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DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made on this 19th day of November 2020

BY & BETWEEN

ক্রমিক নং 542 তারিখ 12/11/2020
 ঢাকা spot
 নাম Debasish Chatterjee & ors
 ঠিকানা Howrah
 সোমা সী স্ট্যাম্প ডেফার
 হাওড়া সিভিল কোর্ট



Mansam Ghosh

 6086

Mansam Ghosh

 6085

Dalit Ghosh

 6087

Mansam Ghosh



 6088

Mansam Ghosh

 6089


 Additional District Sub-Registrar
 Howrah

19 NOV 2020

Dr. MAUSAM GHOSH (PAN -AKEPG3864E) Son of Sri Dibakar Ghosh, by religion Hindu, by profession- Service, is residing at 118No. Netaji Subhas Sarani, North Ghoshpara, P.S. -Bally, Howrah, Pin-711227 hereinafter referred to as the **OWNER / LANDLORD** (which term and expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his and each of his respective heirs, executors ,successors, successors-in-interest, administrators, legal representatives and assigns) **OF THE FIRST PART.**

AND

M/S TIRUPATI CONSTRUCTIONS, (PAN - AAMFT8486B) A Partnership Firm having its registered office at "SRISHTI" Apartment, Netaji Subhas Road, Bally Ghoshpara, P.O.- Ghoshpara, P.S.- Bally, District Howrah Pin- 711227 represented by its Partners **(1) SRI DEBASISH CHATTERJEE (PAN - ACKPC0262A)** son of late Bisweswar Chatterjee, **(2) ABHISHEK CHATTERJEE (PAN - APYPC0946C)** son of Sri Dhiman Chatterjee and **(3) MISS. DYUTI CHATTERJEE (PAN - BOXPC9118P)** daughter of Sri Debasish Chatterjee, all by faith Hindu by occupation Business all residing at 22, Netaji Subhas Road, Bally Ghoshpara, P.O.- Ghoshpara, P.S.- Nischinda, District Howrah 711227. Hereinafter jointly referred to as the **DEVELOPERS / CONSTRUCTOR** (which term and expression shall be unless excluded by or repugnant to the subject or context be deemed to mean and include their and each of their respective heirs, executors, successors, successors-in-office, administrators, legal representatives and assigns) **OF THE SECOND PART.**

WHEREAS the party of the **FIRST PART** is the sole owner and occupier, now inhabited and possessed of and/or otherwise well and sufficiently entitled to all that the piece and parcel of BASTU land containing an area measuring about 03 Cottahs 15 chittaks 20 sqft (2855 sq ft.), be the same a little more or less together with a two storied house standing thereon measuring about 1430 Sqft. comprised within Mouja - Bally, JL NO. - 14, at North Ghoshpara, within Khador Paragana, Revenue Survey No. 1767, Touzi No. 3989, appertaining to R.S Dag Nos. 7095,7088 under R.S Khatian No. 7136, 8917 , Police Station - Bally, District - Howrah, within the limit of Bally Gram Panchayat and also within the jurisdiction of the District and Additional District Sub-Registrar, Howrah, enjoyed the property without any interruption and disturbances from others and duly paid taxes and other ancillary charge for the said property before the competent authority of Howrah District under Govt. of West Bengal.

AND WHEREAS One Sri Haralal Ghosh, grandfather of Dr. Ghosh, was the original owner of all the piece and parcel of BASTU land containing an area measuring about 1 Cottah 14 Chittak 00 Sqft. (1350 sq ft.), be the same a little more or less together with a one storied house standing thereon measuring about 715 Sqft. comprised within Mouja - Bally , JL NO. - 14, at North Ghoshpara, within Khador Paragana, Revenue Survey No. 1767, Touzi No. 3989, appertaining to R.S Dag Nos. 7095, under R.S Khatian No. 8917 , Police Station - Bally, District - Howrah, within the limit of Bally Gram Panchayat and also within the jurisdiction of the District and Additional District Sub-Registrar, Howrah,

AND WHEREAS the said Sri Haralal Ghosh having his said property free from all encumbrances, charges etc. and also having fully transferable right, like interest

and ownership Easements and other rights in the said property, absolutely inhabited, possessed and enjoyed the Said property by exercising all sorts of possession in respect of the said property without any interruption and disturbances from other and duly paid taxes and other ancillary charge for the said property before the competent office under Govt.Of West Bengal.

AND WHEREAS while absolutely inhabited, possessed and enjoyed the said property with absolute interest and in peaceful possession, said Sri Haralal Ghosh by a registered Deed Of Gift on 29.10.1981, being no. 3048 in the year 1981 gifted and transferred his 1 Cottah 14 Chittak 00 Sqft. of Bastu Land along with a one storied house standing thereon measuring about 715 sqft. with the right of title , easements and other interests related or incidental thereto, to Sri Dibakar Ghosh and the said deed of Gift was duly registered in the office of the Sadar Joint Sub- Registrar at Howrah and is recorded in Book No. 1 CD Volume No. 75. Pages 102 to 105 as Being no.- 3048 for the year 1981 in the said office.

AND WHEREAS the said Sri Dibakar Ghosh having his said property free from all encumbrances, charges etc. and also having fully transferable right, like interest and ownership Easements and other rights in the said property, absolutely inhabited, possessed and enjoyed the Said property by exercising all sorts of possession in respect of the said property without any interruption and disturbances from other and duly paid taxes and other ancillary charge for the said property before the competent office under Govt.Of West Bengal.

AND WHEREAS while absolutely inhabited, possessed and enjoyed the said property with absolute interest and in peaceful possession, said Sri Dibakar Ghosh by a registered Deed Of Gift on 11.02.2014, being no. 00655 in the year

2014 gifted and transferred his 1 Cottah 14 Chittak 00 Sqft. of Bastu Land along with a two storied house standing thereon measuring about 1430 sqft. with the right of title, easements and other interests related or incidental thereto, to his son Dr. Mausam Ghosh and the said deed of Gift was duly registered in the office of the Additional District Sub Registrar at Howrah and is recorded in Book No. 1 CD Volume No. 2. Pages 4322 to 4333 as Being no.- 00655 for the year 2014 in the said office.

AND WHEREAS One Kamal Bhusan Samajdar became the original owner of all the piece and parcel of BASTU land containing an area measuring about 4 Cottah 03 Chittak 02 Sqft (3017 sqft.). be the same a little more or less , comprised within Mouja - Bally , JL NO. - 14, at North Ghoshpara, within Khajor Paragana, Revenue Survey No. 1767 , Touzi No. 3989, appertaining to R.S Dag Nos. 7088 under R.S Khatian No. 7136, Police Station - Bally, District - Howrah, within the limit of Bally Gram Panchayat and also within the jurisdiction of the District and Additional District Sub-Registrar, Howrah, by a registered deed of partition being no. 4377 for the year 1991 registered in the office of the Additional District Sub Registrar at Howrah.

