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14 NOV 2019

DEVELOPMENT AGREEMENT

THIS DEED OF DEVELOPMENT AGREEMENT is made this the
 13 day of ~~Nov~~ 2019 (Two Thousand Nineteen) B E T W E E N ;

1404

01 JUL 2019

No. Rs. **100/-** Date.....

Name: *Tulsidas Das Chatterjee*

Address: *28, Sri Ram Dhang Road, Salkia, P.O - Salkia, P.S - Kalipanchghona*

District: Howrah, Pin-71106

Vendor:

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

Tulsidas Chatterjee

Tulsidas Chatterjee



7265

Tulsidas Chatterjee

SUN POWER REALTY LLP

J. Ku
Designated Partner/Partner



7266



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Sajal Dhal

[Signature]

Additional District Sub-Registrar
Howrah

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SRI TULSI DAS CHATTAPADHAYA alias **CHATTERJEE**, son of Late Naresh Chandra Chatterjee, having PAN : ACLPC9127H, Aadhaar No.7185 7016 3121, by creed : Hindu, Indian by National, by occupation : Retired Central Government Employee, residing at 28, Sri Ram Dhang Road, Salkia, Post Office : Salkia, Police Station : Malipanchghara, District : Howrah, Pin : 711106, hereinafter called and referred to as “the **OWNER**” (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, executors, successors, administrators, legal representatives and assigns) of the **ONE PART**.

AND

SUN POWER REALTY LLP, having PAN No.ADFFS8986D, a Partnership Firm, having its Registered Office at 21/4, Aswini Dutta Road, 2nd Floor, Post Office : Sarat Banerjee Road, Police Station : Lake P.S., Kolkata : 700029, District : 24 Parganas (South), represented by one of its Partners namely, **SRI JAY S. KAMDAR**, having PAN : AKWPK2270L, Aadhaar No.7074 3050 7318, son of Late Sharad. H. Kamdar, by creed : Hindu, Indian by National, by occupation : Business, residing at 38A/26,



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Jyotish Roy Road, Post Office : New Alipore, Police Station : Behala, Kolkata : 700053, District : 24 Parganas (South), hereinafter called and referred to as "the **DEVELOPER**" (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include its successors-in-office and assigns) of the **OTHER PART**.

WHEREAS originally one Dinanath Chattopadhyay was the Owner of mokarri mourashi bastu land measuring more or less 7 (Seven) Cottahs 4 (Four) Chittacks with rooms and Building standing thereon, situate and lying at Mouza : Malipanchghara, J.L. No.1, under Police Station : Malipanchghara, Howrah : 711106, Additional District Sub-Registry Office at Howrah, District : Howrah.

AND WHEREAS while absolutely seized and possessed the aforesaid property as Owner thereof, said Dinanath Chattopadhyay died intestate leaving behind his four sons viz. Ashutosh Chattopadhyay, Kalipada Chattopadhyay, Bijoy Krishna Chattopadhyay and Banku Bihari Chattopadhyay, as his only legal heirs and successors to inherit his entire estate including the aforesaid property left by their father, each having undivided 1/4th share of the same.



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AND WHEREAS after such inheritance, while absolutely seized and possessed the aforesaid property as joint Owners thereof, said Kalipada Chattopadhyay died intestate leaving behind him surviving his two sons viz. Bibhuti Bhusan Chattopadhyay and Phanindra Nath Chattopadhyay as his only legal heirs and successors, who jointly inherited the entire estate including the undivided 1/4th share of the aforesaid property left by their father, each having undivided 1/8th share of the same.

AND WHEREAS thereafter said Phanindra Nath Chattopadhyay also died as bachelor and as such his undivided 1/8th share of the aforesaid property devolved upon his living brother viz. Bibhuti Bhusan Chattopadhyay and accordingly said Bibuti Bhusand Chattopadhyay became the Owner of the undivided 1/4th share of the aforesaid property.

AND WHEREAS while absolutely seized and possessed the aforesaid property as joint Owners thereof, said Bibhuti Bhusan Chattopadhyay sold, transferred and conveyed his undivided 1/4th share of the aforesaid property including other property unto and in favour of his nephew Naresh Chandra Chatterjee by virtue of a registered Deed of Conveyance for the valuable



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consideration as mentioned therein. The aforesaid Deed was duly registered on 6th January, 1939 in the Office of the Sadar Joint Sub-Registrar at Howrah and recorded in Book No.I, Volume No.1, Pages from 107 to 115, Being No.20 for the year 1939.

AND WHEREAS similarly Banku Bihari Chattopadhyay also died intestate leaving behind him surviving his daughter viz. Ponchubala @ Panchabala Devi, as his only legal heir and successor, to inherit his entire estate including the undivided 1/4th share of the aforesaid property, as per Hindu Succession Act, 1956.

AND WHEREAS after such inheritance, said Ponchubala @ Panchabala Devi became the Owner of the undivided 1/4th share of the aforesaid property and while absolutely seized and possessed the same as Owner thereof, she sold, transferred and conveyed his aforesaid property unto and in favour of said Naresh Chandra Chattopadhyay by virtue of a registered Deed of Conveyance for the valuable consideration as mentioned therein. The aforesaid Deed was duly registered on 4th September, 1948 in the Office of the Joint Sub-Registrar at



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Howrah and recorded in Book No.I, Volume No.22, Pages from 119 to 129, Being No.1533 for the year 1948.

AND WHEREAS in the manner stated above, said Naresh Chandra Chattopadhyay became the Owner of the undivided $\frac{1}{2}$ share of the aforesaid property and absolutely seized and possessed the same as joint Owners thereof.

AND WHEREAS during the lifetime, said Ashutosh Chattopadhyay and his sister-in-law Smt. Binapani Devi filed one Title Suit being No.45 of 1949 before the then 2nd Court of Learned Sub-Judge at Howrah for partition of the suit property and ultimately the said suit was amicably partitioned amongst the co-sharer by way of a Solenama and according to the Solenama, the said suit was finally disposed off on 27th November, 1950 by the Learned 2nd Sub-Judge at Howrah and according to the terms of the said Solenama, the Plaintiff to the said suit i.e. said Binapani Devi was allotted bastu land measuring 2 (Two) Cottahs 4 (Four) Chittacks 28 (Twenty-Eight) Square Feet more or less with structure standing thereon being the Western portion of the aforesaid property.



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AND WHEREAS meanwhile said Ashutosh Chattopadhyay expired and after his demise his undivided 1/4th share of the aforesaid property leaving behind him surviving his wife Smt. Sailabala Devi and two sons viz. Krishna Dhan Chattopadhyay and Naresh Chandra Chatterjee as his only legal heirs and successors, who jointly inherited the undivided 1/4th share of the aforesaid property, as per Hindu Succession Act, 1956 each having undivided 1/12th share of the same.

