

ARTICLE XV**OWNERS' OBLIGATIONS**

16.1 The Owners have agreed:

- i) To co-operate with the Developer in all respects for development of the Entire Property.
- ii) To execute all deeds documents and instruments as may be necessary and/or required from time to time.
- iii) For the purpose of obtaining all permissions approvals and/or sanctions to sign and execute all deeds documents and instruments as may be necessary and/or required to enable the Developer to undertake construction of the New Building and/or Buildings in accordance with the said Plan.
- iv) The Owners will execute a registered power of attorney in favour of the Developer or its nominee and/or nominees to enable the Developer to obtain sanction of the said Plan and to do such other acts deeds and things which are necessary and/or required towards construction work and the Owners shall also execute a General Power of Attorney in favour of the Developer or its nominee and/or nominees for implementation and/or giving effect to this Agreement.
- v) To execute the Deed of Conveyance in respect of the Developer's Allocation in respect of the undivided proportionate share in the land attributable to the saleable flats, units in favour of the intending Purchases acquiring flats unit apartments constructed spaces and car parking spaces forming part of the DEVELOPER'S ALLOCATION.
- vi) Not to deal and/or dispose of and/or part with possession of the Entire Property.
- vii) The Original Title Deeds have been handed over to the Developer by the Landowners

ARTICLE XVI**(DEVELOPER'S INDEMNITY)**

17.1 The Developer hereby undertakes to keep the Owners indemnified and indemnified the owners against all third party claims and actions arising out of any sort of act or omission of the Developer in or relating to the construction of the said Building.

- 17.2 The Developer hereby undertakes to keep the owner indemnified and indemnifies the Owners against all actions suits costs proceedings and claims that may arise out of the Developer's action with regard to the said Building and/or for any defect therein.
- 17.3 If any accident or mishap takes place during construction until completion of the new building whether due to negligence or otherwise any act of the Developer, the Architect or their labourers or contractors, the same shall be on account of the Developer and the Owners shall be fully absolved of any liability or claim thereof or therefrom.
- 17.4 The Developer hereby undertakes that without prior written permission of the Owners the Developer shall not assign and/or transfer this Development Agreement to any one whatsoever.

ARTICLE XVII

PROCEDURE

- 18.1 The Owners shall execute a Registered General Power of Attorney in favour of the Developer and/or its nominee and/or nominees as may be required for the purpose of obtaining necessary permission approvals and sanctions from different authorities in connection with the construction of the building and also for pursuing and following up the matter with the Municipal Corporation, Fire Department, Land Ceiling Department West Bengal Promoter Act and other authorities and for booking and/or entering into agreement for sale and execution and registration of Deed of Conveyances of saleable area out of Developer's Allocation.

ARTICLE XVIII

TERMINATION

- 19.1 If the Owners shall fail to make available the site because of resistance by the persons presently in occupation of the Development Area the Developer may in its absolute discretion extend time and if time is not extended then and in that event this

agreement shall stand terminated and the Owners shall be liable to refund the said security deposit together with interest at the rate of 18% per annum and shall also be liable to reimburse the Developer on account of pre-development expenses incurred by the Developer and the statement of accounts as prepared by the Developer in respect of such pre-development expenses shall be final and binding on the Owners.

- 19.2 If within the Completion Date unless prevented by circumstances beyond its control and subject to the owner complying with all its obligations in terms of this Agreement if the Developer shall fail to complete the said New Building Within the said Completion Date then and in that event the Owners shall give to the Developer three months notice in writing to remedy and/or rectify the breaches (hereinafter referred to as the CURE PERIOD) and if within the said Cure Period the Developer shall fail to remedy and/or rectify such breaches then and in that event by giving 30 days notice to the Developer the Owners shall be entitled to terminate this agreement and upon such termination the Owners shall be liable to refund the said part consideration Amount without interest and shall also be liable to reimburse the Developer for all costs charges and expenses incurred by the Developer till then.

ARTICLE XIX

MUTUAL COVENANTS

- 20.1 It is hereby expressly made clear by and between the parties hereto that the whole object of the parties of entering into this agreement is to undertake development of the said Development Area by construction of new building and/or buildings thereon and to sell and transfer the various flats units apartments constructed spaces and car parking spaces in favour of various intending purchasers and as such the parties have agreed to render all possible co-operation and assistance to each other.

ARTICLE XX

MISCELLANEOUS

- 21.1 **BORROWING:** The Developer shall be entitled to obtain bank finance and/or banking facilities from any bank and/or financial institutions in its own name for the purpose of undertaking the said project and for the aforesaid purpose shall be entitled to create a

charge and/or mortgage over and in respect of the right title interest of the Developer's Units under this Agreement and/or in respect of the said Development Area and the Owners hereby agree and undertake to sign and execute all deeds documents instruments and papers as may be necessary and/or required IT BEING EXPRESSLY AGREED AND DECLARED that in no event the Owners shall assume any liability and/or responsibility in respect of such loans and/or finances availed by the Developer and the Developer and the Developer has agreed to keep the Owners and/or its officers and Directors and each one of them saved harmless and fully indemnified from and against all costs charges claims actions suits and proceedings. Only Developer's identified flats can be mortgaged and/or revenue / cash flow arising out of the said identified flats.

21.2 RELATIONSHIP OF THE PARTIES-

- (i) This Agreement does not create nor shall it in any circumstances be taken as having created a partnership between the parties.
- (ii) All contracts and agreements entered into by the Developer pursuant to this Agreement shall be contracts or agreements between the Developer as principal and the respective third parties and the Owners shall have no obligation or liability under them except to sign and execute such deeds documents and instruments for the purpose of conferring a legal title.

