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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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Certified that the documents in addition to registration. The Signature Sheet and endorsement Sheet attached to the document are the part of this document.

Additional District Sub-Registrar
 Coochbeor, Dum Dum, 24-Pgs. (West)

08 SEP 2022

THIS DEVELOPMENT AGREEMENT

Made this the 8th day of September, 2022

[Two Thousand Twenty Two]

BETWEEN

[1] **SRI SAMIR BHATTACHARJEE [PAN ADJPB5461G] [AADHAAR 7622 9864 2597]**, son of Late Sita Nath Bhattacharjee, by Occupation - Retired Person, residing at F-51/2, Karunamoyee Housing Estate, Sector 2, Salt Lake City, Post Office - Bidhannagar Sech Bhawan, under Police Station - Bidhannagar, District North 24-Parganas, PIN - 700 091, West Bengal, [2] **SRI SUMAN BHATTACHARYA [PAN ASKPB9648P] [AADHAAR 5031 2455 3172]**, son of Late Sukhendu Bhattacharya, by Occupation - Service, residing at 107, Baguiati Road 3rd Lane, Post Office and Police Station - Dum Dum, District North 24-Parganas, PIN - 700 028, State - West Bengal, [3A] **SRIMATI GOPA BHATTACHARJEE [PAN ACWPB0274H] [AADHAAR 5102 0431 7245]**, wife of Late Subrata Bhattacharjee, by Occupation - Retired Person, residing at 1/90, M. M. Ghosh Road, M. M. Ghosh Road, Post Office - Motijheel, under Police Station - Dum Dum, District North 24-Parganas, PIN - 700 074, State - West Bengal, [3B] **SRI RAHUL BHATTACHARJEE [PAN BMIPB3757Q] [AADHAAR 8617 3992 0536]**, son of Late Subrata Bhattacharjee, by Occupation - Self Employed, residing at 1/90, M. M. Ghosh Road, M. M. Ghosh Road, Post Office - Motijheel, under Police Station - Dum Dum, District North 24-Parganas, PIN - 700 074, State - West Bengal, all by Religion - Hindu, by Nationality - Indian, hereinafter referred to and called as the **LANDOWNERS** [which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and to include their respective heirs, executors, administrators, legal representatives and assigns] of the **ONE PART**;

AND

AVISHEK TRADING [PAN AAGFA0325E], a Partnership Firm, having its Principal Place of Business at 27 and 27-A (Old) 64 and 65 (New), Baguiati Road, Post Office and Police Station - DumDum, District North 24-Parganas, PIN - 700 028, West Bengal, represented by one of its **Partners** and **Authorized Signatory** namely **SRI DEBDAS SAHA [PAN ARSPS6978G] [AADHAAR 2344 5388 5502]**, son of Late Satish Chandra Saha, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at Kamini Kutir, 48 (old) 27, (New), Baguiati Road, Post Office and Police Station DumDum, District North 24-Parganas, PIN - 700 028, West Bengal, hereinafter referred to and called as the **DEVELOPER** [which expression shall unless excluded by or repugnant to the context be deemed to mean and include its heirs, executors, administrators, legal representatives successors-in-office and assigns] of the **OTHER PART**;

WHEREAS:

- A. That, by a **Mourashi Mokrari Patta** dated the **19th** day of **March, 1951** corresponding to **5th** day of **Chaitra, 1357 B. S.** one **SRI RADHA CHARAN CHATTOPADHYAY**, son of Late Sarat Chandra Chattopadhyay, therein referred to and called as the **Vendor** of the **One Part** due to his urgent requirement of lawful money sold, transferred, conveyed, granted, assigned and assured **ALL THAT** piece and parcel of portion of a plot of land measuring about **10 [ten] Cottahs 0 [zero] Chittack 0 [zero] Square Feet** more or less, lying and situated at **Mouza - SATGACHI, J. L. No. 20, R. S. No. 154, Touzi No. 169**, comprised in C. S. Dag No. 2241 [P] appertaining to C. S. Khatian No. 271, within the local limits of **South Dum Dum Municipality**, within the jurisdiction of the Office of the Sub-Registrar at Cossipore, Dum Dum, under Police Station - DumDum, District 24-Parganas, unto and in favour of one **SRI HEM CHANDRA GHOSH**, son of Late Sarat Chandra Ghosh, therein referred to and called as the **Purchaser** of the **Other Part** which was duly registered with the Office of the Sub-Registrar at Cossipore, Dum Dum and recorded in Book No. I, Volume No. 27, Pages from 226 to 231, **Being No. 1706** for the year **1951** against the consideration mentioned therein and thus handed over the peaceful possession of the aforesaid property absolutely and forever;
- B. That, by virtue of aforesaid Mourashi Mokrari Patta, said **SRI HEM CHANDRA GHOSH**, son of Late Sarat Chandra Ghosh, became the sole and absolute owner of aforesaid property and during the course of enjoyment due to urgent requirement of lawful money by a **Saf Bikray Kobala** dated the **26th** day of **February, 1955** corresponding to **14th** day of **Falgun, 1361 B. S.** said **SRI HEM CHANDRA GHOSH**, son of Late Sarat Chandra Ghosh, therein referred to and called as the **Vendor** of the **One Part** sold, transferred, conveyed, granted, assigned and assured **ALL THAT** piece and parcel of portion of a plot of land measuring about **5 [five] Cottah 0 [zero] Chittack 0 [zero] Square Feet** more or less, lying and situated at **Mouza - SATGACHI, J. L. No. 20, R. S. No. 154, Touzi No. 169**, comprised in C. S. Dag No. 2241 [P] appertaining to C. S. Khatian No. 271, within the local limits of **South Dum Dum Municipality**, within the jurisdiction of the Office of the Sub-Registrar at Cossipore, Dum Dum, under Police Station - DumDum, District 24-Parganas, out of his total land unto and in favour of one **SRI SITANATH BHATTACHARYA**, son of Sri Taranath Bhattacharya, therein referred to and called as the **Purchaser** of the **Other Part** which was duly registered with the Office of the Sub-Registrar at Cossipore, Dum Dum and recorded in Book No. I, Volume No. 34, Pages from 196 to 198, **Being No. 1986** for the year **1955** against the consideration mentioned therein and thus handed over the peaceful vacant possession of the aforesaid property absolutely and forever;

- C. That, by virtue of aforesaid Saf Bikray Kobala, said **SRI SITANATH BHATTACHARYA**, son of Sri Taranath Bhattacharya, became the sole and absolute owner of the aforesaid property and thus mutated his name with the Offices of the concerned competent authorities and used to pay proper tax and other outgoings against his name regularly and punctually and thus prepared a building plan with the help of a reputed Architect and submitted before the South Dum Dum Municipality for necessary sanction and/or approval and upon procurement of sanctioned and/or approved plan from the Municipal Authority said **SITANATH BHATTACHARYA** had constructed a two storied building from his own cost, expenses and supervision and completed the same in habitable condition in all respect and during the course of enjoyment due to his urgent requirement of lawful money sold out a portion of land to the intending Purchaser or Purchasers and thus became the sole and absolute owner of residual portion of land measuring about **2 [two] Cottahs 13 [thirteen] Chittacks 0 [zero] Square Feet** more or less;
- D. That, during the course of enjoyment said **SITANATH BHATTACHARJEE** died on **30th** day of **August, 1998**, his wife namely **MAYA BHATTACHARJEE** alias **MAHAMAYA BHATTACHARJEE**, died before his death on **20th** day of **July, 1983**, one of his sons namely **SUBRATA BHATTACHARJEE** died intestate before his death on **26th** day of **March 1992** leaving behind him, his wife namely **SRIMATI GOPA BHATTACHARJEE** and only son namely **RAHUL BHATTACHARJEE**, as the only legal heiress, heir, successors and representatives towards the estate of deceased said **SUBRATA BHATTACHARJEE**, by virtue of law of inheritance as per Hindu Succession Act, 1956 as amend up-to-date and another son namely **PALTAL BHATTACHARJEE** alias **AVIJIT BHATTACHARJEE** died before his death **5th** day of **February, 1994** as bachelor. [1] **SRI SUKHENDU BHATTACHARJEE** alias **BHATTACHARYA**, [2] **SRI SAMIR BHATTACHARJEE** and [3] **SRI PRABIR BHATTACHARJEE** all are sons of Late Sitanath Bhattacharjee AND [1] **SRIMATI INDIRA ROY CHOWDHURY**, wife of Asit Roy Chowdhury, [2] **SRIMATI TAPATI BASISTHA**, wife of Sudhangshu Basistha, [3] **SRIMATI CHANDRANI BHATTACHARYA** alias **PRANATI BHATTACHARYA**, wife of Bagala Prasad Bhattacharya and [4] **SRIMATI BULA SOMANI**, wife of Kishore Kumar Somani, all are daughters of Late Sitanath Bhattacharjee, as the only legal heirs, heiresses, successors and representatives towards the estate of deceased **SITANATH BHATTACHARJEE** and deceased **MAYA BHATTACHARJEE** alias **MAHAMAYA BHATTACHARJEE**, by virtue of law of inheritance as per Hindu Succession Act, 1956 as amend up-to-date;