AND WHEREAS after such inheritance, while absolutely seized and possessed the aforesaid property as joint Owners thereof, said Smt. Sailabala Devi and Krishna Dhan Chattopadhyay jointly gifted away their undivided 1/6th share of the aforesaid property unto and in favour of said Naresh Chandra Chatterjee by virtue of a registered Deed of Gift absolutely and forever. The aforesaid Deed was duly registered on 4th May, 1959 in the Office of the Sub-Registrar at Howrah and recorded in Book No.I, Volume No.37, Pages 228 to 233, Being No.2133 for the year 1959.

AND WHEREAS while absolutely seized and possessed the aforesaid property as Owner thereof, said Naresh Chandra



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Chattopadhyay gifted away his aforesaid entire property unto and in favour of his son Tulsi Das Chatterjee by virtue of a registered Deed of Gift absolutely and forever. The aforesaid Deed was duly registered on 21st May, 1982 in the Office of the Registrar of Assurances at Calcutta and recorded in Book No.I, Volume No.163, Pages from 144 to 151, Being No.4252 for the year 1982.

AND WHEREAS during peaceful enjoyment over the said property, the name of said Tulsi Das Chatterjee had been mutated and recorded with the Office of the B.L. & L.R.O. in respect of his aforesaid property i.e. land measuring about 4 (Four) Cottahs 15 (Fifteen) Chittacks 27 (Twenty-Seven) Square Feet more or less but as per physical measurement land area comes to 5 (Five) Cottahs more or less and after such mutation his name was finally published under L.R. Khatian No.436, in L.R. Dag No.16 in respect of land measuring about 5 (Five) Cottahs more or less and he used to pay the necessary rents and rates to the said Authority.

AND WHEREAS in the manner stated above, said Tulsi Das Chatterjee, the Party hereto of the One Part herein, became the



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sole and absolute Owner of the aforesaid property i.e. **ALL THAT** piece and parcel of land measuring about 5 (Five) Cottahs more or less together with old dilapidated 2 (Two) storied Building standing thereon, situate and lying at Mouza : Malipanchghara, J.L. No.1, under L.R. Khatian No.436, appertaining to L.R. Dag No.16, being known and numbered as Municipal Holding No.28, Sri Ram Dhang Road, Salkia, Police Station : Malipanchghara, Howrah : 711106, within the limits of the Howrah Municipal Corporation, under Ward No.4, Additional District Sub-Registry Office at Howrah, District : Howrah, hereinafter called and referred to as "the **SAID PROPERTY**" and morefully described in the **SCHEDULE - "A"** hereunder written and duly mutated his name with the Office of the Howrah Municipal Corporation and since then has been possessing the same uninterruptedly by doing all acts of ownership and paying taxes thereto.

AND WHEREAS while absolutely seized and possessed the said property as Owner thereof, the Party hereto of the One Part has decided to develop his said property by raising a multistoried Building over the said property after sanction of the Building Plan from the Howrah Municipal Corporation.



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AND WHEREAS the Party hereto of the One Part has got no such expertise for construction of any Building and for that he has decided to develop his said property through a competent Developer, who has enough credential in the arena of development.

AND WHEREAS with the intention of developing of the said property, the Part hereto of the One Part entered into a registered Development Agreement on 30th March, 2015 with the Developer viz. "**TB MINERAL WATER PRIVATE LIMITED**" (Presently known as a **TB CONSTRUCTION PVT. LTD.**) a Private Limited Registered Concern, having its Office at 12, 13 & 14, Sri Aurobinda Road, Salkia, Police Station Golabari, Howrah 711106, represented by its Directors **(1) SRI TAPAN PAUL**, son of Sri Tarak Paul, **(2) SMT. BAKUL PAUL**, wife of Sri Tapan Paul and **(3) SRI TAMAL PAUL**, son of Sri Tapan Paul, all are of 5/2/6, Rashik Krishna Banerjee Lane, Salkia, Police Station Malipanchghara, Howrah : 711106 on the terms and conditions as stipulated therewith. The aforesaid Agreement was duly registered in the Office of the District Sub-Registrar at Howrah and registered in Book No.1, CD Volume No. 11, Pages from 3159 to 3191, Being No.03076 for the year 2015.



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AND WHEREAS the Party hereto of the One Part also executed and registered one Development Power of Attorney in favour of the said Developer viz, "**TB MINERAL WATER PRIVATE LIMITED**" (Presently known as a **TB CONSTRUCTION PVT. LTD.**) and empowering the said Developer to do all acts, deeds and things regarding the said property in his name and on his behalf. The aforesaid Power of Attorney was duly registered on 30th March, 2015 in the Office of the District Sub-Registrar at Howrah and recorded in Book No.1, CD Volume No.11, Pages from 3259 to 3271, Being No.03083 for the year 2015.

AND WHEREAS that in terms of the said Development Agreement, the said Developer measurably failed to perform its duties as a Developer and! or failed to implement the covenants and obligations stipulated in the said Development Agreement and as a result of which the Parts hereto of the One Part herein prior to execution of this present Agreement has cancelled the said Development Agreement dated 30th March, 2015 by way of execution of a Deed of Cancellation on the terms and conditions as set for therein. The aforesaid Deed was duly registered on 11.11.2019 in the Office of the DSR-I, Howrah and recorded in Book No.1, Volume No.501, Pages from to , Being No.050105685, for the year 2019.



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AND WHEREAS thereafter the Party hereto of the One Part herein also revoke the said Development Power of Attorney dated 30th March, 2015 by way of execution of a Deed of Revocation of Development Power of Attorney, which was duly registered on 11.11.2019 in the Office of the DSR-I, Howrah and recorded in Book No. IV, Volume No.501, Pages from to , Being No.050100555, for the year 2019.

AND WHEREAS alter cancellation of the said Development Agreement dated 30th March, 2015 as well as also renovation of the said Development Power of Attorney dated 30th March, 2015, the Party hereto of the One Part again while in search of a good Developer came across with the present Developer and the documents required by the present Developer and supplied duly by the present Owner and after verification thereof, the present Developer being satisfied and on the basis of the discussions had between the Parties, the Owner has agreed to develop his said property through the present Developer and the Developer has also agreed to develop the said property on the terms and conditions have mutually agreed between the Parties.



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NOW THIS AGREEMENT WITNESSETH are as follows :-

1. **OWNER** :-

Shall mean **SRI TULSI DAS CHATTERJEE**, son of Late Naresh Chandra Chatterjee of 28, Sri Ram Dhang Road, Salkia, Post Office : Salkia, Police Station : Malipanchghara, District : Howrah, Pin : 711106 and each of his respective heirs, executors, successors, administrators, legal representatives and assigns.

2. **DEVELOPER** :-

Shall mean **SUN POWER REALTY LLP**, a Partnership Firm, having its Registered Office at 21/4, Aswini Dutta Road, 2nd Floor, Post Office : Sarat Banerjee Road, Police Station : Lake P.S., Kolkata : 700029, District : 24 Parganas (South), represented by one of its Partners namely, **SRI JAY S. KAMDAR**, son of Late Sharad. H. Kamdar of 38A/26, Jyotish Roy Road, Post Office : New Alipore, Police Station : Behala, Kolkata : 700053, District : 24 Parganas (South) and its successors-in-office and assigns.



