

6741/19

T-6381/19



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

G 987630

Certified that the document is admitted to registration. The Signature sheet and the endorsement sheets attached with this document are the part of this document.

Adtl. District Sub-Registrar
Behala, South 24 Parganas

19 JUN 2019

DEVELOPMENT AGREEMENT

WITH

POWER OF ATTORNEY

THIS AGREEMENT is made on the ..19th.. day of

June

Two thousand Nineteen (2019) A.D.

BETWEEN

10.40B

19/6/19

130464

1567

06 FEB 2017

No. _____ Rs. 500/- Date _____

Name: _____

Address: _____

Vendor: _____

Alipur Collectorate, 24 Pgs. (S)

**SUBHANKAR DAS
STAMP VENDOR**

Alipur Police Court, Kol - 27

B. C. LAHIRI
Advocate
ALIPUR JUDGE COURT
KOL-27

FILE NO



Mintu Roy
S/o Sri Braj Gopal Roy
P.O. P.C. Sen Colony
P.B. Road, P.S. Behala
Kolkata - 700 411
P.O. West Putney

A.D.S.R. Behala
19 JUN 2019
Dist.- South 24 Pgs.

Major Information of the Deed

Deed No :	I-1607-06381/2019	Date of Registration	19/06/2019
Query No / Year	1607-1000130464/2019	Office where deed is registered	
Query Date	10/06/2019 11:18:23 AM	A.D.S.R. BEHALA, District: South 24-Parganas	
Applicant Name, Address & Other Details	Joydev Sarkar 68/2, RAJA RAM MOHAN ROY ROAD, Thana : Thakurpukur, District : South 24-Parganas, WEST BENGAL, PIN - 700082, Mobile No. : 9836289633, Status : Buyer/Claimant		
Transaction	Additional Transaction		
[0139] Sale, Development Power of Attorney	[4002] Power of Attorney, General Power of Attorney [Rs : 0/-], [4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 87,65,002/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,070/- (Article:48(g))	Rs. 28/- (Article:E, E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



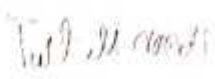
District: South 24-Parganas, P.S:- Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Raja Ram Mohan Roy Road, Road Zone : (Netaji Sarak Crossing -- B.L.Saha Road Premises located NOT on Raja Ram Mohan Roy Road (Ward No. 115,121,122)) , Premises No: 794, , Ward No: 121 Pin Code : 700041

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	6 Katha 8 Chatak	1/-	86,45,002/-	Width of Approach Road: 10 Ft.,
Grand Total :				10.725Dec	1 /-	86,45,002 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	400 Sq Ft.	1/-	1,20,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 400 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 2 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		400 sq ft	1 /-	1,20,000 /-	




Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	TULTULI NANDI Wife of DEBABRATA NANDI Executed by: Self, Date of Execution: 19/06/2019 , Admitted by: Self, Date of Admission: 19/06/2019 ,Place : Office	 <small>19/06/2019</small>	 <small>LTI 19/06/2019</small>	 <small>19/06/2019</small>
, 122/2, MOTILAL GUPTA ROAD, P.O:- BARISHA, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700008 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ALLPN2387F, Status :Individual, Executed by: Self, Date of Execution: 19/06/2019 , Admitted by: Self, Date of Admission: 19/06/2019 ,Place : Office				

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	CITY ENTERPRISE , 265/5, B. L. SAHA ROAD, P.O:- NEW ALIPORE, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700053 , PAN No.:: ANGPS0561B, Status :Organization, Executed by: Representative			

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	JOYDEV SARKAR (Presentant) Son of Late HARI CHARAN SARKAR Date of Execution - 19/06/2019, , Admitted by: Self, Date of Admission: 19/06/2019, Place of Admission of Execution: Office	 <small>Jun 19 2019 10:54AM</small>	 <small>LTI 19/06/2019</small>	 <small>19/06/2019</small>
, 68/2, RAJA RAM MOHAN ROY ROAD, P.O:- BARISHA, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700082, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ANGPS0561B Status : Representative, Representative of : CITY ENTERPRISE (as PROPRIETOR)				

Identifier Details :

Name	Photo	Finger Print	Signature
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MINTU ROY

Son of B G ROY
 , P-84, P. C. SEN COLONY, P. B. ROAD,
 P.O:- WEST PUTIARY, P.S:- Behala,
 District:-South 24-Parganas, West Bengal,
 India, PIN - 700041



15/06/2019



19/06/2019

19/06/2019

Identifier Of TULTULI NANDI, JOYDEV SARKAR

Endorsement For Deed Number : I - 160706381 / 2019**On 10-06-2019****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 87,65,002/-

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

On 19-06-2019**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.

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

Presented for registration at 10:40 hrs on 19-06-2019, at the Office of the A.D.S.R. BEHALA by JOYDEV SARKAR .

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

Execution is admitted on 19/06/2019 by TULTULI NANDI, Wife of DEBABRATA NANDI, , 122/2, MOTILAL GUPTA ROAD, P.O: BARISHA, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700008, by caste Hindu, by Profession House wife

Identified by MINTU ROY, , Son of B G ROY, , P-84, P. C. SEN COLONY, P. B. ROAD, P.O: WEST PUTIARY, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700041, by caste Hindu, by profession Business

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

Execution is admitted on 19-06-2019 by JOYDEV SARKAR, PROPRIETOR, CITY ENTERPRISE (Sole Proprietorship), , 265/5, B. L. SAHA ROAD, P.O:- NEW ALIPORE, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700053

Identified by MINTU ROY, , Son of B G ROY, , P-84, P. C. SEN COLONY, P. B. ROAD, P.O: WEST PUTIARY, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700041, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 28/- (E = Rs 28/-) and Registration Fees paid by Cash Rs 0/- by online = Rs 28/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 13/06/2019 2:49PM with Govt. Ref. No. 192019200024744721 on 13-06-2019, Amount Rs. 28/- Bank State Bank of India (SBIN0000001), Ref. No. CKJ6885405 on 13-06-2019, Head of Account 0030-03-104-001-16


Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,070/- and Stamp Duty paid by Stamp Rs 500/- by online = Rs 9,570/-

Description of Stamp

1 Stamp Type: Impressed, Serial no 987630, Amount: Rs.500/-, Date of Purchase: 06/02/2019, Vendor name Subhankar Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 13/06/2019 2:49PM with Govt. Ref. No. 192019200024744721 on 13-06-2019, Amount Rs. 9,570/- Bank State Bank of India (SBIN0000001), Ref. No. CKJ6885405 on 13-06-2019, Head of Account 0030-02-103-003-02


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



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1607-2019, Page from 202405 to 202442
being No 160706381 for the year 2019.