AND WHEREAS the said Sri Kamal Bhusan Samajdar having his said property free from all encumbrances, charges etc. and also having fully transferable right, like interest and ownership Easements and other rights in the said property, absolutely took hold, possessed and enjoyed the Said property by exercising all sorts of possession in respect of the said property without any interruption and disturbances from other and duly paid rents before the competent office under Govt. Of West Bengal.

AND WHEREAS while absolutely occupied, possessed and enjoyed the said property with absolute interest and in peaceful possession, said Sri Kamal Bhusan Samajdar by a registered Deed Of Sale on 23.9.1995, being no. 4480 in the year 1995 Sold and transferred his 2 Cottah 1 Chittak 20 Sqft. of Bastu Land with the right of title, easements and other interests related or incidental thereto, jointly to Dr.Mausam Ghosh and Sri Rupam Ghosh the said deed of Sale was duly registered in the office of the Registrar Of Assurance at Kolkata and is recorded in Book No. 1 CD Volume No. 117. Pages 312 to 320as Being no.-4480 for the year 1995 in the said office.

AND WHEREAS the said Dr. Mausam Ghosh and Sri Rupam Ghosh having their said property free from all encumbrances , charges etc. and also having fully transferable right , like interest and ownership Easements and other rights in the said property, absolutely occupiedpossessed and enjoyed the Said property by exercising all sorts of possession in respect of the said property without any interruption and disturbances from other and duly paid taxes and other ancillary charge for the said property before the competent office under Govt.Of West Bengal.

AND WHEREAS while absolutely occupiedpossessed and enjoyed the said property with absolute interest and in peaceful possession, said Sri Rupam Ghosh by a registered Deed Of Gift on 21.9.2001, being no. 4280 in the year 2001 gifted and transferred his 1 Cottah 00 Chittak 32.5 Sqft. of Bastu Land with the right of title , easements and other interests related or incidental thereto, to Dr. Mausam Ghosh and the said deed of Gift was duly registered in the office of the Additional District Sub Registrar at Howrah and is recorded in Book No. 1

CD Volume No. 93. Pages 259 to 263 as Being no. - 4280 for the year 2001 in the said office.

AND WHEREAS being desirous to get more benefit from their said property, the OWNER / FIRST PARTY herein has decided to construct a new multistoried building upon their said property, but due to lack of technical knowhow and stringency of finance, were in search of a good, experience and financially capable Developer, who could do the needful construction over their said property.

AND WHEREAS accordingly, Tirupati Construction, A Partnership Firm having its registered office at "SRISHTI" Apartment, Netaji Subhas Road, Bally Ghoshpara, P.O.- Ghoshpara, P.S.- Nischinda, District Howrah Pin- 711227, being well experienced and financially sound developer, has approached the parties on the FIRST PART herein to take responsibility for completion of construction of the proposed masonry building over the property of the First Part, mentioned under SCHEDULE herein after obtaining approval of the Sanctioned Building Plan from appropriate authority and therefore the Developer and the Owners / First Parties herein is entering into this Development Agreement with a formulated scheme to do so and for that after having several discussions, it has been settled that the terms and conditions should be fully embodied so that there should not be any confusion in the future towards the agreement and development of the said property. The developer shall arrange for demolition of the existing building at their own cost and expense only after removal and shifting the existing necessary/indispensable items of the owner/first party (including electrical fittings, furnitures, Air conditioner, geyser) to suitable

alternative similar sized house or apartment, where the expense of stay (and expense of to and fro shifting of the household items) be reimbursed by the developer till the aforesaid construction is made inhabitable to live in for the owner/first party.

AND WHEREAS the second party being an experienced and financially capable developer approached the Owners to enter into agreement for developing the said property with a formulated scheme to do so and for that after having several discussions, it has been settled that the terms and conditions should be fully embodied so that there should not be any confusion in the future towards the Agreement and development of the said property, the developer shall arrange for demolition of the building at their own cost and expenses and the Developer shall have every right to sell out building materials and the Developer shall start the construction after getting new building plan sanctioned from the authority of Howrah Zila Parishad/ Bally Gram panchayat as well as demolition of the existing structure at their own costs and expenses on getting the said property vacant with full authority (as power of attorney) to build the construction as per the sanctioned building plan.

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

Article-I : Definitions:

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

- 1.1 **OWNERS** shall mean the above named owners/Landlords namely Dr. Mausam Ghosh Son Of Sri Dibakar Ghosh and his respective heirs, executors, administrators, legal representatives and assigns.
- 1.2 **DEVELOPER** shall mean the above named Developer namely Tirupati Construction, A Partnership Firm having its registered office at "SRISHTI", Netaji Subhas Road, Bally Ghoshpara, P.O.- Ghoshpara, P.S.- Nischinda, District Howrah Pin- 711227 represented by its Partners represented by its Partners **(1) SRI DEBASISH CHATTERJEE (PAN - ACKPC0262A)** son of late Bisweswar Chatterjee, **(2) ABHISHEK CHATTERJEE (PAN - APYPC0946C)** son of Sri Dhiman Chatterjee and **(3) MISS. DYUTI CHATTERJEE (PAN - BOXPC9118P)** daughter of Sri Debasish Chatterjee, all by faith Hindu by occupation Business all residing at 22, Netaji Subhas Road, Bally Ghoshpara, P.O.- Ghoshpara, P.S.- Nischinda, District Howrah 711227 and their and their respective heirs, executors, administrators, legal representatives and assigns and /or other company /companies formed by the instant Developer.
- 1.3 **THE ARCHITECT** shall mean such Architect or Architects appointed by Developer as Architect for the building or such or other Architect or architects as many appointed by Developer jointly after obtaining consent of the Owners. Cost of which will be borne by the Developer.
- 1.4 **THE PROPERTY** shall mean above mentioned and hereunder written in the first schedule mentioned properly comprised within all that the piece and parcel of BASTU land containing an area measuring about 03 Cottahs 15 chittaks 20 sqft (2855 sqft), be the same a little more or less together with a two storied house standing thereon measuring about 1430 Sqft.

comprised within Mouja - Bally, JL NO. - 14, at North Ghoshpara, within Khalor Paragana, Revenue Survey No. 1767 , Touzi No. 3989, appertaining to R.S Dag Nos. 7095,7088 under R.S Khatian No. 7136, 8917 , Police Station - Bally, District - Howrah, within the limit of Bally Gram Panchayat and also within the jurisdiction of the District and Additional District Sub-Registrar, Howrah,

- 1.5 **THE BUILDING** shall mean the building to be constructed on the said property in accordance with the building plan to be sanctioned by the authority of Howrah Zila Parishad/ Bally Gram Panchayat at the cost of the Developer.
- 1.6 **THE UNIT** shall mean the partly or wholly constructed flat/apartment/ shop in the building (which is agreed to be completed by the Second party/Developer) and also include a proportion share in common portion of the said property and structure whatever the case may be.
- 1.7 **PROPORTIONATE OR PROPORTIONATE PORTION OR PROPORTIONATELY** shall mean the ratio between the built up area of the unit and the total constructed portion within the said property which is the undivided share in the land comprised in the premises held by the Owners herein.
- 1.8 **THE COMMON PORTIONS** shall mean and include the common portions to be made and erected for convenience of the intending purchaser and/ or lawful occupiers.
- 1.9 **Super Built up Area** shall mean the built up area plus proportionate area of common areas such as the lobby, lifts shaft, stairs, etc.

