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Soumyadeep Datta

Certified that the document is admitted to registration. The signature sheets and the endroement sheets attached with this document are the part of this document.

[Signature]
District Sub-Registrar-V
Alipore, South 24 Parganas

10. 08. 18
13 AUG 2018

AGREEMENT

THIS DEVELOPMENT AGREEMENT is made on this 10th the day of August, Two Thousand Eighteen (2018),

BETWEEN

07 AUG 2018

6746

No.....Rs. 5000/- Date.....

Name: SMT. Sandhya Datta & Anr.

Address: 190, Santoshpur East Road

Vendor: Subhankar Das P.O. - Santoshpur. Kol-75.

Alipur Collectorate, 24 Pgs. (S)

SUBHANKAR DAS

STAMP VENDOR

Alipur Police Court, Kol-27

Soumyadeep Datta

V-C-T-1

6746 = 5000x1 = 5000/-



1321

MAYA CONSTRUCTION

Soumyadeep Datta
Proprietor



V-C-T-1

1322

Sandhya Datta.

V-C-T-1

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District Sub-Registrar-V
Alipore, South 24 Parganas

10 AUG 2018

Tapati Ghosh

Kunjar Sen.
Sokolali Bhatia ch. Des.
21 Koushi Sengupta bnd.
Kol Kolik r Jt.
Business

(1) SMT. SANDHYA DATTA PAN No.ACRPD4109Q, Wife of Sri Sukumar Datta, by religion - Hindu, by occupation - Business, Citizen Indian, residing at 190, Santoshpur East Road, P.O. Santoshpur Kolkata 700075, Police Station formerly Purba Jadavpur, at present Survey Park, in the District of South 24 Parganas and (2) SMT. TAPATI GHOSH, PAN NO.AFWPG1348G, Wife of Sri Subuddha Ghosh, by religion Hindu, by occupation Business, Citizen Indian, residing at 34, Lake East 6th Road, P.O. Santoshpur Kolkata 700075, Police Station formerly Purba Jadavpur, at present Survey Park, in the District of South 24 Parganas, hereinafter jointly called and referred to as the "LAND OWNERS" (which terms or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, executors, administrators, legal representatives and assignees) of the ONE PART:

AND

M/S. MAYA CONSTRUCTION, PAN No.AHMPD4978P, a Sole Proprietorship firm, having its registered Office at 190, Santoshpur East Road, P.O. Santoshpur, Kolkata 700075, Police Station formerly Purba Jadavpur, at present Survey Park, in the District of South 24 Parganas, represented through its sole Proprietor namely SRI SOUMYADEEP DATTA, PAN No.AHMPD4978P Son of Sri Sukumar Datta, by religion Hindu, by occupation Business, Citizen Indian, residing at 190, Santoshpur East Road, P.O. Santoshpur, Kolkata 700075, Police Station formerly Purba Jadavpur, at present Survey Park, in the District of South 24 Parganas, hereinafter called and referred to as the "DEVELOPER/CONTRACTOR" (which terms or expression shall unless excluded by or repugnant to the subject or context

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be deemed to mean and include it's executors, administrators, legal representatives, successor-in-office, successor-in-interest and assignees) of the OTHER PART;

WHEREAS one Dinabandhu Das was the sole and absolute owner and while sufficiently seized and possessed and enjoying the total land measuring about 10 Cottahs, be the same a little more or less under Pargana Khaspur, District Collectorate Touzi No.56, J.L. No.25, within the former Sub Registrar Office at Alipore, at present Sealdah, District Sub Registrar Office at Alipore, under R.S. Dag Nos.102 and 103 of R.S. Khatian Nos.105 and 106 of Mouza Nayabad, which is at present within the jurisdiction of Kolkata Municipal Corporation, under Ward No.109 and started enjoying the same by paying taxes thereof.

AND WHEREAS subsequently while the aforesaid Dinabandhu Das was sufficiently seized and possessed and enjoying the aforesaid total land measuring about 10 Cottahs more or less sold his right, title, claim and interest of the aforesaid total land measuring about 10 Cottahs 0 Chattak 0 Sq.ft. more or less under the aforesaid R.S. Dag Nos.102 and 103 of R.S. Khatian No.105 and 106 of the said Mouza Nayabad unto and in favour of Birendra Kumar Bhowmick, Son of Late Jagabandhu Kumar Bhowmik of 5/7, Bijoygarh, Kolkata 700032 by a registered Deed of Conveyance of the year 1980.

AND WHEREAS the aforesaid registered Deed of Conveyance of the year 1980 has been duly executed and registered in the office of the Sub Registrar Office at Alipore, District 24 Parganas and duly recorded in Book No.1, Being No.4859 for the year 1980.

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AND WHEREAS Accordingly the aforesaid Birendra Kumar Bhowmik became the sole and absolute owner of the aforesaid total land measuring about 10 Cottahs 0 Chattak 0 Sq.ft. more or less under R.S. Dag Nos.102 and 103 of R.S. Khatian Nos.105 and 106 of the said Mouza Nayabad and started enjoying the same free from all encumbrances by paying taxes thereof.

AND WHEREAS subsequently while the aforesaid Birendra Kumar Bhowmik was sufficiently seized and possessed and enjoying the aforesaid total land measuring about 10 Cottahs 0 Chittak 0 Sq.ft. more or less under the aforesaid Mouza, Dags and Khatian sold his right, title, claim and interest of the aforesaid total land measuring about 2 Cottahs 8 Chattaks 0 Sq.ft. more or less unto and in favour of Sri Ajit Kumar Ukil, Son of Late Jatish Chandra Ukil of then Mousumi Irrigation Office, Kakdwip by a registered Deed of Conveyance dated 28.10.1980.

AND WHEREAS the aforesaid registered Deed of Conveyance dated 28.10.1980 has been duly executed and registered in the office of the District Sub Registrar Office at Alipore, 24 Parganas and duly recorded in Book No.I, Volume No.296, pages No.70 to 73 Being No.8761 for the year 1981.

AND WHEREAS accordingly the aforesaid Sri Ajit Kumar Ukil became the sole and absolute owner of the aforesaid total land measuring about 2 Cottahs 8 Chittaks 0 Sq.ft. more or less under the aforesaid R.S. Dag Nos.102 and 103 of R.S. Khatian Nos.105 and 106 of Mouza Nayabad and started enjoying the same after mutating his name with the records of then Calcutta now Kolkata Municipal Corporation, under Assessee No.31-109-08-2966-3 and being Kolkata Municipal Corporation Premises

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No.521, Nayabad, Kolkata formerly 700078 at present 700094, and started enjoying the same by paying taxes thereof.

AND WHEREAS one Sri Sunil Chandra Nandi and Sri Ramendra Kumar Nandi both sons of Late Lokenath Nandi of 4/212, Gandhi Colony, Jadavpur, Kolkata 700040 were the joint owners and sufficiently seized and possessed of the total land measuring about 1 Bigha be the same a little more or less under Pargana Khaspur, J.L. No.25, Touzi No.56, under R.S. Dag Nos.102 and 103 of R.S. Khatian Nos.105 and 106 of Mouza Nayabad by way of purchased from the then owners namely Shiba Pada Mondal and others by a registered Deed of Conveyance for the year 1972.

AND WHEREAS the aforesaid registered Deed of Conveyance of the year 1972 has been duly executed and registered in the office of the District Sub Registrar Office at Alipore, 24 Parganas and duly recorded in Book No.1, Volume No.77, pages No.242 to 247 Being No.3075 for the year 1972.

AND WHEREAS accordingly the aforesaid Sri Sunil Chandra Nandi and said Sri Ramendra Kumar Nandi became the joint owners of the aforesaid total land measuring about 1 Bigha more or less under the aforesaid Mouza, Dags and Khatians and while seized and possessed the same they jointly sold their right, title, claim and interest of remaining land after selling the aforesaid most of the plot of land being a portion measuring about 2 Cottahs 8 Chattaks 0 Sq.ft. more or less unto and in favour of Sri Ranjan Kumar Kayastha, Son of Sri Ram Lal Kayastha of 57, S.N. Banerjee Road, Kolkata 700014 by a registered Deed of Conveyance dated 27.03.1981.