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3. **THE SAID PROPERTY :-**

Shall mean **ALL THAT** piece and parcel of land measuring about 5 (Five) Cottahs more or less together with old dilapidated 2 (Two) storied Building standing thereon, situate and lying at Mouza : Malipanchghara, J.L. No.1, under L.R. Khatian No.436, appertaining to L.R. Dag No.16, being known and numbered as Municipal Holding No.28, Sri Ram Dhang Road, Salkia, Police Station : Malipanchghara, Howrah : 711106, within the limits of the Howrah Municipal Corporation, under Ward No.4, Additional District Sub-Registry Office at Howrah, District : Howrah.

4. **BUILDING :-**

Shall mean and include the Building/s to be constructed at the property mentioned in earlier paragraph.

5. **COMMON FACILITIES :-**

Shall mean and include lobbies, corridors, stairs, lifts shafts, lift machine, life well, staircase landings, main entrance gate, all vacate spaces surrounding the Building, septic tank, underground and overhead water reservoir



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tank, passages, way, if any drive ways, common lavatories, to be provided by the Developer, water pump and water, main distribution water line, drainage, sewerage connection, common amenities as will be available or provided in the Building by the Developer, main electric service line and common meter and facilities, which will be provided by the Developer in the new Building. The occupiers of the proposed multistoried Building and only the Owner/s of the Flat/s of the proposed multistoried Building shall have the right to enjoy the roof of the proposed Building for all ceremonial and other occasions and/or with due approval and permission of the Association of Flat Owner and for maintaining the roof and water reservoir.

6. **SALEABLE SPACE** :-

Shall mean the space in the new Building available for independent use and occupation by the Developer after making due provisions for common facilities and space required thereof and after providing the Owner's allocation.



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7. **OWNER'S ALLOCATION :-**

On completion of the proposed Building, the Owner shall be at the first instance entitled to get 50% of the total constructed area out of 100% of the total constructed area in finished and complete condition, morefully described in the **SCHEDULE** - "B" hereunder written and the fittings, fixtures and arrangements as will be provided by the Developer in the said allocation are fully described in the **SCHEDULE** : "C" hereunder written and the aforesaid Owner's allocation will be demarcated after getting the Plan sanctioned from the Howrah Municipal Corporation by correspondence.

8. **DEVELOPER'S ALLOCATION :-**

Shall mean the remaining portions (i.e. portions other than the Owner's portion) of the new Building absolutely belonged to the Developer after providing for the Owner's allocation as aforesaid and together with the absolute right on the part of the Developer and prospective Buyer/s and intending Transferee/s, Lessee/s or in any way deal with the same but without in any way affecting the right and interest of the Owner.



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9. **THE ARCHITECT** :-

Shall mean such person/s with requisite qualification, experience and registered with the competent Authority, who will be appointed by the Developer for designing and planning of the new Building. Structural part of the Building licensed and qualified structural Engineer should be appointed by the Developer.

10. **BUILDING PLAN** :-

Will mean such Plan to be prepared by the Architect for the construction of the new Building and to be sanctioned by the Howrah Municipal Corporation and/or any other competent Authority as the case may be. The Developer shall submit the proposed Plan before the Authority concerned for its sanction within 6 (Six) months from the date of execution and registration of these presents.

11. **TRANSFER** :-

With its grammatical variations shall include transfer by possession and by and other means adopted for effecting what is understood as a transfer of space in multistoried Building to purchase thereof although the same may not



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amount to a transfer in law without causing in any manner in convenience or disturbance to the Owner.

12. **TRANSFEEE** :-

Shall mean a person/s, Firm/s, Limited Company/ies, Association/s of persons to whom any space in the Building will be transferred.

13. **TIME** :-

Shall mean the construction shall be completed and/or should be ready for possession within 30 (Thirty) months from the date of sanction of the Building Plan or from the date of getting peaceful vacant khas possession of the property from the Owner, whichever will be the later. Even after bonafide and whole hearted efforts made by the Developer, if the project is not completed within time, the reasonable extension of time to 6 (Six) months may be granted.

14. **WORDS** :-

Importing singular shall include plural and vice-versa and the words importing masculine gender shall include



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feminine and vice-versa and neutral gender shall include masculine and feminine genders.

15. **COMMENCEMENT** :-

This Agreement shall be deemed to have commenced with effect from the date of execution of this Agreement.

-:: OWNER'S RIGHT AND REPRESENTATION ::-

1. The Owner is absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the said property.
2. None other than the Owner has any claim, right, title and/or demand over and in respect of the said property and/or any portion thereof.
3. There is no excess vacant land at the said property within the meaning of the Urban Land (Ceiling & Regulation) Act, 1976.
4. It is to mention here that after going through the entire documents, original Deeds, papers, Parcha, tax receipts,



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land rent receipts through the Learned Advocate of the Developer and making all searches in all competent places and being fully satisfied with the title to the property of the Owner and finding that the property of the Owner is free from all encumbrances, mortgage, charges, litigations and findings that the said property has not been under any acquisition, the Developer has entered into this Agreement.

:: DEVELOPER'S RIGHT ::-

1. The Owner hereby grants subject to what has been hereunder provided exclusive right to the Developer to build upon and to exploit commercially the said property and shall be able to construct the new Building thereon in accordance with the Plan to be sanctioned by the Howrah Municipal Corporation and its any amendment and/or modification thereto made or cause to be made by the Parties hereto.

2. All application, Plans and other papers and documents as may be required by the Developer for the purpose of obtaining necessary sanction from the appropriate



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Authorities i.e. Howrah Municipal Corporation shall be prepared and after getting the same approved by the Owner is to be submitted by the Developer on behalf of the Owner at its own costs and expenses and the Developer shall pay charges and bear all fees including Architect's fees required to be paid or deposited for exploitation of the said property provided however that the Developer shall be exclusively entitled to all refunds or any or all payments and/or deposit made by the Developer.

3. Nothing in these presents shall be construed as a demise or assignment or conveyance in law by the Owner of the said property or any part thereof to the Developer or as creating any right, title or interest in respect of the Developer other than an exclusive right and interest by the Developer to commercially exploit the same in terms hereof and to deal with the Developer's allocation in the new Building in the manner herein after stated.

-:: **CONSIDERATION** ::-

1. In consideration of the Owner having agreed to permit the Developer to commercially exploit the said property and to



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construct, erect and build a new Building/Building in accordance with the Plan to be sanctioned by the Howrah Municipal Corporation and in accordance with the Specification and materials description of which are stated in details in **SCHEDULE** : "C" hereunder written.