21.3 NON WAIVER – any delay tolerated and/or indulgence shown by the Developer in enforcing the terms and conditions herein mentioned or any tolerance shown shall not be treated or constructed as a waiver of any breach nor shall the same in any way prejudicially affect the rights of the Developer.

21.4 ENTIRE AGREEMENT – this agreement supersedes all document and/or writing and/or correspondence exchanged between the parties hereto. Any addition alteration or amendment to any of the terms mentioned herein shall not be capable of being enforced by any of the parties unless the same is recorded in writing and signed by both the parties.

21.5 COSTS – each party shall pay and bear its own cost in respect of their respective advocates and/or solicitor's fees and the registration charges towards this agreement shall be paid borne and discharged by the parties in equal proportion. It is also agreed that All benefits under the relevant fiscal statutes for development would be available

to the Developer and the Developer only would be entitled to claim all such benefits and the parties shall bear their respective tax liabilities arising out of this Agreement and/or arising out of this agreement and /or arising out of sale of constructed flats.

- 21.6 **ASSIGNMENT** – The Developer shall be entitled to assign and/or transfer its rights under this agreement to any other person and/or persons IT BEING EXPRESSLY AGREED AND DECLARED that the said Assignee shall be bound by the terms and conditions herein contained and on the part of the Developer to be paid performed and observed.
- 21.7 **NOTICES** – Notices, demands or other communications required or permitted to be given or made hereunder shall be in writing and delivered personally or sent by prepaid first class post with recorded delivery, or by fax addressed to the intended recipient at its address set out in this agreement or to such other address or telefax number as any party may from time to time duly notify to the others. Any such notice, demand of communication shall, unless the contrary is proved, be deemed to have been duly served (if given or made by fax) on the next following business day in the place or receipt (of it given by registered post with acknowledgement due) two days after posting and in proving the same it shall be sufficient to show, in the case of a letter, that the envelope containing the same was duly addressed, correctly stamped and posted and in case of a fax such telefax was duly dispatched to a current telefax number of the addressee.
- 21.8 No remedy conferred by any of the provisions of this Agreement is intended to be exclusive of any other remedy which is otherwise available at law, in equity, by statute or otherwise and each and every other remedy shall be cumulative and shall be in addition to every other remedy given hereunder or now or hereafter existing at law, in equity, by statute or otherwise. The election of any one or more of such remedies by any one of the parties hereto shall not constitute a waiver by such party of the right to pursue any other available remedy.
- 21.9 Time shall be the essence as regards the provisions of this agreement, both as regards the time and period mentioned herein and as regards any times or period which may, by agreement between the parties be substituted for them.
- 21.10 If any provision of this Agreement or part thereof is rendered void, illegal or unenforceable in any respect under any law, the validity, legality and enforceability of the remaining provisions shall not in any way be affected or impaired thereby.

- 21.11. Save as hereinbefore provided, termination of this agreement for any cause shall not release a party from any liability which at the time of termination has already accrued to another party or which thereafter may accrue in respect of any act or omission prior to such termination.
- 21.12 All municipal rates taxes and other outgoings (hereinafter referred to as the RATES & TAXES) payable in respect of the said premises upto the date of delivery of possession to the Developer for undertaking the work of construction shall be paid borne and discharged by the Owners and thereafter from the 'Start Date' of the development of the said property the same will be paid borne and discharged by the Developer and the Owners in proportion to their area of allocation.
- 21.13 The Agreement (together with schedules, if any) the entire agreement between the parties and save as otherwise expressly provided, no modifications, amendments or waiver of any of the provisions of this agreement shall be effective unless made in writing specifically referring to this Agreement and duly signed by the parties hereto.
- 21.14 This Agreement shall be binding on the parties hereto and their respective successors and assigns.
- 21.15 In the event of any ambiguity or discrepancy between the provisions of this agreement and the articles, then it is the intention that the provisions of this agreement shall prevail and accordingly the parties shall exercise all voting rights and other rights and powers available to them so as to give effect to the provisions of this Agreement and shall further, if necessary, procure any required amendment to the Articles.
- 21.16 Nothing contained in this Agreement shall be deemed to constitute a partnership between the parties hereto nor shall constitute any party the agent of the other for any purpose.
- 21.17 Each party shall co-operate with the others and execute and deliver to the others such other instruments and documents and take such other actions as may be reasonably requested from time to time in order to carry out, evidence and confirm their rights and the intended purpose of this Agreement.

ARTICLE XXI**ARBITRATION**

- 22.1 The parties as far as possible shall try and resolve all disputes and differences which may arise amicably but in the event of such differences and/or disputes are not capable of being amicably resolved then and in that event the parties have agreed to refer the same to arbitration and the same shall be deemed to be a reference within the meaning of the Arbitration and Conciliation Act, 1996 or any other statutory modification or enactment for the time being thereto in force.
- 22.2 The Arbitrators will have summary powers and will be entitled to set up their own procedure and the Arbitrators shall have power to give interim awards and/or directions.
- 22.3 It would not be obligatory on the part of the Arbitrators to give any speaking and/or reasoned award.
- 22.4 The parties agree and covenant with each other that they have full trust and faith in the Arbitrators and agree to abide by all their awards and/or directions and not to challenge or dispute the same in any manner whatsoever or howsoever.
- 22.5 Courts at Kolkata alone shall have jurisdiction to entertain try and determine all actions suits and proceedings arising out of these presents between the parties hereto.