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AND WHEREAS the aforesaid registered Deed of Conveyance dated 27.03.1981 has been duly executed and registered in the office of the Sub Registrar Office at Alipore, 24 Parganas and duly recorded in Book No.I, Volume No.76, pages No.87 to 92, Being No.1626 for the year 1981.

AND WHEREAS accordingly the aforesaid Sri Ranjan Kumar Kayastha became the sole and absolute owner of the aforesaid total land measuring about 2 Cottahs 8 Chattak 0 Sq.ft. more or less under the aforesaid Mouza, Dags and Khatians and while seized and possessed the same sold his right, title, claim and interest of the aforesaid total land measuring about 2 Cottahs 8 Chittaks 0 Sq.ft. more or less unto and in favour of Smt. Ira Sengupta, Wife of Sri Dipak Ranjan Sengupta of 61/1, Jyotish Roy Road, Kolkata 700053 by a registered Deed of Conveyance date 22.12.1989 by virtue of a registered Power of Attorney dated 28.06.1988 which has been duly executed and registered in the office of the Sub Registrar Office at Alipore, District 24 Parganas, and duly recorded in Book No.IV, Being No.542 for the year 1988.

AND WHEREAS the aforesaid registered Deed of Conveyance dated 22.12.1989 has been duly executed and registered in the office of the District Sub Registrar Office at Alipore, South 24 Parganas and duly recorded in Book NO.I, Volume No.415, pages No.1 to 9, Being No.16677 for the year 1989.

AND WHEREAS accordingly the aforesaid Smt. Ira Sengupta became the sole and absolute owner of the aforesaid total land measuring about 2 Cottahs 8 Chattaks 0 Sq.ft. more or less under the aforesaid Mouza, Dags and Khatians and duly

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mutated her name with the records of then Calcutta now Kolkata Municipal Corporation, under Assessee No.31-109-08-611-70 and being Kolkata Municipal Corporation Premises No.3064, Nayabad, Kolkata 700094 and started enjoying the same by paying taxes thereof.

AND WHEREAS subsequently the aforesaid Sri Ajit Kumar Ukil and Smt. Ira Sengupta, while seized and possessed the aforesaid two adjacent separate plots of land being measuring about 2 Cottahs 8 Chattak 0 Sq.ft. and adjacent plot being land measuring about 2 Cottahs 8 Chittaks 0 Sq.ft. more or less i.e. total land measuring about 5 Cottahs more or less under R.S. Dag Nos.102 and 103 of R.S. Khatian Nos.105 and 106 of the said Mouza Nayabad they jointly sold their right, title, claim and interest of the aforesaid total land measuring about 5 Cottahs more or less together with tiled shed structure standing thereon being K.M.C. Premises No.521 and 3064, Nayabad, Kolkata 700094, unto and in favour of M/s. GREATER KOLKATA INFRASTRUCTURE LTD., having it's registered office at 75, Ballygunge Gardens, Kolkata 700029 under Police Station Gariahat, in the District of South 24 Parganas, represented by its three Directors namely (1) Sri Subir Dutta, Son of Late Sukumar Dutta of 49/58, Prince Golam Mohammad Shah road, kolkata 700033, (2) Sri Bimalendu Rakshit, Son of Late Sukhendu Bikash Rakshit of 5/21, Chittaranjan Colony, Kolkata 700032 and (3) Sri Nakhat Singh Agarwalla, Son of Sri Pradip Singh Agarwalla of 99/1B, Lake Terrace, Kolkata 700029, under Police Station Gariahat, in the District of South 24 Parganas, by a registered Deed of Conveyance dated 23.07.2010.

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AND WHEREAS the aforesaid registered Deed of Conveyance dated 23.07.2010 has been duly executed and registered in the District Sub Registrar Office No.III at Alipore, South 24 Parganas and duly recorded in Book No.I, CD Volume No.11, pages No.1873 to 1887 Being No.05641 for the year 2010.

AND WHEREAS the aforesaid Sri Ajit Kumar Ukil, transferred his right, title through Sri Santosh Dutta, Son of late Radha Ballav Dutta of 16/1B, Joinuddin Mistry Lane, Kolkata 700027 by a registered Power of Attorney dated 23.5.1994 which has been duly executed and registered in the Office of the A.D.S.R. office at Alipore vide Book No.IV, Volume No.16, pages No.228 to 234, Being No.668 for the year 1994 and Smt. Ira Sengupta transferred her right, title, claim and interest through Sri Subir Dutta, one of the Director of the said M/s. Greater Kolkata Infrastructure Ltd., by virtue of a registered Power of Attorney dated 19.02.2003 which has been duly executed and registered in the office of the D.S.R. IV at Alipore and duly recorded in Book No.IV, Volume No.1, page Nos.215 to 222, Being No.00045 for the year 2003.

AND WHEREAS accordingly by way of aforesaid purchased said M/s. GREATER KOLKATA INFRASTRUCTURE LTD., became the sole and absolute owner of the aforesaid total Bastu land measuring about 5 Cottahs more or less along with a tiled shed chitebera structure standing thereon and while seized and possessed the same duly mutated it's name with the records of the Kolkata Municipal Corporation and accordingly the said Kolkata Municipal Corporation vide Receipt No.3141894 dated 10.09.2012 and vide Order dated 27.9.2010 w.e.f. 3/2010-2011

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amalgamated the aforesaid two adjacent plots being land total measuring about 5 Cottahs more or less under a single Assessee No.31-109-08-6117-0 and being Kolkata Municipal Corporation Premises No.3064, Nayabad, Kolkata 700094 and started enjoying the same by paying taxes thereof.

AND WHEREAS subsequently while the aforesaid M/s. GREATER KOLKATA INFRASTRUCTURE LTD., was sufficiently seized and possessed and enjoying the aforesaid total land measuring about 5 Cottahs more or less along with a tiled shed chitebera structure standing thereon, lying and situated at Kolkata Municipal Corporation Premises No.3064, Nayabad, Kolkata 700094 by virtue of a registered Deed of Conveyance dated 21st June, 2013 sold it's right, title, claim and interest of the said 5 Cottahs 0 Chattak 0 Sq.ft. of land together with Tiled shed chitebera structure standing thereon unto and in favour of (1) Smt. Sandhya Datta and (2) Smt. Tapati Ghosh, the land owners i.e. the party of the one part herein, for the then valuable consideration mentioned therein.

AND WHEREAS the aforesaid registered Deed of Conveyance dated 21.6.2013 has been duly executed and registered in the office of the District Sub Registrar Office No.III at Alipore, South 24 Parganas and duly recorded in Book No.I, CD Volume No.11, pages from 8444 to 8466 Being No.05745 for the year 2013.

AND WHEREAS by way of aforesaid purchased said (1) Smt. Sandhya Datta and (2) Smt. Tapati Ghosh, the land owners i.e. the party of the one part herein have become the joint owners in respect of ALL THAT piece and parcel of a Bastu land measuring about 5 Cottahs 0 Chittak 0 Square feet, be the same a little

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more or less, together with tiled shed chitebera structure standing thereon, under Pargana Khaspur, Re : Su No.3, District Collectorate Touzi no.56, J.L. No. 25, of Mouza Nayabad, under R.S. Dag Nos.102 and 103 of R.S. Khatian Nos.105 and 106, within the former Sub Registrar Office at Alipore, at present Sealdah, District Sub Registrar Office at Alipore, which is at present within the jurisdiction of Kolkata Municipal Corporation, under K.M.C. Ward no.109, under Assessee No.31-109-08-6117-0 and being Kolkata Municipal Corporation Premises no. 3064, Nayabad, Kolkata 700094, under Police Station Purba Jadavpur, in the District of South 24 Parganas, more fully described in the First Schedule hereunder written and duly mutated their names jointly with the records of the Kolkata Municipal Corporation, under Assessee No.31-109-08-6117-0 and being Kolkata Municipal Corporation Premises no. 3064, Nayabad, Kolkata 700094, under Police Station Purba Jadavpur, in the District of South 24 Parganas, and they jointly started to enjoy the same by paying taxes thereof.

