whereof Iron Road shall be used of Shyam Steel and Cement shall be used of Ultra-Tech/ Ambuja Cement .**



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Internal Walls : Wall Putty/Plaster of parish.

FLOOR : All floors except **Bath-Room / Toilet** will be finished with **Vitrified Tiles** of size 2' x 2' with skirting and Room Floor also shall be made of **Vitrified Tiles** brand name Somany/ Johnson/Orient bell or other Branded Tiles .

STAIR RAILING : will be made of Iron Grill and Stair handle shall be made of good Attractive items/things.

TOILET : Floor shall be Marble on floors and ceramic tiles up to 6' x 0' on walls. Concealed Plumbing line with hot and cold water electrical point for geyser in both two toilets. Dsons' or equivalent CP Fittings and Hindware or good sanitary fittings of ISI standard. Bath Room Fitting shall be made of branded items and there shall be electrical point of an exhaust Fan point in the Toilet and one Fan -Point also

KITCHEN : Floor shall be made of Marble and Cooking platform top will be finished with **Granite/Green slab 6' x 20"** length and there shall be provided vitrified glazed tiles 2'-6" height above the cooking Platform and one stainless steel sink and in the kitchen, there shall be different electrical points of aqua guard, Freeze, Grinding Machine , Exhaust-fan other than the necessary light points.

DOORS : All doors frames will be Sal wood and Main Doors shall be good quality made of Wood or any modern good quality door in case of other than Land Owners, other all Doors shall be flash Door, **in case of Land Owners allocation, the main Door and others two Rooms, shall be fitted Godrej/Modern Lock.**

WATER SUPPLY : K.M.C. Water Supply Only.

WINDOWS : Sliding aluminium window with **frosted Glass Panes with Grill.**

ELECTRICAL : Concealed wiring with proper gauge of copper wire in PVC conduit to be done in flats including point, switch, switch board cover etc. at suitable places in the following manner generally. There shall be one cable point in the Dining Room all Electrical switches shall be of Anchor/Havel's Brand/Company.

| Place | Light Point | Fan Point | 6amp Point | Calling Bell | 16amp Point | Exhaust Fan |
|----------|-------------|-----------|------------|--------------|-------------|-------------|
| Bed Room | 4Nos. | 1Nos. | 1Nos. | - | 1AC at the | - |

[Handwritten Signature]

*Malini Bhattacharya
Katali Bhattacharya
Kumardar Bose*



7

District Sub-Registrar-1
Alipore, South 24 Parganas

12 MAR 2020

| Each | | | | | cost of ower | |
|---------|-------|-------|-------|---|--------------|---|
| Kit/Din | 3Nos. | 2Nos. | 1Nos. | | 3Nos | 1 |
| Toilet | 1 | 1 | | - | 1 | 1 |
| Balcony | 1 | 1 | 1 | - | - | - |

N.B, the above electrical Point may be increased or decreased as per Physical shap or position of the Flat or as needful.

Phone/TV wiring: TV & telephone point in Living/Dining room.

Exterior : The exterior finish paint of good quality.

Roof : I. P. S. with roof treatment.

Lift : having 5(Five) Persons' Capacity.

Generator : Land Owners, intending Purchasers of the Developers' Allocation.

GROUND FLOOR COMMON AREAS: Apart from Buiding areas other common areas or common Passages of the said Premises shall be made of Checker Tiles.

ELECTRICITY METER : The Vendors shall provide for the Electrical Meter for common services including stair case-'outer lighting initially at their cost but the amount shall be proportionately recovered from the intending buyers of the units. Electric switches are of Anchor/Havel's in each room.

N.B :: All fixtures such of any kind as Fan, Bulb, regulator exhaust fan etc. will be supplied by the purchasers and anything more demanded by the Purchaser apart from this specification shall be executed by the Developer at the cost of the Purchaser.

All the above technical specification if subject to being approved by respective authority and may be altered depending upon the size of the flat concerned and on mutual agreement between the Developer / Purchaser.

