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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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 12.2.19
 18.15h
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 28.2.19

15 FEB 2019

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT made on this 12th day of February, 2019

15Pm
 126
 Shaub-

6771 Date 02.2.19
Sold to S. Chakraborty D/NAIPE
Rupees 1100
Bipin Das

Samiran Das
Stamp Vendor
Alipore Police Court
South 24 Pgs., Kol-27

Tapan Kumar Halden



554

Tapan Kumar Halden



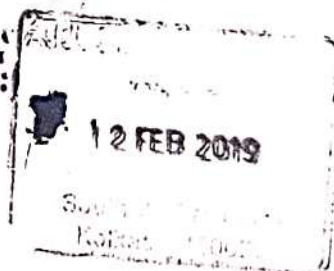
555

Ratan Das



556

Prashantendu Das



Shyamal Chakraborty -
S/O Late B.K. Chakraborty -
Alipore Police Court, Kol-27
S/W

BETWEEN

1. SRI RATAN DAS (PAN AAXPD4220C) (Ph No.9830561190)
2. SRI TAPAN DAS (PAN ADNPD6233C)(Ph No. 9051914790)
- 3.SRI KRISHNENDU DAS (PAN ADHPD8750A) (Ph No. 98305561190)

- Nos. 1 to 3 all sons of Late Tarapada Das, by faith Hindu, by occupation landholders, by nationality Indian and all of 16, Iswar Ganguly Lane P.S. Kalighat, Kolkata 700026 hereinafter jointly referred to as the Owners (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective heirs, executors, successors, administrators, legal representatives, transferees and assigns) of the First Part.

AND

MESSERS CALCUTTA SHELTER (PAN AANFC6913D) being a partnership firm having its principal place of business at 36/1A, Bosepukur Road, P.O. and P.S. Kasba, Kolkata 700042 and operating offices at 21D, Iswar Ganguly Street, Kolkata 700026 and 7B, Nepal Bhattacharjee Street, Kolkata 700026,

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represented by its Partners (1) Sri Gautam Banerjee (PAN AEHPB1254N) (Ph No. 9433830767) son of Sri Kashinath Banerjee of 1C, Nepal Bhattacharjee Street, Kolkata 700026, P.O. and P.S. Kalighat, 2) Sri Debojit Chakraborty (PAN ACRPC0276B) (Ph No.9831845294), son of Late Shyam Sundar Chakraborty of 7A Nepal Bhattacharjee Street, P.O. and P.S. Kalighat, Kolkata 700026, 3) Sri Amlan Gupta (PAN AENPG1292B) (Ph No 9830156394) son of late Kanailal Gupta of 4/1F, Jahura bazar Lane, Kolkata 700042, P.O. and P.S. Kasba, 4) Sri Sumitabha Dutta (PAN ADNPD6231A) (Ph No.9830087942) son of Sri Gobinda Chandra Dutta, of 47, Alipore Road, Kolkata 700027 P.O. and P.S. Chetla and 5) Sri Tapan Kumar Halder (PAN AAQPH1973B) (Ph No. 9830191675), son of Late Dhrubeswar Halder of 50C, Iswar Ganguly Street, Kolkata 700026, P.O. and P.S. Kalighat, hereinafter referred to as the Developer (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its successors-in-interest, transferees, nominees and assigns) of the Third Part.

WHEREAS, by virtue of a Bengali kobala dated 26.01.1929, one Nutu Behari Das, son of Late Hridaynath Das purchased a plot of land measuring 1 cottah 11 chittak alongwith a dwelling house standing thereon being premises no. 16, Iswar Ganguly Lane, Kolkata 700026 for a consideration as mentioned in the

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said deed and the deed was registered in the Sadar Sub Registrar at Alipore and recorded in the Book No. 1, Volume No. 6, Pages 216 to 220, being no. 339 for the year 1929. Be it known here that Iswar Ganguly Lane is also known as Iswar Ganguly Street.

AND WHEREAS the said Nutu Behari Das after his purchase as aforesaid exercised all rights of absolute ownership in respect of the said property without any let, hindrance, claim, question or demand being raised by anybody in this behalf and published his last Will and Testament dated 21.03.1945 for all his properties both movables and immovable before his death.

AND WHEREAS after the demise of Nutu Behari Das, the Probate of the last will of Late Nutu Behari Das was duly obtained by Smt Jamini Bala Dasi and Tarapada Das being the executrix and the executor respectively as mentioned in the said will.

AND WHEREAS by the said will Smt Jamini Bala Dasi became the life estate holder and Tarapada Das became the owner of the properties both moveable and immovable left by Late Nutu Behari Das.

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AND WHEREAS after the demise of the said Jamini Bala Dasi, Tarapada Das became the sole owner of all the properties left by Late Nutu Behari Das.