Digitally signed by SANDIP BISWAS
Date: 2019.06.20 13:24:49 +05:30
Reason: Digital Signing of Deed.

(Sandip Biswas) 20/06/2019 13:24:36
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BEHALA
West Bengal.

(This document is digitally signed.)

SMT. TULTULI NANDI, (PAN - ALLPN2387F), (Mob.-9433463853), wife of Sri Debabrata Nandi, by occupation Housewife, by faith Hindu, residing at Khudiram Colony, residing at 122/12, Motilal Gupta Road, P.O.- Barisha, P.S.- Haridevpur, Kolkata - 700008, hereinafter called and referred to as the '**OWNER**' (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include her heirs, successors, executors, administrators and legal representatives and assigns) party of the **FIRST PART**.

"M/s. CITY ENTERPRISE", (PAN - ANGPS0561B), a Proprietorship Firm, having its Office at 265/5, B. L. Saha Road, P.O. New Alipore, P.S. Behala, Kolkata-700053. Represented by its Sole Proprietor, namely, **SRI JOYDEV SARKAR**, (PAN - ANGPS0561B), (Mob.-9836289633), son of Late Hari Charan Sarkar, by Caste Hindu, by Occupation Business, residing at 68/2, Raja Ram Mohan Roy Road, P.O. Barisha, P.S. Haridevpur, Kolkata - 700082, hereinafter called and referred to as the '**DEVELOPER/ BUILDER***' (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, successors, executors, administrators and legal representatives and assigns) party of the **OTHER PART**.

W H E R E A S Sk. Jahoruddin Mondal, Sk. Jabbar Ali Mondal, Sk. Enayat Ali Mondal, Sk. Saher Ali Mondal, Sk. Bahar Ali Mondal were the joint Owners in respect of land measuring 1.81 decimals lying and situated at Mouza Strity, J.L. No. 11, Touzi No. 35, 177 and 411, R.S. No. 186, 29, 194 under Khatian No. 400 under Dag No. 454, Pagana Magura, under Premises No.794, Raja Ram Mohan Road, P.O.- Paschim Putiary, P.S. Behala, Kolkata- 700041, District South 24 Parganas.

AND WHEREAS two of the above Owners namely Sk. Jabbar Ali Mondal, Sk. Bahar Ali Mondal left the world and their wife sons and daughters became the joint Owners of the property and they have been enjoying their respective portion by mutual arrangement with the others co-owner.

Contd... P/ 3

AND WHEREAS the legal heirs of Sk. Jabbar Ali Mondal while they have been possessing their portion with the consent and acknowledge of the other Co-Owners they have due to urgent need of money sold out of a demarcated portion of land measuring 3 Cottahs 4 Chittaks in favour of Smt. Latika Bala Mondal on 24.07.67 duly registered deed of conveyance recorded in the office S.R.-Alipore, be it mentioned here in the said deed of conveyance all the legal heirs of Sk. Jabbar Ali Mondal have signed who were as follows :-

Sk. Kurban Ali Mondal, Sk. Nur Ali Mondal - Sons of Sk. Jabbar Ali Mondal. Akipan Bibi - wife of Sk. Abdul Gani - daughter of Sk. Jabbar Ali Mondal. Jobeda Bibi - wife of Usman Ali Mondal - daughter of daughter-in-law. Din Mohammad Ali Mondal and Soyed Ali Mondal and Fatama Bibi all sons and daughters of Usman Ali Mondal - grand sons and grand daughter of Sk. Jabbar Ali Mondal.

AND WHEREAS the purchasing of the above land the said Latika Bala Mondal recorded her name before the KMC had been in possession over the said land free from all encumbrances.

AND WHEREAS thereafter the said Latika Bala Mondal also purchased of a plot of land measuring about 3 Cottahs 4 Chittaks which is adjacent the above mentioned land from the legal heirs of Enayat Ali Mondal viz. Yakub Ali Mondal, Sufian Bibi and Sk. Habibur Rahaman Mondal by way of a registered deed of conveyance dated 05.12.67 which was registered before Sub-Registered Alipore and was recorded in Book No.1, Volume No. 160, Pages 19 to 21, Being No. 855 for the year 1967 and thereafter mutated the said land before the KMC and since then the property has been known and numbered as Premises No. 794, Raja Ram Mohan Roy Road, Kolkata 700041, under Ward No.121, Assessee No.: 41-121-14-1987-1, P.O.- Paschim Putiary, P.S. Behala, District. South 24 Parganas.

AND WHEREAS thus the said Latika Bala Mondal became the absolute owner of a demarcated portion of land measuring 6 Cottahs 8 Chittaks and she had been in possession over the said land free all encumbrances.

Contd... P/ 4

AND WHEREAS the Latika Bala Mondal due to urgent need of money sold, transferred and conveyed the said land which is under Khatian No. 454, Dag No. 400, under Mouza Sirity, J.L. No.11, under Premises No. 794, Raja Ram Mohan Roy Road, Ward No. 121, P.S. Behala, Kolkata 700041, in favour of the present owner/1st Party namely Tultuli Nandi by way of a registered deed of conveyance which was registered before DSR-II, Alipore and was recorded in Book No.- I, Volume No. 56, Pages 60 to 79, Being No. 02966 for the year 2006.

AND WHEREAS after purchasing the above land the present owner Tultul Nandi mutated & amalgamated of above property known and numbered being **Premises No.-794, Raja Ram Mohan Roy Road, Ward No.121, Assessee No.: 41-121-14-1987-1, P.O.- Paschim Putiary, P.S. Behala, District. South 24 Parganas.**

AND WHEREAS the said property is absolute free from all encumbrances, attachment, lien, impendence, debattor, pirrattor, trust, vest, no notice of Requisition and Acquisition has been served upon the owner and/or the said property has not been affected by way of order of any court for selling and/or alienating the same, the owner has absolute authority to deal with the said property and the owner hereby declare that she has full power and absolute authority to enter into this agreement.