Anything extra is demanded by the owner or in case of intending Purchasers Apart from the technical specification given in Schedule - "F" shall be made or done by the cost of the Owners / Purchasers.



Mahir Bhattacharya
Ketaki Bhattacharya
Kumardev Bose



7

District Sub-Registrar-
Alipore, South 24 Parganas

12 MAR 2020

IN WITNESS WHERE OF the parties hereto have put their signatures on this day, month and year first above written.

SIGNED, SEALED AND DELIVERED

In the presence of witness in Kolkata - 700084.

WITNESSES :

1. Sushid Banik
Laxkompuz
Kolkata-700153

1. Malini Bhattacharya
2. Ketaki Bhattacharya
3. Kumardev Bose

2. Robin Roy Choudhury
Shuktor
Kolkata-700031

**SIGNATURE OF THE LAND OWNERS
THE PARTY OF THE FIRST PART**

For PACIFIC CONSTRUCTION


Proprietor

**SIGNATURE OF THE DEVELOPER / BUILDER
For, M/S. PACIFIC CONSTRUCTION.
THE PARTY OF THE SECOND PART**

Drafted by:

Sajal Kumar Bhattacharyya.

Sajal Kumar Bhattacharyya,
Advocate, EN.No.WB-1770/2001,
Alipore Police Court, Kol-27.

Computer Printed by:

Kuntal Bose,

Garia, Kolkata-700084.



7

District Sub-Registrar-4
Alibore, Sain 24 Parganas

12 MAR 2020

MEMO OF CONSIDERATION

RECEIVED with thanks from the Developer's Proprietorship Firm **PACIFIC CONSTRUCTION** Represented by its sole proprietor **MR. BHOJOY GHOSH**, herein the **SECOND PART**, the sum of Rs.3,00,000/- (Rupees Three Lakh) Only and the payment has been made in the following manner:-

| <u>Date</u> | <u>Cheque No.</u> | <u>Bank with Branch</u> | <u>Amount Rs.</u> | <u>Receiver Name</u> |
|-------------|-------------------|------------------------------|-------------------|--|
| 26/02/2020 | 107711 | 1 DBI BANK, NSC BOSE ROAD | 1,00,000/- | MALINI BHATTACHARYA KETAKI BHATTACHARYA |
| 26/02/2020 | 107712 | -DO- | 1,00,000/- | KUMARDEV BOSE |
| 26/02/2020 | 107713 | -DO- | 1,00,000/- | |

Total Rs.

3,00,000/-

Received in full the consideration value of Rs. /-(Rupee.....)
Only.

WITNESSES:

1. Sushid Banik
Laskarpur
Kolkata - 700153

1. Malini Bhattacharya

2. Ketaki Bhattacharya

3. Kumardev Bose

2. Pratikha Choudhary
Dakshin
Kolkata - 700031

SIGNATURE OF LAND OWNERS
THE PARTY OF THE FIRST PART

Kumardev Bose



7

District Sub-Registrar-4
Alipore, South 24 Parganas

12 MAR 2020



SIGNATURE:

MALINI BHATTACHARYA
Malini Bhattacharya

| | THUMB | 1ST FINGER | MIDDLE FINGER | RING FINGER | SMALL FINGER |
|------------|-------|------------|---------------|-------------|--------------|
| LEFT HAND | | | | | |
| RIGHT HAND | | | | | |



NAME:

KETAKI BHATTACHARYA

SIGNATURE:

KBhattacharya Ketaki Bhattacharya

| | THUMB | 1ST FINGER | MIDDLE FINGER | RING FINGER | SMALL FINGER |
|------------|-------|------------|---------------|-------------|--------------|
| LEFT HAND | | | | | |
| RIGHT HAND | | | | | |



NAME:

KUMARDEV BOSE

SIGNATURE:

Kumardev Bose Kumardev Bose

| | THUMB | 1ST FINGER | MIDDLE FINGER | RING FINGER | SMALL FINGER |
|------------|-------|------------|---------------|-------------|--------------|
| LEFT HAND | | | | | |
| RIGHT HAND | | | | | |