AND WHEREAS the said Tarapada Das died intestate on 16.04.1988, leaving behind him his wife Mandakini Das, three sons namely 1) Sri Ratan Das, 2) Sri Tapan Das, 3) Sri Krishnendu Das, and six daughters namely 4) Maya Das, 5) Minati Dey, 6) Sibani Saha, 7) Sandhya Nawn, 8) Alosi Das and 9) Arati Dey who jointly inherited all the properties left by the Late Tarapada Das including the property at Kalighat being premises no. 16, Iswar Ganguly Street, Kolkata 700026.

AND WHEREAS a suit for partition being Title Suit No. 97 of 1990 was filed by Sri Tapan Das in the Court of the 4th Asstt Dist Judge at Alipore where a Final Decree was passed by the Ld Judge vide his Order No. 25 dated 05.08.1994 on compromise as per Solenama. By the said Decree the property at Kalighat being 16, Iswar Ganguly Street, Kolkata 700026 was allotted exclusively to the three sons of Late Tarapada Das namely Sri Ratan Das, Sri Tapan Das and Sri Krishnendu Das with Smt Mandakini Das and Maya Das having the life estateship in the said property.

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AND WHEREAS after the demise of Smt Mandakini Das on 22.07.1996, the said property at Kalighat is now being owned by the said Sri Ratan Das, Sri Tapan Das and Sri Krishnendu Das with Maya Das continuing her life estateship in the property as per the said final decree of the said suit for partition.

AND WHEREAS the said plot of land measuring 1 cottah 11 chittak alongwith the dwelling house standing thereon being premises no. 16, Iswar Ganguly Lane, Kolkata 700026 is now being found as 1 cottahs 7 chittaks 26 sqft more or less by actual physical survey is accepted by all the said 3 owners.

AND WHEREAS the Owners jointly have represented and assured that apart from them no other person has any right title or interest of ownership in respect of any portion of the said total property and that the said total property is totally free from all encumbrances and the same is not subject to any charge, lien, lispence, attachment, trust, debuttar, wakf, requisition acquisition scheme or alignment whatsoever and the Developer is entering into this agreement bonafide believing in and acting upon such representation.

NOW THIS AGREEMENT WITNESSETH that the parties have agreed to the following terms and conditions:

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1. It is specifically recorded that the Owners jointly have appointed the Developer herein to develop the said total property measuring 1 cottahs 7 chittaks 26 sqft, more or less, and more particularly described in the schedule below on the terms and conditions hereinafter appearing, and it is recorded that the agreement is being entered into on a principal to principal basis, and no tenancy or demise upon lease is being created, and no interest of ownership is being transferred to the Developer and simultaneously with the execution of this document the Owners shall hand over all original documents of title and other relevant papers relating the property as are available with the owners and the developer shall hold the same and protect the same without any lien and upon completion of the development project the developer shall hand over these documents to the association to be formed for maintenance as stated below but on cancellation of this agreement for any reason the developer shall be bound to hand over these documents to the Owners.

2. It is specifically agreed and recorded that within reasonable time the Developer shall, at its own costs and expenses, do the soil testing operation, survey the said total property again if necessary and cause to be prepared a building plan so that maximum amount of

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constructed area is obtained and have proper building plan sanctioned from Kolkata Municipal Corporation, and all costs, charges and expenses in this behalf shall be paid and borne exclusively by the Developer, and the Owners and none of them shall have any liability or responsibility in this behalf or be called upon to bear any expense. Provided always that the Owners shall give absolutely free access to the Developer and its agent for survey of the total property and for doing the soil testing operation and the Owners shall also be bound to sign all building plan and / or other connected papers and documents to enable the developer to obtain sanction of the same from Kolkata Corporation and any other relevant authority. Provided further always that the Developer at its sole discretion may use the Development Power of Attorney to be granted by the Owners, as stated hereinafter.

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3. It is further specifically agreed and recorded that the Developer shall be fully entitled to undertake the development project of the said total property in conjunction with development project of any other analogous and contiguous property, and if necessary, the Developer shall be fully entitled to have the said total property amalgamated with such analogue and

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contiguous property and the Owners and all of them shall be bound to give their consent in this behalf. Provided always that this clause of this agreement shall be deemed to be consent of the Owners, in this behalf.

4. It is further specifically agreed and recorded that the Owners shall be responsible to deliver full vacant possession of the said total property to the Developer who shall maintain possession of the said total property at its own costs by posting guards or by any other means, and in this behalf, the Developer shall be fully entitled to negotiate with any person, as may be necessary.
5. It is recorded that the Developer shall be fully entitled to demolish the existing building and / or structure standing upon the said total property entirely at its own costs and any salvaged building materials obtained from the demolition, shall belong absolutely to the Developer and the Owners shall have no claim and / or shall forego their claim over any existing building or structure or any building materials salvaged after demolition.
6. It is specifically recorded that till the date of delivery of possession of the said total property, as stated above,

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the Owners shall pay and clear all municipal taxes, including arrears, and all other outgoings in respect of the said total property, and from the date of obtaining possession of the same, the Developer shall pay and bear municipal taxes and outgoings in respect of the said total property.