- 1.10 **SALEABLE SPACE** shall mean the space in the building available for independent use and profession after making due provisions for common areas and facilities and space required therefore.
- 1.11 **OWNERS ALLOCATION** shall mean the Owner namely Dr. Mausam Ghosh shall get total 3024 Sq.ft. more or less (excluding 20% Super Built Up Area) within the proposed new multistoried building, including one garage with two cars parking space on the Ground Floor.

DEVELOPER'S ALLOCATION shall mean Rest constructed area out of the total constructed area excluding the Owner's allocation together with all rights of facilities and amenities within common areas and proportionate share in the land comprised in the said building and the said allocated portion of constructed area shall absolutely being to the Developer including the absolute right in the part of the Developer for sale, transfer, lease or in any part of the Developer for sale, lease or in any part with deal with the same and the Developer shall have the absolute right over the ultimate roof for the purpose of construction upon obtaining sanction from the concerned authority.

- 1.12 **TRANSFER WITH ITS GRAMMATICAL VARIATIONS** shall mean adopted for effecting what is understood as a transfer of undivided share of land in multi-stored building to purchaser thereof by execution and registering Deed or Deeds of Conveyance and Deed or Deeds of Rectification when required, in accordance with the provisions of law in this behalf by the owners in favour of the purchaser on receipt of consideration.

- 1.13 **TRANSFeree** shall mean the person or persons, firm, limited company or Association of persons to whom any space in the building shall be transferred.
- 1.14 **WORD IMPORTING SINGULER** shall include plural and vice-versa.
- 1.15 **WORD IMPORTING MASCULINE GENDER** shall include feminine and neutral gender, likewise words importing feminine genders shall mean and include masculine and neutral genders and similarly words importing neutral gender shall include masculine and feminine genders.
- 1.16 **THE DATE OF DELIVERY** shall mean and include the date on which the Owners shall handover the possession of the property to the Developer for starting the constructional work at the said property as before or after sanctioned plan taking proper receipt of such acceptance and further after making the construction of the owners allocation, as mentioned above ,shall be handed over to the owner by the developer and in that case that date of giving such possession shall be noted as Delivery or possession to the newly constructed area and in either case proper receipt shall be obtained by either of the parties herein the date of transferring possession by the developer to the owner shall not exceed 24 months from the date of obtaining sanction plan from the concerned authority of the Government of West Bengal for the construction of the proposed new multistoried building in the Schedule mentioned Property.
- 1.17 **SANCTIONED PLAN** shall mean and include the new building plan already have been sanction or to be sanctioned by competent Authority.
- 1.18 **STATUTE PORTION** shall mean and include the portion which is to be allocated in favour of the Developer by this presents.

Article - II: Commencement:

2.1 This agreement shall be deemed to have commenced on and from the date of execution of these present.

Article -III: Owners right and representations:

3.1. The owners are absolutely seized and possessed of and /or otherwise well and sufficiently entitled to enjoy and transfer the said property or any part of it.

3.2. That excepting the Owners nobody else has any right, title and interest, claim or demand whatsoever or howsoever into or upon the said property.

3.3. The said property is free from all encumbrances, charges, lines, impendences, attachment trust whatsoever or howsoever.

3.4. There is no excess vacant land in the said property within the meaning of the urban land (ceiling & Regulation) act, 1976 and the Developer is fully satisfied with the marketable title of the Owner

3.5. There is no bar legal, or otherwise for the Owners to obtain the certificate or certificates from the income tax Authority as per the provision of the income tax Act or other consents and permission those may be required but the Developer shall be responsible for payment of income tax according to progress of construction save and except the owners allocated portion and sale to the intending purchaser.

3.6. That the total area comprised in the said property is 03 cottahs 15 Chittak 20 Square Feet, more and less.

3.7. That the owners here in undertake to handover the peaceful and vacant possession of the property for the purpose of raising the new construction at the said property by the second party/ developer herein.

3.8. That the Owners will further undertake to execute one General power of attorney in favour of the Developer of the second part, whereby the land owners of the first part will give the Developer/ second party all the powers required for the purpose of making such construction on their own risk and cost as well as the power to negotiate for and make deeds document, whatever require of their portion i.e to say up to the limit of Developers allotted area as mentioned above along with land share for such built up area without any interference of or obstruction of the owners other than for breach of contract.

Article IV: Developers Right:

4.1. That on the power and by virtue of this Agreement, the Developers/second party is hereby empowered to raise the construction at the above mentioned property investing their own finance and resources and undertake to erect and said building as per the building plan. The developer /second party will bear the cost of building plan, soil testing and whatever related expenses necessary for sanction of building plan, and for the convenience of the erection of the new building all the original documents related to the scheduled mentioned property shall be handed over to the Developer, and the Developer shall hold the right to possess those original documents, for the purpose of erecting the Building.

4.2. That Developer/second party is hereby empowered to suitably modify or alter the sanctioned plan as and when required and submit the same for approval of the Howrah Zila Parishad/Bally Gram Panchayat and entire cost shall be borne by the Second party/Developer alone.

4.3. That the second party /Developer herein for the purpose of raising the construction shall have their rights to enter into Agreement for sale or flats etc. in respect of their own allocation up to the limit of built up area, as mentioned above and to that effect they shall be entitled to receive the earnest money from the intending purchasers but at all material times, the Owner shall not be liable for such money or earnest money.

4.4. The Developer /second party shall be entitled to appoint their own labours, masons, contractor, builder, engineer, architect for necessary raising of the new construction but in doing so all expenses with regards to such appointed persons shall be borne by the second party/ Developer and all the risk and liability together with all responsibility shall remain with the Developer/ Second party and to that effect the Owners/first parties shall never be liable or responsible for any debts, payments, misprision of any money or anything whatever, eventually take place at the time or after construction completed and handover to the prospective purchasers. The second party/ Developer shall also remain liable for any litigation or for any matter relating to the building.

4.5. That the Developer/ second party for the purpose of raising the said construction shall have their absolute right to enter into any Agreement for sale of flats and apartment together with the shop room in respect of their own allotted portions, as mentioned above, subject to making confirming party of the

Owners and to that effect they shall not be entitled to receive the earnest money from the intending purchasers together with all advance thereof and at all material time the owners shall not be liable for such advance or earnest money. That the said earnest money accepted by second party/ Developer shall remain charged only with the Developer share and to that effect also the Owner's shares mentioned above ,remain unaffected and non-charged and no purchaser shall have right to construct or interfere with the portion of the Owners for any misappropriation of any money by the second party /Developer or for any deal not they shall have any right to seek any order of injunction from any Court in respect of the Owners share to the tune ,as mentioned above ,out of the total built up area or areas .