2. On completion of the proposed Building, the Owner shall be at the first instance entitled to get 50% of the total constructed area out of 100% of the total constructed area in finished and complete condition, morefully described in the **SCHEDULE** - "B" hereunder written and the fittings, fixtures and arrangements as will be provided by the Developer in the said allocation are fully described in the **SCHEDULE** : "C" hereunder written and the aforesaid Owner's allocation will be demarcated after getting the Plan sanctioned from the Howrah Municipal Corporation by correspondence.
3. Besides the above, the Developer shall pay a total sum of Rs.14,00,000/- (Rupees Fourteen Lac) only to the Owner herein towards the interest free security deposit and the aforesaid amount of money to be paid by the Developer



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simultaneously with the execution of this Agreement as per Memo hereunder written.

4. The Owner herein will be liable to refund the aforesaid refundable amount interest free security deposit of Rs.14,00,000/- (Rupees Fourteen Lac) only at the time of getting his allocation i.e. Owner allocation from the proposed Building and if the Owner herein fails to pay and/or refund the said amount to the Developer herein in that score the Developer shall have right to adjust the same against the Owner's allocation as per prevailing the then market price.

-:: POSSESSION ::-

1. The Owner shall grant permission to the Developer to enter into the said property so that the Developer can survey the entire property and for making soil testing and preparation of the proposed Building.
2. The Developer shall complete the construction of the Building positively within 30 (Thirty) months from the date of sanction of the Building Plan or from the date of



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getting peaceful vacant khas possession of the property from the Owner, whichever will be the later and shall hand over the Owner's allocation by the Developer with the arrangements and other accessories as per specification given details in **SCHEDULE : "C"** hereunder written.

3. The Developer shall on completion of the new Building put the Owner at the first instance in undisputed possession of the Owner's allocation together with all rights in common to the common portion as absolute Owner thereof.
4. The Developer shall be exclusively entitled to the Developer's allocation in the new Building with exclusive right to transfer or otherwise deal with or dispose of without any right, title, claim or interest therein whatsoever with or disturb the quiet and peaceful possession of the Developer's allocation. The Owner shall only transfer by way of proper Deed of Conveyance/s either in favour of the Developer or in favour of the nominee/s of the Developer, the undivided share of the



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land excepting the proportionate share of land of the Owner.

5. In so far as necessary all dealing by the Developer in respect of the new Building shall be in the name of the Owner for which purpose the Owner undertakes to give the Developer a Power of Attorney in a form and manner reasonably required by the Developer. It being understood however that such dealings shall not in any manner fasten or create any financial or legal liabilities upon the Owner nor there shall be any clause inconsistent with or against the terms mentioned in this Agreement.
6. That the Owner shall execute the Deed of Conveyance in favour of the Developer or its nominee/s in respect of Developer's allocation of the new Building as shall be required by the Developer all costs and all expenses including Income Tax Clearance Certificate in that behalf will be borne and paid by the Developer.

-:: COMMON FACILITIES ::-

1. The Developer shall pay and bear all property taxes and other dues and outgoings in respect of the said Building



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accruing due as and from the date of handing over vacant possession of the said property or part of it by the Owner to the Developer. If there are any dues of property taxes or any other taxes regarding the said property before the date of handing over the same to the Developer that would be borne by the Owner.

2. As soon as the new Building shall be completed within the time specified herein, the Developer before handing over possession to the other shall give written notice to the Owner for his allocation in the Building in fully completed and finished condition and there being no dispute regarding completion of the Building in terms of this Agreement and according to the Specification and Plan thereof and certificate of the Architect being produced to the effect and after 30 (Thirty) days from the date of service of such notice and at all times thereafter the Owner shall be exclusively responsible for payment of all Municipal and property taxes, rates, duties and other public outgoings and imposition whatsoever (hereinafter for the sake of brevity referred to as "the **SAID RATES**") payable in respect of the Owner's allocation, the said rates



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to be apportioned pro-rata with reference to the saleable space in the Building, if the same are levied on the Building as a whole.

3. Any transfer of any part of the Owner's allocation in the new Building shall be subject to the provisions hereof and the transferee shall thereafter be responsible in respect of the space transferred for payment of the said rate and service charges for the common facilities.

-:: COMMON RESTRICTION ::-

1. The Owner's allocation in the new Building shall be subject to the same restrictions on transfer and use as are applicable to the Developer's allocation in the new Building intended for common benefits of all occupiers of the new Building which shall include the followings.
2. The Owner shall not use or permit to be used of the Owner's allocation in the new Building or any portion thereof for carrying on any obnoxious illegal and immoral trade or activity nor use thereof for any purpose, which may cause any nuisances hazard to the Owner, occupiers



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of the new Building. The Developer and its nominee/s shall also not use or permit to be used of the Developer's allocation in the new Building or any portion thereof for carrying of any obnoxious, illegal and immoral trade or activity nor use thereof for any purpose which may cause any nuisance hazards to the Owner of the new Building.

3. Both the Parties shall abide by all laws, bye-laws, rules and regulation of the Government, Local Bodies and Associations when formed in future as the case may be without invading the right to the Owner.
4. The respective Allottees shall keep his respective allocation in the new Building in good working conditions and repairs. The roof and the staircase and other common spaces should be cleared by the respective Allottees after the end of ceremonial occasions, if any.
5. Neither Party shall throw accumulate any dirt, rubbish, waste or refuse or permit the same to be thrown or accumulated in or around the new Building or in the compound corridors any other portions of the new Building.



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-:: OWNER'S OBLIGATION ::-

1. The Owner hereby agrees and covenants with the Developer not to cause any interference or hindrance in the construction of the Building at the said property by the Developer.
2. The Owner hereby agrees and covenants with the Developer not to do any act or deed or thing hereby the Developer may be prevented from selling, assigning and/or disposing of any portion or portions of the Developer's allocation/portion in the new Building.
3. The Owner hereby agrees and covenants with the Developer not to let out, grant, lease, mortgage and/or charges the allocated portion of the Developer in the super built-up construction but shall have all right to let out grant, lease, mortgage and/or charges, the Owner's allocated portion to any person/s, company/ies save and except the Developer's allocation. The Developer also shall not have any right to let, grant, lease, mortgage and/or charges the allocated super built up area of the Owner but shall have all right to let out grant, to take booking



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money etc. from the person/s, company/ies in respect of the Developer's allocation.

4. If due to any fault of the Owner, the said property shall go on litigation by any person/s during subsistence of this Agreement that will be cleared by the Owner and if the construction work shall remain sustained due to any legal embargo then the Owner shall have to pay compensation to the Developer as per his demand.
5. The Owner herein will be liable to reinstate the existing Tenant in respect of the said property in the Ground Floor of the new Building from his allocation i.e. Owner's allocation, to which the Developer herein no way be liable for the same.