7. It is further recorded that the Developer shall intimate the Owners immediately upon obtaining the sanctioned building plan from Kolkata Municipal Corporation, and within 24 months from the date of obtaining sanction of such building plan, the Developer shall complete construction of the new building as per the sanctioned plan on the land of the said total property, without any unnecessary delay including land of any property that may be amalgamated with the said total property and make the same habitable and this time shall be the essence of the contract provided that this time shall stand extended by a suitable period if the Developer is prevented by any reason beyond its control to complete the project including but not limited to fire, tempest, natural hazards, local and political disturbances, court orders, change in laws, not obtaining occupancy certificate, non-connection of drains or other amenities by the Kolkata Municipal

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Corporation or any other delay of the Kolkata Municipal Corporation or any other authority.

8. It is specifically agreed and received that the entire cost of construction, both for labour as well as for materials and all other connected costs for construction of new building shall be paid and borne exclusively by the Developer, and the Owners shall not have any concern or responsibility in this behalf, and the Developer alone shall defray all costs and expenses for meeting any exigency, such as local disturbances or any damages to be paid to any for any accident during construction and such other charges and the Owners shall not have any liability or responsibility in this behalf.

9. The Developer shall be totally free to engage any contractor, sub-contractor, Architect, labourer, staff and sub – staff, at its absolute discretion, provided always that all charges, expenses, remuneration, salary etc, of such persons engaged by the Developer shall be paid and borne exclusively by the Developer, and the Owners and none of them shall have any liability or responsibility in this behalf.

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10. It is agreed and recorded that the Developer shall be fully entitled to advertise the development project, including development project that may be undertaken by the Developer in respect of any analogous or contiguous premises and to accept booking money or advance from persons intending to acquire ownership interest in portions of the Developer's allocation as defined hereinafter.

11. It is recorded that the Owners' Allocation in this development project shall be three self contained one bed room flats at Northwest side of the building which is proposed to be constructed each having one bedroom, one kitchen-dining, one toilet and one balcony and these three flats will be given to the Owners one each in 2nd, 3rd and 4th floors of the new building proposed to be constructed.

The balance of the constructed area in all floors including portion of mandatory open spaces in the ground floor but except the common areas which is more fully described in the schedule below, shall be the Developer's Allocation. Provided further that immediately on obtaining the permission and issuance of the scheme of amalgamation with any other contiguous plot of land as mentioned earlier in this agreement, all the parties shall enter into a

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supplementary / new agreement further in connection with this agreement stating portions which shall be allotted to the Owners as and by way of the constructed area as per the Owners' Allocation as mentioned in the present agreement and the balance shall be the Developer's allocation, as stated above. It is made specifically clear that portions of mandatory open spaces will be used as open car parking areas and will be included in the Developer's Allocation.

It is made further clear that during the period of construction of the new building only Sri Tapan Das being one of the Owners herein and his family will shift to a separate accommodation for the cost of which the Developer will pay Rs 10000/- per month and this arrangement will continue till such time the Owners will be given possession of the Owners' Allocation.

12. It is recorded that the Developer shall be fully entitled to advertise the development project and to obtain booking or advance from persons intending to acquire ownership interest in portions of the Developer's Allocation, as defined above, and enter into any agreement or contract with such intending purchasers, and it is further made

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clear that such intending purchasers shall be fully entitled to obtain loans from banks or financial institutions for purchase of portions of the Developer's allocation together with undivided impartible proportionate share or interest in the land and right over common areas and common facilities and the Owners shall give their consent to the same. Provided always that this agreement itself shall be deemed to be consent of the Owners, in this behalf.

13. It is agreed and recorded that the consideration to be paid by the Developer for sale of the proportionate share and / or interest in the land of the Developer's Allocation, shall be the cost of construction of the building or structure of the Owners' Allocation, and no party shall have any pecuniary claim against the other party.
14. It is specifically agreed and recorded that the Owners and all of them shall be bound to execute and register at the cost of the Developer, a Development Power Of Attorney in favour of the Developer to enable the Developer to carry out the project of development without any problem or hitch, including sale of portions or units of Developer's Allocation together with proportionate share or interest in the land and right over

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common areas and common facilities, and notwithstanding what may be stated in such general power of attorney, the Owners and none of them shall be entitled to revoke the said Development Power Of Attorney till the completion of the development project, that is, till obtaining completion certificate, and further notwithstanding what may be stated in the said Development Power Of Attorney, the said power of attorney shall not be used by the Developer for sale of any portion of the Owner's Allocation, and the Developer shall not use the said Development Power of Attorney in a manner so as to cause any loss, prejudice or injury to the Owners in any manner or in a manner that is derogatory to the spirit of this Development Agreement, and it is also made clear and undertaken by the Owners that in the event of death or incapacity of any of the Owners, the Developer shall continue to use the said general power of attorney for sale of Developer's allocation, and it is also made clear that the successor/s - in - interest of any deceased or incompetent owner shall be bound to execute and register in favour of the Developer a similar power of attorney, if necessary, without taking any additional charges or costs and the terms and conditions of this development agreement

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shall not be altered or varied by reason of death or incapacity of any of the Owners.