THE FIRST SCHEDULE ABOVE REFERRED TO:**45, R.K Chatterjee Road**

ALL THAT piece and parcel of land containing by estimation an area of 02 Cottahs 05 Chittacks and 39 Sq.Ft. be the same a little more or less with two storied brick built building as standing thereon situate lying at and comprised in C.S. Dag Nos. 690 (part) and 691 (part), under Khatian No. 1127, J.L. No. 13, Touzi No. 140, Mouza – Kasba, comprised in Municipal Premises Nos. 45, Raj Krishna Chatterjee Road, Police Station – Kasba, Kolkata – 700 042, Ward No. 67, Sub Registry Office at Sealdah in the District of 24 Parganas (South) and butted and bounded in the following manner:-

ON THE NORTH : By 46, R.K Chatterjee Road

ON THE SOUTH : By R.K Chatterjee Road
 ON THE EAST : By 47, R.K Chatterjee Road
 ON THE WEST : By 44, R.K Chatterjee Road

THE SECOND SCHEDULE ABOVE REFERRED TO:

46 & 48, R.K Chatterjee Road

ALL THAT piece and parcel of land containing by estimation an area of 06 Cottahs 11 Chittacks and 3 Sq.Ft. be the same a little more or less with structure as standing thereon together comprised in C.S. Dag Nos. 690 (part) and 691 (part), under Khatian No. 1127, J.L. No. 13, Touzi No. 140, Mouza – Kasba, assessed within Municipal Premises Nos. 46, Raj Krishna Chatterjee Road, Police Station – Kasba, Kolkata – 700 042

AND ALL THAT ALL THAT piece and parcel of land containing by estimation an area of 01 Cottahs 08 Chittacks and 0 Sq.Ft. be the same a little more or less with structure as standing thereon situate lying at and comprised in C.S. Dag Nos. 690 (part) and 691 (part), under Khatian No. 1127, J.L. No. 13, Touzi No. 140, Mouza – Kasba, being within Municipal Premises Nos. 48, Raj Krishna Chatterjee Road, Police Station – Kasba, Kolkata – 700 042, aggregating to a total 11 Cottahs more or less, Ward No. 67, Sub Registry Office at Sealdah in the District of 24 Parganas (South) and butted and bounded in the following manner:-

ON THE NORTH : By 39/7, R.K Chatterjee Road and 12' wide R.K Chatterjee Road
 ON THE SOUTH : By 45, R.K Chatterjee Road
 ON THE EAST : By 49 and 47 (part) R.K Chatterjee Road
 ON THE WEST : By 44, R.K Chatterjee Road

Partition Wall: 75/125mm thick brickwork with sand cement mortar in proportion (1:6) by using 1st class kiln burnt bricks and in case of 75mm thick wall, wire mesh shall be used at every 3rd /4th layer.

2. PLASTERING

- i) Rough brick surface by 19mm thick (1:6) cement sand prop.
- ii) Finished brick surface by 19mm thick (1:6) cement sand prop.
- iii) Ceiling by (1:4) cement sand prop.

3. FINISHING

- i) All internal surfaces are to be finished with plaster of paris punning.
- ii) Front side of the entire building shall be painted with latest available permanent finish and painting on all other external side of the building shall be painted with weather coat of reputed make (Berger etc.)
- iii) Gates and grills are to be painted with anti-corrosive zinc primer beneath 2 coats of oil based paint/synthetic enamel paint of Berger or of like company.

4. FOUNDATION

The foundation would be of reinforced RCC combined footings/raft as per the structural design with prior and proper anti-termite treatment.

5. SUPER STRUCTURE

The super structure of building shall have RCC framed structure with RCC columns, beams and slabs as per soil test report and the structural design.

6. CONCRETE WORK

- i) All RCC will be proportion 1:1, 5:3
- ii) Ground floor covered area would be of kota stone/chequered tiles.

7. GRILLS

MS flats/10mm square bar will be used as per design agreed and approved by the developer and the owners.

8. STAIRCASE RAILING

At least 75mm cross-section wood railing with 10mm MS square bar.

9. DRAINAGE

Solid and liquid waste rain water etc will be disposed through Supreme/Oriplast HDPE pipes in network above GL and through SW pipe in network below GL.

10. Flooring

Flooring inside the entire flat area of the owners shall be of good quality marble/at least 2'x2' seamless vitrified ceramic tiles with prior approval of the owners.

Flooring in the staircase and lobbies shall be of good quality marble.

11. DOORS

All door frames shall be seasoned and treated sal wood. Shutters will be made of hot pressed factory made solid core phenol bonded flush doors with superior quality paint thereon. Doors shall be 35mm thick with oxidized steel hinges tower bolts, door stoppers, Godrej mortise lock/cylindrical lock.

12. WINDOWS

Aluminium sliding/UPVC sliding window with glass panes. Windowsills are to be covered with marble cuttings.

13. ROOF TREATMENT

Roof tiles finishing after waterproof treatment with SIKA.

14. TOILET FITTINGS

Each toilet in the flats shall have Antiskid Tiles flooring with wall tiles up to 7 feet height, as per choice of owner of each flat.

Each toilet shall have one mixer shower with tap, one basin, one commode (western/Indian as per choice), geyser line and a master stop cock. Concealed piping with hot and cold supply to the shower and tap shall be installed. Commode and basin would be of Hindware/other reputed make and shower, tap, etc. would be of good quality.

15. KITCHEN

All taps etc. would be of quality make with concealed PVC piping for hot and cold water supply with mixing provision. Flooring would be of Antiskid Tiles with ceramic walls tiles of up to 2 feet. Kitchen slab will be of good quality galaxy granite. Sink would be of Stainless Steel. Water and electrical provisions should be made of exhaust fan, Aquaguard, mixer and kitchen hood/chimney.

