

9372/16

T-8566/2016



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

C. 280417

C 280417

12:20  
10/11  
1506-1498037  
CW/19

Certified that the instrument is submitted  
in registration. The registration fees and  
endorsement charges attached to the  
document are in full of the account.

Assistant District Registrar  
Coimbatore, Coimbatore, 26-Feb (North)

11 NOV 2016

**DEVELOPMENT AGREEMENT**

THIS AGREEMENT is made on this 10th day of November TWO THOUSAND  
SIXTEEN

BETWEEN

**SMT. MAYA RANI HALDER** alias **MAYA HALDER** Wife of Sri Subhas Chandra Halder, by occupation - Housewife, residing at Kabi Mukunda Das Road, P.S. Dum Dum, P.O. Rabindra Nagar, Kolkata - 700065, District North 24 Parganas, hereinafter called the **OWNER** (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include her heirs, executors administrators, legal representatives and assigns) of the **ONE PART**.

**A N D**

**"UNICON REALTY"** a partnership firm having its office at 210B/1G, Kalicharan Ghosh Road, P.S. Sinthi, P.O. Sinthi, Kolkata-700050, represented by its partners **1) SRI KUMAR BAGCHI** Son of Late Nripesh Chandra Bagchi, residing at 210B/1G, Kali Charan Ghosh Road, P.O. & P.S. Sinthi, Kolkata-700050, **2) SRI SUBRATA SARKAR** Son of Late Arun Chandra Sarkar, residing at 46/1/1, Jawpur Road, P.S. Dum Dum, P.O. Motijheel, Kolkata-700074, both are by faith-Hindu, by occupation-Business, by Nationality-Indian, hereinafter 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, executors administrators, legal representatives and assigns) of the **OTHER PART**.

**WHEREAS** one Haripada Ruidas was the owner of land measuring 5 Cottahs more or less at Mouza - Digla, P.S. Dum Dum, Dag No.2230, Khatian No. 261.

**AND WHEREAS** said Haripada Ruidas by a registered Deed of Conveyance dated 02.06.1958 registered at the office of Sub Registrar Cossipore Dum Dum, recorded in Book No. I, Volume No. 68, pages from 7 to 9, being No. 4067 for the year 1958 sold and transferred land area measuring 5 Cottahs more or less at Mouza-Digla, P.S. Dum Dum, Dag No. 2230, Khatian No. 261 to Smt. Patra Lekha Halder.

**AND WHEREAS** Smt. Patra Lekha Halder by a registered Deed of Conveyance dated 27.08.1976 registered at the office of Additional District Registrar Barasat North 24 Parganas, recorded in Book No. I, Volume No. 25, pages 252 to 255, being No. 1204 for the year 1976 sold and transferred land area 4 Cottahs out of total land area 5 Cottahs more or less at Mouza - Digla, P.S. Dum Dum, Dag No. 2230, Khatian No. 261 to Smt. Maya Rani Halder.



**AND WHEREAS** said Smt. Patra Lekha Halder by a registered Deed of Conveyance dated 17.08.1976 registered at the office of Additional District Registrar Barasat, North 24 Parganas, recorded in Book No. I, being No. 1205, for the year 1976 sold and transferred land area 1 Cottah more or less out of the said land measuring 5 Cottahs of said Sri Jyotirmoy Halder.

**AND WHEREAS** Sri Jyotirmoy Halder by a registered Deed of Conveyance dated 19.04.1982 registered at the office of A.D.S.R. Cossipore Dum Dum, recorded in Book No. I, Volume No. 170, pages from 37 to 48, being No. 3523 for the year 1982 sold and transferred land area measuring 1 Cottah more or less at Mouza - Digla, Dag No. 2230, Khatian No. 261 in favour of Smt. Maya Halder alias Maya Rani Halder.

**AND WHEREAS** said Maya Rani Halder alias Maya Halder mutated her name in the records of South Dum Dum Municipality and paying taxes regularly and constructed one storied building on the said property.

**AND WHEREAS** Smt. Maya Rani Halder alias Maya Halder is seized and possessed of and sufficiently entitled to **ALL THAT** piece and parcel of land measuring 5 Cottahs more or less (acquired by way of purchased by aforesaid two separate deeds) at Mouza - Digla, P.S. Dum Dum, Dag No. 2230, Khatian No. 261, Holding No. <sup>415</sup>....., Kabi Mukunda Das Road, Ward No. 2, under South Dum Dum Municipality, more fully and particularly described in the schedule.