15. It is recorded that the Owners shall be bound and obliged to sign and have registered proper conveyance conveying portions or units of the Developer's Allocation together with undivided proportionate share of interest in the land and right over common areas and common facilities without accepting any consideration or price except the allocations mentioned in this agreement. Provided always that it shall be open for the Developer to use the Development Power Of Attorney to be granted by the Owners for the purpose of execution and registration of conveyance limited only to the Developer's Allocation.

16. It is recorded that the Developer shall cause maintenance of the common areas and common facilities to be done at the first instance, and upon completion of development project, the Developer shall cause a body or association to be formed to carry on future maintenance of the entire building to be constructed , including portion of the building falling within the ambit of any contiguous property and the Owners agree and bind themselves to be members of

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such association and to contribute proportionately to the cost of formation of such association, including registration of the same and the Owners bind themselves to be governed by the rules, regulations and by – laws of such association and all transferees of the Owners' Allocation shall be also governed by the same.

17. The Developer shall give notice to the Owners to obtain possession of the Owners' Allocation in a completely finished and habitable condition and upon obtaining such notice, the Owners shall be at liberty to obtain possession of the same, and notwithstanding whether the Owners or their transferees or agents actually obtain possession of the Owners' Allocation, or not, the Owners shall be bound to pay proportionate maintenance charges in respect of the Owners' Allocation as also proportionate municipal taxes attributable to the Owner's Allocation, and in default of the Owners paying the same the Owners may be precluded from obtaining the common facilities and common conveniences and the Owners shall also take all expeditious steps to have the Owners' Allocation separately assessed by Kolkata Municipal Corporation.

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18. The parties will co-operate with each other to give effect to this agreement.

Schedule above referred to :

Description of property

ALL that piece and parcel of land having area of 1 cottahs 7 chittaks 26 sqft more or less along with 200 Sft structure (RTS) standing thereon bearing premises no. 16, Iswar Ganguly Lane, KMC Ward No. 83, Kolkata 700026, P.O. and P.S. Kalighat, butted and bounded by:

On The North: Iswar Ganguly Lane

On the South: Premises No. 1A, Mukherjee Para Lane.

On the East: Premises No. 16/1, Iswar Ganguly Lane.

On the West: Mukherjee Para Lane (on road).

SPECIFICATION:-

SL.NO	PARTICULARS	DESCRIPTION
1.	CEMENT 53 Grade	As per design

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2.	STEEL	As per design
2 a)	STRUCTURE	RCC framed structure.
3.	BRICK/FLY BRICK	ASH As per design
4.	PLASTER	As per design
5.	WINDOWS	Aluminum sliding window
6.	DOORS	All doors will be machine made flush door.
7.	HARDWARES	All door frames would be of Malaysian Sal wood or equivalent
		All door shutters will be hung by 3 no's stainless steel hinges
		Tower bolt will be used where ever necessary (Toilet/ W.C. -6 INCH would be used on both sides)

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		One no cylindrical lock will be used in main door only
		Two nos decorative steel handle will be used in main door only
		One no. Hasp will be used in each bedroom door only
		Two no aluminium handle will be used in Kitchen, Toilet/ W.C. , balcony door.
		One Rubber tipped door stopper and One rubber buffer will be used where ever necessary
		One good quality 180 degree telescopic peep hole will be used in main door
8.	PAINTING WORK	All door frames will be finished with 2 coats of enamel paint

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		All door shutters will be finished with 2 coats of enamel paint
		All M.S. section will be finished with 2 coats of enamel paint
		All internal surfaces of the apartment will be finished with plaster of Paris
		All external surfaces of the entire building will be finished with 2 coats exterior grade acrylic emulsion paint over coat of cement based paint.
9.	FLOORING/DADO WORK	The floor of the bed room, living dining will be of Vitrified Tiles and the floor of kitchen, toilet, W.C. etc. will be of non skid Ceramic Tiles.
		Cooking platform of kitchen will be of black stone slab with

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		<p>suitable housing puncture to house a steel sink.</p> <p>In front of the cooking platform will be finished with plain colored glazed ceramic tiles up to a height of 30" above the cooking top</p>
		<p>All around the dado of the toilet/ w.c. wall surfaces will be finished with coloured glazed ceramic tiles up to finished height of the lintel on and from the skirting.</p>
10.	<p>SANITARY/PLUMBING WORK (All C.P. fittings will be Essco or equivalent) (All sanitary wares will be HINDUSTAN or equivalent)</p>	<p>TOILET/W.C.-</p> <p>One European type water closet along with p.v.c. cistern and seat cover(White)</p> <p>One wash basin with C.P. pillar cock</p> <p>One shower rose along with shower arm</p> <p>Two nos bib cock</p>