NAME:

BISSAJIT GHOSH

SIGNATURE:

Biswajit Ghosh

| | THUMB | 1ST FINGER | MIDDLE FINGER | RING FINGER | SMALL FINGER |
|------------|-------|------------|---------------|-------------|--------------|
| LEFT HAND | | | | | |
| RIGHT HAND | | | | | |



7
District Sub-Registrar-I
Alipore, South 24 Parganas

12 MAR 2020

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

BIJOY GHOSH

LAL MOHAN GHOSH

01/04/1957

Permanent Account Number

ADYPG4183B

Signature



08112012

Handwritten signatures in blue ink

आयकर पैन कार्ड / कोणत्या व्यक्तीचा / कोणत्या
आयकर पैन सेवा युनिट, एनएसडी
मिनामंजिल, सफायत बंदर,
बॉम्बे टेलिफोन एक्सचेंज कॉम्प्लेक्स,
बॉम्बे, पुणे - 411 045

If this card is lost / someone's lost card is found,
Please inform / return to:
Income Tax PAN Services Unit, NSDL
3rd Floor, Sapphire Chambers,
Mumbai Telephone Exchange,
Bombay, Pune - 411 045
Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: tininfo@nsdl.co.in



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

DR. KETAKI BHATTACHARYA
AKSHAYANANDA BOSE

30/10/1947
Permanent Account Number
AECPB0012R

KBL



KBhattacharya

KBhattacharya



KBhattacharya



धार्मिक अकाउंट संख्या / PERMANENT ACCOUNT NUMBER

ADPPB6431N



नाम / NAME

MALINI BHATTACHARYA

पिता का नाम / FATHER'S NAME

AKHYANANDA BOSE

जन्म तिथि / DATE OF BIRTH

14-10-1943

हस्ताक्षर / SIGNATURE

Malini Bhattacharya

MB

अवकाश संख्या, २६ - XI

COMMISSIONER OF INCOME TAX, W.B. - XI

Malini Bhattacharya


Malini Bhattacharya





Kumardev Bose

Kumardev Bose







www.aadhaar.gov.in



ভাষা

- অধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা লাভ করুন।

INFORMATION

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

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



ভারত সরকার

Unique Identification Authority of India

Government of India

ভূমিকাভুক্তির আই ডি / Enrollment No.: 2010/17527/25633

To

বিক্রম ঘোষ

Bijoy Ghosh

S/O: Lalmoan Ghosh

C/9 RAJNARAYAN PARK

Rajpur Sonarpur(m)

Boral

Boral South 24 Parganas

West Bengal 700154

18/06/2014
150412360



ML504123600FT



(Signature)

আপনার অধার সংখ্যা / Your Aadhaar No. :

4079 8352 1391

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
Unique Identification Authority of India

ঠিকানা: Address:
 C/O: বিক্রম ঘোষ, পি/9, S/O: Lalmoan Ghosh, C/9
 রাজনারায়ণ পার্ক, রাজপুর RAJNARAYAN PARK, Rajpur
 (সোনারপুর জিএম), বোরাল, দক্ষিণ Sonarpur(m), Boral, South 24
 পর্গানা, পশ্চিম বঙ্গ, 700154 Parganas, West Bengal, 700154

4079 8352 1391



ভারত সরকার
Government of India



বিক্রম ঘোষ

Bijoy Ghosh

পিতা: লালমোহন ঘোষ

Father: Lalmoan Ghosh

স্বাক্ষরিত / OCR: 01/04/18/57

পুলক / Male

4079 8352 1391

আধার - সাধারণ মানুষের অধিকার





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

এনআইডি নং / Enrolment No.: 1040/20668/37641

30/01/2014

To
 Malini Bhattacharya
 মহিণী ভট্টাচার্য
 ৪২০
 P.C.M. SHAH ROAD
 Golf Green
 Golf Green, Kolkata
 West Bengal - 700095
 8902028048