**AND WHEREAS** Smt. Maya Rani Halder alias Maya Halder the owner herein is desirous to develop the said property and to construct a Multistoried building on the said property but could not do it herself and the Developer knowing the intention on the owner and approached the owner to authorize him to develop the said property and to construct a multistoried building on the said property to which the owner agree.

As a consideration of the said property the owner shall get 4 (Four) flats each measuring 700 Sq. ft covered area and 4 ( Four) shops on the Ground Floor each measuring 100 Sq. ft more or less and the owner also shall get a sum of Rs. 45,00,000/- (Rupees Forty Five Lakh) only, hereinafter called and referred to as the Owner's Allocation.

The Developer with the execution of this Agreement has paid a sum of Rs. 2,00,000/- (Rupees Two Lakh) only, the receipt of which the owner do hereby admits and acknowledges. The Developer shall pay the balance sum of Rs. 43,00,000/- (Rupees Forty Three Lakh) only after receiving the advances or parts of consideration money from the intending Purchaser/ Purchasers.

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

Unless in these presents it is repugnant to or inconsistent the following works and/or expression shall mean as hereinafter mentioned .

- 1.1 **OWNER** shall mean the above Owner/Landlord and her heirs, executors, administrators, legal representatives and assigns .
- 1.2 **DEVELOPER** shall mean the above named Developer or any company formed by the above named Developer with having respective offices and license as would be required for such company and its successors in office.
- 1.3 **THE PROPERTY** shall mean the abovementioned premises hereunder written in the schedule property at Mouza-Digla, P.S. Dum Dum, District North 24 Parganas, J.L. No. 18, R.S. No. 161, Touzi No. 173, Khatian No. 261, Holding No. <sup>415</sup>..... Kabi Mukunda Das Road, ward No. 2, under South Dum Dum Municipality within A.D.S.R. Cossipore Dum Dum, morefully and particularly described in the schedule hereunder written.
- 1.4 **THE BUILDING** shall mean the multi storied building to be constructed on the said property and/or property in accordance with the building plan to be sanctioned by the authority of South Dum Dum Municipality at the cost of the Developer .
- 1.5 **THE UNIT** shall mean the partly or wholly constructed flat/apartment shop room in the building (which is agreed to be proportionate share in common portion of the said property and structure whatsoever as the case may be.
- 1.6 **THE COMMON PORTION** shall mean and include the common portions to be mean and erected for convenience of the intending purchaser and/or lawful occupiers.
- 1.7 **THE ARCHITECT** shall mean such Architect or Architects appointed by the Developer, for the building or such other architect or Architects of the building as may be appointed by the Developer cost of which will be borne by the Developer .



- 1.8 SALEABLE SPACE** shall mean the space in the building available for independent use and occupation after making due provisions for common areas and facilities and spaces required thereof, after deducting the landlord portions .
- 1.9 OWNER'S ALLOCATION** As a consideration of the said property the owner shall get 4 (Four) flats each measuring 700 Sq. ft covered area and 4 ( Four) shops on the Ground Floor each measuring 100 Sq. ft more or less and the owner also shall get a sum of Rs. 45,00,000/- (Rupees Forty Five Lakh) only, hereinafter called and referred to as the Owner's Allocation.
- 1.10 DEVELOPER'S SHARE**-shall mean rest of the constructed area i.e. all the constructed area except Owner's allocation with reference to the consideration clause of this Agreement and the Developer are entitled to appropriate the sale proceeds in respect of Developer's allocation.
- 1.11 TRANSFER** with its grammatical variation shall mean as transfer of undivided proportionate share of land in multi storied building to purchaser thereof by execution and registering Deed or Deed of Conveyance in accordance with the provisions of law in this behalf by the Owner in favour of the purchaser on receipt of consideration .
- 1.12 TRANSFEREE** shall mean the person or persons firm, limited company or association to whom any space in the building has been transferred.
- 1.13** The word importing singular shall include plural and vice versa.
- 1.14** Sanctioned plan shall mean and include the new building plan to be sanctioned by the competent authority.

#### **ARTICLE - II COMMENCEMENT**

- 2.1 This Agreement shall be deemed to have commenced on and from the date of execution of these presents.