AND WHEREAS the said Owner now being the absolute and lawful Owner ALL THAT piece and parcel of land measuring area **6 Cottahs 8 Chittak** together with structure house be the same little more or less lying and situate at Mouza-Sirity, J.L. No.- 11, comprised in R.S. Khatian No.- 400, under R.S. Dag no.- 454, mutated his name before the Kolkata Municipal Corporation (S.S. Unit) under at **Premises No.- 794, Raja Ram Mohan Roy Road, Ward No.-121, Assessee No.: 41-121-14-1987-1, P.O.- Paschim Putiary, P.S. Behala, District. South 24 Parganas.** possessing and enjoying the said property free from all sorts of encumbrances by paying the relevant rents and taxes to the appropriate

Contd... P/ 5

authority concerned having unfettered right, title and interest thereto free from all sorts of encumbrances, liens, lispendenses and attachments whatsoever.

AND WHEREAS the first part/ Owner have a desire of developing the said premises by construction of new building for residential Flats use and for that purpose the **First Part** entered into this Agreement with the **DEVELOPER** of the **OTHER PART** represented by "**M/s. CITY ENTERPRISE**" a proprietorship firm, having its Office at 265/5, B.L. Saha Road, P.S. Behala, Kolkata - 700053, represented by **SRI JOYDEV SARKAR**, who has offered to develop the "**said premises**" at his own costs, expenses, risks and consequences and on such terms and conditions as are mentioned herein after consequences and on such terms and conditions as are mentioned hereinafter.

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

ARTICLE - I : DEFINITIONS

Unless in these presences, it is repugnant to or inconsistent with the context :-

- A. **OWNER** : shall mean **SMT. TULTULI NANDI**, wife of Sri Debabrata Nandi, residing at Khudiram Colony, residing at 122, Motilal Gupta Road, P.S. Haridevpur, Kolkata - 700008, which include his heirs, successors, executors, administrators, successors, legal representatives and/or permitted assigns.
- B. **DEVELOPER** : Shall mean "**M/s. CITY ENTERPRISE**" a proprietorship firm, having its Office at 265/5, B.L. Saha Road, P.O. New Alipore, P.S. Behala, Kolkata - 700053, represented by **SRI JOYDEV SARKAR**, son of Lt. Hari Charan Sarkar, residing at 68/2, Raja Ram Mohan Roy Road, P.O. & P.S. Haridevpur, Kolkata - 700082, which include his heirs, successors, executors, administrators, successors, legal representatives and/or permitted assigns.

Contd... P/ 6

- C. **SAID PREMISES** : Shall mean **ALL THAT** piece or parcel of bastu land measuring **6 cottahs 8 chittak** together with structure house be the same little more or less lying and situate at Mouza-Sirity, J.L. No.11, comprised in R.S. Khatian No.400, under R.S. Dag no.454, mutated her name before the Kolkata Municipal Corporation (S.S. Unit) under Ward No.121 at **Premises No.-794, Raja Ram Mohan Roy Road, Ward No.121, Assessee No.: 41-121-14-1987-1, P.O.- Paschim Putiary, P.S. Behala, District. South 24 Parganas.** Additional District Sub Registry Office at Behala, District South 24-Parganas, morefully described in the **Schedule- 'A'** hereunder written.
- D. **BUILDING** : A proposed building having residential charater completed as per building plan to be sanctioned by the concerned authority with boundary wall and completion certificate and occupancy certificate from the KMC.
- E. **UNIT** : shall mean a separate and self contained area intended to be used for residential purpose and shall include any other place to be constructed in the building and capable of being occupied and enjoyed independently.
- F. **ARCHITECT** : shall mean such Architect or Architects as may be appointed from time to time by the Developer will prior intimation to the owner at his own costs and expenses for designing, planning and supervising the proposed building at the said premises.
- G. **COVERED AREA** : Shall mean Inside area plus proportionate area of Four sides wall.
- H. **SUPER BUILT UP AREA OF THE UNIT** : Shall mean the total covered area of the Unit, as certified by the Architect for the time being of the building/s, plus proportionate share of common areas, as shall be determined by the Developer in consultation with the Owner and the Architect and aggregate of both shall be deemed to be Super Built Up area of the Unit.

Contd... P/ 7

- I. PLANS** : Shall mean the Building Plans with the maximum available F.A.R. to be sanctioned by the Kolkata Municipal Corporation in the name of the Owner of the First Part at the costs and expenses and guidance of the Developer for the construction of building in the said premises and shall include such additions, alterations and modification as the Developer may make subsequently upon sanction by the K.M.C and approved/ accepted by the owner in writing.
- K. SALEABLE SPACE** : Shall mean the built up space to be proposed **G+III storied** building available for independent use and occupation after making the due provisions for common facilities and the space required thereof save and except the Owner's Allocation.
- L. COMMON AREA** : Shall mean and include corridors, stairways, outside, passage ways, drive way, common lavatories, stair cover, pump rooms, roof of the building underground water reservoir, overhead water tank and other areas meant for common enjoyment of the buyers/ occupants in the said premises.
- M. PARKING SPACE** : Shall mean and include the open and/or covered space in the law or of said the building.
- N. COMMON FACILITIES AND AMENITIES** : Shall mean and include stair ways, water pumps and overhead water tanks and underground water reservoirs etc. provided in the building in the "**said premises**" for common enjoyment of all the buyers/ occupants.
- O. OWNER'S ALLOCATION** :- The Owner shall be entitled to get three nos of flats (1) on the **First floor**, in front/South-East side measuring **900 sft.** covered area consisting of **3 BHK Flat AND 1 Toilet, 1 W.C.** & (2) another one flat on the **Second floor/** North-East back side measuring covered area **650 sft.** consisting with **2 Bedrooms, 1 Kitchen, 1 Toilet, 1 W.C.** and another (3) one flat **Third floor**, of North-West back side measuring **650 sft.** consisting **2 Bedrooms, 1 Kitchen, 1 Toilet, 1 W.C.** and one **Car parking space** on the ground

Contd... P/ 8

floor. South-East Front Side measuring **200 Sft.**, open area by developer signing of this agreement as decided by the both parties as per K.M.C. sanctioned Building Plan after vacant possession together with proportionate share of land and common areas, facilities and amenities including the open spaces and premises and the said Owner's allocation has been more fully described in the **SCHEDULE - B** hereunder written.