- E. That, thereafter said **PRABIR BHATTACHARJEE** died intestate on 31st day of **August, 1999**, leaving behind him, **his wife** namely **SRIMATI BASANTI BHATTACHARJEE** and **only daughter** namely **SRIMATI PUJA BHATTACHARJEE** alias **PUJA DUTTA**, as the only legal heiresses, successors and representatives towards the estate of deceased **PRABIR BHATTACHARJEE** by virtue of law of inheritance as per Hindu Succession Act, 1956 as amend up-to-date;
- F. That, said **SUKHENDU BHATTACHARJEE** alias **BHATTACHARYA** died intestate on 13th day of **May, 2021** and **his wife** namely **MINA BHATTACHARYA** died intestate on 15th day of **June, 2021** leaving behind them, their **only daughter** namely **SRIMATI ANINDITA MAZUMDER**, wife of Sri Kalyan Mazumder and **only son** namely **SRI SUMAN BHATTACHARYA**, as the only legal heiresses, successors and representatives towards the estate of deceased **SUKHENDU BHATTACHARJEE** alias **BHATTACHARYA**, by virtue of law of inheritance as per Hindu Succession Act, 1956 as amend up-to-date;
- G. That, after the demise of said **SITANATH BHATTACHARJEE**, **MAYA BHATTACHARJEE** alias **MAHAMAYA BHATTACHARJEE**, **SUBRATA BHATTACHARJEE**, **PALTAL BHATTACHARJEE** alias **AVIJIT BHATTACHARJEE**, **PRABIR BHATTACHARJEE**, **SUKHENDU BHATTACHARJEE** alias **BHATTACHARYA** and **MINA BHATTACHARYA**, by virtue of law of inheritance said [1A] **SRIMATI ANINDITA MAZUMDER**, wife of Sri Kalyan Mazumder and daughter of Late Sukhendu Bhattacharjee alias Bhattacharya, [1B] **SRI SUMAN BHATTACHARYA**, son of Late Sukhendu Bhattacharjee alias Bhattacharya; [2A] **SRIMATI GOPA BHATTACHARJEE**, wife of Late Subrata Bhattacharjee, [2B] **SRI RAHUL BHATTACHARJEE**, son of Late Subrata Bhattacharjee, [3] **SRI SAMIR BHATTACHARJEE**, son of Late Sitanath Bhattacharjee, [4A] **SRIMATI BASANTI BHATTACHARJEE**, wife of Late Prabir Bhattahcharjee, [4B] **SRIMATI PUJA BHATTACHARJEE** alias **PUJA DUTTA**, daughter of of Late Prabir Bhattahcharjee, [5] **SRIMATI INDIRA ROY CHOWDHURY**, wife of Asit Roy Chowdhury, [6] **SRIMATI TAPATI BASISTHA**, wife of Sudhangshu Basistha, [7] **SRIMATI CHANDRANI BHATTACHARYA** alias **PRANATI BHATTACHARYA**, wife of Bagala Prasad Bhattacharya and [8] **SRIMATI BULA SOMANI**, wife of Kishore Kumar Somani, **No. 5 to 8** all are daughters of Late Sitanath Bhattacharjee, became the absolute owner of **ALL THAT** piece and parcel of portion of a plot of land measuring about **2 [two] Cottahs 13 [thirteen] Chittacks 0 [zero] Square Feet** more or less **TOGETHER WITH** a **Two Storied Brick Built Building** with **R. C. C. Roof** measuring about **800 [eight hundred] Square Feet** more or less, out of which **Ground Floor**

measuring about **400 [four hundred] Square Feet** more or less and **First Floor** measuring about **400 [four hundred] Square Feet** more or less, lying and situated at **Mouza - SATGACHI, J. L. No. 20, R. S. No. 154, Touzi No. 169**, comprised in C. S. Dag No. 2241 [P] corresponding to **R. S. Dag No. 5926 [P]** corresponding to **L. R. Dag No. 5924 [P]** appertaining to C. S. Khatian No. 271 corresponding to **R. S. Khatian No. 975**, within the local limits of **Ward No. 26** of the **South DumDum Municipality**, having **Holding No. 72, Baguiati Third Lane**, within the jurisdiction of the Office of the Additional District Sub-Registrar at Cossipore, DumDum, under Police Station - DumDum, District North 24-Parganas, **PIN - 700 028**, each of them having share as according to their respective ratio;

- H. That, [1] **SRIMATI ANINDITA MAZUMDER**, wife of Sri Kalyan Mazumder and daughter of Late Sukhendu Bhattacharjee alias Bhattacharya, [2] **SRI SUMAN BHATTACHARYA**, son of Late Sukhendu Bhattacharjee alias Bhattacharya, became the absolute joint owners of **undivided un-demarcated 1/8th [one eighth] share** of aforesaid property and each of them became the sole and absolute owner of **un-divided un-demarcated 1/16th [one sixteenth] share** of aforesaid property, said [1] **SRIMATI GOPA BHATTACHARJEE**, wife of Late Subrata Bhattacharjee, [2] **SRI RAHUL BHATTACHARJEE**, son of Late Subrata Bhattacharjee, became the absolute joint owners of **undivided un-demarcated 1/8th [one eighth] share** of aforesaid property and each of them became the sole and absolute owner of **un-divided un-demarcated 1/16th [one sixteenth] share** of aforesaid property, said [1] **SRIMATI BASANTI BHATTACHARJEE**, wife of Late Prabir Bhattahcharjee, [2] **SRIMATI PUJA BHATTACHARJEE** alias **PUJA DUTTA**, daughter of of Late Prabir Bhattahcharjee, became the absolute joint owners of **undivided un-demarcated 1/8th [one eighth] share** of aforesaid property and each of them became the sole and absolute owner of **un-divided un-demarcated 1/16th [one sixteenth] share** of aforesaid property and said [1] **SRI SAMIR BHATTACHARJEE**, son of Late Sitanath Bhattacharjee, [2] **SRIMATI INDIRA ROY CHOWDHURY**, wife of Asit Roy Chowdhury, [3] **SRIMATI TAPATI BASISTHA**, wife of Sudhangshu Basistha, [4] **SRIMATI CHANDRANI BHATTACHARYA** alias **PRANATI BHATTACHARYA**, wife of Bagala Prasad Bhattacharya and [5] **SRIMATI BULA SOMANI**, wife of Kishore Kumar Somani, **No. 2 to 5** all are daughters of Late Sitanath Bhattacharjee, each of them became the sole and absolute owner of **un-divided un-demarcated 1/8th [one eighth] share** of aforesaid property;
- I. That, during the course of enjoyment, out of love and affection by a **Deed of Gift** dated the **14th day of July, 2022**, said [1] **SRIMATI INDIRA ROY CHOWDHURY**, wife of Asit Roy Chowdhury and [2] **SRIMATI CHANDRANI**

BHATTACHARYA alias **PRANATI BHATTACHARYA**, wife of Bagala Prasad Bhattacharya, both are daughters of Late Sita Nath Bhattacharjee, therein referred to and called as the **Donors** of the **One Part** voluntarily gifted, granted, transferred, assigned and assured **ALL THAT** piece and parcel of portion of a plot of land measuring about **0 [zero] Cottah 11 [eleven] Chittacks 11.25 [eleven point two five] Square Feet** more or less **TOGETHER WITH** a portion of a **Two Storied Brick Built Building** with **R. C. C. Roof** measuring about **200 [two hundred] Square Feet** more or less, out of which **Ground Floor** measuring about **100 [one hundred] Square Feet** more or less and **First Floor** measuring about **100 [one hundred] Square Feet** more or less which is the **undivided un-demarcated 2/8th [two eighth] share** or **undivided un-demarcated 1/4th [one fourth] share** of total land measuring about **2 [two] Cottahs 13 [thirteen] Chittacks 0 [zero] Square Feet** more or less **TOGETHER WITH** a **Two Storied Brick Built Building** with **R. C. C. Roof** measuring about **800 [eight hundred] Square Feet** more or less, out of which **Ground Floor** measuring about **400 [four hundred] Square Feet** more or less and **First Floor** measuring about **400 [four hundred] Square Feet** more or less, lying and situated at **Mouza - SATGACHI, J. L. No. 20, R. S. No. 154, Touzi No. 169**, comprised in C. S. Dag No. 2241 [P] corresponding to **R. S. Dag No. 5926 [P]** corresponding to **L. R. Dag No. 5924 [P]** appertaining to C. S. Khatian No. 271 corresponding to **R. S. Khatian No. 975**, within the local limits of **Ward No. 26** of the **South DumDum Municipality**, having **Holding No. 72, Baguiati Third Lane**, within the jurisdiction of the Office of the Additional District Sub-Registrar at Cossipore, DumDum, under Police Station - DumDum, District North 24-Parganas, **PIN - 700 028**, towards the **their own full blooded brother [within family members]** said **SRI SAMIR BHATTACHARJEE**, son of Late Sita Nath Bhattacharjee, **their nephew [non-family]** said **SRI SUMAN BHATTACHARYA**, son of Late Sukhendu Bhattacharya, **their sister-in-law [non-family]** said **SRIMATI GOPA BHATTACHARJEE**, wife of Late Subrata Bhattacharjee and **their another nephew [non-family]** said **SRI RAHUL BHATTACHARJEE**, son of Late Subrata Bhattacharjee, therein referred to and called as the **Donees** of the Other Part and the **Landowners** herein, which was duly registered with the Office of the Additional District Sub-Registrar at Cossipore, DumDum and recorded in Book No. I, Volume No. 1506-2022, **Being No. 150609232** for the year **2022** and thus handed over the peaceful vacant and physical possession of their undivided un-demarcated share of the aforesaid property absolutely and forever;

- J. That, out of love and affection by a **Deed of Gift** dated the **19th** day of **July, 2022**, said **SRIMATI ANINDITA MAZUMDER**, daughter of Late