-:: DEVELOPER'S OBLIGATION :-

The Developer hereby agrees and covenant with the Owner :-

1. The Developer shall complete the construction of the new Building within 30 (Thirty) months from the date of sanction of the Building Plan or from the date of getting



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Additional District Sub-Registrar
Howrah
13 NOV 2019

peaceful vacant khas possession of the property from the Owner, whichever will be the later, the time of completion of the Building shall be strictly observed. The period of construction will be extended, if there is any force majeure, natural calamity or situation beyond the control of the Developer.

2. The Developer shall not to violate or contravene any of the provisions or rules applicable for construction of the Building.
3. The Owner shall at the first instance entitled to get his allocation and thereafter the Developer shall handover its allocation to its nominee/s.
4. The Developer shall at its own cost demolish the present existing structure standing thereon and shall enjoy the debris and salvages at its own whims and desire.
5. The Developer shall at its own cost arrange for alternative accommodation of the Owner herein during the period of constructional work of the proposed Building till handing over possession of the Owner's allocation.



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Additional District Sub-Registrar
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-:: OWNER'S INDEMNITY ::-

The Owner hereby undertake that the Developer shall be entitled to the said constructions and shall enjoy its allocated portion without any interference and/or disturbance provide the Developer performance and fulfills all and singular the terms and conditions herein contained and/or its part to be observe and performed.

-:: DEVELOPER'S INDEMNITY ::-

1. The Developer hereby undertakes to keep the Owner indemnified against all third party claims and actions arising out of any sort of act of commission of the Developer in or in relation to the construction of the said new Building strictly in terms of the Plan to be sanctioned by the Howrah Municipal Corporation on that behalf.

2. The Developer hereby undertakes to keep the Owner indemnified against all action suits, costs, proceedings and claims that may arise out of the Developer's allocation with regard to the development of the said property and/or in the matter of construction of the Building and/or any defect therein.



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Additional District Sub-Registrar
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-:: **MISCELLANEOUS** ::-

1. The Owner and the Developer have entered into the Agreement/s purely as a contract and nothing contained herein shall be deemed to construe as Partnership between the Developer and the Owner. The Parties hereto can proceed with this Agreement.

2. Nothing in these presents shall be construed as a demise or assignment or conveyance in land by the Owner of the said property or any part thereof to the Developer or as creating any right title and interest in respect thereof in the Developer other than an exclusive right to exploit the same in terms thereof provided however the Developer shall be entitled to borrow money from any Bank/s without creating any financial liability on the Owner of effecting and his estate shall not be encumbered and/or be liable for payment of any dues of such Bank/s and for that purpose the Developer shall keep the Owner's indemnified against all actions suits proceedings and cost charges and expenses in respect thereof.



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Additional District Sub-Registrar
Howrah

13 NOV 2019

3. Any notice required to be given by the Developer/Owner shall without prejudice to any other mode of service available be deemed to have been served upon the Owner/Developer, if sent to him under registered post with acknowledgement due at the address given in this Agreement.
4. That the Owner hereby fully agree and consent that the Developer shall have the right to advertise, fix hoarding or signboard of any kind relating to the publicity for the benefit or commercial exploitation of the new Building from the date of execution of this Agreement and on completion of the Building or earlier all such advertisements and hoardings shall be cleared of by the Developer at its own costs.
5. The original Agreement and a Xerox copy of the deeds in respect of the said property shall be kept at the City Office of the Developer or at the Office of its agent for the inspection of the intended Purchaser/s.

-:: FORCE MAJURE ::-

1. The Parties hereto shall not be considered to be liable for any obligation hereunder to the extent that the



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Additional District Sub-Registrar
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performance of the relative obligations was prevented by any Force Majeure and this contract shall remain suspended during the duration of such majeure, if any.

2. The Force Majeure shall mean floods, earth quake, riot, war, storm, tempest, civil commotion, strikes, lock-out and/or any other fact or commission beyond the control of the parties hereto.

-:: JOINT OBLIGATION ::-

1. The Developer shall develop and construct multistoried Buildings on the said land as per Corporation Rules after utilizing the available F.A.R. as per present rules in vogue and the Developer shall have got no obligation to supply C.C.
2. The Owner will lend his names and signatures in all paper, Plans, documents and deeds those may come on the way of the Developer for successful implementation of the project since the project will be developed in the Owner's name and under the Owner's allocation.



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Additional District Sub-Registrar
Howrah

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3. The Owner will forward to the Developer against a proper document acknowledging the receipt of the original Title Deed/s of the land on execution of the Agreement for Developer's record and reference. The Developer shall return all original Title Deed/s of the property to the Owner's Association for its preservation at the time of handing over the Owner's allocation.
4. If the Developer fails and neglects to delay in completing the entire project and/or to hand over the Owner's allocation within the stipulated period the Developer shall pay a sum of Rs.5,000/- (Rupees Five Thousand) only per month to the Owner towards compensation.

THE SCHEDULE : "A" ABOVE REFERRED TO

(DESCRIPTION OF THE SAID PROPERTY)

ALL THAT piece and parcel of land measuring an area of 5 (Five) Cottahs be the same a little more or less together with old dilapidated 2 (Two) storied Building having an area of 750 (Seven Hundred Fifty) Square Feet more or less in each floor i.e. in all 1500 (One Thousand Five Hundred) Square Feet more or less standing thereon, situate and lying at Mouza :



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Additional District Sub-Registrar
Howrah

13 NOV 2019

Malipanchghara, J.L. No.1, under L.R. Khatian No.436, appertaining to L.R. Dag No.16, being known and numbered as Municipal Holding No.28, Sri Ram Dhang Road, Salkia, Police Station : Malipanchghara, Howrah : 711106, within the limits of the Howrah Municipal Corporation, under Ward No.4, Additional District Sub-Registry Office at Howrah, District : Howrah, together with all right, title, interest and right of easement attached thereto and the same is butted and bounded by :-

ON THE NORTH : 49, Salt Kart Lane ;
ON THE SOUTH : Sri Ram Dhang Road ;
ON THE EAST : Salt Kart Lane ;
ON THE WEST : Holding No.28/1, Sri Ram Dhang Road.

THE SCHEDULE : "B" ABOVE REFERRED TO

(DESCRIPTION OF THE OWNER'S ALLOCATION)

ALL THAT on completion of the proposed Building, the Owner shall be at the first instance entitled to get 50% of the total constructed area out of 100% of the total constructed area in finished and complete condition and the fittings, fixtures and arrangements as will be provided by the Developer in the said allocation are fully described in the **SCHEDULE** : "C" hereunder



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Additional District Sub-Registrar
Howrah

13 NOV 2019

written and the aforesaid Owner's allocation will be demarcated after getting the Plan sanctioned from the Howrah Municipal Corporation by correspondence.

THE SCHEDULE : "C" ABOVE REFERRED TO
(DESCRIPTION OF THE SPECIFICATION)

❖ **FOUNDATION** :-

Building designed of R.C.C. foundation.

❖ **STEEL** :-

Standard quality available in the market.

❖ **CEMENT** :-

Standard quality available in the market.