KL785516654FT
 78551665



Malini Bhattacharya

আপনার আধার সংখ্যা / Your Aadhaar No. :
5899 9577 4987

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

Government of India

মহিণী ভট্টাচার্য

Malini Bhattacharya

পিতা: অক্ষয়চন্দ্র বসু

Father: Akshaychandra Bose

জন্ম তারিখ/DOB: 14/10/1943

লিঙ্গ / Female



5899 9577 4987



আধার - সাধারণ মানুষের অধিকার

Malini Bhattacharya





भारत सरकार
GOVERNMENT OF INDIA



KETAKI BHATTACHARYA
Date of Birth/DOB: 30/10/1947
Female/ FEMALE

Mobile No: 9830057037

2260 6744 5019



আমার আধার, আমার পরিচয়

KBhattacharya

KBhattacharya



राष्ट्रीय निवेशक पहचान प्रमाणिका
GOVERNMENT OF INDIA

Address :
B-62, SURVEY PARK, 2ND FLOOR,
SANTOSH PUR, Santoshpur S.O, Kolkata,
West Bengal - 700075



Generation Date: 30/3/2017



Ministry of Home Affairs

www.nid.gov.in

P.O. Box No:1947,
Bangalore-560 061





ভারত সরকার

Unique Identification Authority of India
Government of India

উপকাস্তির আই ID/Enrollment No.: 1040/19611/08843

To
কুমারদেব বোস
Kumardev Bose
R-132 KAMDHARI PURBA PARA
Kolkata
Garia South Twenty Four Parganas
West Bengal 700094

09/11/2012



MN185854518DF



আপনার আধার সংখ্যা/ Your Aadhaar No. :

8890 4282 7580

আধার - সাধারণ মানুষের অধিকার

ভারত সরকার
GOVERNMENT OF INDIA

কুমারদেব বোস
Kumardev Bose
পিতা : অক্ষয়ানন্দ বোস
Father : AKSHAYANANDA BOSE
জন্ম তারিখ / Year of Birth : 1951
পুরুষ / Male

8890 4282 7580

আধার - সাধারণ মানুষের অধিকার

Kumardev Bose





BAR COUNCIL OF WEST BENGAL
(STATUTORY BODY UNDER THE ADVOCATES ACT 1961)
2 & 3, KIRAN SANKAR ROY ROAD, KOLKATA-700 091
PHONE : 2248 8656/7233
IDENTITY CARD



Name.....

MANU MUKHOPADHYAY Advocate

Father's/Husband's Name.....

SAMBHU SARKAR

Asit Baran Basu
ASIT BARAN BASU
CHAIRMAN EX-COMMITTEE

Arun Kumar Sarkar
ARUN KUMAR SARKAR
CHAIRMAN

Manu Mukhopadhyay

Card No. C- 1900

Address Recorded on the Roll **BORAL BHATTACHARJEE PARA**

P.O.- BORAL, P.S.- SONARPUR, KOLKATA- 700 154.

Present Address..... - DO -

Enrolment No. F / 1319 / 2007

Date of Enrolment 28.02.2008

Date of Birth 09.09.1970

Date 17.4.08

Manu Mukhopadhyay
Secretary/Assistant Secretary



Govt. of West Bengal
Directorate of Registration & Stamp Revenue
e-Challan

GRN: 192019200211401511

Payment Mode Online Payment

GRN Date: 12/03/2020 12:29:25

Bank : State Bank of India

BRN : CKM4890693

BRN Date: 12/03/2020 12:30:00

DEPOSITOR'S DETAILS

Id No. : 16010000320490/9/2020

[Query No./Query Year]

Name : BIJOY GHOSH

Contact No. :

Mobile No. : +91 9674541799

E-mail :

Address : C 9 RAJNARAYAN PARK SONARPUR KOLKATA 700154

Applicant Name : Mr MANU MUKHOPADHYAY

Office Name :

Office Address :