#### **ARTICLE - III OWNER'S RIGHT AND REPRESENTATIONS**

- 3.1 That excepting the Owner nobody else have any right, title and interest claim or demand whatsoever or howsoever into or upon the said property.

- 3.2 The Owner is absolutely seized and possessed of and/or otherwise well and sufficiently entitled to enjoy and transfer the said property or any part of it .
- 3.3 The land property is free from all encumbrances, charges liens, lispence, attachments, trusts whatsoever or howsoever.
- 3.4 There is no excess vacant land in the said property within the meaning of the urban Land Ceiling and Regulations Act. 1976 and the Developer is fully satisfied with the marketable title of the Owner.
- 3.5 That the total area of the land comprise in the said property is 5 Cottahs more or less together with one storied building measuring .....Sq. ft more or less.
- 3.6 That the Owner undertake to hand over the peaceful and vacant possession of the property for the purpose of raising the new construction at the said property to the Developer within days from the date of this agreement.
- 3.7 That the Owner undertake to execute the registered General power of Attorney in favour of the Developer and the land Owner will give the Developer all the powers required for the purpose of making such construction at his own risk and costs and to negotiate for sale and enter into agreement for sale and make registered Deed, documents for registration whatsoever required for his portion.

#### **ARTICLE - IV DEVELOPER'S RIGHT**

- 4.1 THAT on the power and by virtue of this agreement the Developer is hereby empowered to raise the construction at the above mentioned property investing its own finance and resources and undertake to erect the said building as per the sanctioned building plan.
- 4.2 That the Developer is hereby empowered to suitable modify and to alter the sanctioned plan as and when required and submit the same for approval of the South Dum Dum Municipality and entire cost shall be borne by the Developer alone .
- 4.3 The Developer shall be entitled to appoint its own labour masons contractor building Engineer Architect as necessary arising out of the new construction but in doing so all expenses with regard to such appointed persons shall be

borne by the Developer and all the risk and liability together with all responsibility shall remain with Developer and **they** will liable or responsible for any debts payments misappropriation of any money or anything whatsoever eventually takes place at the time or after construction completed and hand over to the prospective purchaser .

- 4.4 The Developer for the purpose of raising the said construction shall have his absolute right to enter into any Agreement for sale of flats and apartments in respect of its own allocated portions as mentioned above and to that effect and shall be entitled to receive earnest money from the intending purchaser or purchasers together with all advance thereof but at all material times the Owner shall not be liable for such advances or earnest money. That the said earnest money accepted by the Developer shall remain charges only with the Developer and the Owner allocation will remain unaffected and non-charged and purchaser shall have no right to interfere with the portion of the Owner allocation for any misappropriation of any money by the Developer or for any deal nor **they** shall have any right to seek any order or injunction from any court in respect of the Owner's allocation.

#### **ARTICLE - V : TIME**

- 5.1 The Developer shall complete the said building within **24 months** from the date of obtaining sanctioned plan and/or handing over the peaceful vacant possession of the said land which ever is later, time may be extended 6 months under unavoidable circumstances in mutual discussion.

#### **ARTICLE-VI : DEVELOPER'S RIGHT AND REPRESENTATIONS:-**

- 6.1 The Developer hereby undertake the responsibility to get the plan sanctioned form the South Dum Dum Municipality and start construction of the building and to complete the whole complex within **24 months** from the date of sanctioned plan in accordance with the sanctioned plan and/or handing over the peaceful vacant possession of **her** premises whichever is later and within this time the Developer shall give complete possession of the Owner's allocation and the time may be extended for another six months from the reasons beyond the control of the Developer.



- 6.2 To prepare and cause the said plan to be sanctioned and to incur and bear all costs, charges and expenses for obtaining the permission from the authority/authorities concerned.
- 6.3 To bear all costs charges and expenses for construction of the building at the said premises .

#### **ARTICLE VI : OWNER'S ALLOCATION**

- 7.1.1. As a consideration of the said property the owner shall get 4 (Four) flats each measuring 700 Sq. ft covered area and 4 ( Four) shops on the Ground Floor each measuring 100 Sq. ft more or less and the owner also shall get a sum of Rs. 45,00,000/- (Rupees Forty Five Lakh) only, hereinafter called and referred to as the Owner's Allocation.