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AND WHEREAS at this stage the land owners i.e. the party of the one part herein jointly intended to develop the said FIRST SCHEDULE property by constructing a G + IV building thereon, but owing to lack of technical knowledge they were in search of a Developer for constructing of a G + IV building upon the aforesaid First Schedule property at it's own costs after demolishing the existing structure i.e. tiled shed structure standing thereon;

AND WHEREAS after coming to know the said intention of the Land Owners i.e. the party of the one part herein, the Developer i.e. the party of the other part herein with an offer to develop the

said First Schedule property at the cost and expenses of the Developer herein and in such a manner as to serve the purpose of the Land Owners in terms of their requirement entered into this Development Agreement under certain terms and condition hereunder written;

AND WHEREAS the Developer i.e. the party of the other part herein has been informed about the acceptance of the proposal of developing the said FIRST SCHEDULE property by constructing Owner ship Apartments on the said land measuring about 5 Cottahs 0 chittak 0 square feet, more or less and has proposed the Developer, herein, to undertake the said development work and the Developer, herein, upon making inspection and search become satisfied to the marketable title of the said land of the FIRST SCHEDULE property and the Developer have agreed with the said proposal of the Land Owners under certain terms and conditions concerning the project and finally entering into this registered Agreement.

AND WHEREAS the parties are desirous of recording the said terms and conditions and stipulations in writing such as to avoid future complication, if any.

NOW THIS AGREEMENT WITNESSETH as follows :-

ARTICLE - I (DEFINATION)

LAND: Shall mean and include ALL THAT piece and parcel of a Bastu land measuring about 5 Cottahs 0 Chittak 0 Square feet, be the same a little more or less, together with a tiled shed chitebera structure standing thereon, measuring about 100 Sq.ft. under Pargana Khaspur, Re : Su No.3,

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District Collectorate Touzi no.56, J.L. No. 25, of Mouza Nayabad, under R.S. Dag Nos.102 and 103 of R.S. Khatian Nos.105 and 106, within the former Sub Registrar Office at Alipore, at present Sealdah, District Sub Registrar Office at Alipore, which is at present within the jurisdiction of Kolkata Municipal Corporation, under K.M.C. Ward no.109, under Assessee No.31-109-08-6117-0 and being Kolkata Municipal Corporation Premises no. 3064, Nayabad, Kolkata 700094, under Police Station Purba Jadavpur, in the District of South 24 Parganas,, whereupon the parties herein are propose to erect the G + IV storied building.

BUILDING: Shall mean the proposed G + IV storied building proposed to be constructed on the FIRST SCHEDULE premises.

SANCTION PLAN: Shall mean the plan for the proposed construction of the new building and other structures as may be sanctioned by the Kolkata Municipal Corporation and other Authorities , in respect of the maximum possible floor area ratio available as per building rules and laws of the Kolkata Municipal Corporation.

THE DEVELOPER Shall mean M/S. MAYA CONSTRUCTION, a Sole Proprietorship firm, having it's registered Office at 190, Santoshpur East Road, P.O. Santoshpur, Kolkata 700075, Police Station formerly Purba

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Jadavpur, at present Survey Park, District South 24 Parganas, represented through it's sole Proprietor namely SRI SOUMYADEEP DATTA, Son of Sri Sukumar Datta, residing at 190, Santoshpur East Road, P.O. Santoshpur, Kolkata 700075, Police Station formerly Purba Jadavpur, at present Survey Park, in the District of South 24 Parganas,

THE LAND OWNERS

Shall mean (1) SMT. SANDHYA DATTA Wife of Sri Sukumar. Datta, by religion - Hindu, by occupation - Business, Citizen Indian, residing at 190, Santoshpur East Road, P.O. Santoshpur, Kolkata 700075, Police Station formerly PURba Jadavpur, at present Survey Park, in the District of South 24 Parganas and (2) SMT. TAPATI GHOSH, Wife of Sri Subuddha Ghosh, by religion Hindu, by occupation Business, Citizen Indian, residing at 34, Lake East 6th Road, P.O. Santoshpur, Kolkata 700075, Police Station formerly Purba Jadavpur, at present Survey Park, in the District of South 24 Parganas,

COMMON AREAS & FACILITIES

Shall include the common areas and facilities of the proposed building for the use of Land Owners and/or Developer and/or it's nominees and all the occupiers of the flats/ floors, car parking spaces and other spaces of the said building, more fully described in the FOURTH SCHEDULE hereunder written.

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LAND
OWNERS'
ALLOCATION

Shall mean ALL THAT piece and parcel of 50% F.A.R. of sanction plan of the proposed building out of which four self contained flats shall be jointly allotted to the land owners jointly in the following manner:-

- i) One self contained flat on the top floor, front portion and one self contained flat on the third floor, back portion of the building.
- ii) One self contained flat on the third floor, front portion and one flat on the top floor, back portion of the building.
- iii) 50% F.A.R. of open car parking spaces on the Ground Floor as per sanctioned plan of the proposed building, proposed to be constructed on the first Schedule property together with proportionate share of land along with common areas and facilities available in the said building lying and situated at Kolkata Municipal Corporation Premises No. 3064, Nayabad, Kolkata 700094, under Police Station Purba Jadavpur, in the District of South 24 Parganas, properly described in the SECOND SCHEDULE hereunder written.

Apart from the aforesaid four flats and 50% F.A.R. of open car parking spaces (i) the developer shall pay a sum of Rs.8,00,000/- (Rupees eight lacs) only towards a refundable amount on or before

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handing over the owner's allotted share to the party of the one part. The developer shall pay the said amount of Rs.8,00,000/- (Rupees eight lacs) only to the land owners herein on the date of signing and execution of this agreement (ii) The developer shall pay further amount of Rs.1,00,000/- (Rupees one lac) only to the land owners as refundable amount on or after November, 2018 which will be refundable on or before handing over the owner's allotted share (iii) The developer shall pay an amount of Rs.1,00,000/- (Rupees one lac) to the land owners herein within November, 2018 as forfeited amount, which is non-refundable.

Developer's allocation

shall mean ALL THAT piece and parcel of remaining 50% F.A.R. of the sanction plan of the proposed building (excluding the owners' allocation as mentioned in the Second Schedule) will be the area of the Developer's allocation together with undivided proportionate share of land of the First Schedule property along with the common areas and facilities available in the said building lying and situated at K.M.C. premises no. 3064, Nayabad, Kolkata 700094, Police Station Purba Jadavpur, District South 24 Parganas, properly described in the THIRD SCHEDULE hereunder written.

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ARCHITECT

Shall mean any qualified person or persons or firm appointed or nominated by the Developer at it's own cost as architect or architects for the building to be constructed on the said premises.

BUILDING PLAN

Shall mean the plan that is to be prepared by the Architect and duly approved by both the Land Owner and the Developer herein and subsequently sanction for construction of the said G + IV storied building by the Kolkata Municipal Corporation as per the Kolkata Municipal Corporation Rules and Regulations and/or modification thereof as may be done by the Developer with the prior consent of the Land Owner herein.

FLOOR AREA RATIO

Shall mean the maximum floor area ratio available for construction of the proposed building on the said plot of land according to prevailing Kolkata Municipal Corporation's Building Rules and Regulations considering the total area of the said the premises no. 3064, Nayabad, Kolkata 700094, Police Station Purba Jadavpur, District South 24 Parganas.

BUILDING MATERIALS

Shall mean the materials including Doors and windows and other fittings, fixtures for construction and completion of the proposed building properly described in the SIXTH SCHEDULE hereunder written.

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ENCUMBRANCES. Shall mean charges, liens, listeners, claims, liabilities, trusts, demands, acquisition and requisition.

COMMON EXPENSES Shall mean the expenses to be incurred by the parties, described in the FIFTH SCHEDULE hereunder written

TIME The construction of the said proposed building shall be completed by the Developer/ Contractor herein within 30 (thirty) months from the date of getting sanction plan as well as possession of the first Schedule property by the Developer/ Contractor from the Land Owners after obtaining sanction of the relevant building plan from the Kolkata Municipal Corporation.

ARTICLE II (DEVELOPMENT)

The Developer herein shall develop the said premises on the terms herein agreed and in the manner as follows :-

1. By obtaining necessary sanctions and/or permission from the Kolkata Municipal Corporation and other appropriate environment department and Authorities .
2. By erecting and/or constructing the said building on or upon the said First Schedule land and to commercially exploiting the premises and/or the building.
3. By retaining, selling, transferring and/or otherwise disposing of the Developer's allocation in favour of the

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intending buyer /buyers of the flats, car parking spaces and other spaces along with other common spaces of the building and also to receive, realise, recover and appropriate the consideration thereof.