Status of Depositor : Attorney of Claimant

Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement
Payment No 9

PAYMENT DETAILS

| Sl. No. | Identification No. | Head of A/C Description | Head of A/C | Amount[₹] |
|---------|-----------------------|--|--------------------|------------|
| 1 | 16010000320490/9/2020 | Property Registration- Registration Fees | 0030-03-104-001-16 | 27000 |

Total

27000

In Words : Rupees Twenty Seven Thousand only



Govt. of West Bengal
Directorate of Registration & Stamp Revenue
e-Challan

GRN: 192019200201450271

Payment Mode Online Payment

GRN Date: 02/03/2020 10:28:42

Bank : HDFC Bank

BRN : 1041089429

BRN Date: 02/03/2020 10:29:53

DEPOSITOR'S DETAILS

Id No. : 16010000320490/4/2020

[Query No./Query Year]

Name : JIBAN GHOSH

Contact No. :

Mobile No. : +91 9433469491

E-mail :

Address : LASKARPUR PURBAPARA

Applicant Name : Mr MANU MUKHOPADHYAY

Office Name :

Office Address :

Status of Depositor : Others

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 | 16010000320490/4/2020 | Property Registration- Stamp duty | 0030-02-103-003-02 | 5021 |
| 2 | 16010000320490/4/2020 | Property Registration- Registration Fees | 0030-03-104-001-16 | 3053 |
| Total | | | | 8074 |

In Words : Rupees Eight Thousand Seventy Four only

PAN:
 Date:
 PIN:
DEPOSITOR'S DETAILS

Name:
 Contact No:
 Address:
 Signature:
 Date:
 Place:
 District:
 Taluk:
 Sub-Taluk:
 Village:
 Panchayat:
 Taluk Office:
 District Office:
 State:



Major Information of the Deed

| | | | |
|--|---|---|------------|
| Deed No : | I-1601-00563/2020 | Date of Registration | 12/03/2020 |
| Query No / Year | 1601-0000320490/2020 | Office where deed is registered | |
| Query Date | 19/02/2020 1:33:34 PM | D.S.R. - I SOUTH 24-PARGANAS, District: South 24-Parganas | |
| Applicant Name, Address & Other Details | MANU MUKHOPADHYAY ALIPORE POLICE COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9433182370, 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 : 30,00,000/-] | | |
| Set Forth value | Market Value | | |
| Rs. 2/- | Rs. 62,70,333/- | | |
| Stampduty Paid(SD) | Registration Fee Paid | | |
| Rs. 10,021/- (Article:48(g)) | Rs. 30,053/- (Article:E, E, B, M(b), H) | | |
| Remarks | Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area) | | |

Land Details :



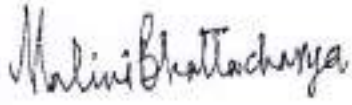





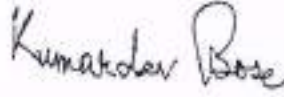
District: South 24-Parganas, P.S:- Regent Park, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: KAMDAHARI PURBA PARA, , Premises No: 38, , Ward No: 111 Pin Code : 700084

| 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 | 5 Katha 10 Chatak 3 Sq Ft | 1/- | 55,10,957/- | Property is on Road |
| Grand Total : | | | | 9.2881Dec | 1 /- | 55,10,957 /- | |

Structure Details :

| Sch No | Structure Details | Area of Structure | Setforth Value (In Rs.) | Market value (In Rs.) | Other Details |
|--|-------------------|-------------------|-------------------------|-----------------------|---------------------------|
| S1 | On Land L1 | 1500 Sq Ft. | 1/- | 7,59,376/- | Structure Type: Structure |
| Gr. Floor, Area of floor : 750 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete Floor No: 1, Area of floor : 750 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete | | | | | |
| Total : | | 1500 sq ft | 1 /- | 7,59,376 /- | |