❖ **SAND** :-

Course sand.

❖ **STONECHIPS** :-

Standard quality available in the market.

❖ **BRICKS** :-

1st class available in the market.



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Additional District Sub-Registrar
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❖ **FLOORING & SKIRTING** :-

Bed rooms, living-cum-dining room, two toilets, kitchen and balcony will be finished with marble or ivory tiles, the front and back open space will be finished with roof tiles.

❖ **KITCHEN** :-

Kitchen will have R.C.C. Cooking platform with 4' height glazed tiles and black stone top of the platform. One black stone sink will be provided, one tap on the sink and other under the sink for washing utensils.

❖ **BATHROOM & TOILETS** :-

Floorings of the bathroom and toilet shall be marble or floor tiles finished.

❖ **TOILETS** :-

7' high glaze tiles all round. Toilet attached to the Bedroom will have one Western commode (white) with concealed flush, taps, C.P. Towel Rod, soap tray, shower. Common Toilet will have Western commode (white) with cistern, one Wash basin (white) taps, towel rod, soap tray and Shower. Geyser point will be provided in both the



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Additional District Sub-Registrar
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Toilets. Both the toilet will have good quality G.I. concealed pipelines.

❖ **DOORS** :-

P.V.C. Door in toilets and good quality phenol bounded flash doors in all inside doors, teak finished flash doors in main door and collapsible gate.

❖ **WINDOWS** :-

Aluminum channel windows with glass fittings and box iron grills.

❖ **ELECTRICAL WORKS** :-

Electrical points for light, fan, refrigerator, television etc. will be provided with concealed P.V.C. wiring and complete with distribution boards, sub-distribution board, switch board, with modular switches and 5 & 15amp plug point, electrical points will be provided as required.

❖ **ELECTRICAL METER** :-

The Developer will arrange for the electric meter for common services like roof lights, stair case, passages and



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Additional District Sub-Registrar
Howrah

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Flat Owners except the Party hereto of the One Part will pay the deposit amount proportionately.

❖ **EXTRA WORK** :-

Request for extra work or change from above mentioned specifications and fixing of costly items will be entertained before commencement of the work of the specified items and extra cost to be paid in advance basis as required.

❖ **WATER SUPPLY** :-

Water will be supplied from the supply of the Authority and be stored in underground reservoir and shall be lifted to overhead reservoir through motor pump.

❖ **PAINTING** :-

All internal walls will be finished with Shika wall putty including ceiling. All external paintings will be with cement based paints. All doors and windows will be enamel paints.

❖ **SANITARY** :-

All internal pipelines will be of concealed type. Soil lines are to be connected to underground drainage pipes terminating in Corporation outlet.



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Additional District Sub-Registrar
Howrah

13 NOV 2019

IN WITNESS WHEREOF the Parties hereto have hereunto set and subscribed his respective hands and seals on the day, month and year first above written.

SIGNED, SEALED AND DELIVERED

by the Parties at Kolkata .

in the presence of :-

WITNESSES :-

1. Mrinmay Naskar
393 A Rabinthra
Sahani,
Kolkata - 700056
2. Kaushik Senapati
Urapalpur, SakrakarPool
KOL - 700143

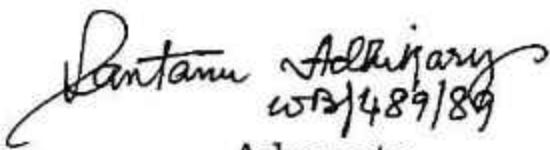

Signature of the **OWNER**

SUN POWER REALTY LLP


Designated Partner/Partner

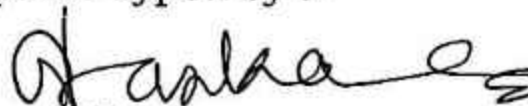
Signature of the **DEVELOPER**

Drafted by me :-


Advocate

Alipore Judges' Court, Kol : 27.

Computer Typed by :-



DEBASISH NASKAR

Alipore Judges' Court, Kol : 27.



[Handwritten signature]

Additional District Sub-Registrar
Howrah

13 NOV 2019

MEMO OF RECEIPT

RECEIVED the within named Developer the within mentioned sum of Rs.14,00,000/- (Rupees Fourteen Lac) only towards the interest free security deposit in terms of this Agreement, as per memo below :-

<u>Date</u>	<u>Particulars</u>	<u>MEMO</u>	<u>Amount (Rs)</u>
6/11/2019	HDFC Bank (Gariahat Branch) Through RTGS vide UTR NO: HDFCR5201911065 3238407		14,00,000/-
TOTAL			Rs.14,00,000/-

(RUPEES FOURTEEN LAC) ONLY

WITNESSES :-

1. Minmay Nasikar
393A Rabindra
Sahay,
Kolkata - 700055.

2. Kaushik Senapati
Bopalpur, Sarkar Road
Kolkata - 700143.

Tulsidas Challopacharya
Signature of the **OWNER**



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Additional District Sub-Registrar
Howrah
13 NOV 2019



	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name T. D. Chattopadhyay
 Signature T. D. Chattopadhyay



	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name JAY S. KAMDAR
 Signature J. Kamdar

	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand				
	right hand				

Name

Signature

	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand				
	right hand				

Name



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Additional District Sub-Registrar
Howrah

13 NOV 2019



सत्यमेव जयते

Government of West Bengal
Directorate of Registration & Stamp Revenue

FORM-1564

Miscellaneous Receipt

Visit Commission Case No / Year	0502002191/2019	Date of Application	13/11/2019
Query No / Year	05021000225840/2019		
Transaction	[0110] Sale, Development Agreement or Construction agreement		
Applicant Name of QueryNo	Mr Tulsi Das Chatterjee		
Stampduty Payable	Rs.20,020/-		
Registration Fees Payable	Rs.21/-		
Applicant Name of the Visit Commission	Mr S Dhara		
Applicant Address	Howrah		
Place of Commission	21/4 Aswani dutta Road ,kol-29		
Expected Date and Time of Commission	13/11/2019 7:20 PM		
Fee Details	J1: 250/-, J2: 1,000/-, PTA-J(2): 0/-, Total Fees Paid: 1,250/-		
Remarks			



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Additional District Sub-Registrar
Howrah
13 NOV 2019












Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.D.S.R. HOWRAH, District Name :Howrah

Signature / LTI Sheet of Query No/Year 05021000225840/2019

I. Signature of the Person(s) admitting the Execution at Private Residence:

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr Tulsidas Chatterjee Alias Mr Tulsi Das Chattapadhyay 28, Sri Ram Dhang Road, P.O:- Salkia, P.S:- Malipanchghara, District:-Howrah, West Bengal, India, PIN - 711106	Land Lord			 Tulsidas Chattapadhyay
2	Mr JAY S KAMDAR 38A/26, JYOTISH ROY ROAD, P.O:- ALIPORE, P.S:- Alipore, District:- South 24-Parganas, West Bengal, India, PIN - 700053	Represent ative of Developer [SUNPOW ER REALTY LLP]			
SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr SAJAL DHARA Son of Late MONORANJAN DHARA HOWRAH COURT, P.O:- HOWRAH, P.S:- Howrah, District:-Howrah, West Bengal, India, PIN - 711101	Mr Tulsidas Chatterjee, Mr JAY S KAMDAR			 Sajal Dhara