P. DEVELOPER'S ALLOCATION : After handover owner's allocation the developer shall get **remaining portion of total F.A.R. constructed area of the said proposed G+III Storied** building/buildings at said premises within the limits of Kolkata Municipal Corporation as per sanction building plan to be sanctioned by the K.M.C. and the said Developer's Allocation has been more fully described in the **SCHEDULE - C** hereunder written.

Q. TRANSFEROR : Shall mean the Owner for the land and the Developer for the construction part.

R. TRANSFEREE : Shall mean the person, Firm, Company, and Association of persons or Co-Operative Society to whom any Flat/ Unit in the Building is intended to be transferred by the **OWNER** and/or **DEVELOPER**.

ARTICLE - II : CONSIDERATION

A. The Owners have desirous to commercially exploit the said premises and the Developer relying on the representation made by the Owners as to the title of the said premises has offered to develop the same by construction of building at its own cost and expenses except that the Developer shall not make any contribution or pay any consideration towards the value of the land in monetary terms. In pursuance of the discussions between the Owners and the Developer and the consideration, the related terms and conditions in this regard have been agreed to and mentioned hereinafter.

Contd... P/ 9

- B.** In consideration of the Owners have agreed to transfer the land for development of entire property and proportionate land appertaining to the Developer's Allocation, the Developer have agreed to complete the development of the entire said premises by construction of building for residential and commercial use with all common areas and common facilities and amenities at its own costs, expenses and risks and to handover to the Owners the areas of Owner's Allocation duly constructed by the Developer at its own costs, expenses and risks absolutely free from all encumbrances.
- C.** Delivery of Owner's Allocation shall form or be deemed to from the adequate consideration for the transfer of undivided proportionate share in the land appertaining to the Developer's Allocation by the Owners to the Developer or its nominees by one or more Deeds of Conveyance.

ARTICLE - III : OWNER'S RIGHTS & LIABILITIES

- A.** The Owners is seized and possessed of and otherwise well and sufficiently entitled to the said property and had agreed to make over and or deliver possession of the same to the developer simultaneously with the execution of this agreement for the purpose of developing of the said property on the terms and conditions as stated hereinafter.
- B.** That there is no suit or proceedings pending regarding title and or any portion thereof. The Developer is entering into this agreement relying on the aforesaid representation and/or assurances made by the Owners and acting on good faith thereof.
- C.** This Owners hereby grant the exclusive right to the Developer to build and/or construct, erect the old building and complete the proposed building for residential purpose by entering into Development agreement with Power of attorney in accordance with the building plan to be sanctioned by the Municipal authority or with amendment and/or modification made or caused to be made by the Developer strictly in accordance with the Rules and

Contd... P/ 10

Regulations of the said authority and complete the said building on the said property the sanctioned building plan issued by the concerned authority.

- D. To obtain the sanction building plan the developer have right to appoint one Architect for desiging and planning for the said building. After obtaining the said sanctioned building plan the developer has no need to take permission from the Owners to start the construction works.*
- E. The Owners or their heirs shall be entitled to sell, transfer or otherwise deal with the Owner's allocation only of the proposed building.*
- F. The Owners shall deliver immediately the possession of the said property to the Developer with the execution of this agreement to enable the developer to proposed with the sanctioned plan of the proposed building from the Municipal authority.*
- G. The Owners shall execute a General Power of Attorney in favour of the Developer to assist the Developer as may be required by the Developer for the purposes of construction of the proposed building in accordance with the sanctioned building plan for residential purpose i.e. to sell the flats along with undivided share of the same building to the purchasers well as to deal with the developer's allocation in the proposed building but the Owners will not be liable for the said construction.*
- H. That the Owners shall render his best co-operation and assistance to the developer with regard to the proposed development and construction as aforesaid as may from time to time required.*
- I. That the execution of this presents the Owners have authorised and allowed the developer to put up the notice signboards therein indicating the proposed development scheme of the developers on the said property.*

Contd... P/ 11

J. That the Owners shall keep the original deeds and documents in respect of the schedule property, when the original deed & documents are necessary, the developer shall inform the date & time to the Owners for production of the original deeds and relevant documents at that time the Owners will show and produce the same to the concern authority/s.

K. That is agreed by **both** the Parties **Developer** between **Owners** that the **entire construction much be completed by 48 months** with due execution of time if required by developer. But, if the entire condition due to any reason could not be completed within 48 months from the date of sanction of KMC plan than both the parties shall enter into authority agreement for 18 (eighteen) months but if the rule of construction could not be completed within the extension period of 18 months i.e. within 30 months from the date of sanction plan by the KMC authority.

ARTICLE - IV : DEVELOPER'S RIGHT & LIABILITIES

A. The Owners hereby grant, subject to what have been hereinafter provided, the exclusive right to the Developer to build, construct, erect and complete the Building at the said premises and commercially exploit the same by entering into Agreement for Sale on Ownership Basis and/or transfer by any other means the Developer's Allocation in accordance with the Building Plans to be sanctioned by the Kolkata Municipal Corporation with or without amendments and/or modifications made or caused by the Developer with approval of the K.M.C. but without diminishing the mandatory Open Space.

B. The Developer shall be entitled to prepare modify and/or alter the Building Plans in consultation with the Owners (except Owner's allocation) and to submit the same to the Kolkata Municipal Corporation in the name of the Owner's at the costs and expenses of the Developer and the Developer shall pay and bear all fees including

Contd... P/ 12

Architects Fees, charges and expenses required to be paid or deposited for obtaining the sanction of The Kolkata Municipal Corporation for construction of Building on the said premises. However if on the request of any prospective Purchaser or Purchasers of Developer's Allocation, any particular internal modification/ alteration is made in that event, the Purchaser of that Unit/ Flat shall bear and pay all the Kolkata Municipal Corporation fees and deposits including Architect fees for such modification/alteration.