#### **ARTICLE VIII : - DEVELOPER'S ALLOCATION .**

- 8.1 In consideration of the above the Developer shall be entitled to the remaining balance space leaving apart from the Owner allocation in the building of the constructed area to be constructed at the said premises together with the proportionate undivided share on the said land with the right of use of common facilities and amenities and the Developer shall be entitled to enter into agreement for sale and transfer in his own name or in the name of the nominee and to receive and release and collect all moneys in respect of the said property and it is hereby expressly agreed by and between the parties hereto that for the purpose of entering into such agreement it shall not be obligatory on the part of the Developer to obtain any further consent of the Owner and this agreement it self shall be treated as consent of the Owner.

#### **ARTICLE IX : PROCURE**

- 9.1 The Owner shall grant to the Developer a Registered General power of Attorney as may be required for the purpose of mutation and submit the building plan obtaining the sanctioned of the plan C.C. Certificate from the Municipality and all other necessary permission from the different authorities in connection with the construction of the building and also from pursuing to follow up the matter with the statutory body and other authorities to negotiate for sale enter into agreement for sale and receive



consideration from the intending purchaser and make registration deed and document whatsoever required of this portion .

- 9.2 **NOTWITHSTANDING** grant of power of Attorney by the Owner in favour of the Developer no action of the Developer under this power of Attorney shall in any manner *fasten* or create any financial or any other liabilities or any kind whatsoever upon the Owner .

**ARTICLE X : CONSTRUCTION :**

- 10.1 The developer shall be solely and exclusively responsible for construction of the said building .

**ARTICLE XI: BUILDING**

- 11.1 The Developer shall at its own costs construct erect and complete in all respects of the said multistoried building and the common facilities and also amenities at the said premises in accordance with the plan with good and standard quality of materials.
- 11.2 The Developer shall install and erect in the said building at its own costs as per the specification and also the drawing providing by the architect, pump, water storage tanks, overhead, Reservoir, Electrification, generator room, permanent electric connection from the CESC and electrification in the building also in all the flats through concealed wiring and other facilities as required are to be provide in a residential multi storied building in the locality in Ownership basis or otherwise .
- 11.3 The Developer shall bear the entire costs of construction including Architects fees and fees for building plan to be sanctioned from South Dum Dum Municipality without creating any financial or other liabilities on the Owner regarding the construction .

**ARTICLE XII : COMMON FACILITIES**

- 12.1 The Developer shall pay and bear all Municipal taxes and other dues and impositions and outgoings in respect of the said property as and from the date of sanction of the building plan till hand over the possession within the stipulated period in favour of the Owner .

- 12.2 After completion of the total construction the Developer and the Owner including their respective assignees will bear the cost of common facilities and maintenance charges like costs Durwan pump Motor and Electric charges in the common areas in proportion of her respective possession including proportionate share or premium for insurance of the building if any meter fire of and scavenging charges etc.

#### **ARTICLE XIII : PROCEEDING**

- 13.1 It is hereby expressly agreed by and between the parties hereto that it shall be the responsibility of the developer to defend allocations suits and proceedings which may arise in respect of the construction and Developer of the said premises to bear all costs, charges, and expenses incurred for that purpose.

#### **ARTICLE XIV : DEVELOPER INDEMNITY**

- 14.1 The Developer hereby undertake to keep the Owner indemnified against all third party claim and action arising out of any parts of act or commission of the Developer or relating to the construction of the building .
- 14.2 The Developer hereby undertake to keep the Owner indemnified against all acts, suits, costs, proceedings and claim that may arise out of the Developer action without regard to the Development of the said premises and/or in the matter of construction of the said building and/or defect therein.

#### **ARTICLE XV : OWNER'S OBLIGATIONS :-**

The Owner doth hereby agrees and covenants with the developer not to cause any interference or hindrance in the construction of the said building at the said premises by the developer, provided the terms and conditions, covenants and obligations as stated above are complied with .

The Owner doth hereby covenant with the developer not to do any act, deed or thing whereby the developer may be prevented from selling, assigning and/or disposing of any of the developer's allocation portion in the building at the said premises in favour of the intending buyers of flats/ shops/ garages in the said building. The Owner further gives undertaking for and on behalf of their agents, servants, representatives for similar act at his own liability and responsibility.