16. ELECTRICALS

Concealed Havels reputed make (ISI marked) copper wiring from ground floor to each unit with adequate points (both 5A and 15A) and modular switches (Anchor/Crabtree/the like) for light, fans, geysers, TV, fridge, washing machine, air conditioners, exhaust fans and other appliances, with MCB and main switch (legrand/Haveli/of like make), junction box, bass bar, best quality switchgear etc. Adequate and proper earthing must be ensured with MS concealed switchboxes.

17. WATER ARRANGEMENT

Underground reservoir for Kolkata Municipal Corporation water, one centrifugal pump (BE or of like make) for overhead water tank with all necessary plumbing, valve and delivery pipelines for maintaining uniform flow of water in each unit have to be installed. Tanks would be of RCC. OH tank would be placed over staircase headroom as per structural design. All pipes would be PVC Supreme make.

18. ELECTRICAL METER

Proportionate cost for procurement of 440V main service line and full cost for procurement of electrical meter for individual unit from CESC shall be on account of the owners and other flat purchasers.

19. OTHER FACILITIES

- i) One Cable connection in each flat.
- ii) EPABX system connecting all flats with the reception lobby and with each other.
- iii) One landline telephone point in each flat with concealed wiring from ground floor to each flat.
- iv) 15A point as required, in each flat.
- v) Fully furnished reception lobby with seating arrangements.
- vi) Personal mail box.
- vii) Caretaker's room with common toilets for drivers and servants.
- viii) One A.C. points in each flat.
- ix) One lift of reputed make.

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

SIGNED AND DELIVERED by the Owner herein

in the presence of

WITNESSES:

1. Jhumer Dey Banerjee
Space Ram Park
Po - ABL
Dungapur - 6

2. Amalendu Sempati
VILL+PO: Ram Chandra Nagar
PS: Bishnupur
Pin: 743503

1. Rayjit Adhya

2. Bad W Adhya

3. 3577 2A

4. 6777 22

5. Amit Kumar Adhy.

6. 6777 23

7. 2577 23

8. 6777 24

SIGNED AND DELIVERED by the Developer

herein in the presence of:

WITNESSES:

1. Jhumer Dey Banerjee


AMPT

[Signature]

Director

2. Amalendu Sempati

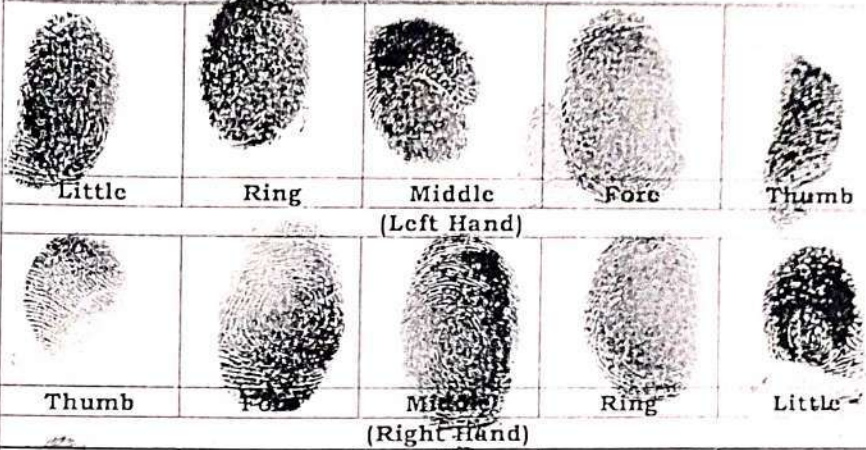
Drafted by
Prabakar Dasu
Advocate
High Court, Calcutta
WB/604/2013


LTI of Malaykote
by the Party
Amalendu Sempati

SPECIMEN FORM FOR TEN FINGERS PRINT



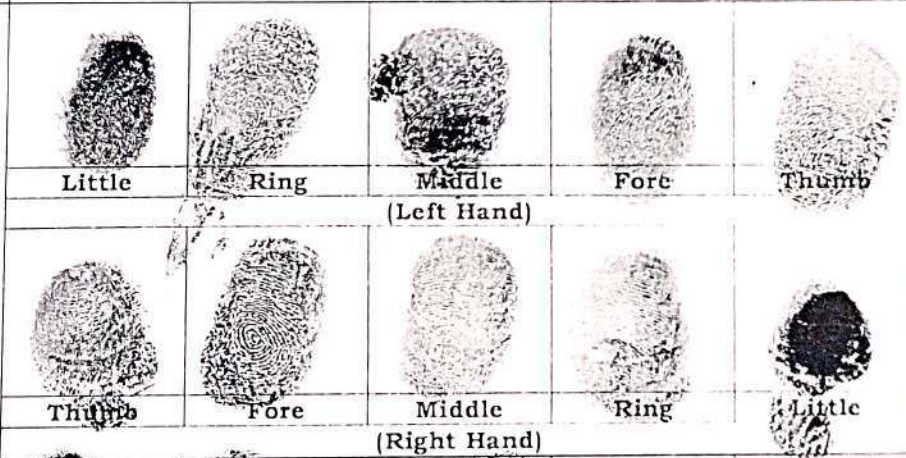
Rajit Adhya



Bablu Adhya



M. K. Adhya



N. N. Adhya



SPECIMEN FORM FOR TEN FINGERS PRINT



Amit Kumar Adhikari

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



Smt. Smt. Smt.

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



Smt. Smt. Smt.