(Kaustava Dey)



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Additional District Sub-Registrar
Howrah

13 NOV 2019

ADDITIONAL DISTRICT
SUB-REGISTRAR
OFFICE OF THE A.D.S.R.
HOWRAH
Howrah, West Bengal



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Additional District Sub-Registrar
Howrah
13 NOV 2019



ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD

WB/24/162/168508



নির্বাচকের নাম : তুলসীদাস
চট্টোপাধ্যায়
Elector's Name : Tulsidas Chattopadhyay
পিতার নাম : নরেশ চন্দ্র
চট্টোপাধ্যায়
Father's Name : Naresh Chandra
Chattopadhyay
লিঙ্গ/Sex : পুং M
জন্ম তারিখ
Date of Birth : 26/11/1941

Tulsidas Chattopadhyay

WB/24/162/168508

ঠিকানা:

28, শ্রীরাম দ্যাং রোড, হাওড়া মিউনিসিপাল কর্পোরেশন, মালিপাঞ্চঘড়া,
হাওড়া- 711106

Address:

28, SHRIRAM DHYANG ROAD, HOWRAH
MUNICIPAL CORPORATION,
MALIPANCHGHARA, HOWRAH- 711106



Date: 26/11/2015

170-হাওড়া উত্তর নির্বাচন কেন্দ্রের নির্বাচক নিবন্ধন

আধিকারিকের স্বাক্ষরের অনুলিপি


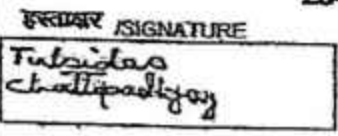

Facsimile Signature of the Electoral
Registration Officer for

170-Howrah Uttar Constituency

ঠিকানা পরিবর্তন হলে নতুন ঠিকানায় যেটার পিঠে নাম তোলা ও একই
নম্বরের নতুন সঠিক পরিচয়পত্র পাওয়ার জন্য বিধি কর্তৃক এই
পরিচয়পত্রের নম্বরটি উল্লেখ করণ।

In case of change in address mention this Card No.
in the relevant Form for including your name in the
roll at the changed address and to obtain the card
with same number.

348/0273

प्याई लेख संख्या / PERMANENT ACCOUNT NUMBER	ACLP09127H	
नाम / NAME	TULSIDAS CHATTOPADHYAY	
पिता का नाम / FATHER'S NAME	NARESH CHANDRA CHATTOPADHYAY	
जन्म तिथि / DATE OF BIRTH	26-11-1941	
हस्ताक्षर / SIGNATURE		
		आयकर आयुक्त, प.नं.-XI COMMISSIONER OF INCOME-TAX, W.B. - XI

Tulsidas Chattopadhyay

इस कार्ड के खो / गिल जाने पर कृपया जारी करने वाले प्राधिकारी को सूचित / वापस कर दें संयुक्त आयकर आयुक्त (प्रदत्त 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.



भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार

Unique Identification Authority of India
Government of India



E-Aadhaar Letter

ভালিকাভুক্তির নম্বর/Enrolment No.: 2010/10082/34062

Tulsidas Chattopadhyay (তুলসীদাস চট্টোপাধ্যায়)

S/O Naresh Chandra Chattopadhyay, 28, SRIRAM
DHANG ROAD, Haora (M.Corp), Howrah,
West Bengal - 711106

আপনার আধার সংখ্যা/ Your Aadhaar No.:

7185 7016 3121



আধার-সাধারণ মানুষের অধিকার

1947
300 300 1947

help@uidai.gov.in

www.uidai.gov.in

INFORMATION

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়
- পরিচয়ের প্রমাণ অনলাইন অথেন্টিকেশন দ্বারা লাভ করুন
- এটা এক ইলেক্ট্রনিক প্রক্রিয়ায় তৈরী পত্র

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

Validity unknown

Digitally signed by UIDAI
IDENTIFICATION AUTHORITY OF INDIA
Date: 2015.08.13 13:57:26 IST

- আধার সারা দেশে মান্য
- আধার আধারের জন্য আপনার একবারই ভালিকাভুক্তি করার আবশ্যিকতা আছে।
- অনুগ্রহ করে আপনার বর্তমান মোবাইল নম্বর এবং ই-মেইল ঠিকানা পরীক্ষা করুন। এতে ভবিষ্যতে আপনার বিভিন্ন সুবিধা পাওয়া সহজ হবে।

- Aadhaar is valid throughout the country.
- You need to enrol only once for Aadhaar.
- Please update your mobile number and e-mail address. This will help you to avail various services in future.



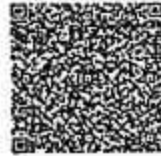
भारत सरकार
GOVERNMENT OF INDIA



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA



তুলসীদাস চট্টোপাধ্যায়
Tulsidas Chattopadhyay
জন্মতারিখ/ DOB: 26/11/1941
পুরুষ / MALE



ঠিকানা:
S/O নরেশ চন্দ্র চট্টোপাধ্যায়,
28, শ্রীরাম ড্যাং রোড, হাওড়া
(এম.কর্পোরেশন), হাওড়া,
পশ্চিম বঙ্গ - 711106

Address:
S/O Naresh Chandra Chattopadhyay,
28, SRIRAM DHANG ROAD, Haora
(M.Corp), Howrah,
West Bengal - 711106

7185 7016 3121

7185 7016 3121

আধার-সাধারণ মানুষের অধিকার

Aadhaar-Aam Admi ka Adhikar

Tulsidas Chattopadhyay

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
JAY SHAMBA
SHARDH KAMDAR
12/06/1982
Permanent Account Number
AKWPK2270L
Signature

J. Shambh

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
JAY SHAMBA
SHARDH KAMDAR
12/06/1982
Permanent Account Number
AKWPK2270L
Signature



भारत सरकार
GOVERNMENT OF INDIA



Jay S. Kamdar
DOB: 12/06/1982
MALE



7074 3050 7318

मेरा आधार, मेरी पहचान

J. K.



भारतीय जनसंघ पहचान प्राधिकरण
INDIAN PEOPLE'S IDENTIFICATION AUTHORITY OF INDIA

Address
S/O Late Sharad H Kamdar, 38A/26,
MORTISH ROY ROAD, New Alipore,
Kolkata,
West Bengal - 700053