Land Lord Details :

| Sl No | Name,Address,Photo,Finger print and Signature | | | |
|--|---|---|---|---|
| 1 | Name Mrs MALINI BHATTACHARYA Daughter of Mr MIHIR BHATTACHARYA Executed by: Self, Date of Execution: 12/03/2020 , Admitted by: Self, Date of Admission: 12/03/2020 ,Place : Office |  |  |  |
| | 12/03/2020 | LTI 12/03/2020 | 12/03/2020 | |
| B2/3, P.G.M. SHAH ROAD, P.O:- GOLF CLUB, P.S:- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700095 Sex: Female, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ADPPB6431N, Aadhaar No: 58xxxxxxxx4987, Status :Individual, Executed by: Self, Date of Execution: 12/03/2020 , Admitted by: Self, Date of Admission: 12/03/2020 ,Place : Office | | | | |
| 2 | Name Dr KETAKI BHATTACHARYA Wife of Late RAMEN BHATTACHARYA Executed by: Self, Date of Execution: 12/03/2020 , Admitted by: Self, Date of Admission: 12/03/2020 ,Place : Office |  |  |  |
| | 12/03/2020 | LTI 12/03/2020 | 12/03/2020 | |
| B-62, SURVEY PARK, 2ND FLOOR, P.O:- SANTOSHPUR, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN - 700075 Sex: Female, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: AECPB0012R, Aadhaar No: 22xxxxxxxx5019, Status :Individual, Executed by: Self, Date of Execution: 12/03/2020 , Admitted by: Self, Date of Admission: 12/03/2020 ,Place : Office | | | | |
| 3 | Name Mr KUMARDEV BOSE Son of Late AKSHAYANANDA BOSE Executed by: Self, Date of Execution: 12/03/2020 , Admitted by: Self, Date of Admission: 12/03/2020 ,Place : Office |  |  |  |
| | 12/03/2020 | LTI 12/03/2020 | 12/03/2020 | |
| R-132, KAMDAHARI PURBA PARA, P.O:- GARIA, P.S:- Bansdrani, District:-South 24-Parganas, West Bengal, India, PIN - 700084 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AIQPB0719D, Aadhaar No: 88xxxxxxxx7580, Status :Individual, Executed by: Self, Date of Execution: 12/03/2020 , Admitted by: Self, Date of Admission: 12/03/2020 ,Place : Office | | | | |

Developer Details :

| Sl No | Name,Address,Photo,Finger print and Signature |
|-------|---|
| 1 | PACIFIC CONSTRUCTION 395, BORAL MAIN ROAD, RANGKAL, P.O:- BORAL, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700154 , PAN No.:: ADYPG4183B,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 |
| | Mr BIJOY GHOSH (Presentant) Son of Late LALMOHAN GHOSH Date of Execution - 12/03/2020, , Admitted by: Self, Date of Admission: 12/03/2020, Place of Admission of Execution: Office |  |  |  |
| | | Mar 12 2020 12:54PM | LTI 12/03/2020 | 12/03/2020 |
| C/9, RAJNARAYAN PARK, P.O:- BORAL, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700154, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADYPG4183B, Aadhaar No: 40xxxxxxx1391 Status : Representative, Representative of : PACIFIC CONSTRUCTION (as PROPRIETOR) | | | | |

Identifier Details :

| Name | Photo | Finger Print | Signature |
|--|---|---|---|
| Manu Mukhopadhyay Wife of Mr Sambhu Sarkar ALIPORE POLICE COURT, P.O:- ALIPORE, P.S:- Alipore, District:-South 24 -Parganas, West Bengal, India, PIN - 700027 |  |  |  |
| | 12/03/2020 | 12/03/2020 | 12/03/2020 |
| Identifier Of Mrs MALINI BHATTACHARYA, Dr KETAKI BHATTACHARYA, Mr KUMARDEV BOSE, Mr BIJOY GHOSH | | | |