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



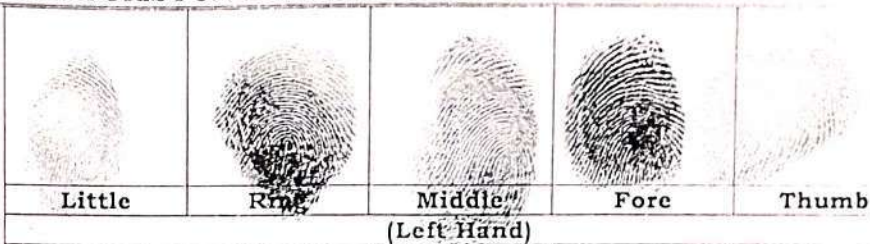
Smt. Smt. Smt.

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

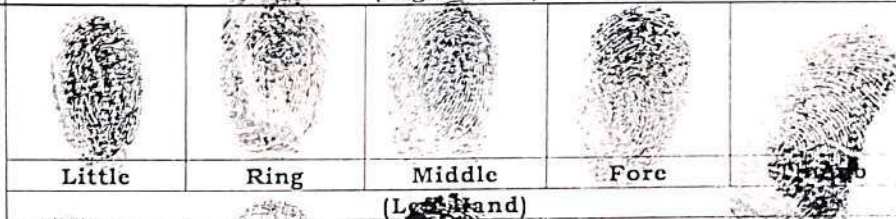
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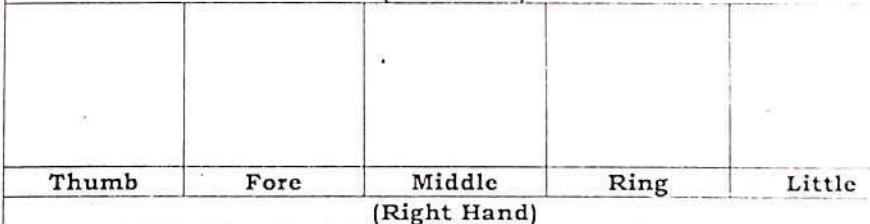
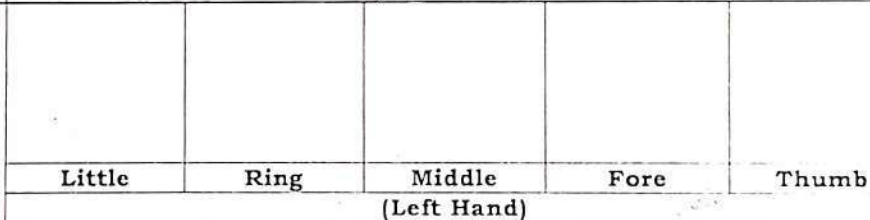
*LT of Malay Base
by the pen
Pencil Sample*



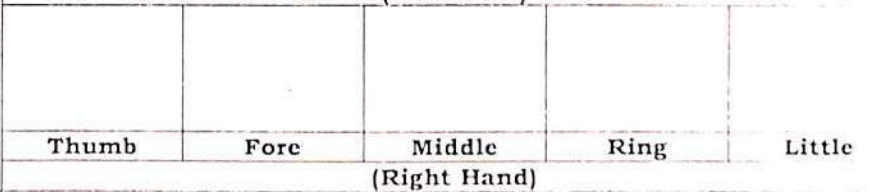
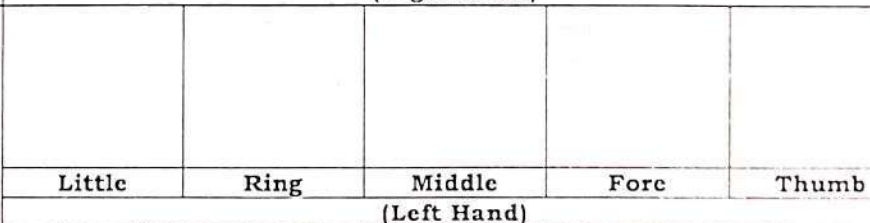
Amir Kadir



PHOTO



PHOTO



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

19-201819-027614266-1

BRN Date: 17/08/2018 13:47:16

BRN : IK00SKFFK9

Payment Mode Online Payment

Bank : State Bank of India

BRN Date: 17/08/2018 13:49:54

DEPOSITOR'S DETAILS

Name : ANIL KUMAR CHOWDHARY
Contact No. : 03322430723
E-mail : chowdharyanil01@gmail.com
Address : 10 Old Post Office Street Kolkata-700001
Applicant Name : Mr RANJIT ADHYA
Office Name :
Office Address :
Status of Depositor : Advocate
Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement
Payment No 6

Id No. : 16030001312155/6/2018

[Query No./Query Year]

Mobile No. : +91 9831089412

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	16030001312155/6/2018	Property Registration- Stamp duty	0030-02-103-003-02	1
2	16030001312155/6/2018	Property Registration- Registration Fees	0030-03-104-001-16	8000

Total

8001

In Words : Rupees Eight Thousand One only

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

GRN: 19-201819-027573101-1

GRN Date: 16/08/2018 16:00:31

BRN : IK00SJREK1

Payment Mode Online Payment

Bank : State Bank of India

BRN Date: 16/08/2018 16:03:27

DEPOSITOR'S DETAILS

Id No. : 16030001312155/2/2018
[Query No./Query Year]

Name : ANIL KUMAR CHOWDHARY
Contact No. : 03322430723 Mobile No. : +91 9831089412
E-mail : chowdharyanil01@gmail.com
Address : 10 old post office street,kolkata 700001
Applicant Name : Mr RANJIT ADHYA
Office Name :
Office Address :
Status of Depositor : Advocate
Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	16030001312155/2/2018	Property Registration- Stamp duty	0030-02-103-003-02	74520
2	16030001312155/2/2018	Property Registration- Registration Fees	0030-03-104-001-16	53

Total

74573

In Words : Rupees Seventy Four Thousand Five Hundred Seventy Three only

ଉତ୍କଳପ୍ରଦେଶ ଗଣତନ୍ତ୍ର ସରକାର
DATED THIS THE DAY OF, 2018
ଉତ୍କଳପ୍ରଦେଶ ଗଣତନ୍ତ୍ର ସରକାର

BETWEEN

SRI RANJIT ADDYA & ORS.