PROVIDED HOWEVER *the Developer shall be exclusively entitled to all refunds of any or all payments and/or deposits made by the Developer for construction. The Owners hereby undertake that if such refund of payment and/or deposits is made in the name of the Owners, as the Building Plans will be submitted in the name of the Owners and the Owners will refund the same to the Developer immediately after receipt of such refund. After handing over possession to the owner's allocation in the said newly constructed building.*

- C. That the Developer will submit draft plan along with Agreement for approval of the Owners and after completion of mutation of the Owners in respect of the said property from the execution of this Agreement and the Owners shall approve the draft plan for sanction. The Owner's shall not be liable for any action taken by the sanctioned authority for violation of any rules of that authority.*
- D. The Building will be constructed with new First Class Building materials and good workmanship and strictly in accordance with Building Plans with such internal additions, modifications and alterations therein as be designed without the consultant and approval of the Owners and with such amendment thereto and modification thereof only, with the approval and sanction of the Kolkata Municipal Corporation or other necessary Body or Authorities and there will be no liabilities of the owners.*

Contd... P/ 13

- E. Nothing in these presents shall be constructed as a demise or assignment or transfer by the Owners of the said premises or any part thereof to the Developer or as creating any right, title or interest in respect thereof by the Developer other than an exclusive license to the Developer to commercially exploit the said premises in terms hereto and to deal with the Developer's Allocation in the Building to be constructed thereon in the manner and subject to the conditions hereinafter stated.
- F. The Developer will proceed expeditiously in all matter of development thereof by preparation of Building Plans.
- G. The Developer shall complete the development of the entire said premises by construction of all the Owners facilities and amenities within **48 (forty eight) months** from the date of sanction building plan from the K.M.C. authority and deliver the vacate possession in favour of the developer. If the Developer fail and neglect to perform the covenant i.e. to complete the Building in accordance with the Specification in the **SECHEDULE "D"** and fully completed with all common facilities, enjoyments and amenities within the period mentioned above provided that if any time is lost due to **FORCE MAJEURE** then so much of the time, as is so lost, will be further added to the period of another 6 (Six) months strictly.
- H. The Developer shall be entitled to develop the said premises by constructing Building thereon consisting of Flat/ Units in accordance with the Building Plans and to sell and/or transfer by any other means any part or portion of the Developer' Allocation to any person of its choice on such terms and conditions or for such consideration as the Developer shall think fit and proper without any interference by the Owner. All the consideration money shall be realized and appropriated by the Developer absolutely at its discretion and the Owners shall have no claim whatsoever against the sale proceeds or any part of **Developer's Allocation**.

Contd... P/ 14

- I. In case of any amendment and/or changes in the Kolkata Municipal Corporation present Rules and Regulations and conditions and/or provisions under any statute for carrying out the Construction Work mentioned hereinabove, it would be the responsibility of the Developer to comply therewith at its own costs and expenses and the Owners will extend all co operation and render all assistance, if necessary, to the Developer in complying therewith.
- J. The Developer shall remain responsible to clear all the outgoings, statutory dues of Municipal Corporation and all others rates and taxes in respect of the said premises from the date of sanctioning of the building plan by the K.M.C. authority till the date of handing over Owner's Allocation, completed in all respects. Thereafter, the Parties hereto shall bear and pay all outgoings in respect of their respective Allocation/ areas in the proposed Building and each Party shall keep the other served, harmless and indemnified in respect thereof.
- K. The Developer will act as independent Developer in constructing the Building on the said premises and will keep the Owners indemnified from and against all third party claims, arising out of any act of omission against the development in or relating to the construction of the said Building and will keep harmless the Owners against all claims, demands, damages and losses of whatsoever nature and from all proceedings in Court and before other authorities relating to the construction of the aforesaid proposed Building in terms hereof so long the Owners fulfill and perform his respective obligations herein contained.
- L. After sanctioning of the building plan by the K.M.C. authority the Owners will not be in any way responsible for taxes, of the subsequent legal problem regarding the premises; for construction of the Units/ Flats comprised in the Developer's Allocation and/ or regarding delivery of Units/ Flats, nor the Owners will be liable for any claims.

Contd... P/ 15

losses and/or damages arising out of the terms of the proposed Agreement between the Developer and intending Purchasers so long the Owners observe, fulfill and perform their obligations hereunder contained.

- M. For the purpose of getting water for construction of Building at the said premises, the Developers will arrange for the same from the Kolkata Municipal Corporation at his own costs and expenses. If any consent of the Owners are required, the Owners will give consent immediately on demand so by the Developers. The Developers affirms to deliver the area allocable to the **Owners first prior to handing them over** to after purchasers from developers allocation.

ARTICLE - V : MISCELLANEOUS
DEVELOPMENT POWER OF ATTORNEY

- A. The Owners will execute and registered a **Development Power of Attorney** in favour of Developer empowering them to do all acts, deeds, matters and things in their names and on their behalves as will be mentioned in the said Power of Attorney and after handling over the Owner's allocation within the stipulated period the Developer by dint of Power of Attorney shall absolutely be entitled to transfer his allocation to any third party or parties appearing before the registering authority. If any error is/are subsequently detected, those will be rectified or modified by the parties herein.
- B. The Developer, at the time of development, shall be entitled to construct Godown and put up Sign Boards and Holdings, on the said premises and shall be entitled to advertise in the Daily News Papers for Sale of Developer's Allocation after execution of these present for the purpose of this Agreement.
- C. The Owners will join as the Confirming Party in any Agreement that the Developer may enter into with the Purchasers of Unit/Flats along with common facilities, if the developer so required, of the Unit/Flats

Contd... P/ 16

or portion of the Developer's Allocation in the Building on Ownership Basis but the Owners need not sign the Memo of Consideration part thereof. Similarly, if required by the Owner, the Developer will join as in any Agreement for Sale that the Owners may enter into vide the Purchasers of Units/Flats along with common facilities for the portion of Owner's Allocation in the proposed Building on Ownership Basis.

- D. In case of transferees of the Flats/ Units of the Second Party's Allocation fail to have registered Deed of Conveyance in their name or have fail to mutate their names in the records of K.M.C. in that event Owners shall have no liabilities to pay any tax and other charges to the K.M.C. and other authorities.
- E. The Parties have entered into this Agreement purely on a **Principal Basis** and nothing stated herein shall be deemed to be or constituted as **Ownership** between the Owner and the Developer nor shall the Owner and the Developer in any manner, constitute as Association of the persons. Each Party shall keep the other Party indemnified from and against the same.

ARTICLE - VI : FORCE MAJEURE

- A. The Developer shall not be considered to be liable to any obligation hereunder to the extent that the performance of the relevant obligations is prevented by the existence of the **FORCE MAJEURE**.
- B. **FORCE MAJEURE** : Shall mean flood, earth quake, riot, war, storm, tempest, civil commotion strikes lock-out.

ARTICLE - VII : JURISDICTION

The High Court at Calcutta and its subordinate Courts of South 24 Parganas at Alipore shall have the Jurisdiction to entertain and determine all proceeding arising out of this presents between the Parties hereto.