Transfer of property for L1

| Sl.No | From | To. with area (Name-Area) |
|-------|----------------------------|----------------------------------|
| 1 | Mrs MALINI BHATTACHARYA | PACIFIC CONSTRUCTION-3.09604 Dec |
| 2 | Dr KETAKI BHATTACHARYA | PACIFIC CONSTRUCTION-3.09604 Dec |
| 3 | Mr KUMARDEV BOSE | PACIFIC CONSTRUCTION-3.09604 Dec |

Transfer of property for S1

| Sl.No | From | To. with area (Name-Area) |
|-------|----------------------------|---|
| 1 | Mrs MALINI BHATTACHARYA | PACIFIC CONSTRUCTION-500.00000000 Sq Ft |
| 2 | Dr KETAKI BHATTACHARYA | PACIFIC CONSTRUCTION-500.00000000 Sq Ft |
| 3 | Mr KUMARDEV BOSE | PACIFIC CONSTRUCTION-500.00000000 Sq Ft |

On 03-03-2020

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 62,70,333/-

Maitreyee Ghosh

Maitreyee Ghosh
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 12-03-2020

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 12:19 hrs on 12-03-2020, at the Office of the D.S.R. - I SOUTH 24-PARGANAS by Mr BIJOY GHOSH .

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

Execution is admitted on 12/03/2020 by 1. Mrs MALINI BHATTACHARYA, Daughter of Mr MIHIR BHATTACHARYA, B2/3, P.G.M. SHAH ROAD, P.O: GOLF CLUB, Thana: Tollygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700095, by caste Hindu, by Profession Retired Person, 2. Dr KETAKI BHATTACHARYA, Wife of Late RAMEN BHATTACHARYA , B-62, SURVEY PARK, 2ND FLOOR, P.O: SANTOSH PUR, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by Profession Retired Person, 3. Mr KUMARDEV BOSE, Son of Late AKSHAYANANDA BOSE, R-132, KAMDAHARI PURBA PARA, P.O: GARIA, Thana: Bansdroni, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Business

Identified by Manu Mukhopadhyay, , Mr Sambhu Sarkar, ALIPORE POLICE COURT, 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 12-03-2020 by Mr BIJOY GHOSH, PROPRIETOR, PACIFIC CONSTRUCTION (Sole Proprietorship), 395, BORAL MAIN ROAD, RANGKAL, P.O:- BORAL, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700154

Identified by Manu Mukhopadhyay, , Mr Sambhu Sarkar, ALIPORE POLICE COURT, 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 30,053/- (B = Rs 30,000/- ,E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 30,053/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 02/03/2020 10:29AM with Govt. Ref. No: 192019200201450271 on 02-03-2020, Amount Rs: 3,053/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1041089429 on 02-03-2020, Head of Account 0030-03-104-001-16
Online on 12/03/2020 12:30PM with Govt. Ref. No: 192019200211401511 on 12-03-2020, Amount Rs: 27,000/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKM4890693 on 12-03-2020, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,021/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 5,021/- ,

Description of Stamp

1. Stamp: Type: Impressed, Serial no 3789, Amount: Rs.5,000/-, Date of Purchase: 14/02/2020, Vendor name: Sabyasachi Deb

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 02/03/2020 10:29AM with Govt. Ref. No: 192019200201450271 on 02-03-2020, Amount Rs: 5,021/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1041089429 on 02-03-2020, Head of Account 0030-02-103-003-02
Online on 12/03/2020 12:30PM with Govt. Ref. No: 192019200211401511 on 12-03-2020, Amount Rs: 0/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKM4890693 on 12-03-2020, Head of Account

Maitreyee Ghosh

Maitreyee Ghosh
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1601-2020, Page from 29641 to 29692
being No 160100563 for the year 2020.



Digitally signed by MAITREYEE GHOSH

Date: 2020.03.16 17:16:15 +05:30

Reason: Digital Signing of Deed.

Maitreyee Ghosh

(Maitreyee Ghosh) 2020/03/16 05:16:15 PM

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - I SOUTH 24-PARGANAS

West Bengal.

(This document is digitally signed.)