4.6. The second party/Developer shall have the right to register the Deed of Conveyance in respect of their own allocation , as mentioned above within the said property before handing over Owners allocation , as well and at all material time ,the said power together with allowing possession to the intending purchaser or purchasers can be made or done and the Owners allocation ,as mention above will be handed over to them within 24 months from the date of obtaining sanction plan from the competent authority subject to clear title of the property and without any dispute against the said property.

4.7. The Owners/ First parties in this regard convey a revocable power of Attorney in favour of the second party/developer subject to the right of cancellation for breach of contract by the developer or for developers any act detrimental to the interest of the Owners.

Article- V: Apparent Consideration:

- 5.1. That in consideration of the Agreement the Owners to allow the Developer/ Second party to construct the building at their own property, it is hereby settled that the owners shall receive the following as owner's allocation from the Developer of newly made construction:
- 5.2. The Owner namely Dr. Mausam Ghosh shall get total 3024 Sq.ft. more or less (excluding 20% Super Built Up Area) within the proposed new multistoried building, including one garage with two cars parking space on the Ground Floor.
- 5.3. That if the owner decides to reserve the residential flats for the purpose of their own residence, after completion of the building, they shall be liable to pay the Developer Goods and Service Tax if any arises, for their so owned residential Flats, and any other Government Tax, which is solely payable by the owners of the constructed Flats. The owners shall abide by the rules of the association if any, which will be formed by taking the residential members in the said building.
- 5.4. That it is made clear that if the owners decide to reserve the residential flats for the purpose of their own residence, after completion of the building, they shall be liable to pay Rs.30,000 (Rupees Thirty Thousand Only) per Flat/Unit so reserved, for the purpose of the installation of the transformer after obtaining permission from the appropriate authority. The owner/first party (Dr. Mausam Ghosh) will refrain from paying the installation charges of the above mentioned transformer against the flat to be reserved by him for his own residential use .
- 5.5. That this project is going to be carried out without any payment of Security Deposit of monetary value except the allocated area of the owner as depicted in this development agreement , which is to be allocated to the Owners by

the developer as a consideration for allowing and / or authorizing the Developer for making development works by executing this agreement.

5.6. That this project is going to be carried out without any payment of Security Deposit of monetary value except the owner's allocation of Dr. Mausam Ghosh who shall get total 3024 Sq.ft. more or less (excluding 20% Super Built Up Area) within the proposed new multistoried building, including one garage with two cars parking space on the Ground Floor. and if the owner decides to reserve more than one said residential flats/shops/Garages for the purpose of their own residence , after completion of the building, then after calculation of the fair market price of the said excess unit to be reserved by the owners, then the Owners shall be liable to pay consideration money to the Developer for the remaining amount reserved by him in excess of the agreed flat unit as owner's allocation, based on the fair market price of the said unit(s).

Article- VI : Developer's Right And Representation:

6.1 The Developer hereby undertakes the responsibility to get the plan sanctioned from the Howrah zila Parishad Authority and to start construction of the building according to the sanctioned plan and handover the Owners allocation within 24 months from the date of obtaining the sanction plan of the building from the Howrah Zila parishad the competent Authority. In case of any deviation in the sanctioned plan, the charges as well be imposed by the Authority concerned will be borne by the Developer.

6.2 The developer/ second party will prepare and Cause the said plan to be sanctioned and will bear all costs, charges and expenses for Preparation, design and sanctioning of the said plan.

6.3 At their own costs and expenses and charges to obtain all necessary permission and /or approval and consent from the respective authorities concerned.

6.4 To incur and pay all costs, charges and expenses for obtaining the permission from the Authority/ Authorities concerned.

6.5 To bear all cost, charges and expenses for construction of the building at the said premises including the charges of soil testing.

6.6 To allocation the Owners allocation respectively in proportion of their present measurement of land in the building to be constructed. Owners/ first parties will get the built up area as mentioned above and the same will be allocated as mentioned above. The first party/owner (Dr. Mausam Ghosh) will be exempted from paying the cost/charges for building the super built up areas on the said premises by the second party/developer.

Article – VII: Owners, Allocation:

7.1 The Developer/second party shall at their own cost and expenses construct , erect and complete the building in all respect and shall allocate the owners their allocation mainly of the Built up area as described above with the right , title, interest in common facilities and amenities at said premises.

Article – VII : Developers Allocation

8.1 In consideration of the above , the Developer/second party shall be entitle to the remaining balance space in the building of the built up area to be constructed at the said premises together with the proportionate undivided share on the said land with the right of user of common facilities and amenities

and the developer /second party shall be entitled to enter into Agreement for sale and transfer in their own name or the name of their nominee and to receive and realise collect all money in respect thereof and it is hereby expressly agreed by and between the parties here to that for the purpose of entering into such agreement, it shall be obligatory on the part of the developer to obtain consent of the Owners as Confirming party.

Article -IX : Procedure

9.1 The owners shall grant to the Developer / second party a Development power of Attorney as may be required for the purpose of obtaining the sanction of the building plan and all other necessary permission from the different authorities in connection with the construction of the building and also for pursuing and follow up of the matter with the statutory body and other authorities excepting the registration and execution of the sale deed in favour of intending purchasers of the of the newly constructed building of the developers allocation.

9.2 Notwithstanding grant of power of attorney by the Owner /first parties in favour of the Developer /second party and delivery of possession of the said premises, no action of the Developer/Second party under this power of Attorney shall in any manner fasten or create any financial or any other liabilities of any kind whatever upon the Owners.

Article - X : Construction

10.1 The Developer shall be solely and exclusively responsible for construction of the said building in schedule time.

Article- XI : Building

11.1 The Developer /Second party shall at their own cost construct, erect and complete the 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/second party shall install and erect in the said building at their own as per the specifications and also as per drawing provided by the Architect, pump, water , storage tanks, overhead Reservoirs, Electrification and permanent Electric connection from the Electric supply Authority and electrification in the building and also in the respective flats through standard electrical wirings and other facilities as are required to be provided in a Residential multi storied building in the locality in ownership basis or otherwise.

11.3 The Developer shall bear the entire cost of construction including Architect fees and fees for building plan to be sanctioned from Howrah Zila Parishad/ Bally gram panchayat without creating any financial or other liabilities on the Owner regarding the Construction.

11.4 The Developer /second party shall complete the building with outside plastering and with decent colouring of the outside and inside putty finished as total complete condition.

Article - XII : common Facilities

12.1 The Developer /Second party shall pay and bear all Panchayat taxes and other dues and Imposition and outgoing in respect of the said premises accruing due as and from the date of sanction of the building plan till handover of the possession within the stipulated period (24 months) in favour of the owners as

well as other flat owners. but if any dues made by the Developer/ second party of the previous due all such payment shall be adjusted from the Owner allocation or the Owners will refund the same without interest to the Developer /Second party before the handing over possession to the Owners allocation by the developer /second party in the newly constructed building.