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ARBITRATION

That if any dispute or difference of opinion comes forward between the parties with regard to the interpretation, operation or enforcement of any of terms and conditions of this deed or in respect of any other matter, cause or thing whatsoever set out herein or otherwise provided for all disputes and questions in connection therewith, to that purpose at first stage both the parties will try their best to solve the disputes, in default the dispute must have to referred to a single arbitrator of common choice or two or more arbitrators, one to be appointed by each of the parties to such doubt, difference or dispute in accordance with and subject to the provisions of Indian Arbitration Act, 1940 or to any statutory modification or re-enactment thereof for the time being in force.

NOW KNOW YE BY THESE PRESENTS I do hereby appoint nominate and constitute **ATTORNEY** and the Proprietor of the Developer Company **M/s. CITY ENTERPRISE :-**

1. **M/s. CITY ENTERPRISE**, a Proprietorship Firm, having its Office at **265/5, B. L. Saha Road, Kolkata - 700053**, P.S.- Behala, Represented by its Sole Proprietor, namely, **SRI JOYDEV SARKAR**, son of Late Hari Charan Sarkar, by Caste Hindu, by Occupation Business, residing at 68/2, Raja Ram Mohan Roy Road, P.O. & P.S. Haridevpur, Kolkata- 700082, District: South 24 Parganas, to be my true and lawful attorney in my name and on my behalf to do all acts deeds matters and things as mentioned hereinafter specifically.
2. To submit and sign the building plan or plans/ applications to the Kolkata Municipal Corporation for sanction and all Revenue Authorities, C.E.S.C. and other concerned authorities in accordance with the rules and regulations such plans, lay outs and mutations, sub-divisions of the said property and in respect of building or buildings constructed on the said property and for the aforesaid purpose to sign and execute all applications, specifications, indemnities etc. as may be required by the aforesaid authorities.

Contd... P/ 18

their officers and departments and carry on correspondence with them for approving and sanctioning the said lay-outs amalgamation, sub-divisions and plans thereof in respect of construction of such building and Take all necessary and incidental steps including making application for water connection, electric supply and other incidental matters.

3. To appoint from time to time Architects, R.C.C. Consultants, Contractor, Engineer, Supervisors, Workmen for the purpose of construction on the said property and to represent me before the concerned K.M.C. Authority and other public and/or Government, Semi-Government Authorities, Authorities under Land Revenue Code, Municipal Act, Urban Land (Ceiling & Regulation) Act, 1976 and other provisions of all relevant laws and its department and to do all /acts, deeds, matters and things including to make an application, give undertakings, writings as may be required for the purpose of development of the said property.
4. To execute and sign any Affidavit, Verification, Petition, Objection in my name and on my behalf as our attorney thinks fit and proper with intubation to the owner.
5. To appear and present myself and act on behalf of us all Court or Courts, Civil and Criminal, Revenue or in the Registration Office or any other Government Authority or Department whatsoever.
6. To institute any suits and other legal proceedings and to appoint Advocate, Solicitor for the purpose of Court cases in my name and on my behalf and to sign any plaint, pleadings, Vakalatnama, Objection whatsoever.
7. To pay tax, rents and any other statutory imposition in any manner whatsoever in my name and on my behalf.
8. To appear for and represent on my behalf before the C.E.S.C. authorities including any statutory body or authorities, Government or semi-Government concern or concerns for getting the electricity connection in the proposed project on my behalf.

Contd... P/ 19

9. To negotiate and settle terms with the intending buyer/ purchaser, for sale and / or for construction Agreement of any kind in respect of the Development Agreement, in the proposed building of the Developer's portion/allocation.
10. To appear for and represent myself before the office of the C.E.S.C. all times as may be necessary for getting electricity connection and to sign/ execute relevant papers in regard to the said connection before the Official of the concerned depart trhent on my behalf and to do any acts, deed or things as may be necessary to complete the said work in the manner required by said department.
11. To negotiate and settle terms with the intending buyers/purchasers, for sale and/or transfer the property under developer's allocation in the proposed building.
12. To enter into an **Agreement for Sale and/or Tansfer of the developer's allocation** mentioned in the Development agreement with any person or persons under any terms and conditions **and to take Advance/Earnest Money by granting receipt thereof.**
13. To receive consideration money, sale proceeds arid/or any money in, connection with the **Development Agreement of Power** the prospective buyers and/or person or persons in respect of the Developer's allocation in the proposed buildings and to grant proper and effectual receipt thereof.
14. To execute and register necessary documents including the **Sale Deed in respect of flats/ car parking space to present any such Conveyance or Conveyances for registration, to admit execution and receipt of consideration before the A.D.S.R.-Behala, Sub-Registrar office Alipore or A.R.A.-I. Kolkata, having authority for and to have said Conveyance registered and to do all acts, deeds and things in respect of the proportionate undivided share in the said land alone; with the building consisting of several flats/ car parking space and/or service area in respect of the Developer's allocation except Owner's Allocation** in the proposed building or part thereof as the case may be.

Contd... P/ 20

15. **The Developer will be bound to kind over Owner's allocation** as described in this Development Agreement mentioned therein and thereafter the developer shall be entitled to transfer by dispose of Developer's allocation to any one it like by sale, gift, lease and mortgage or by any other lawful means as prescribed in the law of Transfer of property Act.
16. That by virtue of this Power of Attorney the developer of this Development Agreement shall do his job by maintaining and performing all legal formalities and in such case I. the appointer shall always be bound to extend full co-operation.

AND I, appointers hereby agree and undertake to rectify and confirm all and whatsoever our said attorney, under the power in that behalf hereinbefore contained, shall lawfully do, execute or perform in exercise of the power, authorities and liabilities hereby conferred upon, under and by virtue of these presents.