4. That after inspection of the marketable title and possession of the Land Owners, the Developer, the party of the other part, herein, has entered into this agreement with the Land Owners. If any defect in respect of title and possession of the Land Owners be detected in that event the Land Owners shall rectify the same at the earliest at the cost of the land Owners. Be it clear that in that event all the liabilities shall be borne by the Land Owner herein.
5. The Land Owners have also represented that to the best of their knowledge the said premises is not affected by the provision of Urban Land (Ceiling & Regulation Act, 1976) and other lispence.
6. The Land Owners shall provide the original title deeds and other original relevant papers in respect of the premises in the custody of the Developer the party of the other part shall issue accountable receipt and also allow inspections and permit making copies of taking extract of the original title deeds to the land Owners or their nominees or transferees and/or their solicitors as and when required.
7. That the Land Owners hereby agree to handover the original title deed or deeds and all other relevant papers in respect of the premises to the Developer for the purpose of sanctioning the plan from the Kolkata Municipal

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Corporation. All the expenses to be borne by the Developer herein.

8. That the Land Owners agree that after execution of this Agreement, the Land Owners shall not in any manner encumber, mortgage, sale, transfer, let out or otherwise deal with or dispose of the said premises or portion thereof within the stipulated period except in the manner as expressly provided.
9. The Land Owners hereby undertake that the Developer shall be entitled to construct and complete the said building on the said premises and to retain and enjoy the Developer allocation therein without any interruption or interruptions from the land Owners or any person or persons claiming under the Owners therein.
10. The Developer shall have right to give sub-contract to any person, firm, society or company to construct the proposed building on and upon the said premises strictly as per the sanctioned plan of the Kolkata Municipal Corporation but the land Owners shall not be liable for any consequence in this respect.
11. The Developer shall have right to transfer and/or sell it's allotted portion to any third party and the Developer shall also have right to accept the booking money and/or earnest money and/or full and final consideration in respect of it's allotted portion only.
12. That the Land Owners shall be liable to pay and clear up all the taxes, if any, due to the Kolkata Municipal

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Corporation upto giving possession of the said premises to the Developer herein for the purpose of taking all necessary measures towards construction and completion of the said proposed building.

13. In carrying out the said development work and/or construction of the said proposed building herein, the Developer shall keep the Land Owners indemnified from and against all third party claims or compensations and actions due to any act or commission or omission of the Developer or any accident in or related to the construction of the building including all sale taxes and income tax, Kolkata Municipal Corporation Taxes, liabilities, if any, under any circumstances, the Land Owners shall not be held responsible for any accident or accidents that might take place during the period of construction.

ARTICLE III (EXPLORATION RIGHT)

1. The Developer, the party of the other part in consultation with the Land Owners shall be entitled to cause all such changes from time to time or modifications to be made in the place as shall be required by the Kolkata Municipal Corporation or the Government or any other Authorities as aforesaid or to comply with such sanction, permissions, clearance and approved as aforesaid all costs, expenses and payment required for the preparation and sanction of the plan shall be paid and borne by the Developer, the party of the other part, provided always that the Developer shall be entitled to all appropriate refunds of payment

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and/or deposits made by the Developer to the concerned Authorities for peaceful start of the construction as per the Kolkata Municipal Corporation sanctioned plan.

2. The Developer shall abide by all the prevailing laws, rules and regulations of the Government, local bodies as the case may be and shall attend to answer and be responsible for complying with by-laws rules and regulations.

ARTICLE IV (DEVELOPER/CONTRACTOR)

1. The Developer, the party of the other part, herein, shall at it's own cost construct the building on or upon the said First Schedule land in accordance with the sanction plan without any hindrance or disturbance by or on behalf of the Land Owners or any person claiming under him. The Developer, the party of the other part shall ensure that the building shall be made of standard building materials, as per Work Specification more fully described in the Sixth Schedule hereunder written.
2. The Developer, the party of the other part shall be entitled to at it's own cost to apply for and obtain temporary and/or permanent connection of water sewerage, electricity telephone and/or gas and other public utilities and facilities to the said premises and/or the said building at it's own name or it's nominees and/or in the name of the Land Owner always safeguarding the interest of the Land Owners as it shall deem necessary for the purpose of construction of the building only. The Land Owners shall sign, execute and deliver all papers and applications signing under consent and approval to enable the

Soumyadeep
Datta

developer to obtain such public utility services and other facilities. The occupancy and completion certificates of the building shall be collected by the Developer, party of the other part, herein, before giving possession to the land Owners, the party of the one part, herein, in respect of the flats and car parking spaces and other spaces of the proposed building.

3. The Developer, the party of the other part undertake to complete the construction of the building within 30 (thirty) months from the date of obtaining sanction plan from the Kolkata Municipal Corporation and to construct the building strictly as per plan sanctioned by the Kolkata Municipal Corporation and also as per the work specification written hereunder.
4. After completion of the proposed building within the stipulated period or earlier in or upon the First Schedule land comprised in the said premises in the manner aforesaid and on getting possession of the land Owners' allocation, the Land Owners shall as and when required by the Developer execute and register Deed of conveyances of the allotted portion of the Developer in the said building in favour of the Developer or it's nominee at the cost of the Developer or it's nominees and/or in favour of the intending buyers.
5. The intending purchaser or purchasers of the flats, car parking spaces and other space of the said building shall form an association or society for maintenance of the common and easement services for the proposed building

Somyadeep Datta

in such a manner as may be required by the land Owners. The Developer shall cause all its purchasers or their assigns to join in and be bound by the same.

ARTICLE V (Liabilities and Responsibilities by the Developer)

1. The Developer, the party of the other part shall pay all the expenses to be incurred towards obtaining sanction of the proposed building plan from the Kolkata Municipal Corporation including the expenses towards the fees of the Architect, soil testing, mixture expenses cost of boundary walls etc. whatsoever shall become necessary for the purpose of construction of the proposed building. The Developer shall be held sole responsible for any accident that may take place during the period of the construction work.
2. From the date of getting possession of the land as specifically described under the First Schedule herein below from the Land Owners upto obtaining Completion Certificate from the Kolkata Municipal Corporation and thereafter till delivery of possession of the allotted flats, car parking spaces and other spaces to the land Owners, if any, Kolkata Municipal Corporation tax remain dues the Developer shall pay and clear up the said taxes as to be assessed by the Kolkata Municipal Corporation.

OWNER /OWNERS' OBLIGATION

1. That the Land Owners hereby jointly declares that they are the joint Owners, seized and possessed of and/or well and sufficiently entitled to the said first schedule land

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measuring about 5 Cottahs 0 Chittaks 0 Sq.ft. be the same a little more or less, properly described in the First Schedule hereunder written, free from all encumbrances and the Land Owners have good marketable title in respect of the same.

2. That the Land Owners have hereby given exclusive right to the Developer to undertake the new construction on the said premises to be constructed by the Developer in accordance with the plan or plans to be sanctioned by the Kolkata Municipal Corporation at the cost of the Developer.
3. That all applications, plans and other papers and documents as may be required by the Developer for the purpose of obtaining necessary approval and sanction of the building plan and its alteration/modification/verification of the sanctioned building plan from the appropriate Authorities has to be prepared signed and submitted by the Developer for and on behalf of the Land Owners at the cost of the Developer and if any alteration/modification on making further plans for construction of the proposed building are required the Land Owners shall give such permission in writing to the Developer.
4. The Land Owners hereby declare that they will not cause any interference or hindrance whatsoever in the construction of the said proposed building at the said premises by the Developer except in the event of knowing that the construction work of the proposed building is not being done as per specification, meant and herein and shall not do any act or thing whereby the Developer may be

Somya Deep Datta

prevented from selling, assigning and/or disposing of any portion out of the property or portion out of the Developer's allocation in the newly constructed building to be erected at the said premises as mentioned above.