Sukhendu Bhattacharya and wife of Sri Kalyan Mazumder, therein referred to and called as the **Donor** of the **One Part** voluntarily gifted, granted, transferred, assigned and assured **ALL THAT** piece and parcel of portion of a plot of land measuring about **0 [zero] Cottah 2 [two] Chittacks 36.5625 [thirty six point five six two five] Square Feet** more or less **TOGETHER WITH** a portion of a **Two Storied Brick Built Building** with **R. C. C. Roof** measuring about **50 [fifty] Square Feet** more or less, out of which **Ground Floor** measuring about **25 [twenty five] Square Feet** more or less and **First Floor** measuring about **25 [twenty five] Square Feet** more or less which is the **un-divided un-demarcated 1/16th [one sixteenth] share** of total land measuring about **2 [two] Cottahs 13 [thirteen] Chittacks 0 [zero] Square Feet** more or less **TOGETHER WITH** a **Two Storied Brick Built Building** with **R. C. C. Roof** measuring about **800 [eight hundred] Square Feet** more or less, out of which **Ground Floor** measuring about **400 [four hundred] Square Feet** more or less and **First Floor** measuring about **400 [four hundred] Square Feet** more or less, lying and situated at **Mouza - SATGACHI, J. L. No. 20, R. S. No. 154, Touzi No. 169**, comprised in **C. S. Dag No. 2241 [P]** corresponding to **R. S. Dag No. 5926 [P]** corresponding to **L. R. Dag No. 5924 [P]** appertaining to **C. S. Khatian No. 271** corresponding to **R. S. Khatian No. 975**, within the local limits of **Ward No. 26** of the **South DumDum Municipality**, having **Holding No. 72, Baguiati Third Lane**, within the jurisdiction of the Office of the Additional District Sub-Registrar at Cossipore, DumDum, under Police Station - DumDum, District North 24-Parganas, **PIN - 700 028**, towards her own full blooded brother and one of the co-owners as well said **SRI SUMAN BHATTACHARYA**, son of Late Sukhendu Bhattacharjee alias Bhattacharya, therein referred to and called as the **Donee** of the **Other Part** and the **Landowner No. 2** herein, which was duly registered with the Office of the Additional District Sub-Registrar at Cossipore, DumDum and recorded in Book No. I, Volume No. 1506-2022, **Being No. 150609440** for the year **2022** and thus handed over the peaceful vacant and physical possession of her undivided un-demarcated share of the aforesaid property absolutely and forever;

- K. That, out of love and affection by a **Deed of Gift** dated the **19th** day of **July, 2022** said **[1] SRIMATI TAPATI BASISHTHA**, wife of Sudhangshu Basistha, **[2] SRIMATI BULA SOMANI**, wife of Kishore Kumar Somani, both are daughters of Late Sitanath Bhattacharjee, **[3A] SRIMATI BASANTI BHATTACHARJEE**, wife of Late Prabir Bhattahcharjee and **[3B] SRIMATI PUJA BHATTACHARJEE** alias **PUJA DUTTA**, daughter of of Late Prabir Bhattahcharjee, therein referred to and called as the **Donors** of the **One Part** voluntarily gifted, granted, transferred, assigned and assured **ALL THAT** piece and parcel of portion of a plot of land measuring about **1**

[one] Cottah 0 [zero] Chittacks 39.375 [thirty nine point three seven five] Square Feet more or less **TOGETHER WITH** a portion of a **Two Storied Brick Built Building** with **R. C. C. Roof** measuring about **300 [three hundred] Square Feet** more or less, out of which **Ground Floor** measuring about **150 [one hundred fifty] Square Feet** more or less and **First Floor** measuring about **150 [one hundred fifty] Square Feet** more or less which is the **undivided un-demarcated 3/8th [three eighth] share** of total land measuring about **2 [two] Cottahs 13 [thirteen] Chittacks 0 [zero] Square Feet** more or less **TOGETHER WITH** a **Two Storied Brick Built Building** with **R. C. C. Roof** measuring about **800 [eight hundred] Square Feet** more or less, out of which **Ground Floor** measuring about **400 [four hundred] Square Feet** more or less and **First Floor** measuring about **400 [four hundred] Square Feet** more or less, lying and situated at **Mouza - SATGACHI, J. L. No. 20, R. S. No. 154, Touzi No. 169**, comprised in **C. S. Dag No. 2241 [P]** corresponding to **R. S. Dag No. 5926 [P]** corresponding to **L. R. Dag No. 5924 [P]** appertaining to **C. S. Khatian No. 271** corresponding to **R. S. Khatian No. 975**, within the local limits of **Ward No. 26** of the **South DumDum Municipality**, having **Holding No. 72, Baguiati Third Lane**, within the jurisdiction of the Office of the Additional District Sub-Registrar at Cossipore, DumDum, under Police Station - DumDum, District North 24-Parganas, **PIN - 700 028**, towards the **own brother** of **Donors No. 1 and 2** and **relatives of Donors No. 3A and 3B** said **SRI SAMIR BHATTACHARJEE**, son of Late Sita Nath Bhattacharjee, the **nephew** of **Donors No. 1 and 2** and **relatives of Donors No. 3A and 3B** said **SRI SUMAN BHATTACHARYA**, son of Late Sukhendu Bhattacharya, the **sister-in-law** of **Donors No. 1 and 2** and **relatives of Donors No. 3A and 3B** said **SRIMATI GOPA BHATTACHARJEE**, wife of Late Subrata Bhattacharjee and the **another nephew** of **Donors No. 1 and 2** and **relatives of Donors No. 3A and 3B** said **SRI RAHUL BHATTACHARJEE**, son of Late Subrata Bhattacharjee, therein referred to and called as the **Donees** of the **Other Part** and the **Landowners** herein, which was duly registered with the Office of the Additional District Sub-Registrar at Cossipore, DumDum and recorded in **Book No. I, Volume No. 1506-2022, Being No. 150609441** for the year **2022** and thus handed over the peaceful vacant and physical possession of their undivided un-demarcated share of the aforesaid property absolutely and forever;

- L. That, by virtue of law of inheritance and aforesaid 3 [three] separate Deeds of Gift, said [1] **SRI SAMIR BHATTACHARJEE**, son of Late Sita Nath Bhattacharjee, [2] **SRI SUMAN BHATTACHARYA**, son of Late Sukhendu Bhattacharya, [3A] **SRIMATI GOPA BHATTACHARJEE**, wife of Late Subrata Bhattacharjee and [3B] **SRI RAHUL BHATTACHARJEE**, son of

Late Subrata Bhattacharjee, the **Landowners** herein became the absolute joint owners of **ALL THAT** piece and parcel of a plot of land measuring about **2 [two] Cottahs 13 [thirteen] Chittacks 0 [zero] Square Feet** more or less **TOGETHER WITH** a **Two Storied Brick Built Building** with **R. C. C. Roof** measuring about **800 [eight hundred] Square Feet** more or less, out of which **Ground Floor** measuring about **400 [four hundred] Square Feet** more or less and **First Floor** measuring about **400 [four hundred] Square Feet** more or less, lying and situated at **Mouza - SATGACHI, J. L. No. 20, R. S. No. 154, Touzi No. 169**, comprised in C. S. Dag No. 2241 [P] corresponding to **R. S. Dag No. 5926 [P]** corresponding to **L. R. Dag No. 5924 [P]** appertaining to C. S. Khatian No. 271 corresponding to **R. S. Khatian No. 975**, within the local limits of **Ward No. 26** of the **South DumDum Municipality**, having **Holding No. 72, Baguiati Third Lane**, within the jurisdiction of the Office of the Additional District Sub-Registrar at Cossipore, DumDum, under Police Station - DumDum, District North 24-Parganas, **PIN - 700 028**, hereinafter referred to and called as the **"SAID PREMISES"** which is more fully and particularly mentioned in the **First Schedule** written hereunder;

- M. That, while thus said **[1] SRI SAMIR BHATTACHARJEE**, son of Late Sita Nath Bhattacharjee, **[2] SRI SUMAN BHATTACHARYA**, son of Late Sukhendu Bhattacharya, **[3A] SRIMATI GOPA BHATTACHARJEE**, wife of Late Subrata Bhattacharjee and **[3B] SRI RAHUL BHATTACHARJEE**, son of Late Subrata Bhattacharjee, the Landowners herein, enjoying the aforesaid property as the joint and absolute owners, they with a view to construct a multi storied building at the said premises enquired and discussed various contractors, developers regarding construction of multi storied building and gained knowledge thereto;

AND WHEREAS:

- A. The terms in these presents shall unless they be contrary or repugnant to the context, mean and include the following :-
1. **ADVOCATE** shall mean **SUPROTIM SAHA**, Advocate having office at **"MONOLATA", BA-12/2B, Baguiati, Post Office Deshbandhu Nagar**, under Police Station - Baguiati, District North 24 Parganas, **PIN - 700 059** or any person or firm appointed or nominated by the Developer as Advocates for the supervision of the legal affairs of the premises hereinafter defined.
 2. **ARCHITECT** shall mean and include any person or firm to be appointed or nominated by the Developer with the consent of Architect for the supervision of the construction of the Building hereinafter defined;