SCHEDULE OF LAND 'A' ABOVE REFERRED TO
(DESCRIPTION OF THE SAID PREMISES)

ALL THAT piece or parcel of bastu land measuring about **6 cottahs 8 chittak** together with 400 sft. RTDH be the same little lying and situate at Mouza - Sirty, J.L. No.11, comprised in R.S. Khatian No.- 400, under R.S. Dag no.- 454, mutated her name before the Kolkata Municipal Corporation (S.S. Unit) under Ward No.121 at **Premises No.794, Raja Ram Mohan Roy Road, (Location : Netaji Sarak Crossing, B.L. Saha Road, Premises located NOT on Raja Ram Mohan Roy Road) Ward No.- 121, Assessee No.: 41-121-14-1987-1, P.O.- Paschim Putiary, P.S.- Behala, Kolkata - 700041, ADSR - Behala, in the Dist.South 24 Pgs.** It is butted and. bounded as follow :-

- ON THE NORTH :** House of Dharendra Nath Ghosh ;
- ON THE SOUTH :** 10'-0" wide KMC Road ;
- ON THE EAST :** House of Smt. Suro Bala Nandy ;
- ON THE WEST :** Sk. Piar Ali Mondal ;

Contd... P/ 21

SCHEDULE 'B' ABOVE REFERRED TO :

(Owner's Allocation)

The Owner shall be entitled to get three nos of flats (1) on the **First floor**, in front/South-East side measuring **900 sft.** covered area consisting of **3 BHK Flat AND 1 Toilet, 1 W.C. &** (2) another one flat on the **Second floor**/ North-East back side measuring covered area **650 sft.** consisting with **2 Bedrooms, 1 Kitchen, 1 Toilet, 1 W.C.** and another (3) one flat **Third floor**, of North-West back side measuring **650 sft.** consisting **2 Bedrooms, 1 Kitchen, 1 Toilet, 1 W.C.** and **one Car parking space** on the ground floor, South-East Front Side measuring **200 sft** open area by developer signing of this agreement as decided by the both parties as per K.M.C. sanctioned Building Plan after vacant possession together with propotionate share of land and common areas, facilities and amenities including the open spaces and premises and the said Owner's allocation has been more fully described in the **SCHEDULE - B** hereunder written.

SCHEDULE 'C' ABOVE REFERRED TO :

(Developer's Allocation)

The developer shall get **remaining portion of total F.A.R. constructed area of the said proposed G+III Storied building/ buildings** at said premises within the limits of Kolkata Municipal Corporation as per sanction building plan to be sanctioned by the K.M.C.

SCHEDULE 'D' ABOVE REFERRED TO :

(Job Specification)

FOUNDATION : The Building is designed on R.C.C. footing and frame as per Disign.

WALLS : All the external walls shall be fo 200mm thick Brick Wall with Cement Plaster. All internal Partition Walls shall be 75 mm. thick Brick Walls with both side Cement Plaster.

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DOORS : Sal Wood Frames and all Doors Shutters shall be Flush Doors with Water Proof Ply except Main Door/Entrance Door and will be fully wooden.

WINDOW & M.S. GRILL : All the Windows shall be of Aluminium shutter window with integrated Grill with one coat of primer over coat of Red Oxide Paint. Verandah will be half covered with M.S. Grill or Brick Work top Marble (Handle).

DOOR & WINDOW : All the Door Fittings such as M.S. Hings, Aluminums Tower Bolts, and Vision Apparatus shall be provided to Main Door. All Window Fittings such as stay Handle will be of M.S. or Aluminums.

FLOORING : All the Flooring shall be provided with Marble or V.F floor tiles and Skirting in 100 mm. Hgh. Kitchen and Toilet shall have 5' - 0" High Glazed Tiles (White Printed) over skirting on all sides. W.C. Wall will be same as Toilet. Kitchen will have 2 1/2" High Glazed Tiles over the Table of 6' x 18" Black Stone Top and also a Black Stone Sink will be fixed.

INTERNAL FINISHED TO WALLS : All interior Walls, Ceilings of Rooms, Verandah, Kitchen-cum-Dining, Living and Toilets, W.C. shall be finished in Plaster of Paris except staircase and the door shutter will be one coat primer.

SANITARY PLUMBING : All the internal Horizontal Soil and Waste Pipes shall be of 50 mm. and 100 mm. P.V.C. Pipes joint in Cement. All the vertical Soil, Vent and Waste Water Pipes shall be in 50 mm. to 100 mm. Dia P.V.C. Pipes joined with Cement mortar and exposed to Walls. All the Rain Water Pipes shall be 100 mm. Dia in good quality of P.V.C. Pipes.

All the Water Supply Pipes shall be within (G.I.)/ Concealed to walls of Toilet, Kitchen, Toilet will be one commode (white) and W.C. will be

Contd... P/ 23

one Commode (White) with Low-Down P.V.C. Cistern. 1 No. 16" x 20" White Wash Basin, Shower, Bath Room Fittings such as Stop Cock, Bib-Cock, Pillar Cock etc. will be in C.P. Brush.

ELECTRIFICATION : All the internal Wiring shall be concealed in Ploythene conduct. all Wires shall be of Coppers. all Switch Boards of M.S. Flush With walls with "Acrylic" cover and all Switches Branded quality.

Living/ Bed Rooms shall be provided with 3 Nos. Light Points Plus 1 No. Fan Point and 1 No. 5 Amp. Plug Point + 1 No. 15 Amp. AC point. **Dining Space** shall be provided with 3 Nos. Light Points + 1 No. Fan Point + 1 No. 15 Amp. and 1 No. 5 Amp. Plug Point + 1 No. Call-Bell Point. **Kitchen** shall be provided with 1 No. Light Point + 1 No. 15 Amp. Plug Point. **Balcony** shall be provided with 1 No. Light Point each **Toilet** shall be provided with 1 No. Light Point and 1 No. 15 Amp. Plug Point only and 1 No. Fan Point in each.

WATER SUPPLY : Each Flat will be provided with KMC Water supply Line P.V.C. Overhead Water tank. Overhead Tank shall be filled up by Water from the Underground (Semi) Water Reservoir for all the Flats. There should be sect gap between floor of the roof and the slab upon which the P.V.C. tank to be installed.

GENERAL : All the internal approach Road shall be of cement concreted (Jhama). Brick Boundary Wall upto a Height 5' with Both Side Plaster. Each Flat shall have separate Electric Meter and the cost will be borne by all the Flat Holders/Purchasers individually.

Any addition and alteration in the flat shall be subject to approval of the Architect and the requisite cost shall be borne by the Owner in advance.

Contd... P/ 24

IN WITNESS WHEREOF the parties hereto do hereby set and subscribed their respective hands and seals to these presents the day, month and year first above written.

SIGNED AND DELIVERED

by the Principals in the presence of

WITNESSES:-

1. Debabrata Nandi
S/o Late Debendra Ch. Nandi
Sodepur Khudiram Colony
122/12, M.L. Gupta Road
Kolkata - 700008
P.S. Haridevpur.