5. That the Land Owners and the prospective purchaser and/or the nominee of the Developer shall have equal right on common areas and facilities of the said building as per Apartment Act, 1972.
6. The Land Owners shall be entitled to transfer or dispose of their own allocation in the said building along with the proportionate undivided share of the land and common facilities/amenities available to the said building to be constructed and enter into any agreement or sale of the Owners' allocation/portion of the flats and open car parking spaces and other spaces to any person or persons.
7. The Developer, the party of the other part, herein, shall be entitled to sale and/or dispose of flats, car parking spaces and other spaces along with common spaces together with proportionate undivided share in the said land after the construction is completed and after the possession of the land Owners' allotted portion of the said building is given to the Land Owners or at any suitable time of both the parties the Land Owners shall execute register Deed or Deeds of conveyance or conveyances in favour of the Developer or it's nominees and/or in favour of the intending buyers in respect of the Developer's allocation with such undivided proportionate share in the said land in respect of the Developer's allocation as and when

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request by the Developer or it's nominee at the costs of the Developer or it's nominee and/or the intending buyers as the case may be.

ARTICLE VI (COMMON RIGHTS & OBLIGATIONS)

1. The Developer shall bear and pay all rates and taxes and other outgoings in respect of the said premises from the date of getting the peaceful vacant possession till the date of delivery of possession of the land Owners' allotted portion in the said building to the Land Owner after completion of separation of taxes and individual electric meters installation.
2. That during pendency of this agreement if the Land Owner passed away, their legal heirs/successors shall have to abide by the terms and conditions of this agreement without raising any objection and give full co-operation to the Developer. The Owners' allocation in that event shall remain unchanged.
3. The Developer shall have the exclusive right to look after, manage, supervise, conduct and do all and every act, deed, matter and things necessary for the purpose of developing the said First Schedule property in order to make it perfect in all respects for construction of a G + IV storied building thereon in accordance with the building plan to be sanctioned by the Kolkata Municipal Corporation at the cost of the Developer.

Soumyadeep Datta

4. The Developer shall be exclusively entitled to sell or dispose of its respective share of the Developer's allocation with exclusive right to transfer or otherwise deal with or dispose of the same without any right claim or interest therein whatsoever of the others.
5. As soon as the said building is completed the Developer upon obtaining the completion certificate from the Kolkata Municipal Corporation shall give written notice to the land Owners to take possession of the Owners' allocation in the said building and only from the date of delivery and at all times thereafter the land Owners shall be exclusively responsible for payment of taxes or property taxes and outgoings and composition whatsoever (hereinafter for the sake of brevity collectively referred to as "the said taxes") in respect of the said Owners' allocation only. Similarly on and from the said date the Developer shall be responsible for the said taxes in respect of the Developer's allocation. The said rates if levied on the building as a whole then and in such an event it shall be appropriated on pro-rata basis.
6. On and from the date of getting possession of the land Owners' allocated portion of the said building in full from the developer, the land Owners or their nominee/nominees as the case may be shall also be responsible to pay and shall forthwith pay on demand to the Apartment Owners' Association of the flat Owners the service charges for the common utilities in the building subject to proper maintenance of the building in all respect payable in respect of the land Owners' allocation only and other

Somnagar Das

spaces out of the Developer's allocation shall also be responsible to pay and bear and shall forthwith pay the proportionate share on the same basis to the Apartment Owners' association.

ARTICLE VII (MISCELLANEOUS)

1. The Land Owners will execute and register a General power of attorney in favour of the Developer authorizing the said attorney to construct the building and to enter into agreement for sale of the Developer's share only by the Developer and or to sell and transfer the Developer's allotted share in respect of the proposed building to be constructed by the Developer herein to any third party intending purchasers as it's own choice and appoint architects, engineer, contractor, agent etc. and to represent the Land Owners before the Kolkata Municipal Corporation, Kolkata Development Authority, Kolkata Police, Fire Brigade or any other concerned authority or Authorities and to sign any application, scheme maps, drawings or any other writings, representations on that behalf and to appear before the concerned authority or Authorities and to undertake the construction of the building after obtaining due sanction of the plan of the proposed building from the Kolkata Municipal Corporation.
2. THE LAND OWNERS or DEVELOPER as the case may be shall not be considered to be in breach of any obligation herein under to the extent that the performance in the relative obligation is prevented by the existence of Force Majeure. Force majeure shall as follows.

Somyadeep Das

- a) COMPULSION OR ERRECTION RECOGNISED AS IRRESISTABLE AND SHALL INCLUDE flood, earthquake, riot, war severe abnormal storm, tempest, civil commotion, state wide strike, non availability of raw materials, labour problems, and any other act beyond the reasonable control of the party affected hereby but shall not include normal bad weather or processions etc.
3. All taxes due to the Kolkata Municipal Corporation and charges to CESC Ltd. For consumption of electricity till the date of execution of the agreement shall be borne by the land Owners.
 4. All legal expenses including the drafting and execution of the instant agreement and the power of attornies and others if any shall be borne by the Developer.
 5. Expenses for the preparation of the plan of the proposed building as well as for it's sanction to be obtained from the Kolkata Municipal Corporation shall be borne by the Developer only.
 6. After execution of the agreement all expenses including the cost of construction of the proposed building as per specifications mentioned below and corporation taxes, water tax, electric bills etc. shall be borne by the Developer exclusively from the date of getting the vacant possession of the first schedule land with structure for development. The land Owners under no circumstances whatsoever shall be liable for any expenses incurred or to be incurred for

Somyadeep Datta

construction of the building till it is completed and the Land Owners' share are handed over to them.

7. That the land owners and the Developer if require shall institute the Specific Performance of Contract Act regarding this contract.
8. Courts at local jurisdiction shall have jurisdiction for settling any dispute/disputes arising out of this agreement.

FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of a Bastu land measuring about 5 Cottahs 0 Chittak 0 Square feet, be the same a little more or less, together with a tiled shed chitebera structure standing thereon, measuring about 100 Sq.ft. area more or less under Pargana Khaspur, Re : Su No.3, District Collectorate Touzi no.56, J.L. No. 25, of Mouza Nayabad, under R.S. Dag Nos.102 and 103 of R.S. Khatian Nos.105 and 106, within the former Sub Registrar Office at Alipore, at present Sealdah, District Sub Registrar Office at Alipore, which is at present within the jurisdiction of Kolkata Municipal Corporation, under Ward no.109, under Assessee No.31-109-08-6117-0 and being Kolkata Municipal Corporation Premises no. 3064, Nayabad, Kolkata 700094, under Police Station Purba Jadavpur, in the District of South 24 Parganas, which is butted and bounded as follows:-

ON THE NORTH : 3065, Nayabad, Kolkata 700094;

ON THE SOUTH : Vacant land being portion of R.S. Dag Nos.102 and 103

ON THE EAST : Vacant land under R.S. Dag Nos.102 & 103

ON THE WEST : 60 Feet wide K.M.C. Road;

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THE SECOND SCHEDULE ABOVE REFERRED TO
(OWNERS' ALLOCATION)

ALL THAT piece and parcel of 50% F.A.R. of sanction plan of the proposed building out of which four self contained flats shall be jointly allotted to the land owners jointly in the following manner:-

- i) One self contained flat on the top floor, front portion and one self contained flat on the third floor, back portion of the building.
- ii) One self contained flat on the third floor, front portion and one flat on the top floor, back portion of the building.
- iii) 50% F.A.R. of open car parking spaces on the Ground Floor as per sanction plan of the proposed building, proposed to be constructed on the first Schedule property together with undivided proportionate share of land along with common areas and facilities available in the said building lying and situated at Kolkata Municipal Corporation Premises No. 3064, Nayabad, Kolkata 700094, under Police Station Purba Jadavpur, in the District of South 24 Parganas.

THE THIRD SCHEDULE ABOVE REFERRED TO
(DEVELOPER'S ALLOCATION)

ALL THAT piece and parcel of remaining 50% F.A.R. of the sanction plan of the proposed building (excluding the owners' allocation as mentioned in the Second Schedule) will be the area of the Developer's allocation together with undivided proportionate share of land of the First Schedule property herein before stated along with the common areas and facilities available in the building lying and situated at K.M.C. premises no. 3064, Nayabad, Kolkata 700094, Police Station Purba Jadavpur, in the District South 24 Parganas.