3. ASSOCIATION shall mean any Association, Syndicate Committee, Limited, Limited company or Registered Society that may be formed together with all the existing Purchasers of the flat or nominated by the Landowners for the common purposes having such rules and regulations and restrictions as be deemed proper and necessary by the Landowners and the intending Purchasers but not inconsistent with the provisions and covenants herein contained.
4. THE SAID BUILDING shall mean and include the proposed multi-storied R. C. C. frame structure building containing numbers of residential flats on the upper floors and flats and car parking spaces on the ground floor on the said premises according to the drawn up plans and specification signed by the Landowners or such other modifications as may be agreed by and between the Landowners and the Developer and simultaneously sanctioned by the competent authority and in conformity with the said details of construction specifically written in the Fifth Schedule hereunder subject to the terms and conditions hereinafter stated;
5. BUILDING PLAN shall mean and include the drawings, plans and specification of the said building to be approved by the Landowners and sanctioned by the South DumDum Municipality with any renewal or amendments thereto and/or modification thereof made or caused by the Developer after approval of the Landowners and sanctioned by the competent authority or other authority;
6. COMMON AREAS, FACILITIES AND COMMON AMENITIES shall mean and include corridors, hallways, stairways passage ways, drive ways, space for installation of Submersible pump and motor, space for installation of electric meter, over head water reservoir, roof, lift, lift well, lift machine & accessories, open space around the building and other facilities and amenities which may be mutually agreed upon between the parties and required for the establishment, location, enjoyment, provisions, maintenance and/or management of the building;
7. LANDOWNERS shall mean and include [1] **SRI SAMIR BHATTACHARJEE**, son of Late Sita Nath Bhattacharjee, by Occupation - Retired Person, residing at F-51/2, Karunamoyee Housing Estate, Sector 2, Salt Lake City, Post Office - Bidhannagar Sech Bhawan, under Police Station - Bidhannagar, District North 24-Parganas, PIN - 700 091, West Bengal, [2] **SRI SUMAN BHATTACHARYA**, son of Late Sukhendu Bhattacharya, by Occupation - Service, residing at 107, Baguiati Road 3rd Lane, Post Office and Police Station - Dum Dum, District North 24-Parganas, PIN - 700 028, State - West Bengal, [3A] **SRIMATI GOPA**

- BHATTACHARJEE**, wife of Late Subrata Bhattacharjee, by Occupation - Retired Person, residing at 1/90, M. M. Ghosh Road, M. M. Ghosh Road, Post Office - Motijheel, under Police Station - Dum Dum, District North 24-Parganas, PIN - 700 074, State - West Bengal, **[3B] SRI RAHUL BHATTACHARJEE**, son of Late Subrata Bhattacharjee, by Occupation - Self Employed, residing at 1/90, M. M. Ghosh Road, M. M. Ghosh Road, Post Office - Motijheel, under Police Station - Dum Dum, District North 24-Parganas, PIN - 700 074, State - West Bengal, all by Religion - Hindu, by Nationality - Indian, and their heirs, executors, trustees, legal representatives, administrators and queries and correspondence to the Landowners shall be addressed to the present address of the Landowners;
8. DEVELOPER shall mean and include **AVISHEK TRADING [PAN AAGFA0325E]**, a Partnership Firm, having its Principal Place of Business at 27 and 27-A (Old) 64 and 65 (New), Baguiati Road, Post Office and Police Station - DumDum, District North 24-Parganas, PIN - 700 028, West Bengal, represented by its **Partners** namely **[1] SRI DEBDAS SAHA [PAN ARSPS6978G] [AADHAAR 2344 5388 5502]**, son of Late Satish Chandra Saha, **[2] SRI PROLAY KUMAR SAHA [PAN AKOPS6454J] [AADHAAR 9297 1698 9749]**, son of Late Satish Chandra Saha, **[3] SRIMATI MADHUCHANDA SAHA [PAN ALFPS5676Q] [AADHAAR 8651 2137 4117]**, wife of Sri Debdas Saha and daughter of Krishna Gopal Saha and **[4] SRIMATI PAPIYA SAHA [PAN ALFPS5677R] [AADHAAR 4211 0374 7961]**, wife of Sri Prolay Kumar Saha and daughter of Pankaj Kumar Saha, all by faith - Hindu, by occupation - Business, by nationality - Indian, residing at Kamini Kutir, 48 (old) 27 (New), Baguiati Road, Post Office and Police Station DumDum, District North 24-Parganas, PIN - 700 028, West Bengal and its heirs, executors, administrators, legal representatives and assigns;
9. LANDOWNERS' ALLOCATION shall mean and include the area constructed in the building which is to be allotted to the Landowners as Landowners' allocation more particularly mentioned hereunder and in accordance with the terms and conditions of these presents including the proportionate share of land and the common facilities and amenities attributable to the constructed area to be allocated to the Landowners, specifically and particularly set out in the SECOND SCHEDULE hereunder written;
10. DEVELOPER'S ALLOCATION shall mean and include the remaining portions more particularly mentioned hereunder of the constructed area in the building to be constructed on the said premises after allocation to the Landowners, including proportionate share of land and the common

facilities and amenities attributable to the constructed area to remain with the Developer, specifically and particularly set out in the **THIRD SCHEDULE** written hereunder;

11. **PREMISES** shall mean and include **ALL THAT** piece and parcel of a plot of land measuring about **2 [two] Cottahs 13 [thirteen] Chittacks 0 [zero] Square Feet** more or less **TOGETHER WITH** a **Two Storied Brick Built Building** with **R. C. C. Roof** measuring about **800 [eight hundred] Square Feet** more or less, out of which **Ground Floor** measuring about **400 [four hundred] Square Feet** more or less and **First Floor** measuring about **400 [four hundred] Square Feet** more or less, lying and situated at **Mouza - SATGACHI, J. L. No. 20, R. S. No. 154, Touzi No. 169,** comprised in C. S. Dag No. 2241 [P] corresponding to **R. S. Dag No. 5926 [P]** corresponding to **L. R. Dag No. 5924 [P]** appertaining to C. S. Khatian No. 271 corresponding to **R. S. Khatian No. 975,** within the local limits of **Ward No. 26** of the **South DumDum Municipality,** having **Holding No. 72, Baguiati Third Lane,** within the jurisdiction of the Office of the Additional District Sub-Registrar at Cossipore, DumDum, under Police Station - DumDum, District North 24-Parganas, **PIN - 700 028,** which is specifically and particularly mentioned and described in the **FIRST SCHEDULE** written hereunder.
12. **SALEABLE SPACE** shall mean and include the space in the building available for independent use and occupations after making due provisions for common facilities and the space required there for.
13. **COMMON EXPENSES** shall mean and include all expenses to be incurred according to proportionate area by Landowners, Developer and the unit owners for the management and maintenance after completion of the said building and the Premises;
14. **LAND** shall mean the land comprised within the local limits of **Ward No. 26** of the **South DumDum Municipality,** having **Holding No. 72, Baguiati Third Lane,** under Police Station - DumDum, District North 24-Parganas, **PIN - 700 028;**
15. **PLANS** shall mean the plans of the said Building to be sanctioned and approved by the South DumDum Municipality and shall also, wherever the context permits, including such plans, drawings, designs, elevations and specification and specifications as are prepared by the Architect, including variations/ modifications therein as may be agreed by and between the Landowners and the Developer mutually.

16. PROJECT shall mean the work of development undertaken to be done by the Developer in pursuance hereof, till the Development of the premises be completed and possession of the completed units in habitable condition is taken over by the unit owners;

17. PROPORTIONATE shall mean with all its cognate variations shall mean such ratio the super built up area of all the units in the said building;

18. COVERED AREA shall means covered area of the flat together with proportionate area of the lift well, stair and stair case, landings and lobbies;

19. SUPER BUILT UP AREA shall mean and include the area which will be certified by the architect of the Developer as stated earlier and the said super built up area will be calculated as covered area plus 25% of the covered area;

20. UNIT shall mean the flat and/or other covered area in the said building, which is capable of being exclusively owned, used and/or enjoyed by any Unit owners and which will not be treated as common area, facility and common amenity;

21. UNIT OWNERS shall mean any person or persons or body or association or firm or company who acquires, holds, enjoys and/or owns any unit in the said building and shall include the Landowners and Developer of the project held by them, from time to time;

Note:

a. Masculine Gender shall include the Feminine and neuter Gender and vice-versa;

b. Singular shall include the Plural and vice-versa;

B. The Landowners have represented to the Developer as follows:

1. The Landowners are the sole and absolute owner of the said premises more particularly described in the FIRST SCHEDULE hereto, free from all encumbrances whatsoever;

2. The entirety of the premises is in the khas possession of the Landowners and no other person or persons other than the Landowners have any right

- title and interest, occupancy, easement or otherwise on the premises or any part thereof;
3. There are no suits and/or proceedings and/or litigation pending in respect of the Premises or any part thereof;
 4. No person or persons other than the Landowners have any right, title and interest of any nature whatsoever, in the premises or any part thereof;
 5. The right title and interest of the Landowners in the Premises are fully free from all sorts of encumbrances whatsoever and the Landowners have good and marketable title thereto;
 6. There are no thika tenants in the Premises in question and the Landowners herein have not yet received any notice of any such claim or proceeding;
 7. No part of the Premises has been or is liable to be acquired under the Urban Land [Ceiling and Regulation] Act, 1976 and/or under any other law and no proceedings are pending in respect thereof;
 8. The Premises or any part thereof is at present not affected by any requisition or any alignment of any authority or authorities under any law and/or otherwise nor any notice or intimation about any such proceedings has been received or come to the notice of the Landowners herein;
 9. Neither the Premises nor any part thereof has been attached and/or is liable to be attached any decree or order of any court of law or due to Income Tax, revenue or any other Public Demand whatsoever;
 10. The Landowners have not yet any way dealt with the premises whereby the right title and interest of the Landowners as to the ownership, use, development and enjoyment thereof is or may be affected in any manner whatsoever;
 11. If required under the law, the Landowners shall put their signature for obtain any permission for the completion of the transfer of the Developer's allocated portions to the Developer and/or its nominee and/or otherwise in fulfilling their other obligations hereunder written;
 12. The Landowners are fully and sufficiently entitled to enter into this agreement;