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		KITCHEN- Two nos bib cock
11.	ELECTRICAL WORK:- (All switches will be modular type)	BEDROOMS:- Two Light points One ceiling fan point One air conditioner point Two 5 amp socket outlets
		TOILET/W.C: - One light point One Exhaust fan point One geyser point
		KITCHEN :- One light point One exhaust fan point Three nos 15 amp socket outlets One no 5 amp socket outlet
		LIV/DIN :- Two ceiling fan point Three wall light point One cable T.V. point

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		Two 5 amp socket points One telephone point
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Schedule above referred to:
Common Facilities.

That the following things will remain common:-

1. The common mandatory open spaces save and except except the area for open car parking spaces as stated above .
2. The ultimate roof of the building.
3. The service toilets
4. The semi underground water reservoir, the overhead tank , the water lines from the water pump to the reservoir and to the overhead tank and overhead tank to the flats. The sewerage lines, water lines, waste water lines, soil lines etc.
5. The water pump and motor.
6. The lift.
7. The staircase, the staircase head room, lift machine room and mummy roof etc.

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8. The common electrical service meter.
9. The boundary walls.

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

Signed, sealed and delivered
by the Owners at Calcutta in
the presence of :

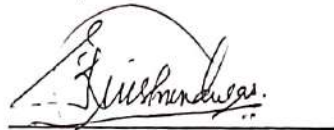
1. Suman Bhattacharjee
S/o Late Satyendra Bhattacharjee
Wt - Hamadama
P.O - Hadipur
P.S - Deganga
Dist - 24 Parganas (North)
2. Shyamal Chakraborty

Signed, sealed and delivered
by the Developer at Calcutta in
the presence of :

1. Suman Bhattacharjee
2. Shyamal Chakraborty
Alipore Police Court -
KOL - 27.


Jagan Das.

Patan Das



OWNERS

CALCUTTA SHELTER



Debojit Chakraborty

Anil Kumar Ghosh

Sumit Kumar Ghosh

Tapan Kumar Halder

Partners

DEVELOPER


Shyamal Chakraborty
Deed Writer
Licence No. 39
Alipore Police Court
Kolkata-700027



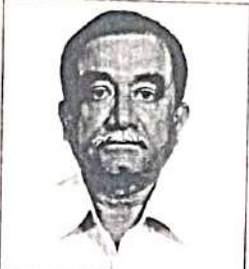

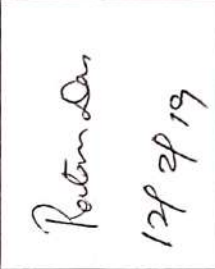





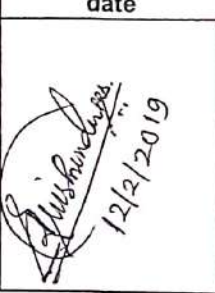
Government of West Bengal

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










OFFICE OF THE A.D.S.R. ALIPORE, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16051000028292/2019



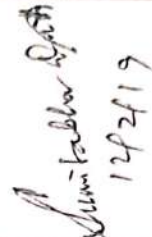


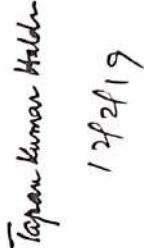
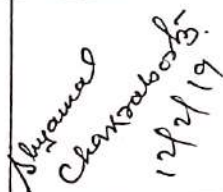
I. Signature of the Person(s) admitting the Execution at Private Residence.


Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr RATAN DAS , 16 ASWAR GANGULY LANE, P.O.- KALIGHAT, P.S:- Kalighat, Kolkata, District:-South 24-Parganas, West Bengal, India. PIN - 700026	Land Lord			 Ratan Das 12/2/19
2	Mr TAPAN KUMAR DAS , 16 ASWAR GANGULY LANE, P.O:- KALIGHAT, P.S:- Kalighat, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700026	Land Lord			 Tapan Das. 12/2/19
3	Mr KRISHNEENDU DAS , 16 ASWAR GANGULY LANE, P.O:- KALIGHAT, P.S:- Kalighat, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700026	Land Lord			 Krishneendu Das 12/2/2019

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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Mr GOUTAM BANERJEE , 1C NEPAL BHATTACHARJEE STREET, P O - KALIGHAT, P.S.- Kalighat, Kolkata, District:-South 24- Parganas, West Bengal, India, PIN - 700026	Representative of Developer [CALCUTTA SHELTER]			 12/2/19
5	Mr DEBOJIT CHAKRABORTY , 7A NEPAL BHATTACHARJEE STREET, P.O:- KALIGHAT, P.S.- Kalighat, Kolkata, District:-South 24- Parganas, West Bengal, India, PIN - 700026	Representative of Developer [CALCUTTA SHELTER]			 12/2/19
6	Mr AMLAN GUPTA , 4/1F JAHURA BAZAR LANE, P.O:- KASBA, P.S.- Kasba, Kolkata, District:-South 24- Parganas, West Bengal, India, PIN - 700042	Representative of Developer [CALCUTTA SHELTER]			 12/2/19