The Owner doth hereby declare that no part of the said property and/or the premises is subject to any order or acquisition or requisition nor any notice of acquisition or injunction has been served upon the Owner.

The Owner further declare that the said property of the premises has not been subject to any notice of attachment under public demands recovery act or for payment of income tax and Municipal dues or any statutory dues or attached in respect of any suit .

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

That the Owner and/or **her** solicitors or advocate shall answer the requisition on title required by the developer prior to commencement of construction.

The Developer shall pay the required security deposit payable to the South Dum Dum Municipality for sanctioning of the building plan in the name of the Owner. The developer shall take the refund of the same after the building is completed and the Owner shall be liable to sign all documents, papers forms etc. for getting the security deposit refunded.

#### **ARTICLE XVI : MISCELLANEOUS**

15.1 The Owner and the developer have entered into this Agreement purely on contractual basis and nothing contained herein shall be deemed to construct as partnership between the Developer and the Owner or as a joint venture between the parties hereto in any manner nor shall the parties hereto constitutes as an association or persons.

15.2 The Owner hereby undertake to do all such act, deeds , matters and things which may be reasonably required to be done in the matter and the Owner shall execute any additional power of Attorney and/or authorization in favour of the Developer for the purpose and the Owner also undertake to sign and execute all such additional applications and the documents as the case may be provided in no way infringe any of the right of Owner and/or against the spirit of this Agreement.

- 15.3 The Developer and Owner shall frame a scheme for the management and administration of the said building and/or common parts thereof. The Owner hereby agreed to abide by the rules and regulations of such management society, Association, holding organization and hereby give his /her/their consent to abide by the same .
- 15.4 The name of the building shall be decided later on by Developer .
- 15.5 As and from the date of the completion of the building the Developer and/or his transferee and the Owner and/or her transferee and her successors shall each be liable to pay and bear proportionate charges on account of Ground rent and wealth tax and other taxes payable in respect of their respective share of the constructed areas .
- 15.6 There is no existing any agreement regarding Development or sale of the said premises and that all other agreement, if any prior to this agreement have been cancelled .
- 15.7 All arrear Municipal Taxes and/or any other taxes and/or other taxes before to execution of this Agreement will be paid by the by the Owner and if any thing is paid by the Developer that will recovered from the Owner by cash .
- 15.8 At the time of signing of this agreement and execution of registration power of attorney in favour of the Developer the Owner will handover all original documents related of the said property like as Parcha, Khajana, upto date payment of Municipal Tax Receipt and the same will be returned to the owner at the time of giving possession of Owner allocation. And by any circumstances the Promoter will not take any loan for any bank of Financial Institution or person against this property otherwise this agreement stand revoked. \*
- 15.9 It is agreed by the both parties that the Developer will have the right to amalgamate the adjacent plot/plots for construction of multistoried building in a complex for better rehabilitation however if any dispute arises between the parties in this agreement for effective interpretation of the terms and conditions herein. The same shall be referred either to an Advocate or Arbitrator chosen, jointly by the parties hereto or to such separate advocate who will be appointed by one of each party together with right to appoint an umpire and whose decision shall before and binding upon the parties .



3. Floor : Marble ( Maroar) white & Pink ( Granite Polish).
4. Frame : (i) Rooms and Front sal  
 Front- height- 7'  
 Frame thickness 4"/3"  
 Width -3'-6"  
 Rooms frame -height 7'  
 Frame thickness 4"/2½"  
 Width -3'-0"  
 Toilet and Kitchen PVC.
5. Front Door : Shegun 10 panel (polish)
6. Toilet & Kitchen Door : PVC
7. Other doors : Good quality Flash door.
8. Windows : Aluminum openable.
9. Walls : Paris & Paint finish
10. Electrical points : 32 nos point with (M.C.B. Systems) Geezer Point.
11. Kitchen - Kitchen Slave Granite stone, tile 4' from kitchen slave.
12. Bathroom- Floor pink marble, Tiles height -6'
13. Plumbing & Sanitary-GI Pipe with HB Fittings, Commode-with flush system etc. Kitchen- One Tap under Sink one Tap upon the sink one no Basin with stand.
14. Grills - Covered Grill in Balcony.
15. Staircase Marble finish.
17. **WATER SUPPLY:** Municipal water supply with Pump from the water reservoir from ground floor and Deep Tube well with submersible pump.
18. **EXTRA WORK:** Any extra work other than our specification shall charged extra as decided by our authorized Engineer and such amount shall have to be deposited before the execution of such work . All requisites for additions alteration work have to be given in writing before starting of brick work. Thereafter No request shall be entertained.