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THE FOURTH SCHEDULE ABOVE REFERRED TO
(COMMON AREAS AND FACILITIES)

- i. The entire land underneath the building comprising lying and situated at and being premises, being Kolkata Municipal Corporation Premises No. 3064, Nayabad, Kolkata 700094, Police Station Purba Jadavpur, District South 24 Parganas, under Kolkata Municipal Corporation Ward no. 109.
- ii. Common areas would be the roof underground, water reservoir, water tank on the roof, stair case, lift, septic tank, common meter space and common pump.
- iii. The foundation column, girders, beams, supports main walls, roofs.
- iv. Walls corridors, lobbies, stairs, stair-ways, fire escapes water reservoir, septic tank, water tank, lighting, arrangements in the common areas and gate, stair ways and roof, entrances and existing of the building but excluding the corridors lobbies if any standing within any flats or apartment.
- v. Installations of common services as power, light, water sewerage, tanks, pumps, motors, compressors, pipes and duties and other apparatus and installations for the common use.
- vi. The open spaces around the area within the premises not meant for exclusive user and enjoyment of any particular person or apartment holders kept open to sky as per provisions of law.
- vii. All other parts of the building necessary or convenient to it's existence, maintenance and safety or normally forming

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parts of the main building not being exclusively held and enjoyed by any apartment Owners.

FIFTH SCHEDULE ABOVE REFERRED TO
(COMMON EXPENSES)

- I. That from getting the vacant possession of the land till completion of the building all expenses including the costs for legal expenses for execution of this agreement and power of attorney, obtaining sanction of the plan for the building from the Kolkata Municipal Corporation, Corporation tax, CESC electric bills, water tax, etc. shall be borne by the Developer only. The land Owners under no circumstances shall be liable for any expenses incurred or to be incurred for construction of the proposed building till it is completed and land Owner / Owners' share allocation are duly handed over by the Developer to the Land Owners.
- II. After getting possession of the flats, car parking spaces, and other spaces the taxes etc. shall be proportionately paid by the parties who get possession.
- III. The Developer shall pay and clear all dues to the Kolkata Municipal Corporation for the property i.e. lying and situated at Kolkata Municipal Corporation Premises No. 3064, Nayabad, Kolkata 700094, Police Station Purba Jadavpur, District South 24 Parganas, under Kolkata Municipal Corporation Ward no. 109, CESC for consumption of electricity from the date of getting the vacant possession of the land and structure till handing over the newly constructed flats and Car Parking spaces and other spaces to the concerned Owners. The legal expenses

Somyadep Datta

for drafting and execution of the Agreement and POWER OF ATTORNEY and others if any shall be borne by the Developer.

- IV. If there be any dues payable by the Land Owners in respect of the Kolkata Municipal Corporation taxes, CESC dues it must be paid by the Developer, from the date of this Agreement.
- V. The Developer shall make over possession to the Land Owner of their respective separate flat and car parking spaces in the buildings on the said premises after making the building habitable with connection of water, electricity sewerage etc. at the cost of the Developer.

SIXTH SCHEDULE ABOVE REFERRED TO

WORK SPECIFICATION

Structure	: The building shall have R.C.C. framed structure of Escalated spread footing.
Foundation bedding	: P.C.C. (1 : 3 : 6) on 3" thick B.F.S.
Floor Bedding	: P.C.C. (1 : 3 : 6) Floor bedding 4" thick (average) over 4" thick soling in Ground Floor finish, skirting etc.
Floor	: Marble/Tiles flooring to all rooms and 1800mm glazed tiles to bath and 2' height glazed tiles above cooking platform and sink.
Plaster	: That the outside of the building will have sand,

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cement plaster (1 : 6) ¾" thick (average) whereas the inside and the ceiling plaster will be 6mm thick (average) in (1: 4)

- Doors & Windows : 1. Main entrance door
- Wooden panel door painted both sides
 - Sal wooden door frame
 - Aluminium tower bolt from inside & outside
 - Electrical bell point
 - Night latch
2. Other Doors
- Commercial flush door painted both sides
 - Sal wooden door frame
 - Aluminum tower bolt from inside
 - P.V.C. Doors IN the Toilet and W.C.
- Window : Anodized Aluminum Glass as per the approved design of the architect
- Whitewash & colour wash : The building shall be painted externally with snowcem. The inside of the each flat shall be finished with plaster of paris on the plastered surface.
- Toilet & kitchen : Toilet & W.C. : One European/Indian type white commode and plastic cistern. One wash basin and one shower point and two bib cocks
- Kitchen one black granite sink in kitchen, one tap
- Stair case and lift : Staircase room will be provided with steel window for light and ventilation as per design.
- Cabin for electric meter. Lift will be installed by GEE Elevators.

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Roof

1. Concrete roof will be made by R.C.C. Structure
2. 3 feet height parapet wall will be provided all around the roof

Electrical installation

- :
- a) Each bed room 2 light points, 1 fan point - 5 Amp 2 plug points -(1 AC point in any one bed room
 - b) Living/dining room : 2 light points, 2 fan points - 5 amp 2 plug points - 15 amp
 - c) Kitchen : 1 light point, 1 exhaust fan point - 5 amp 2 plug points - 15 amp
 - d) W.C. : 1 light point, 1 exhaust fan point
 - e) Each Balcony : 1 light point
 - f) Toilet : 1 light point, 1 exhaust fan point - 5 amp 2 plug points - 15 amp

All wiring will be as per existing CESC/W.B.S.E.B. Regulations.

Water supply : One overhead reservoir will be provided on the top of the last roof as per design. The suitable electrical pump with motor will be installed at the ground floor to deliver water to overhead reservoir from the underground water reservoir.

Compound : Standard height compound wall to be made existing road level. M.S. Grill gate as per approved design of the Architect and Will be painted both sides. All the above technical specifications are subject to be approved by K.M.C. authority and with necessary modification/alteration if any.

Saumyadeep Datta

Any extra work other than the work schedule (without any deviation of the sanctioned building plan) required by the Land Owner s herein shall be done at their own costs and expenses.

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

WITNESSES :-

1. Kimyan Das.
8to Hale Adhin Ch. Das.
2. Kabi Surentra Das.
Kolkata - 75.

1. Sandhya Datta.

2. Tapati Ghosh

2. 

Son of Lt. Sri Dinkar
Chandra Sengupta

SIGNATURE OF THE LAND OWNERS

40/76, Kabi Sankanti
Rd, Kolkata - 700075

Drafted by me :-

Arup Kumar Ghosh.
(ARUP KUMAR GHOSH)
Advocate
Enrolment No.F-220/233 of 1994
Alipore Judges' Court,
Kolkata 700027

CONSTRUCTION
Soumyadeep Datta
Prop. r

SIGNATURE OF THE DEVELOPER
/ CONTRACTOR

Typed by me :-

Raju Saha
Alipore Judges' Court,
Kolkata 700027

MEMO

RECEIVED a sum of Rs.8,00,000/- (Rupees eight lacs) only by the land owner from the Developer i.e. the other part herein as refundable amount in the following manner:-

Sl. No	Cheque No.	Date	Bank / Branch	Amount
1.	001316	10.8.2018	Allahabad Bank, Santoshpur Br.	Rs.3,00,000/-
2.	001317	10.08.2018	Allahabad Bank, Santoshpur Br.	Rs.3,00,00/-
3.	001318	10.08.2018	Allahabad Bank, Santoshpur Br.	Rs.2,00,000/-
			Total	Rs.8,00,000/-

(Rupees eight lacsonly)

WITNESSES:-











1 Kinnar Sen.

2.












KINNAR SEN



SIGNATURE OF THE LAND OWNER

	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name SANDHYA DATTA.
 Signature Sandhya Datta.