12.2 After the completion of the total construction, the Developer/ second party and the Owner /first parties including their respective assigns will bear the cost and the expenses of the common facilities and maintenance charge like cost of Darwans ,pump, motor and Electric Charges in the common areas in proportion of their respective possession including proportionate share of premium for the insurance of the building , if any water, fire and scavenging charges etc.

Article- XIII: legal Proceeding:

13.1 It is hereby expressly agreed by and between the parties here to that it shall be that responsibility of the Developer/second party to defend al actions suits and proceedings, which may arise in respect of the Development of the said premises and all costs, charges and expenses and incurred for that purpose with the approval of the Owners/ first parties shall be borne and paid by the Developer/ second party.

Article - XIV : Developers Indemnity:

14.1 The Developer /second party hereby undertakes to keep the first parties indemnified against all third party claim and action arising out of any sorts of act

of commission of the Developer /second party or relating to the construction of the building.

14.2 The developer /second party hereby undertakes to keep the owners/ first parties indemnified against all acts, suits, cost, Proceeding and claims that may arise out of the Developers actions with regard to Development of the said premises and /or in the manner of construction of the said building and /or any defect therein.

Article- XV : Miscellaneous

15.1 The Owners/ first parties and the developer/ second party have entered into this Agreement purely on contractual basis and nothing contained herein shall be deemed to construe as partnership between Developer /second party and the Owners/ first parties or joint venture between the parties hereto any manner nor shall the parties hereinto constitutes as association or person .

15.2 The Owners/ First parties here by undertake to do all such act, deeds, matters and things that may be reasonably required to be one in the matter and the Owner / first parties shall execute any such additional power of Attorney And/or Authorisation in favour of the developer/second party for the purpose and the owner/ first Parties also undertake to sign and execute all such Additional applications and other documents as the case may be provided that all such act, deeds and matters and things do not in any way infringe on the right of Owners/First parties and /or against the spirit of this Agreement.

15.3 The Developer/Second party in consultation with the Owner/First parties shall frame a scheme for the management and Administration of the said

building and /or common part thereof. The Owners/ first parties hereby agree to abide by rules & Regulations of such management society, Association Holding Organisation and hereby gives their consent to abide by same .The Developer/second party shall also confirm the specifications of the building materials and fitting and mode of flooring, plastering, colouring, wiring, etc. With the owners /first Parties in details on agreed term.

15.4 It is expressly agreed by the owners/First parties that at all time they will not cancel the said agreement without showing any reasonable ground against this agreement of development and if the Owner/first parties strict to cancel the agreement then he owner/First parties shall have to pay the entire expenses incurred by the Developer/ second party together with interest @18%per Annum of the total investment and the expected profit which shall be ascertained by an expert value at that time and such compensation shall be made clear at once at the time of cancellation of the agreement, otherwise the agreement shall be valid at all time ,if it further agreed by and between the parties that if the developer fails to complete the construction for their own difficulties , in that case the owner may forfeit the entire advance money paid by the developers.

15.5. As and from the date of completion of the building, the Developer / Second party and / or their transferees and the Owners / First parties and/or their transferees and their successor 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 areas and/or share of the built up area.

15.6 There is no existing Agreement regarding Development or sale of the said premises and that all other agreements, if any, prior to this Agreement have been cancelled and are being suspended by this Agreement.

15.7 It is expressly agreed by and between the parties hereto that the right, title and interest over and above the top roof will be in the custody with the Owners / First Parties and the Developer/ Second party as per their ratio.

15.8 The Developer/ Second party will construct boundary wall and at the time, if any dispute arises, the Developer / Second party will inform the same to the Owner / First Parties and the Owners / First parties will settle the dispute within reasonable time.

15.9 Regarding any dispute in the title of the said property, the Owners / First Parties will clear all the dispute and in that event if any expenses incurred by the Developer/ Second party that will be refunded by the Owners either by cash or will be adjusted from the Owners allocation by cutting out some area at the prevailing market rate.

15.10 The Owners / First parties will hand over all the requisite documents to the Developers / Second party upon the receipt and the Developers / Second party will return back the same to the Owners / First parties upon expiry of this Agreement automatically at the end of 24 months from the date of sanctioned plan.

15.11 If the Developer / Second party fails to hand over the Owner's allocation within the stipulated period , then the Owners / First Parties shall allow the Developer for further 3 (three) months' time only.

15.12 The Developer/ Second party will not allow to do any type of immoral activities whereby the Owners / First Parties as well as neighbours are prejudicially affected.

15.13 The shifting expenses of the owner/first party will be borne by the Developer.

15.14 This agreement is bound upon all the legal heirs and successors of the both parties.

15.15 All documents shall be approved by the Advocate of the Developer / Second party.

Article - XVI : Force Majeure

16.1 The Developer/ Second Party shall not considered to be liable to any obligation hereunder to extend that the performance of the relevant obligations are prevented by the existence of the force Majeure and shall be suspended from the obligation during the duration of the force Majeure.

16.2 Force Majeure shall mean flood, earth quake, riot, war, tempest, commission, strike and/ or any other act or commission beyond the responsible control of the developer.

Article - XVII : Arbitration

17.1 If at any time any dispute shall arise between the parties hereto regarding the construction of interruption of any of the terms and condition herein contain or touching these presents or determination of the liability of any of the parties under this agreement, the same shall be referred to the joint arbitrator and their

joint decision shall be deemed to be a reference within the meaning of the Indian arbitration and reconciliation Act, 1996 and the said arbitrators will be nominated by each of the parties . In case of differences with the reference of the joint arbitrators to be appointed by the respective parties the joint arbitrators will appoint and umpire and his decision is final and binding upon the respective parties but on any event none of the parties shall be entitled to stop the progress of construction or development of the said premises until such time and the award is given by arbitrators or the umpire as the case may be.

FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of the bastu land containing an area measuring about 03 Cottahs 15 chittaks 20 sqft. be the same a little more or less together with a two storied house standing thereon measuring about 1430 Sqft. comprised within Mouja - Bally, JL NO. - 14, at North Ghoshpara, within Khador Paragana, Revenue Survey No. 1767, Touzi No. 3989, appertaining to R.S Dag Nos. 7095, 7088 under R.S Khatian No. 7136, 8917, Police Station - Bally, District - Howrah, within the limit of Bally Gram Panchayat and also within the jurisdiction of the District and Additional District Sub-Registrar, Howrah, which is butted and bounded in the manner as follows:

ON THE NORTH : Property Of Sri Chandrasekhar Banerjee.

ON THE SOUTH : Property Of Sri Anandamohan Patra.

ON THE EAST : Property Of Sri Prosanta Mukherjee and Sri Anandamohan Patra.

ON THE WEST : 18 Feet Wide Panchayet Road.

SECOND SCHEDULE ABOVE REFERRED TO'

(Owners allocation)

Owner namely Dr. Mausam Ghosh shall get total 3024 Sq.ft. more or less (excluding 20% Super Built Up Area) within the proposed new multistoried building, including one garage with two cars parking space on the Ground Floor.