..... LANDOWNERS

AND

**M/S MAJOR AVENUE PROJECTS PVT. LTD
.... DEVELOPER**

DEVELOPMENT AGREEMENT

A.K. CHOWDHARY & CO

Advocates
10, Old Post Office Street,
1st Floor, Room No. 21,
Kolkata-700001

Major Information of the Deed



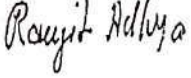
Deed No :	I-1603-03417/2018	Date of Registration	17/08/2018
Query No / Year	1603-0001312155/2018	Office where deed is registered	
Query Date	14/08/2018 1:16:36 PM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	RANJIT ADHYA 46, R.K. CHATTERJEE ROAD, Thana : Kasba, District : South 24-Parganas, WEST BENGAL, PIN - 700042, Mobile No. : 9163636237, Status :Buyer/Claimant		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 8,00,000/-]		
Set Forth value	Market Value		
	Rs. 3,58,57,424/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 75,021/- (Article:48(g))	Rs. 8,053/- (Article:E, E, B, M(b), H)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :





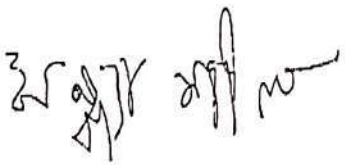





District: South 24-Parganas, P.S:- Kasba, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: R. K. Chatterjee Road, , Premises No. 48, Ward No: 067

Sch No	Plot Number	Khatian Number	Land Use		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
			Proposed	ROR				
L1			Bastu		13 Katha 5 Chatak 39 Sq Ft		3,58,57,424/-	Property is on Road
Grand Total :					22.055Dec	0 /-	358,57,424 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Fingerprint	Signature
1	Mr RANJIT ADHYA, (Alias: Mr RANJIT ADDYA) Son of Late SHYAMA CHARAN ADHYA Executed by: Self, Date of Execution: 17/08/2018 , Admitted by: Self, Date of Admission: 17/08/2018 ,Place : Office	 17/08/2018	 LTI 17/08/2018	 17/08/2018
46, R.K. CHATTERJEE ROAD, P.O:- KASBA, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700042 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: ATDPA8088J, Status :Individual, Executed by: Self, Date of Execution: 17/08/2018 , Admitted by: Self, Date of Admission: 17/08/2018 ,Place : Office				

Major Information of the Deed :- I-1603-03417/2018-17/08/2018



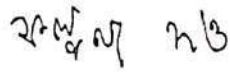
Name	Photo	Fingerprint	Signature
Mr BABLU ADDYA Son of Late SHYAMA CHARAN ADDYA Executed by: Self, Date of Execution: 17/08/2018 , Admitted by: Self, Date of Admission: 17/08/2018 ,Place : Office	 17/08/2018	 LTI 17/08/2018	Bablu Addya 17/08/2018
46, R.K. CHATTERJEE ROAD, P.O:- KASBA, P.S:- Kasba, District:-South 24-Parganas, West Bengal India, PIN - 700042 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: BZSPA3670C, Status :Individual, Executed by: Self, Date of Execution: 17/08/2018 , Admitted by: Self, Date of Admission: 17/08/2018 ,Place : Office			
Mrs SANDHYARANI SHIL, (Alias: Mrs SANDHYA RANI SEAL) Wife of Late RAI CHARAN SEAL Executed by: Self, Date of Execution: 17/08/2018 , Admitted by: Self, Date of Admission: 17/08/2018 ,Place : Office	 17/08/2018	 LTI 17/08/2018	 17/08/2018
VILLAGE- GRAM KULTY, UTTARPARA, P.O:- KULTI, P.S:- Kulti, District:-Burdwan, West Bengal, India, PIN - 712146 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: FPJPS1657N, Status :Individual, Executed by: Self, Date of Execution: 17/08/2018 , Admitted by: Self, Date of Admission: 17/08/2018 ,Place : Office			
Mrs ANIMA DEY Wife of Mr TULSI CHARAN DEY Executed by: Self, Date of Execution: 17/08/2018 , Admitted by: Self, Date of Admission: 17/08/2018 ,Place : Office	 17/08/2018	 LTI 17/08/2018	 17/08/2018
SREERAM PARK, SWAPNA MARKET, P.O:- DURGAPUR, P.S:- Durgapur, District:-Burdwan, West Bengal, India, PIN - 713210 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: CXEPD6189E, Status :Individual, Executed by: Self, Date of Execution: 17/08/2018 , Admitted by: Self, Date of Admission: 17/08/2018 ,Place : Office			
Mr AMIT KUMAR ADDYA Son of Late JUGAL KISHORE ADDYA Executed by: Self, Date of Execution: 17/08/2018 , Admitted by: Self, Date of Admission: 17/08/2018 ,Place : Office	 17/08/2018	 LTI 17/08/2018	Amit Kumar Addya 17/08/2018

Major Information of the Deed :- I-1603-03417/2018-17/08/2018



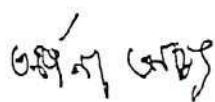
46, R.K. CHATTERJEE ROAD, P.O:- KASBA, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700042 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ATKPA0161B, Status :Individual, Executed by: Self, Date of Execution: 17/08/2018 , Admitted by: Self, Date of Admission: 17/08/2018 ,Place : Office