	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name TAPATI GHOSH
 Signature Tapati Ghosh

	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name SOUMYADEEP DATTA.
 Signature Soumyadeep Datta

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

GRN: 19-201819-027296787-1

Payment Mode Online Payment

GRN Date: 08/08/2018 18:53:19

Bank : HDFC Bank

BRN : 582450834

BRN Date: 08/08/2018 18:54:18

DEPOSITOR'S DETAILS

Id No. : 16301000221271/6/2018

[Query No./Query Year]

Name : soumyadeep datta

Contact No. :

Mobile No. : +91 9903053199

E-mail :

Address : 190 santoshpur east road kol 75

Applicant Name : Mr Arup Kumar Ghosh

Office Name :

Office Address :

Status of Depositor : Others

Purpose of payment / Remarks :

Sale, Development Agreement or Construction agreement
Payment No 6

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	16301000221271/6/2018	Property Registration- Stamp duty	0030-02-103-003-02	5021
2	16301000221271/6/2018	Property Registration- Registration Fees	0030-03-104-001-16	1053

Total

15074

In Words : Rupees Fifteen Thousand Seventy Four only

स्थायी खाता संख्या / PERMANENT ACCOUNT NUMBER
ACRPD4109Q

नाम / NAME
SANDHYA DATTA

पिता का नाम / FATHER'S NAME
KALI PADA DAS

जन्म तिथि / DATE OF BIRTH
10-10-1958

हस्ताक्षर / SIGNATURE
Sandhya datta.

B Das
असहायक आयुक्त, पी. 7, 11
COMMISSIONER OF INCOME-TAX, W.B. - II

Sandhya Datta.

इस कार्ड के खो / गिर जाने पर कृपया जारी करने वाले अधिकारी को सूचित / वापस कर दें
सहायक आयुक्त आयुक्त,
पी-7,
चीरिंगी स्क्वायर,
कलकत्ता - 700 069.

In case this card is lost/found, kindly inform/return to the issuing authority :
Assistant Commissioner of Income-tax,
P-7,
Chowringhee Square,
Calcutta- 700 069.


 Government of India



সন্ধ্যা দত্ত
Sandhya Datta
 পিতা : কাল্পদা দাস
Father : Kalpada Das
 জন্ম তারিখ/DOB: 10/10/1958
 লিঙ্গ / Female
6356 6899 8482



আমার - সাধারণ মানুষের অধিকার


Sandhya Datta.



 Unique Identification Authority of India

ঠিকানা: , সন্তোষপুর ইস্ট রোড
 সন্তোষপুর, সন্তোষপুর, কোলকাতা
 পশ্চিম বঙ্গ,

Address: 190,
 SANTOSH PUR EAST
 ROAD, Santoshpur, Kolkata,
 Santoshpur, West Bengal,
 700076

6356 6899 8482


 1800 300 1847


 help@uidai.gov.in


 www.uidai.gov.in

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
AFWPG1348G

नाम /NAME
TAPATI GHOSH

पिता का नाम /FATHER'S NAME
DHIRENDRA MANNA

जन्म तिथि /DATE OF BIRTH
11-12-1966

हस्ताक्षर /SIGNATURE



 जे.आर.एस. (सि.ओ.) एम.
 Commissioner of Income-tax(Computer Operations)

Tapati Ghosh

इस कार्ड के खोने / गिरने पर सूचना जारी करने
 वाले प्राधिकारी को सूचित / वापस कर दें
 संयुक्त आयकर अधिकारी (प्रणाली एवं तकनीकी),
 पी-7,
 चौरंगी स्क्वायर,
 कोलकाता - 700 069.

In case this card is lost/ found, kindly inform/return to
 the issuing authority :
 Joint Commissioner of Income-tax(Systems & Technical),
 P-7,
 Chowringhee Square,
 Calcutta- 700 069.



भारत सरकार
GOVERNMENT OF INDIA



Tapati Ghosh
Year of Birth : 1968
Female



8986 2766 7584

आधार - आम आदमी का अधिकार

Tapati Ghosh



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address:
W/O Subuddha Ghosh, 34,, Lake East 6th
Road; Near Old Mini Bus Stand,
Santoshpur, Santoshpur S.O, Kolkata,
West Bengal, 700075

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PO, Box No. 1947,
Bengaluru-560 901



Somyadeep Datta

Somyadeep Datta



ভারত সরকার
Government of India



নাম Soumyadeep Datta
পিতা সুকুমার দত্ত
Father Sukumar Datta

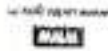
জন্ম তারিখ 20/12/1980
সঙ্গ Male



7867 4376 6628

স্বাক্ষর - সাধারণ মানুষের অধিকার

Soumyadeep Datta



7867 4376 6628

Address: 10C
SANTOSHPUK EAST
ROAD Santoshpur, Kolkata
Santoshpur West Bengal
700075

Post Office: Santoshpur
District: Kolkata
Pin Code: 700075

UNIQUE IDENTIFICATION AUTHORITY OF INDIA





ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD

WB / 18 / 108 / 306325

পরিচয় পত্র



Elector's Name নির্বাচকের নাম	Das Kinkar দাস কিকর
Father/Mother/ Husband's Name পিতা/মাতা/স্বামীর নাম	Adhir অধির
Sex লিঙ্গ	M পুং
Age as on 1.1.1995 ১.১.১৯৯৫-এ বয়স	34 ৩৪

Kinkar Das

Address

Kabi Sukanta Lane, Ward 103, Kasba,
South 24 Parganas

ঠিকানা

কবি সুকান্ত লেন, ওয়ার্ড ১০৩, কাসবা,
দক্ষিণ ২৪ পরগনা

কবি সুকান্ত লেন

Facsimile Signature
Electoral Registration Officer
নির্বাচন-নিবন্ধন অধিকারিক

For 108 -JADAVPUR Assembly Constituency

১০৮-জাদবপুর বিধানসভা নির্বাচন কেন্দ্র

Place স্থান	Alipore আলিপুর
Date তারিখ	06.06.95 ০৬.০৬.৯৫










Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
OFFICE OF THE D.S.R. - V SOUTH 24-PARGANAS, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16301000221271/2018

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	Smt Sandhya Datta 190, Santoshpur East Road, P.O:- Santoshpur, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN - 700075	Land Lord			Sandhya Datta 10.08.2018
2	Smt Tapati Ghosh 34, Lake East 6th Road, P.O:- Santoshpur, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN - 700075	Land Lord			Tapati Ghosh 10.8.2018
3	Mr Soumyadeep Datta 190, Santoshpur East Road, P.O:- Santoshpur, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN - 700075	Representative of Developer [M S Maya Construction]			Soumyadeep Datta 10.08.2018

Sl No.	Name and Address of identifier	Identifier of	Signature with date
1	Mr Kinkar Das Son of Late Adhir Chandra Das 2, Kabi Sukanta Lane, P.O.- Santoshpur, P.S.- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN - 700075	Smt Sandhya Datta, Smt Tapati Ghosh, Mr Soumyadeep Datta	 10.7.8.2018

(Sati Prasad
Bandyopadhyay)
DISTRICT SUB-
REGISTRAR
OFFICE OF THE D.S.R. -
V SOUTH 24-PARGANAS
South 24-Parganas, West
Bengal



Government of West Bengal
Directorate of Registration & Stamp Revenue

e-Assessment Slip

Query No / Year	1630-1000221271/2018	Office where deed will be registered :
Query Date	03/08/2018 11:19:07 AM	D.S.R. - V SOUTH 24-PARGANAS, District: South 24-Parganas
Applicant Name, Address & Other Details	Arup Kumar Ghosh Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9830180447, Status : Advocate	
Transaction	Additional Transaction :	
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 10,00,000/-]	
Set Forth value	Market Value	
Rs. 1,00,000/-	Rs. 66,30,000/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 10,021/- (Article:48(g))	Rs. 10,053/- (Article:E, E, B, M(b), H)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 5,000/-
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)	

Land Details :

District: South 24-Parganas, P.S:- Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Nayabad, , Premises No: 3064, Ward No: 109

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		5 Katha	70,000/-	66,00,000/-	Width of Approach Road: 60 Ft.,
Grand Total :					8.25Dec	70,000 /-	66,00,000 /-	

Structure Details :

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

Somyadep Datta



Query No: 1630-1-000221271 of 2018

AS- 1 of 3

and Lord Details :

SI No	Name & address	Status	Execution Admission Details :
1	Smt Sandhya Datta Wife of Mr Sukumar Datta 190, Santoshpur East Road, P.O:- Santoshpur, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN - 700075 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ACRPD4109G, Status :Individual, Executed by: Self , To be Admitted by: Self	Individual	Executed by: Self , To be Admitted by: Self
2	Smt Tapati Ghosh Wife of Mr Subudda Ghosh 34, Lake East 6th Road, P.O:- Santoshpur, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN - 700075 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AFWPG1348G, Status :Individual, Executed by: Self , To be Admitted by: Self	Individual	Executed by: Self , To be Admitted by: Self