3. Floor : Marble ( Maroar) white & Pink ( Granite Polish).
4. Frame : (i) Rooms and Front sal  
 Front- height- 7'  
 Frame thickness 4"/3"  
 Width -3'-6"  
 Rooms frame -height 7'  
 Frame thickness 4"/2½"  
 Width -3'-0"  
 Toilet and Kitchen PVC.
5. Front Door : Shegun 10 panel (polish)
6. Toilet & Kitchen Door : PVC
7. Other doors : Good quality Flash door.
8. Windows : Aluminum openable.
9. Walls : Paris & Paint finish
10. Electrical points : 32 nos point with (M.C.B. Systems) Geezer Point.
11. Kitchen - Kitchen Slave Granite stone, tile 4' from kitchen slave.
12. Bathroom- Floor pink marble, Tiles height -6'
13. Plumbing & Sanitary-GI Pipe with HB Fittings, Commode-with flush system etc. Kitchen- One Tap under Sink one Tap upon the sink one no Basin with stand.
14. Grills - Covered Grill in Balcony.
15. Staircase Marble finish.
17. **WATER SUPPLY:** Municipal water supply with Pump from the water reservoir from ground floor and Deep Tube well with submersible pump.
18. **EXTRA WORK:** Any extra work other than our specification shall charged extra as decided by our authorized Engineer and such amount shall have to be deposited before the execution of such work . All requisites for additions alteration work have to be given in writing before starting of brick work. Thereafter No request shall be entertained.



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

SIGNED, SEALED AND DELIVERED

In the presence of

WITNESSES

1. Ramesh Halder  
Ramesh 45/5 KMD Road  
KOL-65

~~Ramesh Halder~~ Maya Rani Halder  
@ alias  
Maya Halder  
by the Power of  
Ramesh Halder  
(Maya Halder)  
SIGNATURE OF THE OWNER

2. Ramesh Halder  
45/5 KMD Road  
KOL-65

Unicon Realty  
Partner Partner  
Subrata Sanyal  
Kumar Bahini  
SIGNATURE OF THE DEVELOPER

Deed prepared by me

P. K. Bandyopadhyay  
P. K. BANDYOPADHYAY  
Advocate High Court, Calcutta  
F. No. 2653/99

RECEIVED of and from the within named Developer within mentioned sum of  
Rs. 2,00,000/- (Rupees Two Lakh) only as per memo given below:-

## MEMO OF CONSIDERATION


Dated	Bank/ Branch	Cheque No. / Cash	Amount
07/10/2016		Cash	2,00,000

Total = Rs. 2,00,000/-

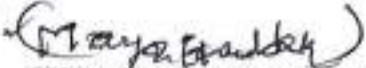
(Rupees Two Lakh) only

## WITNESSES :-

1. Dimesh Halder  
45/5 KMD Road  
E01-65  
Business

  
Maya Rani Halder  
@ alias.  
Maya Halder b/w the name of  
Rinku Halder

2. Rinku Halder  
45/5 KMD Road  
E01-65

  
SIGNATURE OF THE OWNER

## Deed prepared by me

P. K. Bandyopadhyay

P. K. BANDYOPADHYAY  
Advocate High Court, Calcutta  
F. No. 2653/99

**SPECIMEN FORM FOR TEN FINGERPRINTS**

No. Signature of the Executants / Presentants

No.	Signature of the Executants / Presentants	Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
	 Maya Rani Halder May Halder Rinku Halder					
						
	 Subhojit Sengupta					
						
	 Kumar Biswas					
						











Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue  
OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM, District Name :North 24-Parganas

Signature / LTI Sheet of Query No/Year 15060001490037/2016

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mrs MAYA RANI HALDER Alias Mrs MAYA HALDER KABI MUKUNDA DAS ROAD, P.O:- RABINDRA NAGAR, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700065	Land Lord			<i>Mrs Maya Rani Halder alias Maya Halder Rani Halder</i>
2	Mr KUMAR BAGCHI 210B/1G, KALI CHARAN GHOSH ROAD, P.O:- SINTHI, P.S:- Sinthi, District:-North 24-Parganas, West Bengal, India, PIN - 700050	Representative of Developer [UNICON REALTY ]			<i>Kumar Bagchi</i>
3	Mr SUBRATA SARKAR 46/1/1, JAWPUR ROAD,, P.O:- MOTIJHEEL, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700074	Representative of Developer [UNICON REALTY ]			<i>Subrata Sarkar</i>