Choice of floor and flats: 1st choice of apartment and floor on the constructed area will be of owner/first party, 2nd choice of the apartment and floor will be of developer/second party and so on.

All the owners together will be provided the aforesaid constructed area out of total constructed area including with proportionate share, right, title and interest in common facilities including the right of using the said facilities with right of using the terrace with domestic roof right but without the construction right to the undivided proportionate impart able share in the land free of cost.

(Developer's allocation)

DEVELOPER'S ALLOCATION shall mean Rest constructed area out of the total constructed area excluding the Owner's allocation together with all rights of facilities and amenities within common areas and proportionate share in the land comprised in the said building and the said allocated portion of constructed area shall absolutely being to the Developer including the absolute right in the part of the Developer for sale, transfer, lease or in any part of the Developer for sale, lease or in any part with deal with the same and the Developer shall have the absolute right over the ultimate roof.

SPECIFICATION SCHEDULE

1. Vitrified flooring with six inches skirting for all apartments and common passages, bathroom flooring – Vitrified , Approx Five feet Wall Covered With Tiles , kitchen – cooking platform Black Marble stone, top two feet glaze tiles above cooking platform.
2. Aluminium Sliding Windows with glass and additional sliding frame.
3. Concealed electric wiring , bedroom three points each with one five Amp. Plug point. Hall – three points with fifteen Amp. 2 nos. plug point, kitchen / bathroom, main gate / balcony – single point. All the electrical fittings will be of standard quality.
4. Inside walls and ceiling finished with plaster of Paris or Putty.
5. Wooden door frame and commercial flush doors, main entrance will be covered by laminated door with safety lock, peephole and modern main door lock.
6. AAC Block Work – as per sanctioned plan.
7. Water supply – Concealed PVC pipe lines with one shower, two taps and one pan point (fitted with hand shower) with cistern point and two points in the kitchen.
8. Separate electric meter in the name of each owner at the costs and expenses of the Owner with calling bell for main door.
9. Extra work other than the above will be charged extra.

IN WITNESS WHEREOF the parties hereto sign on this agreement at on this day, month and year first above written in the presence of.

SIGNED, SEALED AND DELIVERED

in the presence of :

WITNESSES

1. *Somnath Das*
Bally, Howrah.
711205.

2. *Bapi Manato*
Bally, Howrah.

Mansuri Ghosh
Signature of the Owners.

TIRUPATI CONSTRUCTIONS

Dilip Chatterjee

Dyuti Chatterjee
Partner
Signature Of the Developer.

Drafted and prepared

In my office,

Arnab Kumar Neogi
F/11602/1473/2016.




Arnab Kumar Neogi

Advocate.




Bar Association Room No. 2

High Court Calcutta.


FORM FOR TEN FINGER IMPRESSION

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

Signature Mansam Ghosh





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

Signature D. Ch. Ch.

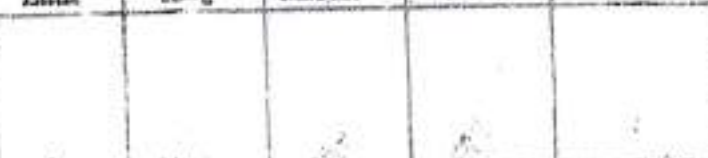

	Left Hand	Little	Ring	Middle	Fore	Thumb
						
Right Hand	Thumb	Fore	Middle	Ring	Little	
						

Signature M. S. C.


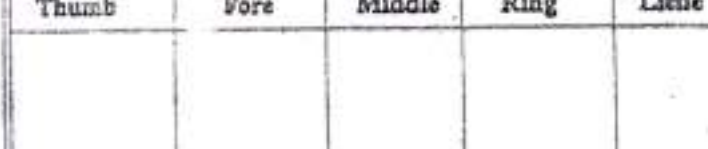
FORM FOR TEN FINGER IMPRESSION

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

Signature Sujin Chatterjee

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

Signature _____

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

Signature _____



Government of West Bengal
Directorate of Registration & Stamp Revenue

FORM-1564

Miscellaneous Receipt

Visit Commission Case No./ Year	0502001775/2020	Date of Application	18/11/2020
Query No./ Year	05023001503573/2020		
Transaction	[0110] Sale, Development Agreement or Construction agreement		
Applicant Name of QueryNo	Mr. Arnab Kumar Neogi		
Stamp duty Payable	Rs.5,020/-		
Registration Fees Payable	Rs.21/-		
Applicant Name of the Visit Commission	Mr. Arnab Neogi		
Applicant Address	Howrah		
Place of Commission	North Ghoshpara Bally Howrah		
Expected Date and Time of Commission	18/11/2020 6:00 PM		
Fee Details	J1: 250/-, J2: 500/-, PTA-J(2): 0/-, Total Fees Paid: 750/-		
Remarks			









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 05023001503573/2020

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	Dr Mausam Ghosh 118 Netaji Subhas Sarani, P O - North Ghoshpara, P S:- Bally, District - Howrah, West Bengal, India. PIN - 711227	Land Lord			Mausam Ghosh 19/11/2020
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2	Mr Debasish Chatterjee 22 Netaji Subhas Road, P O - Ghoshpara, P S:- Bally, District:-Howrah, West Bengal, India, PIN - 711227	Represent ative of Developer [Ms Tirupati Constructi on]			Debasish Chatterjee 19/11/2020
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
3	Mr Abhishek Chatterjee 22 Netaji Subhas Road, P O - Bally Ghoshpara P S - Bally, District - Howrah, West Bengal, India. PIN - 711227	Represent ative of Developer [Ms Tirupati Constructi on]			Abhishek Chatterjee 19/11/2020

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
4	Miss Dyuti Chatterjee Netaji Subhas Road, P.O- Ghoshpara, P.S - Bally District -Howrah, West Bengal, India, PIN - 711227	22 Represent ative of Developer [Ms Tirupati Constructi on.]			 19/11/2020
Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Subhajit Koley Son of Mr L Koley Howrah, P.O.- Howrah, P.S.- Howrah, District:- Howrah, West Bengal, India, PIN - 711101	Dr Mausam Ghosh, Mr Det Chatterjee, Mr Abhishek Chatterjee, Miss Dyuti Chai			 19.11.2020

(Kaustava Dey)

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



Mausam Ghosh



Mausam Ghosh



ಭಾರತೀಯ ವಿಶಿಷ್ಟ ಗುರುತು ಪ್ರಾಧಿಕಾರ

ಭಾರತ ಸರ್ಕಾರ

Unique Identification Authority of India
Government of India

ದೇಶದಾದ್ಯಂತ ಕಡು ಸಂಖ್ಯೆ / Enrollment No 2017/60001/61393

To
ಮೌಸಂ ದೇಶ
Mausam Ghosh
S O Dibrakar Ghosh
118
Netaji Subhas Sarani
Near SBI Ghoshpara Branch Ghoshpara
Bally Jagachha
Ghoshpara Bally Jagachha Howrah
West Bengal 711227
8095878042

Ref 17146 - 098 / 745006 / 745006 / P



SE458759970FT



ನಿಮ್ಮ ಆಧಾರ್ ಸಂಖ್ಯೆ / Your Aadhaar No. :

3893 5474 8254

ಆಧಾರ್ - ಶ್ರೀಸಾಮಾನ್ಯನ ಅಧಿಕಾರ

ಮಾಹಿತಿ

- ಆಧಾರ್ ಗುರುತಿನ ಪುರಾವೆಯೇ ಹೊರತು ಪೌರತ್ವದಲ್ಲ .
- ನಿಮ್ಮ ಗುರುತನ್ನು ಸಾವಿರುಪಡಿಸಲು, ಆನ್ ಲೈನ್ ಮೂಲಕ ದೃಢೀಕರಿಸಿ .