Developer Details :

SI No	Name & address	Status	Execution Admission Details :
1	M S Maya Construction 190, Santoshpur East Road, P.O:- Santoshpur, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN - 700075 , PAN No.:: AHMPD4978P, Status :Organization, Executed by: Representative	Organization	Executed by: Representative

Representative Details :

SI No	Name & Address	Representative of
1	Mr Soumyadeep Datta Son of Mr Sukumar Datta 190, Santoshpur East Road, P.O:- Santoshpur, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN - 700075 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AHMPD4978P	M S Maya Construction (as Proprietor)

Identifier Details :

Name & address	
Mr Kinkar Das Son of Late Adhir Chandra Das 2, Kabi Sukanta Lane, P.O:- Santoshpur, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN - 700075, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Identifier Of Smt Sandhya Datta, Smt Tapati Ghosh, Mr Soumyadeep Datta	N

Soumyadeep Datta



Query No: 1630-1-000221271 of 2018

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Smt Sandhya Dalta	M S Maya Construction-4.125 Dec
2	Smt Tapati Ghosh	M S Maya Construction-4.125 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Smt Sandhya Dalta	M S Maya Construction-50.00000000 Sq Ft
2	Smt Tapati Ghosh	M S Maya Construction-50.00000000 Sq Ft

Note:

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 02/09/2018) for e-Payment. Assessed market value & Query is valid for 44 days (i.e. upto 16/09/2018) for registration.
3. Standard User charge of Rs. 240/- (Rupees Two hundred forty) only includes all taxes per document upto 17 (seventeen) pages and Rs 7/- (Rupees seven) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs. 10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required.
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.

Soumyadeep Dalta



Query No: 1630-1-00221271 of 2018

AS- 3 of 3

Major Information of the Deed

Deed No :	I-1630-02107/2018	Date of Registration	13/08/2018
Query No / Year	1630-1000221271/2018	Office where deed is registered	
Query Date	03/08/2018 11:19:07 AM	D.S.R. - V SOUTH 24-PARGANAS, District. South 24-Parganas	
Applicant Name, Address & Other Details	Arup Kumar Ghosh Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9830180447, Status :Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 10,00,000/-]		
Set Forth value	Market Value		
Rs. 1,00,000/-	Rs. 66,30,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,021/- (Article:48(g))	Rs. 10,053/- (Article:E, E, B, M(b), H)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Nayabad, , Premises No. 3064, Ward No: 109

Sch No	Plot Number	Khatian Number	Land Use		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
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L1			Bastu		5 Katha	70,000/-	66,00,000/-	Width of Approach Road: 60 Ft.,
Grand Total :					8.25Dec	70,000 /-	66,00,000 /-	

Structure Details :

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

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Smt Sandhya Datta Wife of Mr Sukumar Datta 190, Santoshpur East Road, P.O:- Santoshpur, P.S:- Purba Jadabpur, District-South 24-Parganas, West Bengal, India, PIN - 700075 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No.:: ACRPD4109Q, Status :Individual, Executed by: Self, Date of Execution: 10/08/2018 , Admitted by: Self, Date of Admission: 10/08/2018 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 10/08/2018 , Admitted by: Self, Date of Admission: 10/08/2018 ,Place : Pvt. Residence

Major Information of the Deed :- I-1630-02107/2018-13/08/2018

Smt Tapati Ghosh
 Wife of Mr Subudda Ghosh 34, Lake East 6th Road, P.O:- Santoshpur, P.S:- Purba Jadabpur, District:-South 24-
 Parganas, West Bengal, India, PIN - 700075 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of:
 India, PAN No.:: AFWPG1348G, Status :Individual, Executed by: Self, Date of Execution: 10/08/2018
 Admitted by: Self, Date of Admission: 10/08/2018 ,Place : Pvt. Residence, Executed by: Self, Date of
 Execution: 10/08/2018
 Admitted by: Self, Date of Admission: 10/08/2018 ,Place : Pvt. Residence

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	M S Maya Construction 190, Santoshpur East Road, P.O:- Santoshpur, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN - 700075 , PAN No.:: AHMPD4978P, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mr Soumyadeep Datta (Presentant) Son of Mr Sukumar Datta 190, Santoshpur East Road, P.O:- Santoshpur, P.S:- Purba Jadabpur, District:- South 24-Parganas, West Bengal, India, PIN - 700075, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AHMPD4978P Status : Representative, Representative of : M S Maya Construction (as Proprietor)

Identifier Details :

Name & address	
Mr Kinkar Das Son of Late Adhir Chandra Das 2, Kabi Sukanta Lane, P.O:- Santoshpur, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN - 700075, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Identifier Of Smt Sandhya Datta, Smt Tapati Ghosh, Mr Soumyadeep Datta	

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Smt Sandhya Datta	M S Maya Construction-4.125 Dec
2	Smt Tapati Ghosh	M S Maya Construction-4.125 Dec

Transfer of property for S1

SI.No	From	To. with area (Name-Area)
1	Smt Sandhya Datta	M S Maya Construction-50.00000000 Sq Ft
2	Smt Tapati Ghosh	M S Maya Construction-50.00000000 Sq Ft

Major Information of the Deed :- I-1630-02107/2018-13/08/2018

14/08/2018 Query No.-16301000221271 / 2018 Deed No .I - 163002107 / 2018, Document is digitally signed.

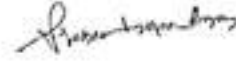
Page 54 of 57

Endorsement For Deed Number : I - 163002107 / 2018

On 03-08-2018

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 66,30,000/-



Sati Prosad Bandopadhyay
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - V SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 10-08-2018

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

Presented for registration at 19:35 hrs on 10-08-2018, at the Private residence by Mr Soumyadeep Datta ..

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

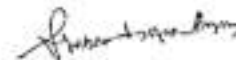
Execution is admitted on 10/08/2018 by 1. Smt Sandhya Datta, Wife of Mr Sukumar Datta, 190, Santoshpur East Road, P.O: Santoshpur, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by Profession Business, 2. Smt Tapati Ghosh, Wife of Mr Subudda Ghosh, 34, Lake East 6th Road, P.O: Santoshpur, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by Profession Business

Indetified by Mr Kinkar Das, , Son of Late Adhir Chandra Das, 2, Kabi Sukanta Lane, P.O: Santoshpur, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by profession Business

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

Execution is admitted on 10-08-2018 by Mr Soumyadeep Datta, Proprietor, M S Maya Construction, 190, Santoshpur East Road, P.O:- Santoshpur, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN - 700075

Indetified by Mr Kinkar Das, , Son of Late Adhir Chandra Das, 2, Kabi Sukanta Lane, P.O: Santoshpur, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by profession Business



Sati Prosad Bandopadhyay
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - V SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 13-08-2018

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

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

Major Information of the Deed :- I-1630-02107/2018-13/08/2018

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 10,053/- (B = Rs 10,000/- ,E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 10,053/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 08/08/2018 6:54PM with Govt. Ref. No: 192018190272967871 on 08-08-2018, Amount Rs: 10,053/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 582450834 on 08-08-2018, Head of Account 0030-03-104-001-16

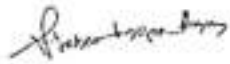
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,021/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 5,021/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 6746, Amount: Rs.5,000/-, Date of Purchase: 07/08/2018, Vendor name: Subhankar Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 08/08/2018 6:54PM with Govt. Ref. No: 192018190272967871 on 08-08-2018, Amount Rs: 5,021/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 582450834 on 08-08-2018, Head of Account 0030-02-103-003-02



Sati Prosad Bandopadhyay
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - V SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal



Major Information of the Deed :- I-1630-02107/2018-13/08/2018

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1630-2018, Page from 71341 to 71397

being No 163002107 for the year 2018.



Sati Prosad Bandopadhyay

Digitally signed by SATIPRASAD
BANDYOPADHYAY
Date: 2018.08.14 13:09:53 +05:30
Reason: Digital Signing of Deed.

(Sati Prosad Bandopadhyay) 14-08-2018 13:09:44
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - V SOUTH 24-PARGANAS
West Bengal.



(This document is digitally signed.)