Tulsi Nandi
.....
Sig. of the OWNER / PRINCIPAL

2. SAPAN DAS,
1001 B, M. L. ROAD,
KOLKATA - 700021

CITY ENTERPRISE
Jasdas
Proprietor

.....
Sig. of the DEVELOPER / ATTORNEY

Drafted by :-

Bimal Ch. Lahiri
BIMAL CH. LAHIRI, M.A., LL.B
Advocate
Alipore Judges Court
Kolkata-700 027
Enrolment No.- WB/298/82



Thumb

1st finger

Middle Finger

Ring Finger

Small Finger

left hand					
right hand					

Name TULTULI NANDI

Signature Tul tuli Nandi



Thumb

1st finger

Middle Finger

Ring Finger

Small Finger

left hand					
right hand					

Name JOYDEY SARKAR

Signature Joydey Sarkar

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1st finger

Middle Finger

Ring Finger

Small Finger

PHOTO	left hand					
	right hand					

Name

Signature

Thumb

1st finger

Middle Finger

Ring Finger

Small Finger

PHOTO	left hand					
	right hand					

Name

Signature



Government of West Bengal
Directorate of Registration & Stamp Revenue

e-Assessment Slip

Query No / Year	1607-1000130464/2019	Office where deed will be registered
Query Date	10/06/2019 11:18:23 AM	A D S R. BEHALA, District: South 24-Parganas
Applicant Name, Address & Other Details	Joydev Sarkar 68/2. RAJA RAM MOHAN ROY ROAD, Thana : Thakurpukur, District : South 24-Parganas, WEST BENGAL, PIN - 700082, Mobile No : 9836289633, Status : Buyer/Claimant	
Transaction	Additional Transaction	
[0139] Sale, Development Power of Attorney	[4002] Power of Attorney, General Power of Attorney [Rs. 0/-], [4305] Other than Immovable Property, Declaration [No of Declaration : 2]	
Set Forth value	Market Value	
Rs 2/-	Rs. 87,65,002/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs 10,070/- (Article 48(g))	Rs. 28/- (Article:E, E, E)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 500/-
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)	

Land Details :

District: South 24-Parganas, P.S.- Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Raja Ram Mohan Roy Road, Road Zone : (Netaji Sarak Crossing -- B.L.Saha Road Premises located NOT on Raja Ram Mohan Roy Road (Ward No 115,121,122)) , Premises No: 794, , Ward No: 121 Pin Code : 700041

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	6 Katha 8 Chatak	1/-	86,45,002/-	Width of Approach Road: 10 Ft.,
Grand Total :				10.725Dec	1/-	86,45,002 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	400 Sq Ft.	1/-	1,20,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 400 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 2 Years, Roof Type Tiles Shed, Extent of Completion: Complete					
Total :		400 sq ft	1/-	1,20,000 /-	



Query No: 1607-1-000130464 of 2019, Printed
On: Jun 11 2019 11:44AM, Generated from
Registration office

AS- 1 of 3

Principal Details

No	Name & address	Status	Execution Admission Details :
1	TULSI NANDI Wife of Dr. BABRATA NANDI, 122/2 MOTILAL GUPTA ROAD P O BARISHA, P S Thakurpukur, District South 24 Parganas West Bengal, India, PIN - 700008 Sex Female, By Caste Hindu, Occupation House wife, Citizen of India PAN No ALLPN2387I Status Individual Executed by Self To be Admitted by Self	Individual	Executed by Self To be Admitted by Self

Attorney Details :

SI No	Name & address	Status	Execution Admission Details :
1	CITY ENTERPRISE 265/5 B L SAHA ROAD P O - NEW ALIPORE, P S, Benala, District South 24 Parganas West Bengal India, PIN - 700053 PAN No ANGPS0551B Status Organization Executed by Representative	Organization	Executed by Representative

Representative Details :

SI No	Name & Address	Representative of
1	JOYDEV SARKAR Son of Late HARI CHARAN SARKAR, 68/2 RAJA RAM MOHAN ROY ROAD, P O - BARISHA, P S - Thakurpukur, District -South 24-Parganas, West Bengal, India, PIN - 700082 Sex Male, By Caste Hindu, Occupation Business, Citizen of India, PAN No ANGPS0551B	CITY ENTERPRISE (as PROPRIETOR)

Identifier Details :

Name & address
MINTU ROY Son of B G ROY P-84, P C SEN COLONY, P B ROAD, P O - WEST PUTIARY, P S - Benala, District -South 24 Parganas, West Bengal, India, PIN - 700041, Sex Male, By Caste Hindu, Occupation Business, Citizen of India, Identifier Of TULTULI NANDI JOYDEV SARKAR

Owner and Land or Building Details as received from KMC :

Sch No	Property Identification by KMC	Registered Deed Details	Owner Details of Property	Land or Building Details
L1	Assessment No 411211419871 Premises No /94 Ward No 121 Street Name RAJA RAM MOHAN ROY ROAD	Ref Deed No Date Of Registration Office Where Registered	Owner Name SMT TULTULI NANDI Owner Address SAYEDPUR KHUDIRAM COLONY, KOI KATA Pin No 700008	Character of Premises Constructed Building Total Area of Land 6 Cottan, 8 Chatak

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

GRN: 19-201920-002474472-1 Payment Mode Online Payment
GRN Date: 13/06/2019 14:48:51 Bank: State Bank of India
BRN: CKJ6885405 BRN Date: 13/06/2019 14:49:26

DEPOSITOR'S DETAILS

Id No. : 16071000130464/6/2019
(Query No./Query Year)

Name : JOYDEV SARKAR
Contact No. : Mobile No. : +91 9836289633
E-mail :
Address : 68 2 RAJA RAMMOHAN ROY ROAD KOLKATA 700082
Applicant Name : Mr Joydev Sarkar
Office Name :
Office Address :
Status of Depositor : Buyer/Claimants
Purpose of payment / Remarks : Sale, Development Power of Attorney Payment No 6

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	16071000130464/6/2019	Property Registration- Stamp duty	0030-02-103-003-02	9570
2	16071000130464/6/2019	Property Registration- Registration Fees	0030-03-104-001-16	28

Total

9598

In Words : Rupees Nine Thousand Five Hundred Ninety Eight only