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
7	Mr SUMITABHA DUTTA . 47 ALIPORE ROAD, P.O - ALIPORE, P.S:- Alipore, Kolkata, District -South 24- Parganas, West Bengal, India, PIN - 700027	Represent ative of Developer [CALCUT TA SHELTER]			 12/2/19
8	Mr TAPAN KUMAR HALDER . 50C ISWAR GANGULY STREET, P.O:- KALIGHAT, P.S:- Kalighat, Kolkata, District:-South 24- Parganas, West Bengal, India, PIN - 700026	Represent ative of Developer [CALCUT TA SHELTER]			 12/2/19
Sl No.	Name and Address of identifier	Identifier of		Signature with date	
1	Mr SHYAMAL CHAKRABORTY Son of Late B K CHAKRABORTY ALIPORE POLICE COURT, P.O:- ALIPORE, P.S:- Alipore, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700027	Mr RATAN DAS, Mr TAPAN KUMAR DAS, Mr KRISHNENDU DAS, Mr GOUTAM BANERJEE, Mr DEBOJIT CHAKRABORTY, Mr AMLAN GUPTA, Mr SUMITABHA DUTTA, Mr TAPAN KUMAR HALDER		 12/2/19	


(Sukanya Talukdar)

ADDITIONAL DISTRICT
SUB-REGISTRAR
OFFICE OF THE A.D.S.R.
ALIPORE
South 24-Parganas, West
Bengal

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

GRN: 19-201819-033674299-2
GRN Date: 30/01/2019 15:02:02

Payment Mode: Counter Payment
Bank: Bank of Boroda

DEPOSITOR'S DETAILS

Id No. : 16051000028292/5/2019

[Query No /Query Year]

Name : AMLAN GUPTA
Contact No. :
E-mail :
Address : 4 1F JAHURA BAZAR LANE KOL 42
Applicant Name : Mr SUMITABHA DUTTA
Office Name :
Office Address :
Status of Depositor : Attorney of Executant
Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement
Payment No 5

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	16051000028292/5/2019	Property Registration- Stamp duty	0030-02-103-003-02	7020
2	16051000028292/5/2019	Property Registration- Registration Fees	0030-03-104-001-16	21

Total

7041

In Words : Rupees Seven Thousand Forty One only

Note: Produce this challan to any branch of Bank of Boroda. Please ensure, to make your payment within 06/02/2019 (banking hours). This challan form shall be invalid

06/02/2019

Major Information of the Deed

Deed No :	I-1605-00956/2019		Date of Registration	15/02/2019
Query No / Year	1605-1000028292/2019		Office where deed is registered	
Query Date	30/01/2019 1:24:44 PM		A D S R ALIPORE, District South 24 Parganas	
Applicant Name, Address & Other Details	SUMITABHA DUTTA 47 ALIPORE ROAD, Thana Alipore, District South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No 9830087942, Status Advocate			
Transaction	Additional Transaction			
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]			
Set Forth value	Market Value			
Rs 40,000/-	Rs 37,44,029/-			
Stampduty Paid(SD)	Registration Fee Paid			
Rs. 7,120/- (Article 48(g))	Rs 21/- (Article E, E)			
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip. (Urban area)			

Land Details :

District South 24-Parganas, P S - Kalighat, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: ISWAR GANGULY LANE, Premises No: 16, , Ward No. 083 Pin Code : 700026

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu		1 Katha 7 Chatak 26 Sq Ft	1/-	36,84,029/-	Property is on Road
Grand Total :					2.4315Dec	1 /-	36,84,029 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	200 Sq Ft.	40,000/-	60,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		200 sq ft	40,000 /-	60,000 /-	

Land Lord Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	Mr RATAN DAS Son of Late TARAPADA DAS , 16 ASWAR GANGULY LANE, P.O:- KALIGHAT, P.S:- Kalighat, Kolkata, District:- South 24-Parganas, West Bengal, India, PIN - 700026 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of India, PAN No.: AAXPD4220C, Status :Individual, Executed by: Self, Date of Execution: 12/02/2019 , Admitted by: Self, Date of Admission: 12/02/2019 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 12/02/2019 , Admitted by: Self, Date of Admission: 12/02/2019 ,Place : Pvt. Residence