7074 3050 7318

1947
1800 200 1947

1800 200 1947

www.uidai.gov.in

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

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

ADFFS8986D

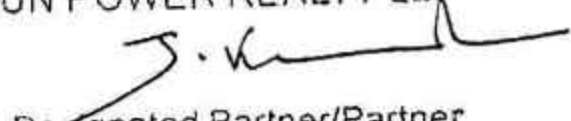


नाम / Name
SUNPOWER REALTY LLP

निगमन/गठन की तारीख
Date of Incorporation / Formation
27/12/2016

21012017

SUN POWER REALTY LLP


Designated Partner/Partner

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

208812/18

GRN: 19-201920-008900304-1 Payment Mode Online Payment
GRN Date: 04/11/2019 14:36:19 Bank: HDFC Bank
BRN: 938955815 BRN Date: 04/11/2019 14:38:30

DEPOSITOR'S DETAILS

Id No. : 05021000225840/4/2019

[Tender Number]

Name : JAY S KAMDAR
Contact No. : Mobile No. : +91 9830718888
E-mail : joyjj82@gmail.com
Address : 38A26 JYOTISH ROY ROAD KOLKATA 700053
Applicant Name : Mr Tulsi Das Chatterjee
Office Name :
Office Address :
Status of Depositor : Buyer/Claimants
Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement
Payment No 4

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount [₹]
1	05021000225840/4/2019	Property Registration- Stamp duty	0030-02-103-003-02	20020
2	05021000225840/4/2019	Property Registration- Registration Fees	0030-03-104-001-16	21

Total 20041

In Words : Rupees. Twenty Thousand Forty One only



Major Information of the Deed

Deed No :	I-0502-08812/2019	Date of Registration	14/11/2019
Query No / Year	0502-1000225840/2019	Office where deed is registered	
Query Date	25/10/2019 1:18:12 PM	A.D.S.R. HOWRAH, District: Howrah	
Applicant Name, Address & Other Details	Tulsi Das Chatterjee Thana : Howrah, District : Howrah, WEST BENGAL, Mobile No. : 9831575445, Status : Seller/Executant		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 2,00,000/-	Rs. 1,20,56,584/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 20,120/- (Article:48(g))	Rs. 21/- (Article:E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Howrah, P.S:- Malipanchghara, Corporation: HOWRAH MUNICIPAL CORPORATION, Road: Shree Ram Dhang Rd, , Premises No: 28, , Ward No: 004 Pin Code : 711106

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	5 Katha 9 Chatak 7 Sq Ft	1,00,000/-	1,09,31,584/-	Property is on Road
Grand Total :				9.1942Dec	1,00,000 /-	109,31,584 /-	

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.	1,00,000/-	11,25,000/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 750 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 750 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p>					
Total :		1500 sq ft	1,00,000 /-	11,25,000 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Tulsidas Chatterjee, (Alias: Mr Tulsi Das Chattapadhyay) (Presentant) Son of Late Naresh Chandra Chatterjee 28, Sri Ram Dhang Road, P.O:- Salkia, P.S:- Malipanchghara, District:- Howrah, West Bengal, India, PIN - 711106 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ACLPC9127H, Aadhaar No: 71xxxxxxx3121, Status :Individual, Executed by: Self, Date of Execution: 13/11/2019 , Admitted by: Self, Date of Admission: 13/11/2019 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 13/11/2019 , Admitted by: Self, Date of Admission: 13/11/2019 ,Place : Pvt. Residence

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	SUNPOWER REALTY LLP 38A/26, JYOTISH ROY ROAD, P.O:- ALIPORE, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700053 , PAN No.:: ADFFS8986D,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr JAY S KAMDAR Son of Late SHARAD H KAMDAR 38A/26, JYOTISH ROY ROAD, P.O:- ALIPORE, P.S:- Alipore, District:- South 24-Parganas, West Bengal, India, PIN - 700053, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AKWPK2270L, Aadhaar No: 70xxxxxxx7318 Status : Representative, Representative of : SUNPOWER REALTY LLP (as Proprietor)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SAJAL DHARA Son of Late MONORANJAN DHARA HOWRAH COURT, P.O:- HOWRAH, P.S:- Howrah, District:-Howrah, West Bengal, India, PIN - 711101			
Identifier Of Mr Tulsidas Chatterjee, Mr JAY S KAMDAR			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Tulsidas Chatterjee	SUNPOWER REALTY LLP-9.19417 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr Tulsidas Chatterjee	SUNPOWER REALTY LLP-1500.00000000 Sq Ft

Endorsement For Deed Number : I - 050208812 / 2019

On 25-10-2019

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 1,20,56,584/-

Kaustava Dey

**Kaustava Dey
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. HOWRAH
Howrah, West Bengal**

On 13-11-2019

Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 16:50 hrs on 13-11-2019, at the Private residence by Mr Tulsidas Chatterjee Alias Mr Tuls Das Chattapadhyay, Executant.

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

Execution is admitted on 13/11/2019 by Mr Tulsidas Chatterjee, Alias Mr Tuls Das Chattapadhyay, Son of Late Naresh Chandra Chatterjee, 28, Sri Ram Dhang Road, P.O: Salkia, Thana: Malipanchghara, , Howrah, WEST BENGAL, India, PIN - 711106, by caste Hindu, by Profession Retired Person

Indetified by Mr SAJAL DHARA, , Son of Late MONORANJAN DHARA, HOWRAH COURT, P.O: HOWRAH, Thana: Howrah, , Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 13-11-2019 by Mr JAY S KAMDAR, Proprietor, SUNPOWER REALTY LLP, 38A/26, JYOTISH ROY ROAD, P.O:- ALIPORE, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700053

Indetified by Mr SAJAL DHARA, , Son of Late MONORANJAN DHARA, HOWRAH COURT, P.O: HOWRAH, Thana: Howrah, , Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, by profession Law Clerk

Kaustava Dey

**Kaustava Dey
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. HOWRAH
Howrah, West Bengal**

On 14-11-2019

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.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21/- (E = Rs 21/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 04/11/2019 2:38PM with Govt. Ref. No: 192019200089003041 on 04-11-2019, Amount Rs: 21/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 938955815 on 04-11-2019, Head of Account 0030-03-104-001-16

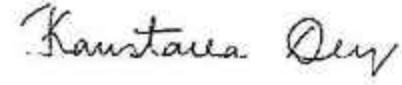
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 20,020/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 20,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 1404, Amount: Rs.100/-, Date of Purchase: 01/07/2019, Vendor name: Subhankar Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 04/11/2019 2:38PM with Govt. Ref. No: 192019200089003041 on 04-11-2019, Amount Rs: 20,020/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 938955815 on 04-11-2019, Head of Account 0030-02-103-003-02



Kaustava Dey
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. HOWRAH
Howrah, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0502-2019, Page from 305846 to 305908

being No 050208812 for the year 2019.



Digitally signed by KAUSTAVA DEY
Date: 2019.11.14 17:21:55 +05:30
Reason: Digital Signing of Deed.

Kaustava Dey

(Kaustava Dey) 14-11-2019 17:20:44
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. HOWRAH
West Bengal.

(This document is digitally signed.)