6-	Name	Photo	Fingerprint	Signature
	Mrs ALPANA DUTTA Wife of Mr ANIL KUMAR DUTTA Executed by: Self, Date of Execution: 17/08/2018 , Admitted by: Self, Date of Admission: 17/08/2018 ,Place : Office			
	17/08/2018	LTI 17/08/2018	17/08/2018	

MATRIBAGAN, P.O:- SONARPUR, P.S:- Garia, District:-South 24-Parganas, West Bengal, India, PIN - 700084 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: CUAPD4439G, Status :Individual, Executed by: Self, Date of Execution: 17/08/2018 , Admitted by: Self, Date of Admission: 17/08/2018 ,Place : Office

7	Name	Photo	Fingerprint	Signature
	Mrs KALPANA DUTTA Wife of Mr SRIPATI NATH DUTTA Executed by: Self, Date of Execution: 17/08/2018 , Admitted by: Self, Date of Admission: 17/08/2018 ,Place : Office			
	17/08/2018	LTI 17/08/2018	17/08/2018	

5/1A, ABDUL HATIM LANE, P.O:- PARK STREET, P.S:- Park Street, District:-Kolkata, West Bengal, India, PIN - 700016 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: CTFPD6838R, Status :Individual, Executed by: Self, Date of Execution: 17/08/2018 , Admitted by: Self, Date of Admission: 17/08/2018 ,Place : Office

8	Name	Photo	Fingerprint	Signature
	Miss ARPANA ADDYA Daughter of Late JUGAL KISHORE ADDYA Executed by: Self, Date of Execution: 17/08/2018 , Admitted by: Self, Date of Admission: 17/08/2018 ,Place : Office			
	17/08/2018	LTI 17/08/2018	17/08/2018	





45, R.K. CHATTERJEE ROAD, P.O:- KASBA, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700042 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: BJQPA7931N, Status :Individual, Executed by: Self, Date of Execution: 17/08/2018 , Admitted by: Self, Date of Admission: 17/08/2018 ,Place : Office

Developer Details :


Sl No	Name,Address,Photo,Finger print and Signature
1	MAJOR AVENUE PROJECTS PRIVATE LIMITED 13D, DEODAR STREET, P.O:- BALLYGUNGE, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700019 , PAN No.:: AAICM7250M, Status :Organization, Executed by: Representative

Major Information of the Deed :- I-1603-03417/2018-17/08/2018

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr MALAY BOSE Son of Late SUKHENDU MOHAN BOSE Date of Execution - 17/08/2018, , Admitted by: Self, Date of Admission: 17/08/2018, Place of Admission of Execution: Office			Signature Lt: of Malay Bose by the Pen Anubrata Bose
	Aug 17 2018 2:17PM		LTI 17/08/2018	
30, NEW ROAD, P.O:- ALIPORE, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AEHPB2927G Status : Representative, Representative of : MAJOR AVENUE PROJECTS PRIVATE LIMITED (as AUTHORISED SIGNATORY)				
2	Name Mr ANU BURMAN (Presentant) Son of Mr BIJAY KUMAR BURMAN Date of Execution - 17/08/2018, , Admitted by: Self, Date of Admission: 17/08/2018, Place of Admission of Execution: Office			Signature Anu Burman
	Aug 17 2018 3:00PM		LTI 17/08/2018	
30, NEW ROAD, P.O:- ALIPORE, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADPPB5203J Status : Representative, Representative of : MAJOR AVENUE PROJECTS PRIVATE LIMITED (as DIRECTOR)				

Identifier Details :

Name & address	
Mr AMALENDU SENAPATI Son of Mr KALIPADA SENAPATI RAM CHANDRA NAGAR, P.O:- RAM CHANDRA NAGAR, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 743503, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , Identifier Of Mr RANJIT ADHYA, Mr BABLU ADDYA, Mrs SANDHYARANI SHIL, Mrs ANIMA DEY, Mr AMIT KUMAR ADDYA, Mrs ALPANA DUTTA, Mrs KALPANA DUTTA, Miss ARPANA ADDYA, Mr MALAY BOSE, Mr ANU BURMAN	17/08/2018
	

Major Information of the Deed :- I-1603-03417/2018-17/08/2018

Transfer of property for L1

No	From	To. with area (Name-Area)
1	Mr RANJIT ADHYA	MAJOR AVENUE PROJECTS PRIVATE LIMITED-2.75688 Dec
2	Mr BABLU ADDYA	MAJOR AVENUE PROJECTS PRIVATE LIMITED-2.75688 Dec
3	Mrs SANDHYARANI SHIL	MAJOR AVENUE PROJECTS PRIVATE LIMITED-2.75688 Dec
4	Mrs ANIMA DEY	MAJOR AVENUE PROJECTS PRIVATE LIMITED-2.75688 Dec
5	Mr AMIT KUMAR ADDYA	MAJOR AVENUE PROJECTS PRIVATE LIMITED-2.75688 Dec
6	Mrs ALPANA DUTTA	MAJOR AVENUE PROJECTS PRIVATE LIMITED-2.75688 Dec
7	Mrs KALPANA DUTTA	MAJOR AVENUE PROJECTS PRIVATE LIMITED-2.75688 Dec
8	Miss ARPANA ADDYA	MAJOR AVENUE PROJECTS PRIVATE LIMITED-2.75688 Dec

Endorsement For Deed Number : I - 160303417 / 2018

On 17-08-2018

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

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

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

Presented for registration at 12:35 hrs on 17-08-2018, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr ANU BURMAN .