- C. The representations of the Landowners mentioned hereinabove are hereafter collectively called "THE SAID REPRESENTATIONS" and the Landowners confirm that the said representations are true and correct as per their knowledge and belief;
- D. The Developer assures, represents, and confirms as follows :
- a) The Developer has vast experience, sufficient infra structure, sufficient money and enough competent to apply and obtain revised plan sanctioned and also competent to complete the building in terms of this agreement within the stipulated period mentioned hereunder.
 - b) The Developer has approved and is fully satisfied with regard to the Landowners' title of the said premises and the Developer has caused prior to execution of this agreement all necessary searches independently at their own costs with regard to the marketability of the title of the said premises and is satisfied with the same.
 - c) The Developer shall at its own costs and expenses obtained plan sanctioned and also complete the building at their own costs and expenses within the stipulated period in terms of this agreement.
 - d) In case there is any damage to the building or unforeseen situation happens to any workmen, laborers in course of construction, the Developer will be personally liable for the same and shall indemnify the Landowners from all costs, consequences and damages.
 - e) The Developer shall at its own costs and expenses apply and obtain all necessary permission certificates from all appropriate authority or authorities as may be required for the purposes of completion of the said building in the said premises.
 - f) The Landowners will not be liable for any acts, deeds and things on the part of the Developer.
- E. The Landowners relying on the representations and assurances made by the Developer herein, agreed to appoint the Developer as the Developer for development of the said premises and the Developer on the basis of the representations and assurances made by the Landowners and relying upon the said representation, have agreed to develop the said premises, to complete the project within the stipulated period on the terms and conditions mentioned hereunder.

NOW IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HEREIN AND DECLARED in the presence of the following WITNESSES:-

1. This agreement shall be deemed to have been commenced on and from the date of execution of this agreement.
2. The Landowners have appointed the Developer as the Developer for development of the said premises and the Developer have accepted such appointment on the terms and conditions hereunder contained;
3. The development of the Premises will be in the following manner;
 - a) The Landowners shall deliver vacant and peaceful possession of the Premises to the Developer within 15 [fifteen] days from the date of sanction of the plan;
 - b) Simultaneously at the time of execution of this agreement, the Landowners shall hand over all original documents relating to the aforesaid Premises to the Developer and the Developer shall keep the original documents under its custody and control and shall not part with and/or deal with the same subject to the terms and conditions mentioned in this agreement and shall produce the same to the Landowners or their authorized representatives as and when required by the Landowners in accordance with law. PROVIDED FURTHER this will not prevent the Landowners to deal with the said title deed only in respect of Landowners' allocation.
 - c) After obtaining vacant and peaceful possession of the premises, the Developer shall be entitled to enter upon the premises and do all works for the construction of the said building thereon at their own costs, risks and expenses and supervision;
 - d) The Developer shall at its own costs and expenses cause the said Building Plans to be prepared and submitted to the Municipality for necessary sanction SUBJECT TO the Landowners paying all outstanding rates and taxes, till the date;
 - e) Upon obtaining sanction of the Plans including revised Sanction plan of the said building from the South DumDum Municipality and/or any other Competent Authority as well as the local authority, the Developer shall notify the Landowners about the same within fifteen days from the day of getting the sanctioned plan;

- f) The Developer shall hold and remain in possession of the Premises and it shall always be deemed that the Developer is in possession of the entirety of the Premises in part performance of this Agreement during the subsistence hereof;
 - g) The Developer shall within 24 [twenty four] months from the date of procurement of Sanctioned Building Plan of the said premises shall complete the construction of the building in all respect in terms of this agreement and shall deliver vacant and peaceful possession of the Landowners' allocation in habitable condition as per the particulars mentioned in the SECOND SCHEDULE hereunder written and on and from the date of obtaining possession of the Landowners' allocation, the Landowners shall pay all outgoings in terms of this agreement.
 - h) The said building shall be for residential purpose or such other purpose as may be mutually decided by the parties hereto;
4. If the Developer fails or neglect to complete the building in accordance with the sanctioned plan within the stipulated period as mentioned in clause 3 [g] herein above due to force majeure i.e. riot, strike, earth quake, then in such event the Landowners will extend a period of six months further. PROVIDED FURTHER if the Developer fails or neglects or is not in a position to complete the building and hand over vacant and peaceful possession of the Landowners' allocation completed in all respect to the Landowners in that event arbitration proceeding will be taken.
5. Within one month from the date of execution of this agreement, the Developer shall forward Requisition on title to the Landowners and the Landowners shall reply to all requisitions made by the Advocate of the Developer and shall produce original documents in support to such answers to establish the title of the premises.
6. The Landowners shall give such other consent, sign such papers, documents, deeds and undertakings as may be required in accordance with law and render such co-operation, as be required by the Developer for smooth running of the construct and completion of the said building, i.e. the Project;
7. In connection with the aforesaid, it is agreed and clarified as follows:-
- a) The Developer shall cause such internal changes to be made in the plans as the Architects may approve and/or as shall be required by the concerned authorities, from time to time PROVIDED HOWEVER no

such changes shall be made without the approval of the Landowners herein after the Plan is being sanctioned by the concerned authorities;

- b) In case it be required to pay any outstanding dues to the Municipality or any other out goings and liabilities in respect of the Premises including the cost and expenses regarding the mutation of the name of the Landowners, then The Landowners herein, shall pay such dues and bear the cost and thereof till the date of hand over the physical vacant possession to the Developer and the Developer shall pay the Municipal rates and taxes and electricity bills from the day of getting physical vacant possession of the Premises;
 - c) The Developer shall be at liberty to do all works as be required for the project and to utilize the existing water, electricity and telephone connections if any, in the Premises, at its own costs and expenses. The Developer shall have the right to obtain temporary connection of utilities for the project and the Landowners herein shall sign and execute all papers and documents necessary there for;
 - d) The Developer shall be at liberty to utilize the debris of the existing structure in the premises and/or the proceeds thereof for the construction of the said building;
 - e) The earnings from the salvage of the existing building will be taken by the Developer and instead of that the Developer shall bear the rental cost of one 2 BHK Flat as alternative accommodation for Landowners from the day of demolition of existing building till handing over of Landowners' Allocation by the developer;
 - f) All costs, charges and expenses for sanction of the plans and construction of the said building and/or development of the premises, save otherwise mentioned herein, shall be borne and paid by the Developer, exclusively;
8. The Landowners herein shall be eligible to get 50% of the constructed area up to G+3 which includes 3 [three] Covered Car Parking Spaces being Nos. "1", "2" and "3" on the Ground Floor, 1[one] flat on the South-East-North [front side] side of First Floor and Entire Second Floor of the proposed multi-storied building in habitable condition and 25% [twenty five percent] of Fourth Floor of the proposed multi-storied building which will be converted into cash consideration at the then Market Value, as Landowners' Allocation which will be provided in the manner appearing hereunder more particularly described in the Second Schedule hereunder

written TOGETHER WITH impartible proportionate share in the land TOGETHER WITH the right to use and enjoy all common areas and facilities of the land and the building.

Name of the Landowner	Allocation
[1] Sri Samir Bhattacharjee	<ul style="list-style-type: none"> ❖ One Flat on the South - East - North side [front side] of First Floor; ❖ Covered Car Parking Space No. "2" in the middle of Ground Floor;
[2] Sri Suman Bhattacharya	<ul style="list-style-type: none"> ❖ One Flat on the South - East - North side [front side] of Second Floor; ❖ Covered Car Parking Space No. "1" on the South-East corner of Ground Floor;
[3A] Srimati Gopa Bhattacharjee [3B] Sri Rahul Bhattacharjee	<ul style="list-style-type: none"> ❖ One Flat on the South - West - North side [Back side] of Second Floor; ❖ Covered Car Parking Space No. "3" on the North - East side of Ground Floor;

That, the Landowners at their own cost and expenses shall execute and register Deed of Gift or Deed of Partition amongst themselves to become the sole and/or joint owners aforesaid Flats and Covered Car Parking Spaces;

9. The Developer shall be entitled to get remaining portion of the proposed multi-storied building after providing the Landowners' allocation to the Landowners as stated in the Second Schedule written hereinabove is to be allotted to the Developer as Developer's allocation more particularly described in the Third Schedule hereunder written TOGETHER WITH impartible proportionate share in the land TOGETHER WITH the right to use and enjoy all common areas and facilities of the land and the building.
10. The Landowners' allocated area shall be constructed by the Developer for and on behalf of the Landowners and/or their nominee or nominees. The rest of the said building shall be constructed by the Developer for and on behalf of itself and/or nominees;
11. The Landowners and the Developer shall be entitled absolutely to their respective allocated areas and shall be at liberty to deal therewith in any manner they deem fit and proper including delivering possession to any

third party SUBJECT TO HOWEVER the general restrictions for mutual advantage inherent in the ownership unit schemes. They will also be at liberty to enter into agreements for sale of their respective allocated areas as specifically stated in the THIRD and FOURTH SCHEDULE written hereunder SAVE THAT the Landowners shall adopt the same covenants as the Developer may adopt in its agreement with the unit owners of the Developer's allocated area, at least insofar as the same relates to common areas, facilities, amenities, expenses and other matters of common interest. The form of such agreement to be drafted and finalized by the respective advocates for the parties. utilized by the Parties shall be such as be drawn by the Advocate of the Developer;

12. That the Landowners shall be entitled to all monies that be received from the Unit Owners of the Landowners' respective allocated areas, whether the same be by way of earnest money, part consideration, construction cost, sale price and/or otherwise and the Developer shall be entitled to all such monies receivable in respect of the Developer's allocated area PROVIDED HOWEVER THAT the monies payable and/or deposits for common purposes and common expenses shall be receivable only by the Developer from all the unit owners as fully mentioned hereafter;
13. At the risks, costs and expenses and subject to the terms and conditions hereinafter mentioned, the Landowners through their constituted attorney, i.e. the Developer shall sell and convey to the Developer itself and/or its nominees undivided proportionate share in the land contained in the premises appurtenant only to the Developer's allocated area and whatever consideration received with regard to the Developer's allocation, the same shall belong to the Developer absolutely.
14. Similar nature of deed of conveyance will be executed and registered in favour of all the Purchasers of the building. The form of such deed of conveyance will be finalized jointly by the advocates for the Landowners and the Developer.
15. All costs, charges and legal expenses for preparation of deed of conveyance, documents, stamping and registration of the Conveyances with regard to the Developer's allocation shall be borne and paid by the Developer or his nominee or nominees.
16. All costs, charges and legal expenses for preparation of deed of conveyance, documents, stamping and registration of the Conveyances with regard to the Landowners' allocation shall be borne and paid by the Landowners or their nominee or nominees.