Name and Address of identifier	Identifier of	Signature with date
Mr ASHIM BANERJEE Son of Mr JITEN BANERJEE RABINDRA NAGAR, P.O:- NIMTA, P.S:- Nimta, North Dum Dum, District-North 24-Parganas, West Bengal, India, PIN - 700049	Mrs MAYA RANI HALDER, Mr KUMAR BAGCHI, Mr SUBRATA SARKAR	<i>Ashim Banerjee</i> 10/11/2016

(Mohul Mukhopadhyay)  
ADDITIONAL DISTRICT  
SUB-REGISTRAR  
OFFICE OF THE A.D.S.R.  
COSSIPORE DUMDUM  
North 24-Parganas, West  
Bengal

Query No:-1506001490637/2016, 10/11/2016 03:11:09 PM COSSIPORE DUMDUM (A.D.S.R.)

### Major Information of the Deed

Deed No :	I-1506-08566/2016	Date of Registration	11/11/2016 1:52:34 PM
Query No / Year	1506-0001490037/2016	Office where deed is registered	
Query Date	04/11/2016 11:26:14 AM	A.D.S.R. COSSIPORE DUMDUM, District: North 24-Parganas	
Applicant Name, Address & Other Details	KUMAR BAGCHI 210B/1G, KALI CHARAN GHOSH ROAD, Thana : Sinthi, District : North 24-Parganas, WEST BENGAL, PIN - 700050, Mobile No. : 9830125346, Status :Seller/Executant		
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 : 2,00,000/-]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 58,75,003/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,030/- (Article:48(g))	Rs. 2,210/- (Article:E, E, B)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

#### Land Details :

District: North 24-Parganas, P.S:- Dum Dum, Municipality: DUM DUM, Road: Kabi Mukunda Das Road, Mouza: Digla, Ward No: 2

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-2230	RS-261	Bastu	Bastu	5 Katha	1/-	55,00,003/-	Property is on Road Adjacent to Metal Road,
<b>Grand Total :</b>					<b>8.25Dec</b>	<b>1 /-</b>	<b>55,00,003 /-</b>	

#### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	500 Sq Ft.	1/-	3,75,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 500 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 1Year, Roof Type: Pucca, Extent of Completion: Complete					
<b>Total :</b>		<b>500 sq ft</b>	<b>1 /-</b>	<b>3,75,000 /-</b>	

#### Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Mrs MAYA RANI HALDER, (Alias: Mrs MAYA HALDER)</b> Wife of Mr SUBHAS CHANDRA HALDER KABI MUKUNDA DAS ROAD, P.O:- RABINDRA NAGAR, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700065 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, Status :Individual, Executed by: Self, Date of Execution: 10/11/2016 , Admitted by: Self, Date of Admission: 10/11/2016 ,Place : Pvt. Residence



**Per Details :**

Name,Address,Photo,Finger print and Signature

1	<b>UNICON REALTY</b> 210B/1G, KALICHARAN GHOSH ROAD, P.O:- SINTHI, P.S:- Sinthi, District:-North 24-Parganas, West Bengal, India, PIN - 700050 Status :Organization
---	--

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Mr KUMAR BAGCHI</b> Son of Late NRIPEESH CHANDRA BAGCHI 210B/1G, KALI CHARAN GHOSH ROAD, P.O:- SINTHI, P.S:- Sinthi, District:-North 24-Parganas, West Bengal, India, PIN - 700050, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Status : Representative, Representative of : UNICON REALTY (as PARTNER)
2	<b>Mr SUBRATA SARKAR</b> Son of Late ARUN CHANDRA SARKAR 46/1/1, JAWPUR ROAD,, P.O:- MOTIJHEEL, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700074, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Status : Representative, Representative of : UNICON REALTY (as PARTNER)