INFORMATION

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

- ಆಧಾರ್ ದೇಶದಾದ್ಯಂತ ಮಾನ್ಯತೆಯನ್ನು ಪಡೆದಿದೆ .
- ಭವಿಷ್ಯದಲ್ಲಿ, ಸರ್ಕಾರಿ ಹಾಗೂ ಸರ್ಕಾರೇತರ ಸೇವೆಗಳನ್ನು ಪಡೆಯಲು ಆಧಾರ್ ನಿಮಗೆ ಸಹಾಯಕವಾಗಲಿದೆ .
- Aadhaar is valid throughout the country .
- Aadhaar will be helpful in availing Government and Non-Government services in future .



ಭಾರತ ಸರ್ಕಾರ
Government of India

ಮೌಸಂ ದೇಶ
Mausam Ghosh
ಜನ್ಮ ದಿನಾಂಕ / DOB : 10/07/1976
ಲಿಂಗ / Male



3893 5474 8254

ಆಧಾರ್ - ಶ್ರೀಸಾಮಾನ್ಯನ ಅಧಿಕಾರ



ಭಾರತೀಯ ವಿಶಿಷ್ಟ ಗುರುತು ಪ್ರಾಧಿಕಾರ
Unique Identification Authority of India

ವಿಳಾಸ - ತಂದೆ / ತಾಯಿಯ ಹೆಸರು,
ಬಿಬಿ ಕರ್ ಭೋಷ, # 118, ನೆತಾಜಿ ಸುಭಾಷೆ
ಸರಾನಿ, ಎಸ್.ಐ.ಎಂ. ಭೋಷಪಾರ ಬ್ರಾಂಚ್
ಕಡ್ಡೆರ, ಭೋಷಪಾರ, ಬಾಲ್ಯ ಜಾಗಚ್ಚಾ, ಹೌರಾಹ,
ಭೋಷಪಾರ, ದಸ್ತೆ ಬೆಂಗಲ್, 711227

Address: S/O: Dibrakar Ghosh, #
118, Netaji Subhas Sarani, Near
SBI Ghoshpara Branch,
Ghoshpara, Bally Jagachha,
Howrah, Ghoshpara, West
Bengal, 711227

3893 5474 8254



1847
1800 300 1947



help@uidai.gov.in



www.uidai.gov.in

Mausam Ghosh

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AAMFT8486B

नाम / Name
TIRUPATI CONSTRUCTIONS



स्थापना की तिथि
Date of Incorporation / Formation
01/08/2016

30050017

TIRUPATI CONSTRUCTIONS

M. S. Chetty

Dyesh Chetty

Deboch Chetty

Partner

वर्तमान खाते संख्या / PERMANENT ACCOUNT NUMBER
ACKPC0262A

नाम / NAME
DEBASISH CHATTERJEE

पिता का नाम / FATHER'S NAME
BISWESSHAR CHATTERJEE

जन्म तिथि / DATE OF BIRTH
08-01-1964

खाते धारक की हस्ताक्षर / SIGNATURE
Debasish Chatterjee

Debasish
आयकर अधीक्षक, व.ब. - XI
COMMISSIONER OF INCOME-TAX, W.B. - XI

Debasish Chatterjee



भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार

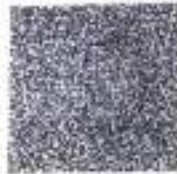
Unique Identification Authority of India

Government of India

Enrollment No.: 0640/83112/00070

To
Debasish Chatterjee
CIO Biswasahar Chatterjee
22 NETAJI SUBHAS SARANI GHOSH PARA NORTH
GHOSH PARA
Bally Jagachha
Ghoshpara
Bally Jagachha Howrah
West Bengal 711227
9830162209
ME693491969FH

11/11/2012
169349196



आपका आधार क्रमांक / Your Aadhaar No. :

9895 2245 0156

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



Debasish Chatterjee
DOB 08/01/1964
Male



9895 2245 0156

मेरा आधार, मेरी पहचान

Debasish Chatterjee

जायकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

ABHISHEK CHATTERJEE
DHIMAN CHATTOPADHYAY

06/06/1989

Permanent Account Number
APYPC0846C

Signature

1607
17
94200



Abhishek Chatterjee



भारत सरकार
GOVERNMENT OF INDIA



अभिषेक चट्टोपাধ্যায়
Abhishek Chatterjee
पिता : धीमन चट्टोपাধ্যায়
Father : Dhiman Chatterjee
वर्ष २०११ / Year of Bth. : 1980
पुरुष / Male



4599 2281 3511

आधार - साधारण मानुषेअ अधिकार

Abhishek Chatterjee

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
BOXPC9118P



नाम / Name
DYUTI CHATTERJEE

पिता का नाम / Father's Name
DEBASISH CHATTERJEE

जन्म तिथि/Date of Birth
10/04/1996

Dyuti Chatterjee
Signature



356/2017

Dyuti Chatterjee

 **भारत सरकार**
[Redacted] [Redacted]

शुद्धि प्रमाणिका
Dyut Chatterjee
पिता : देबेशिष चट्टोपाध्याय
Father : Debeshish Chatterjee
जन्म वर्ष / Year of Birth : 1996
लिंग / Gender

[Redacted] [Redacted]

9733 8206 2906

आशान - आशान बनवण अशिकार

Dyut Chatterjee



Govt. of West Bengal (206384/2020)
Directorate of Registration & Stamp Revenue
e-Challan

GRN: 19-202021-014120331-1 Payment Mode Online Payment
GRN Date: 19/11/2020 17:10:19 Bank: State Bank of India
BRN: CKO4693791 BRN Date: 19/11/2020 17:11:27

DEPOSITOR'S DETAILS

Id No.: 3001503573/8/2020
(Query No./Query Year)

Name: ARNAB KUMAR NEOGI
Contact No.: Mobile No.: +91 9830706109
E-mail:
Address: BALLY HOWRAH
Applicant Name: Mr Arnab Kumar Neogi
Office Name:
Office Address:
Status of Depositor: Advocate
Purpose of payment / Remarks: Sale, Development Agreement or Construction agreement
Payment No 8

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount [₹]
1	3001503573/8/2020	Property Registration- Stamp duty	0030-02-103-003-02	4520
2	3001503573/8/2020	Property Registration- Registration Fees	0030-03-104-001-16	21
Total				4541