17. The Developer's obligations :-

- A. The Developer shall not discontinue or abandon the construction of the proposed building except the suspension of the work or due to force majeure events.
- B. The Developer shall at first handover the Landowners' allocation and thereafter they will be eligible to hand over its allocation towards its nominee or nominees.
- C. The Developer shall obtain a valid Occupancy Certificate from the South DumDum Municipality, with respect to the said building and must provide a copy thereof to the Landowners.
- D. The Developer shall use standard material for construction of the Landowners' allocation with vitrified tiles flooring with Aluminum sliding windows.
- E. The Developer hereby undertake to keep the Landowners indemnified against all third party claims and actions arising out of any sort of act or omissions or commission of the Developer in relation to the making of construction of the said building.
- F. In the event the Landowners desires to change any specifications before construction or completing the Landowners' allocation then in such event the Developer shall make necessary changes and the Landowners shall only pay the difference of price of the materials.

18. It is further clarified as follows:-

- a) The Developer will provide electricity connection for the entirety of the said building including the Landowners' allocated area and the Landowners and/or their respective nominee or nominees shall reimburse the Developer, proportionately, the total amount of deposits and expenses as be required to obtain Electricity from C E S C LIMITED or otherwise;
- b) Upon completion and handing over the Landowners' allocated area to the Landowners with Letter of Possession of the said building, from time to time, the Developer shall maintain and manage the same in accordance with such rules as may be framed by the Advocates and as be in conformity with other buildings containing ownership units. The Developer and the Landowners and/or their respective transferees, if

observed by both the Landowners and the Developers, the Landowners having agreed to grant the exclusive right of development of the said premises to the Developers.

- 20.2 Nothing in this agreement shall constitute a transfer or an agreement to transfer, or an assignment, or demise, by the Landowners, of the said Land or any built up area to the Developers. But confers upon the Developer the exclusive and absolute rights of Development in conformity with the agreement.
- 20.3 The respective allocations shall keep the interior walls, sewers drains, pipes and other fittings and fixtures and appurtenances and floor and ceiling etc. in each of their respective allocation in the building in good working condition and repair and in particularly so as not to cause any damage to the building or any other space or accommodation therein and shall keep the other or them and/or the occupiers of the building indemnified from and against the consequence of any breach.
- 20.4 Neither party shall do or cause or permit to be done any act or thing which may render void and void able any insurance of the building or any part thereof and shall keep the other occupiers of the said building harmless and indemnified from and against the consequence of any breach.
- 20.5 No goods or other items shall be kept by the other party for display or otherwise in the corridors or other places of common use in the building and no hindrance shall be caused in any manner in the free movement of users in the corridors and other places of common use in the building.
- 20.6 Neither party shall throw or accumulate any dirt, rubbish, waste or refuse or permit the same to be thrown or accumulated in or about the building or in the compounds, corridors or any other portion or portions of the building.
- 20.7 Neither of the parties shall permit other's agents with or without workmen and others at all responsible times to enter into and upon the each party's allocation and each party thereof for the purpose of maintenance or repairing any part of the building and/or for the purpose of repairing maintaining rebuilding cleaning lighting and keeping in order and good condition any common facilities and/or for the purpose of pulling down maintaining repairing and testing drains gas and water pipes and electric wires and for any similar purpose.

- 20.8 The Developer shall indemnify and keep the Landowners indemnified in respect of all costs, expenses, damages, liabilities, claims and/or proceedings arising out of any act done by the Developer in pursuance of the authorities granted as aforesaid;
- 20.9 The Landowners shall give such co-operation to the Developer and sign such papers, confirmations and/or authorities as may be reasonably required by the Developer and also found reasonable by landowners, from time to time, for the Project, at the costs and expenses of the Developer;
- 20.10 In case any outgoing or encumbrances relating to title or ownership be found on the Premises till the date of completion of the Project in terms hereof, then and in such event, the Landowners shall be liable to remove the same at his own costs. In case the Landowners do not, then the Developer shall be at liberty to do so and recover the costs from the Landowners;
- 20.11 During the continuance of this agreement the Landowners shall not in any way cause any unlawful impediment or obstruction whatsoever in the construction of the said building by the Developer but the Landowners shall have full right to enter into the said building and to inspect the construction work carried on there by the Developer and to check the materials used in the Landowners' allocated portion and also to inspect the super structure of the building;
- 20.12 In case any of the parties hereto commit any default in fulfillment of them /its obligations contained herein then and in such event, the other party shall be entitled to specific performance and/or damages take the privilege of Arbitration;
- 20.13 Developer may take financial assistance from any financial Institution.
- 20.14 In case the Landowners fail to obtain either any clearance and permission necessary for the Project or provide physical vacant possession of the Premises, then in such event, the Developer shall be at liberty to take the necessary efforts in that regard, for and on behalf of the landowners and at the Landowners' cost and expenses, to be recovered in the same manner as mentioned in Clause 18 herein above;
- 20.15 All disputes and differences between the parties hereto in any way relating to this agreement and/or arising out of the provisions hereof

shall be referred for arbitration to such person as be mutually acceptable, failing which, each parties shall appoint arbitrators. Such arbitration shall otherwise be in accordance with the Arbitration and conciliation Act, 1996 as amended till the date of disputes and or difference.

**THE FIRST SCHEDULE ABOVE REFERRED TO
LAND**

ALL THAT piece and parcel of a plot of land measuring about **2 [two] Cottahs 13 [thirteen] Chittacks 0 [zero] Square Feet** more or less **TOGETHER WITH** a **Two Storied Brick Built Building** with **R. C. C. Roof** and **Cemented Floor** measuring about **800 [eight hundred] Square Feet** more or less, out of which **Ground Floor** measuring about **400 [four hundred] Square Feet** more or less and **First Floor** measuring about **400 [four hundred] Square Feet** more or less, lying and situated at **Mouza - SATGACHI, J. L. No. 20, R. S. No. 154, Touzi No. 169**, comprised in C. S. Dag No. 2241 [P] corresponding to **R. S. Dag No. 5926 [P]** corresponding to **L. R. Dag No. 5924 [P]** appertaining to C. S. Khatian No. 271 corresponding to **R. S. Khatian No. 975**, within the local limits of **Ward No. 26** of the **South DumDum Municipality**, having **Holding No. 72, Baguiati Third Lane**, within the jurisdiction of the Office of the Additional District Sub-Registrar at Cossipore, DumDum, under Police Station - DumDum, District North 24-Parganas, **PIN - 700 028**, which is butted and bounded as follows:

ON THE NORTH : PROPERTY OF BISWANATH SINHA;
ON THE SOUTH : SIX FEET WIDE COMMON PASSAGE AND PROPERTY OF GANDHI CHARAN PAUL AND SIKHA PAUL;
ON THE WEST : PROPERTY OF GANDHI CHARAN PAUL AND SIKHA PAUL;
ON THE EAST : SIXTEEN FEET WIDE BAGUIATI 3RD LANE;

**THE SECOND SCHEDULE ABOVE REFERRED TO
LANDOWNERS' ALLOCATION**

ALL THAT the Landowners herein shall be eligible to get **50% of the constructed area** up to G+3 which includes **3 [three] Covered Car Parking Spaces** being Nos. "1", "2" and "3" on the **Ground Floor**, **1[one] flat** on the **South-East-North [front side] side of First Floor** and **Entire Second Floor** of the proposed multi-storied building in habitable condition and **25% [twenty five percent] of Fourth Floor** of the proposed multi-storied building as Landowners' Allocation which will be provided in the manner appearing hereunder **TOGETHER WITH** impartible proportionate share in the land

TOGETHER WITH the right to use and enjoy all common areas and facilities of the land and the building.