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 3,58,57,424/-

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

Execution is admitted on 17/08/2018 by 1. Mr RANJIT ADHYA, Alias Mr RANJIT ADDYA, Son of Late SHYAMA CHARAN ADHYA, 46, R.K. CHATTERJEE ROAD, P.O: KASBA, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700042, by caste Hindu, by Profession Service, 2. Mr BABLU ADDYA, Son of Late SHYAMA CHARAN ADDYA, 46, R.K. CHATTERJEE ROAD, P.O: KASBA, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700042, by caste Hindu, by Profession Business, 3. Mrs SANDHYARANI SHIL, Alias Mrs SANDHYA RANI SEAL, Wife of Late RAI CHARAN SEAL, VILLAGE- GRAM KULTY, UTTARPARA, P.O: KULTI, Thana: Kulti, , Burdwan, WEST BENGAL, India, PIN - 712146, by caste Hindu, by Profession House wife, 4. Mrs ANIMA DEY, Wife of Mr TULSI CHARAN DEY, SREERAM PARK, SWAPNA MARKET, P.O: DURGAPUR, Thana: Durgapur, , Burdwan, WEST BENGAL, India, PIN - 713210, by caste Hindu, by Profession House wife, 5. Mr AMIT KUMAR ADDYA, Son of Late JUGAL KISHORE ADDYA, 46, R.K. CHATTERJEE ROAD, P.O: KASBA, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700042, by caste Hindu, by Profession Business, 6. Mrs ALPANA DUTTA, Wife of Mr ANIL KUMAR DUTTA, MATRIBAGAN, P.O: SONARPUR, Thana: Garia, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession House wife, 7. Mrs KALPANA DUTTA, Wife of Mr SRIPATI NATH DUTTA, 5/1A, ABDUL HATIM LANE, P.O: PARK STREET, Thana: Park Street, , Kolkata, WEST BENGAL, India, PIN - 700016, by caste Hindu, by Profession House wife, 8. Miss ARPANA ADDYA, Daughter of Late JUGAL KISHORE ADDYA, 45, R.K. CHATTERJEE ROAD, P.O: KASBA, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700042, by caste Hindu, by Profession Others

Major Information of the Deed :- I-1603-03417/2018-17/08/2018

Identified by Mr AMALENDU SENAPATI, , Son of Mr KALIPADA SENAPATI, RAM CHANDRA NAGAR, P.O: RAM CHANDRA NAGAR, Thana: Bishnupur, , South 24-Parganas, WEST BENGAL, India, PIN - 743503, by caste Hindu, by profession Service

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

Execution is admitted on 17-08-2018 by Mr MALAY BOSE, AUTHORISED SIGNATORY, MAJOR AVENUE PROJECTS PRIVATE LIMITED, 13D, DEODAR STREET, P.O:- BALLYGUNGE, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700019

Identified by Mr AMALENDU SENAPATI, , Son of Mr KALIPADA SENAPATI, RAM CHANDRA NAGAR, P.O: RAM CHANDRA NAGAR, Thana: Bishnupur, , South 24-Parganas, WEST BENGAL, India, PIN - 743503, by caste Hindu, by profession Service

Execution is admitted on 17-08-2018 by Mr ANU BURMAN, DIRECTOR, MAJOR AVENUE PROJECTS PRIVATE LIMITED, 13D, DEODAR STREET, P.O:- BALLYGUNGE, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700019

Identified by Mr AMALENDU SENAPATI, , Son of Mr KALIPADA SENAPATI, RAM CHANDRA NAGAR, P.O: RAM CHANDRA NAGAR, Thana: Bishnupur, , South 24-Parganas, WEST BENGAL, India, PIN - 743503, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 8,053/- (B = Rs 8,000/- ,E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 8,053/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

Online on 16/08/2018 4:03PM with Govt. Ref. No: 192018190275731011 on 16-08-2018, Amount Rs: 53/-, Bank:

State Bank of India (SBIN0000001), Ref. No. IK00SJREK1 on 16-08-2018, Head of Account 0030-03-104-001-16

Online on 17/08/2018 1:49PM with Govt. Ref. No: 192018190276142661 on 17-08-2018, Amount Rs: 8,000/-, Bank:

State Bank of India (SBIN0000001), Ref. No. IK00SKFFK9 on 17-08-2018, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 75,021/- and Stamp Duty paid by Stamp Rs 500/-, by online = Rs 74,521/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no E582972, Amount: Rs.500/-, Date of Purchase: 16/08/2018, Vendor name: S Mukherjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

Online on 16/08/2018 4:03PM with Govt. Ref. No: 192018190275731011 on 16-08-2018, Amount Rs: 74,520/-, Bank:

State Bank of India (SBIN0000001), Ref. No. IK00SJREK1 on 16-08-2018, Head of Account 0030-02-103-003-02

Online on 17/08/2018 1:49PM with Govt. Ref. No: 192018190276142661 on 17-08-2018, Amount Rs: 1/-, Bank: State

Bank of India (SBIN0000001), Ref. No. IK00SKFFK9 on 17-08-2018, Head of Account 0030-02-103-003-02



Rina Chaudhury

DISTRICT SUB-REGISTRAR

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

South 24-Parganas, West Bengal

Major Information of the Deed :- I-1603-03417/2018-17/08/2018

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1603-2018, Page from 106781 to 106837
Deed No 160303417 for the year 2018.



Digitally signed by RINA CHAUDHURY
Date: 2018.08.21 14:08:54 +05:30
Reason: Digital Signing of Deed.

R Chaudhury

(Rina Chaudhury) 21/08/2018 14:08:42
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)