**Identifier Details :**

Name & address	
Mr ASHIM BANERJEE Son of Mr JITEN BANERJEE RABINDRA NAGAR, P.O:- NIMTA, P.S:- Nimta, North Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700049, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Identifier Of Mrs MAYA RANI HALDER, Mr KUMAR BAGCHI, Mr SUBRATA SARKAR	

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mrs MAYA RANI HALDER	UNICON REALTY-8.25 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Mrs MAYA RANI HALDER	UNICON REALTY-500 Sq Ft

Endorsement For Deed Number : I - 150608566 / 2016

-2016

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

ented for registration at 17:20 hrs on 10-11-2016, at the Private residence by Mr SUBRATA SARKAR ,.

ertificate 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 58,75,003/-

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

Execution is admitted on 10/11/2016 by Mrs MAYA RANI HALDER, Alias Mrs MAYA HALDER, Wife of Mr SUBHAS CHANDRA HALDER, KABI MUKUNDA DAS ROAD, P.O: RABINDRA NAGAR, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700065, by caste Hindu, by Profession House wife

Indetified by Mr ASHIM BANERJEE, , Son of Mr JITEN BANERJEE, RABINDRA NAGAR, P.O: NIMTA, Thana: Nimta, , City/Town: NORTH DUM DUM, North 24-Parganas, WEST BENGAL, India, PIN - 700049, by caste Hindu, by profession Business

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

Execution is admitted on 10-11-2016 by Mr KUMAR BAGCHI, PARTNER, UNICON REALTY, 210B/1G, KALICHARAN GHOSH ROAD, P.O:- SINTHI, P.S:- Sinthi, District:-North 24-Parganas, West Bengal, India, PIN - 700050

Indetified by Mr ASHIM BANERJEE, , Son of Mr JITEN BANERJEE, RABINDRA NAGAR, P.O: NIMTA, Thana: Nimta, , City/Town: NORTH DUM DUM, North 24-Parganas, WEST BENGAL, India, PIN - 700049, by caste Hindu, by profession Business

Execution is admitted on 10-11-2016 by Mr SUBRATA SARKAR, PARTNER, UNICON REALTY, 210B/1G, KALICHARAN GHOSH ROAD, P.O:- SINTHI, P.S:- Sinthi, District:-North 24-Parganas, West Bengal, India, PIN - 700050

Indetified by Mr ASHIM BANERJEE, , Son of Mr JITEN BANERJEE, RABINDRA NAGAR, P.O: NIMTA, Thana: Nimta, , City/Town: NORTH DUM DUM, North 24-Parganas, WEST BENGAL, India, PIN - 700049, by caste Hindu, by profession Business

**Mohul Mukhopadhyay**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. COSSIPORE**  
**DUMDUM**  
**North 24-Parganas, West Bengal**

**On 11-11-2016**

**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**

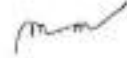
Certified that required Registration Fees payable for this document is Rs 2,210/- ( B = Rs 2,189/- ,E = Rs 21/- ) and Registration Fees paid by Cash Rs 0/-, by Draft Rs 2,210/-

Description of Draft

1. Draft(other) No: 801681000427, Date: 10/11/2016, Amount: Rs.2,210/-, Bank: STATE BANK OF INDIA (SBI), NORTHERN AVENUE

**of Stamp Duty**

and that required Stamp Duty payable for this document is Rs. 7,021/- and Stamp Duty paid by Draft Rs 2,030/-, by  
Rs 5,000/-  
Description of Stamp  
Stamp: Type: Impressed, Serial no 1147, Amount: Rs.5,000/-, Date of Purchase: 05/10/2016, Vendor name: R. Paul  
Description of Draft  
1. Draft(other) No: 801682000427, Date: 10/11/2016, Amount: Rs.2,030/-, Bank: STATE BANK OF INDIA (SBI),  
NORTHERN AVENUE



**Mohul Mukhopadhyay**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. COSSIPORE**  
**DUMDUM**  
**North 24-Parganas, West Bengal**



State of Registration under section 60 and Rule 69.  
Registered in Book - I  
Volume number 1506-2016, Page from 305618 to 305643  
being No 150608566 for the year 2016.



*Mohul*

Digitally signed by MOHUL  
MUKHOPADHYAY  
Date: 2016.11.15 15:24:38 +05:30  
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 15-11-2016 15:24:37  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM  
West Bengal.

(This document is digitally signed.)