Name of the Landowner	Allocation
[1] Sri Samir Bhattacharjee	<ul style="list-style-type: none"> ❖ One Flat on the South - East - North side [front side] of First Floor; ❖ Covered Car Parking Space No. "2" in the middle of Ground Floor;
[2] Sri Suman Bhattacharya	<ul style="list-style-type: none"> ❖ One Flat on the South - East - North side [front side] of Second Floor; ❖ Covered Car Parking Space No. "1" on the South-East corner of Ground Floor;
[3A] Srimati Gopa Bhattacharjee [3B] Sri Rahul Bhattacharjee	<ul style="list-style-type: none"> ❖ One Flat on the South - West - North side [Back side] of Second Floor; ❖ Covered Car Parking Space No. "3" on the North - East side of Ground Floor;

That, the Landowners at their own cost and expenses shall execute and register Deed of Gift or Deed of Partition amongst themselves to become the sole and/or joint owners aforesaid Flats and Covered Car Parking Spaces;

**THE THIRD SCHEDULE ABOVE REFERRED TO
DEVELOPER'S ALLOCATION**

ALL THAT piece and parcel of remaining portion of the proposed multi-storied building after providing the Landowners' allocation to the Landowners as stated in the Second Schedule written hereinabove is to be allotted to the Developer as Developer's allocation in accordance with the terms and conditions of these presents including the proportionate share of land and the common facilities and amenities attributable to the area to be allocated to the Developer;

**THE FOURTH SCHEDULE ABOVE REFERRED TO
COMMON AREAS, COMMON FACILITIES AND AMENITIES**

- ❖ The Landowners along with other co-owners, occupiers, society or association or Company shall allow each other the following easement quasi easement and equal easement right, privileges etc.
- ❖ Land under the said building described in the First Schedule;

- ❖ All side spaces, back spaces, paths, passages, drain ways sewerage provided in the said building;
- ❖ General lighting of the common portions and space for installation of electric meter in general and separate;
- ❖ Municipal connection of the drain and sewerage line of the said building;
- ❖ Staircase, stairs case landing, lift, lift well, lift room, lift machine and accessories, lobbies of the building;
- ❖ Septic tank, one water pump, overhead water reservoir, water line;
- ❖ Electric meter for common purpose;

ANNEXURE "A"
SPECIMEN OF WORKS

Foundation and Structure	:	R.C.C. foundation and framed structure for multi-storied building as per Architectural and structural design calculation sheet as approved by South DumDum Municipality;
Brick and Plaster	:	Wall will be 8", 5" and 3" thick and all inside and outside wall will be finished with cement plaster;
Wall Finishing	:	<ul style="list-style-type: none"> ❖ Toilets wall will be finished with one colour glazed tiles up-to 6'-0" height on and above skirting level and floor will be finished with tiles; ❖ Kitchen wall on and above cooking platform with 2'-0" height one coloured glazed tiles; ❖ One coloured glazed tiles up-to 2'-0" height on the top of the basin in drawing and dining; ❖ Wall of inside the flat will be finished with Putty; ❖ Outer side of the wall of the building will be colour wash and common area of the inside of the building will be lime wash;
Doors	:	All door frames will be of good quality of wood. All door shutters will be of commercial flash door fitted with ring and tower bolt, and the frame and shutter of Toilet will be of P. V. C.;

Windows	:	All windows will be made of aluminum [sliding type] fitted with glass panel;
Flooring	:	Flooring of inner side of the building will be finished with 2'-0" X 2'-0" Vitrified Tiles of same rate. The flooring of the roof will be finished with K. G. Flooring.
Sanitary Fittings	:	<ul style="list-style-type: none"> ❖ Toilet will be provided with one commode, one shower and two bib cock; ❖ Attached Toilet will be provided with one commode and two bib cock; ❖ Drawing/Dinning be provided with one basin;
Electrical	:	<p>a) Concealed Wiring in all Flats [Copper electrical wiring].</p> <p>b) Each Flat will be provided with the following electrical points with standard switch.</p> <ul style="list-style-type: none"> i. Bed Room: 2 [Two] Light points, 1 [One] Fan point, 1 [One] Plug point [5 amp.]. ii. Dining/Drawing: 2 [Two] Light points, 1 [One] Fan point, 1 [One] Plug point [5 amp.]. iii. Kitchen: 1 [One] Light point, 1 [One] Exhaust Fan point, 1 [One] Plug point [15 amp.]. iv. Toilet: 1 [One] Light point, 1 [One] Geizer Point, 1 [One] Exhaust Fan point. v. Attached Toilet: 1 [One] Light point, 1 [One] Exhaust Fan point. vi. Verandah: 1 [One] Light point. vii. Entrance: Door Bell point. <p>Note: 1 [One] Air-Conditioner Point will be provided in Master Bed Room.</p>
Grill & Railing	:	❖ All window grills are made of M. S. flats and Verandah railing will be up-to 2'-6" height;
Extra Work	:	Any extra work other than standard specification shall be charged extra and such amount shall be deposited before the execution of such work;

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

SIGNED, SEALED and DELIVERED by the **LANDOWNERS** and the **DEVELOPER** in the presence of:

1. Piyasi Bhattacharya
167 Bagmati road
W-28

Samir Bhattacharjee
Suman Bhattacharya
Gopa Bhattacharjee
Rahul Bhattacharjee

2. Suprotim Saha
Advocate

SIGNATURE OF LANDOWNERS

AVISHEK TRADING
Siddhasaha
Partner

Drafted by me and prepared in my office:

Suprotim Saha
Advocate

SUPROTIM SAHA,
Advocate, [W.B. 134/1990,
Judges' Court at Barasat],
MONOLATA, BA/12/2B,
Deshbandhu Nagar,
Kolkata - 700 059.

SIGNATURE OF DEVELOPER

SPECIMEN FOR TEN FINGER PRINTS

L. No. **SIGNATURE OF THE EXECUTANT/PRESENTANT**



Seladasaha

LITTLE	RING	MIDDLE	FORE	THUMB
[LEFT HAND]				
THUMB	FORE	MIDDLE	RING	LITTLE
[RIGHT HAND]				



Samir Bhattacharjee

LITTLE	RING	MIDDLE	FORE	THUMB
[LEFT HAND]				
THUMB	FORE	MIDDLE	RING	LITTLE
[RIGHT HAND]				



Sumant Chatterjee

LITTLE	RING	MIDDLE	FORE	THUMB
[LEFT HAND]				
THUMB	FORE	MIDDLE	RING	LITTLE
[RIGHT HAND]				

SPECIMEN FOR TEN FINGER PRINTS

No. **SIGNATURE OF THE EXECUTANT/PRESENTANT**



*Goha
Bhattacharjee*

LITTLE	RING	MIDDLE	FORE	THUMB
[LEFT HAND]				
THUMB	FORE	MIDDLE	RING	LITTLE
[RIGHT HAND]				



*Rakul
Bhattacharjee*

LITTLE	RING	MIDDLE	FORE	THUMB
[LEFT HAND]				
THUMB	FORE	MIDDLE	RING	LITTLE
[RIGHT HAND]				



PHOTO

LITTLE	RING	MIDDLE	FORE	THUMB
[LEFT HAND]				
THUMB	FORE	MIDDLE	RING	LITTLE
[RIGHT HAND]				

Govt. of West Bengal
Directorate of Registration & Stamp Revenue
GRIPS eChallan

GRN Details

GRN: 192022230116763281
GRN Date: 07/09/2022 18:46:15
BRN : IK0BWKOAI9
Payment Status: Successful

Payment Mode: Online Payment
Bank/Gateway: State Bank of India
BRN Date: 07/09/2022 18:48:39
Payment Ref. No: 2002532485/1/2022
[Query No*/Query Year]

Depositor Details

Depositor's Name: SUPROTIM SAHA
Address: BA - 12/2B, D B NAGAR KOLKATA 700 059
Mobile: 9051231192
Email: suprotim62@gmail.com
Depositor Status: Advocate
Query No: 2002532485
Applicant's Name: Mr SUPROTIM SAHA
Identification No: 2002532485/1/2022
Remarks: Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002532485/1/2022	Property Registration- Stamp duty	0030-02-103-003-02	6920
2	2002532485/1/2022	Property Registration- Registration Fees	0030-03-104-001-16	21
			Total	6941

IN WORDS: SIX THOUSAND NINE HUNDRED FORTY ONE ONLY.

Major Information of the Deed

Deed No. :	I-1506-11840/2022	Date of Registration	08/09/2022
Query No / Year	1506-2002532485/2022	Office where deed is registered	
Query Date	22/08/2022 4:40:31 PM	A.D.S.R. COSSIPORE DUMDUM, District: North 24-Parganas	
Applicant Name, Address & Other Details	SUPROTIM SAHA BA-12/2B, D.B. NAGAR, Thana : Baguiati, District : North 24-Parganas, WEST BENGAL, PIN - 700059, Mobile No. : 9051231192, 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. 2/-	Rs. 50,96,250/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 7,020/- (Article:48(g))	Rs. 21/- (Article:E, E)		
Remarks:	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



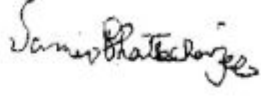


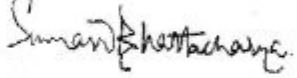

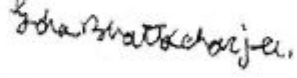
District: North 24-Parganas, P.S:- Dum Dum, Municipality: SOUTH DUM DUM, Road: Baguihati Lane, Mouza: Satgachi, , Ward No: 26, Holding No:72 JI No: 20, Pin Code : 700028



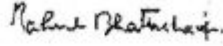
Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-5924 (RS :-)	LR-975	Bastu	Bastu	2 Katha 13 Chatak	1/-	45,56,250/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
Grand Total :					4.6406Dec	1 /-	45,56,250 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	800 Sq Ft.	1/-	5,40,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 400 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 400 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		800 sq ft	1 /-	5,40,000 /-	

and Lord Details :