Major Information of the Deed :- I-1605-00956/2019-15/02/2019

2	<p>Mr TAPAN KUMAR DAS Son of Late TARAPADA DAS , 16 ASWAR GANGULY LANE, P.O.- KALIGHAT, P.S.- Kalighat, Kolkata, District- South 24-Parganas, West Bengal, India, PIN - 700026 Sex Male, By Caste: Hindu, Occupation Others, Citizen of India, PAN No : ADNPD6233C, Status Individual, Executed by Self, Date of Execution: 12/02/2019 , Admitted by Self, Date of Admission 12/02/2019 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 12/02/2019 , Admitted by: Self, Date of Admission: 12/02/2019 ,Place : Pvt. Residence</p>
3	<p>Mr KRISHNENDU DAS Son of Late TARAPADA DAS , 16 ASWAR GANGULY LANE, P.O.- KALIGHAT, P.S.- Kalighat, Kolkata, District- South 24-Parganas, West Bengal, India, PIN - 700026 Sex Male, By Caste: Hindu, Occupation Others, Citizen of India, PAN No : ADHPD8750A, Status Individual, Executed by: Self, Date of Execution: 12/02/2019 , Admitted by Self, Date of Admission 12/02/2019 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 12/02/2019 , Admitted by: Self, Date of Admission: 12/02/2019 ,Place : Pvt. Residence</p>

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<p>CALCUTTA SHELTER , 36/1A BOSE PUKUR ROAD, P.O:- KASBA, P.S:- Kasba, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700026 , PAN No.:: AANFC6913D, Status :Organization, Executed by: Representative</p>

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<p>Mr GOUTAM BANERJEE Son of Mr KASHINATH BANERJEE , 1C NEPAL BHATTACHARJEE STREET, P.O:- KALIGHAT, P.S:- Kalighat, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700026, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , PAN No.:: AEHPB1254N Status : Representative, Representative of : CALCUTTA SHELTER (as PARTNER)</p>
2	<p>Mr DEBOJIT CHAKRABORTY Son of Late SHYAM SUNDAR CHAKRABORTY , 7A NEPAL BHATTACHARJEE STREET, P.O:- KALIGHAT, P.S:- Kalighat, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700026, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , PAN No.:: ACRPC0276B Status : Representative, Representative of : CALCUTTA SHELTER (as PARTNER)</p>
3	<p>Mr AMLAN GUPTA Son of Late KANAILAL GUPTA , 4/1F JAHURA BAZAR LANE, P.O:- KASBA, P.S:- Kasba, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700042, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , PAN No.:: AENPG1292B Status : Representative, Representative of : CALCUTTA SHELTER (as PARTNER)</p>
4	<p>Mr SUMITABHA DUTTA Son of Mr GOBINDRA CHANDRA DUTTA , 47 ALIPORE ROAD, P.O:- ALIPORE, P.S:- Alipore, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700027, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , PAN No.:: ADNPD6231A Status : Representative, Representative of : CALCUTTA SHELTER (as PARTNER)</p>
5	<p>Mr TAPAN KUMAR HALDER (Presentant) Son of Late DHRUBESWAR HALDER , 50C ISWAR GANGULY STREET, P.O:- KALIGHAT, P.S:- Kalighat, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700026, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , PAN No.:: AAQPH1973B Status : Representative, Representative of : CALCUTTA SHELTER (as PARTNER)</p>

Major Information of the Deed :- I-1605-00956/2019-15/02/2019

Identifier Details

Name	Photo	Finger Print	Signature
Mr SHYAMAL CHAKRABORTY Son of Late B - CHAKRABORTY ALIPORE POLICE COURT P.O - ALIPORE, P.S - Alipore, Kolkata, District - South 24 Parganas, West Bengal, India, PIN - 700027			
Identifier Of Mr RATAN DAS, Mr TAPAN KUMAR DAS, Mr KRISHNENDU DAS, Mr GOUTAM BANERJEE, Mr DEBOJIT CHAKRABORTY, Mr AMLAN GUPTA, Mr SUMITABHA DUTTA, Mr TAPAN KUMAR HALDER			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr RATAN DAS	CALCUTTA SHELTER-0 810486 Dec
2	Mr TAPAN KUMAR DAS	CALCUTTA SHELTER-0 810486 Dec
3	Mr KRISHNENDU DAS	CALCUTTA SHELTER-0 810486 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr RATAN DAS	CALCUTTA SHELTER-66.66666667 Sq Ft
2	Mr TAPAN KUMAR DAS	CALCUTTA SHELTER-66.66666667 Sq Ft
3	Mr KRISHNENDU DAS	CALCUTTA SHELTER-66.66666667 Sq Ft

Endorsement For Deed Number : I - 160500956 / 2019

On 30-01-2019

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 37,44,029/-



Sukanya Talukdar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
South 24-Parganas, West Bengal

On 12-02-2019

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

Presented for registration at 18:15 hrs on 12-02-2019, at the Private residence by Mr TAPAN KUMAR HALDER ,