In Words: Rupees Four Thousand Five Hundred Forty One only

Major Information of the Deed

Deed No :	I-0502-06384/2020	Date of Registration	25/11/2020
Query No / Year	0502-3001503573/2020	Office where deed is registered	
Query Date	18/11/2020 4:08:18 PM	0502-3001503573/2020	
Applicant Name, Address & Other Details	Arnab Kumar Neogi Howrah, Thana : Howrah, District : Howrah, WEST BENGAL, PIN - 711101, Mobile No. : 9830706109, Status : Advocate		
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. 30,000/-	Rs. 25,81,656/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 5,020/- (Article 48(g))	Rs. 21/- (Article:E, E)		
Remarks			

Land Details :

District: Howrah, P.S. - Bally, Gram Panchayat: BALI, Mouza: Bali(Part), JI No: 14, Pin Code : 711201

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-7095	RS-7136	Bastu	Bastu	3 Katha	10,000/-	19,30,500/-	Width of Approach Road: 18 Ft., Adjacent to Metal Road,
L2	RS-7088	RS-8917	Bastu	Bastu	15 Chatak 20 Sq Ft	10,000/-	6,21,156/-	Width of Approach Road: 18 Ft., Adjacent to Metal Road,
TOTAL :					6.5427Dec	20,000 /-	25,51,656 /-	
Grand Total :					6.5427Dec	20,000 /-	25,51,656 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	10,000/-	30,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	10,000 /-	30,000 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>Dr Mausam Ghosh (Presentant) Daughter of Mr Dibakar Ghosh 118 Netaji Subhas Sarani, P.O:- North Ghoshpara, P.S:- Bally, District:-Howrah, West Bengal, India, PIN - 711227 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: AKxxxxxx4E,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 19/11/2020 Admitted by: Self, Date of Admission: 19/11/2020 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 19/11/2020 . Admitted by: Self, Date of Admission: 19/11/2020 ,Place : Pvt. Residence</p>

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>Ms Tirupati Construction Netaji Subhas Road, P.O:- Ghoshpara, P.S:- Bally, District:-Howrah, West Bengal, India, PIN - 711227 , PAN No : AAxxxxxx6B,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative</p>

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>Mr Debasish Chatterjee Son of Late Bisweswar Chatterjee 22 Netaji Subhas Road, P.O:- Ghoshpara, P.S:- Bally, District:-Howrah, West Bengal, India, PIN - 711227, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: ACxxxxxx2A,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Ms Tirupati Construction (as Partner)</p>
2	<p>Mr Abhishek Chatterjee Son of Late Bisweswar Chatterjee 22 Netaji Subhas Road, P.O:- Bally Ghoshpara, P.S:- Bally, District:- Howrah, West Bengal, India, PIN - 711227, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: APxxxxxx6C,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Ms Tirupati Construction (as Partner)</p>
3	<p>Miss Dyuti Chatterjee Daughter of Mr Debasish Chatterjee 22 Netaji Subhas Road, P.O:- Ghoshpara, P.S:- Bally, District:- Howrah, West Bengal, India, PIN - 711227, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: BOxxxxxx8P,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Ms Tirupati Construction (as Partner)</p>

Identifier Details :

Name	Photo	Finger Print	Signature
<p>Mr Subhajit Koley Son of Mr L Koley Howrah, P.O:- Howrah, P.S:- Howrah, District:-Howrah, West Bengal, India, PIN - 711101</p>			

Identifier Of Dr Mausam Ghosh, Mr Debasish Chatterjee, Mr Abhishek Chatterjee, Miss Dyuti Chatterjee

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Dr Mausam Ghosh	Ms Tirupati Construction-4.95 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Dr Mausam Ghosh	Ms Tirupati Construction-1.59271 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Dr Mausam Ghosh	Ms Tirupati Construction-100.00000000 Sq Ft

On 18-11-2020

Certificate of Market Value(WB PUV) rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 25.81.656/-

Kaustava Dey

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

On 19-11-2020

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

Presented for registration at 19:25 hrs on 19-11-2020, at the Private residence by Dr Mausam Ghosh ,Executant.

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

Execution is admitted on 19/11/2020 by Dr Mausam Ghosh, Daughter of Mr Dibakar Ghosh, 118 Netaji Subhas Sarani, P.O. North Ghoshpara, Thana: Bally, , Howrah, WEST BENGAL, India, PIN - 711227, by caste Hindu, by Profession Service

Identified by Mr Subhajit Koley, . . Son of Mr L Koley, Howrah, 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 19-11-2020 by Mr Debasish Chatterjee, Partner, Ms Tirupati Construction (Partnership Firm), Netaji Subhas Road, P.O:- Ghoshpara, P.S:- Bally, District:-Howrah, West Bengal, India, PIN - 711227

Identified by Mr Subhajit Koley, . . Son of Mr L Koley, Howrah, P.O: Howrah, Thana: Howrah, , Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, by profession Law Clerk

Execution is admitted on 19-11-2020 by Mr Abhishek Chatterjee, Partner, Ms Tirupati Construction (Partnership Firm), Netaji Subhas Road, P.O:- Ghoshpara, P.S:- Bally, District:-Howrah, West Bengal, India, PIN - 711227

Identified by Mr Subhajit Koley, . . Son of Mr L Koley, Howrah, P.O: Howrah, Thana: Howrah, , Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, by profession Law Clerk

Execution is admitted on 19-11-2020 by Miss Dyuti Chatterjee, Partner, Ms Tirupati Construction (Partnership Firm), Netaji Subhas Road, P.O:- Ghoshpara, P.S:- Bally, District:-Howrah, West Bengal, India, PIN - 711227

Identified by Mr Subhajit Koley, . . Son of Mr L Koley, Howrah, 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 25-11-2020

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 (g) of Indian Stamp Act 1899.

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 19/11/2020 5:11PM with Govt. Ref. No. 192020210141203311 on 19-11-2020, Amount Rs. 21/-, Bank State Bank of India (SBIN0000001), Ref. No. CKO4693791 on 19-11-2020, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 5,020/- and Stamp Duty paid by Stamp Rs 500/-, by online = Rs 4,520/-

Description of Stamp

1. Stamp Type: Impressed, Serial no 542, Amount: Rs.500/-, Date of Purchase: 12/11/2020, Vendor name: Soma Shee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 19/11/2020 5:11PM with Govt. Ref. No. 192020210141203311 on 19-11-2020, Amount Rs. 4,520/-, Bank State Bank of India (SBIN0000001), Ref. No. CKO4693791 on 19-11-2020, Head of Account 0030-02-103-003-02

Kaustava Dey

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 0502-2020, Page from 219923 to 219978

being No 050206384 for the year 2020.



Digitally signed by KAUSTAVA DEY
Date: 2020.11.25 16:51:17 +05:30
Reason: Digital Signing of Deed.

Kaustava Dey

(Kaustava Dey) 2020/11/25 04:51:17 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. HOWRAH
West Bengal.

(This document is digitally signed.)