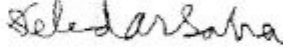


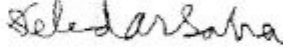


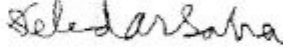
No	Name, Address, Photo, Finger print and Signature			
1	Name Shri Samir Bhattacharjee Son of Late Sita Nath Bhattacharjee Executed by: Self, Date of Execution: 08/09/2022 , Admitted by: Self, Date of Admission: 08/09/2022 ,Place : Office	Photo  08/09/2022	Finger Print  LTI 08/09/2022	Signature  08/09/2022
F-51/2, Korunamoyee Housing Estate, Block/Sector: Sector II, City:- Not Specified, P.O:- Bidhannagar Sech Bhawan, P.S:-Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700091 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: adxxxxx1g, Aadhaar No: 76xxxxxxxx2597, Status :Individual, Executed by: Self, Date of Execution: 08/09/2022 Admitted by: Self, Date of Admission: 08/09/2022 ,Place : Office				
2	Name Shri Suman Bhattacharya Son of Late Sukhendu Bhattacharya Executed by: Self, Date of Execution: 08/09/2022 , Admitted by: Self, Date of Admission: 08/09/2022 ,Place : Office	Photo  08/09/2022	Finger Print  LTI 08/09/2022	Signature  08/09/2022
107, Baguiati Road, City:- Not Specified, P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24- Parganas, West Bengal, India, PIN:- 700028 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: asxxxxx8p, Aadhaar No: 50xxxxxxxx3172, Status :Individual, Executed by: Self, Date of Execution: 08/09/2022 , Admitted by: Self, Date of Admission: 08/09/2022 ,Place : Office				
3	Name Smt Gopa Bhattacharjee Wife of Late Subrata Bhattacharjee Executed by: Self, Date of Execution: 08/09/2022 , Admitted by: Self, Date of Admission: 08/09/2022 ,Place : Office	Photo  08/09/2022	Finger Print  LTI 08/09/2022	Signature  08/09/2022
1/90, M M Ghosh Road, City:- Not Specified, P.O:- Motijheel, P.S:-Dum Dum, District:-North 24- Parganas, West Bengal, India, PIN:- 700074 Sex: Female, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: acxxxxx4h, Aadhaar No: 51xxxxxxxx7245, Status :Individual, Executed by: Self, Date of Execution: 08/09/2022 Admitted by: Self, Date of Admission: 08/09/2022 ,Place : Office				

Name	Photo	Finger Print	Signature
Shri Rahul Bhattacharjee Son of Late Subrata Bhattacharjee Executed by: Self, Date of Execution: 08/09/2022 , Admitted by: Self, Date of Admission: 08/09/2022 ,Place : Office	 <small>08/09/2022</small>	 <small>LTI 08/09/2022</small>	 <small>08/09/2022</small>
1/90, M M Ghosh Road, City:- Not Specified, P.O:- Motijheel, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700074 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: bmxxxxxx7q, Aadhaar No: 86xxxxxxxx0536, Status :Individual, Executed by: Self, Date of Execution: 08/09/2022 , Admitted by: Self, Date of Admission: 08/09/2022 ,Place : Office			

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Avishek Trading 65, Baguiati Road, City:- Not Specified, P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028 , PAN No.:: aaxxxxxx5e,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature								
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Shri Debdas Saha (Presentant) Son of Late Satish Chandra Saha Date of Execution - 08/09/2022, , Admitted by: Self, Date of Admission: 08/09/2022, Place of Admission of Execution: Office </td> <td>  <small>Sep 8 2022 2:06PM</small> </td> <td>  <small>LTI 08/09/2022</small> </td> <td>  <small>08/09/2022</small> </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Shri Debdas Saha (Presentant) Son of Late Satish Chandra Saha Date of Execution - 08/09/2022, , Admitted by: Self, Date of Admission: 08/09/2022, Place of Admission of Execution: Office	 <small>Sep 8 2022 2:06PM</small>	 <small>LTI 08/09/2022</small>	 <small>08/09/2022</small>
Name	Photo	Finger Print	Signature						
Shri Debdas Saha (Presentant) Son of Late Satish Chandra Saha Date of Execution - 08/09/2022, , Admitted by: Self, Date of Admission: 08/09/2022, Place of Admission of Execution: Office	 <small>Sep 8 2022 2:06PM</small>	 <small>LTI 08/09/2022</small>	 <small>08/09/2022</small>						
27, Baguiati Road, City:- Not Specified, P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: arxxxxx8g, Aadhaar No: 23xxxxxxxx5502 Status : Representative, Representative of : Avishek Trading (as Partner and Authorized Signatory)									

Identifier Details :

Name	Photo	Finger Print	Signature
Shri Piyasi Bhattacharya Wife of Shri Suman Bhattacharya 107, Baguiati Road, City:- Not Specified, P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028	 <small>08/09/2022</small>	 <small>08/09/2022</small>	 <small>08/09/2022</small>

Transfer Of Shri Samir Bhattacharjee, Shri Suman Bhattacharya, Smt Gopa Bhattacharjee, Shri Rahul Bhattacharjee, Debidas Saha

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri Samir Bhattacharjee	Avishek Trading-1.16016 Dec
2	Shri Suman Bhattacharya	Avishek Trading-1.16016 Dec
3	Smt Gopa Bhattacharjee	Avishek Trading-1.16016 Dec
4	Shri Rahul Bhattacharjee	Avishek Trading-1.16016 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Shri Samir Bhattacharjee	Avishek Trading-200.00000000 Sq Ft
2	Shri Suman Bhattacharya	Avishek Trading-200.00000000 Sq Ft
3	Smt Gopa Bhattacharjee	Avishek Trading-200.00000000 Sq Ft
4	Shri Rahul Bhattacharjee	Avishek Trading-200.00000000 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S:- Dum Dum, Municipality: SOUTH DUM DUM, Road: Baguihati Lane, Mouza: Satgachi, , Ward No: 26, Holding No:72 JI No: 20, Pin Code : 700028

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 5924, LR Khatian No:- 975		Seller is not the recorded Owner as per Applicant.

Transfer Of Shri Samir Bhattacharjee, Shri Suman Bhattacharya, Smt Gopa Bhattacharjee, Shri Rahul Bhattacharjee, Debidas Saha

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri Samir Bhattacharjee	Avishek Trading-1.16016 Dec
2	Shri Suman Bhattacharya	Avishek Trading-1.16016 Dec
3	Smt Gopa Bhattacharjee	Avishek Trading-1.16016 Dec
4	Shri Rahul Bhattacharjee	Avishek Trading-1.16016 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Shri Samir Bhattacharjee	Avishek Trading-200.00000000 Sq Ft
2	Shri Suman Bhattacharya	Avishek Trading-200.00000000 Sq Ft
3	Smt Gopa Bhattacharjee	Avishek Trading-200.00000000 Sq Ft
4	Shri Rahul Bhattacharjee	Avishek Trading-200.00000000 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S:- Dum Dum, Municipality: SOUTH DUM DUM, Road: Baguihati Lane, Mouza: Satgachi, , Ward No: 26, Holding No:72 JI No: 20, Pin Code : 700028

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 5924, LR Khatian No:- 975		Seller is not the recorded Owner as per Applicant.

Endorsement For Deed Number : I - 150611840 / 2022

On 08-09-2022

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 12:10 hrs on 08-09-2022, at the Office of the A.D.S.R. COSSIPORE DUMDUM by Shri Debdas Saha ,

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 50,96,250/-

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

Execution is admitted on 08/09/2022 by 1. Shri Samir Bhattacharjee, Son of Late Sita Nath Bhattacharjee, F-51/2, Korunamoyee Housing Estate, Sector: Sector II, P.O: Bidhannagar Sech Bhawan, Thana: Bidhannagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700091, by caste Hindu, by Profession Retired Person, 2. Shri Suman Bhattacharya, Son of Late Sukhendu Bhattacharya, 107, Baguiati Road, P.O: Dum Dum, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by Profession Service, 3. Smt Gopa Bhattacharjee, Wife of Late Subrata Bhattacharjee, 1/90, M M Ghosh Road, P.O: Motijheel, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700074, by caste Hindu, by Profession Retired Person, 4. Shri Rahul Bhattacharjee, Son of Late Subrata Bhattacharjee, 1/90, M M Ghosh Road, P.O: Motijheel, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700074, by caste Hindu, by Profession Others

Identified by Shri Piyasi Bhattacharya, , Wife of Shri Suman Bhattacharya, 107, Baguiati Road, P.O: Dum Dum, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by profession House wife

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

Execution is admitted on 08-09-2022 by Shri Debdas Saha, Partner and Authorized Signatory, Avishek Trading (Partnership Firm), 65, Baguiati Road, City:- Not Specified, P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028

Identified by Shri Piyasi Bhattacharya, , Wife of Shri Suman Bhattacharya, 107, Baguiati Road, P.O: Dum Dum, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by profession House wife

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 07/09/2022 6:48PM with Govt. Ref. No: 192022230116763281 on 07-09-2022, Amount Rs: 21/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0BWKOA19 on 07-09-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,020/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 6,920/-

Description of Stamp

1. Stamp. Type: Impressed, Serial no 9937, Amount: Rs.100/-, Date of Purchase: 23/08/2022, Vendor name: J K Bose
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 07/09/2022 6:48PM with Govt. Ref. No: 192022230116763281 on 07-09-2022, Amount Rs: 6,920/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0BWKOA19 on 07-09-2022, Head of Account 0030-02-103-003-02

Kaustava Dey

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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1506-2022, Page from 427070 to 427109
being No 150611840 for the year 2022.



Kaustava Dey

Digitally signed by KAUSTAVA DEY
Date: 2022.09.09 12:06:58 +05:30
Reason: Digital Signing of Deed.

(Kaustava Dey) 2022/09/09 12:06:58 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM
West Bengal.

(This document is digitally signed.)