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

Execution is admitted on 12/02/2019 by 1. Mr RATAN DAS, Son of Late TARAPADA DAS, , 16 ASWAR GANGULY LANE, P.O. KALIGHAT, Thana: Kalighat, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700026, by caste Hindu, by Profession Others, 2. Mr TAPAN KUMAR DAS, Son of Late TARAPADA DAS, , 16 ASWAR GANGULY LANE, P.O: KALIGHAT, Thana: Kalighat, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700026, by caste Hindu, by Profession Others, 3. Mr KRISHNENDU DAS, Son of Late TARAPADA DAS, , 16 ASWAR GANGULY LANE, P.O: KALIGHAT, Thana: Kalighat, , City/Town: KOLKATA, South 24 -Parganas, WEST BENGAL, India, PIN - 700026, by caste Hindu, by Profession Others

Major Information of the Deed :- I-1605-00956/2019-15/02/2019

Identified by Mr SHYAMAL CHAKRABORTY, , Son of Late B K CHAKRABORTY, ALIPORE POLICE COURT, P O ALIPORE, Thana Alipore, , City/Town KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Deed Writer

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

Execution is admitted on 12-02-2019 by Mr GOUTAM BANERJEE, PARTNER, CALCUTTA SHELTER (Partnership Firm), , 36/1A BOSE PUKUR ROAD, P O - KASBA, P S - Kasba, Kolkata, District -South 24-Parganas, West Bengal, India, PIN - 700026

Identified by Mr SHYAMAL CHAKRABORTY, , Son of Late B K CHAKRABORTY, ALIPORE POLICE COURT, P O ALIPORE, Thana Alipore, , City/Town KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Deed Writer

Execution is admitted on 12-02-2019 by Mr DEBOJIT CHAKRABORTY, PARTNER, CALCUTTA SHELTER (Partnership Firm), , 36/1A BOSE PUKUR ROAD, P O - KASBA, P S - Kasba, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700026

Identified by Mr SHYAMAL CHAKRABORTY, , Son of Late B K CHAKRABORTY, ALIPORE POLICE COURT, P O ALIPORE, Thana Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Deed Writer

Execution is admitted on 12-02-2019 by Mr AMLAN GUPTA, PARTNER, CALCUTTA SHELTER (Partnership Firm), , 36/1A BOSE PUKUR ROAD, P O - KASBA, P S - Kasba, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700026

Identified by Mr SHYAMAL CHAKRABORTY, , Son of Late B K CHAKRABORTY, ALIPORE POLICE COURT, P O ALIPORE, Thana Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Deed Writer

Execution is admitted on 12-02-2019 by Mr SUMITABHA DUTTA, PARTNER, CALCUTTA SHELTER (Partnership Firm), , 36/1A BOSE PUKUR ROAD, P.O - KASBA, P.S:- Kasba, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700026

Identified by Mr SHYAMAL CHAKRABORTY, , Son of Late B K CHAKRABORTY, ALIPORE POLICE COURT, P O ALIPORE, Thana Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Deed Writer

Execution is admitted on 12-02-2019 by Mr TAPAN KUMAR HALDER, PARTNER, CALCUTTA SHELTER (Partnership Firm), , 36/1A BOSE PUKUR ROAD, P.O:- KASBA, P.S:- Kasba, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700026

Identified by Mr SHYAMAL CHAKRABORTY, , Son of Late B K CHAKRABORTY, ALIPORE POLICE COURT, P O ALIPORE, Thana Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Deed Writer



Sukanya Talukdar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
South 24-Parganas, West Bengal

On 13-02-2019

Payment of Fees

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

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 04/02/2019 12:00AM with Govt. Ref. No: 192018190336742992 on 30-01-2019, Amount Rs: 21/-, Bank: Bank of Boroda (BARB0INDIAE), Ref. No. 104817739 on 04-02-2019, Head of Account 0030-03-104-001-16

Major Information of the Deed :- I-1605-00956/2019-15/02/2019

Payment of Stamp Duty

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

Description : Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 04/02/2019 12:00AM with Govt. Ref. No. 192018190336742992 on 30-01-2019, Amount Rs. 7,020/-, Bank Bank of Baroda (BARB0INDIAE), Ref. No. 104817739 on 04-02-2019, Head of Account 0030-02-103-003-02



Sukanya Talukdar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
South 24-Parganas, West Bengal

On 15-02-2019

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

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

Payment of Stamp Duty

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

Description of Stamp

1. Stamp Type: Impressed, Serial no 6701, Amount: Rs. 100/-, Date of Purchase: 07/02/2019, Vendor name: Samiran Das



Sukanya Talukdar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
South 24-Parganas, West Bengal

Major Information of the Deed :- I-1605-00956/2019-15/02/2019

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1605-2019, Page from 33334 to 33382

being No 160500956 for the year 2019.



Sukanya Talukdar

Digitally signed by SUKANYA
TALUKDAR
Date: 2019.02.22 16:46:04 +05:30
Reason: Digital Signing of Deed.

(Sukanya Talukdar) 22/02/2019 16:45:57
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
West Bengal.

(This document is digitally signed.)