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Certified that the document admitted to registration, the Signature Sheet and endorsement Sheet which are attached in this document are the part of this document

A.D.S.R., Howrah

01 NOV 2019

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made on this 24th day of SEPTEMBER 2019

BY & BETWEEN

৩০/১১/১৯
 জা. ৩৪/৮/ক
 ক্রতা - শ্রী / শ্রীমতী
 ঠিকানা
 পদ
 স্থান
 স্বাক্ষর ভেঙারের নাম

অরুণ সরকার
 হাওড়া কালেক্টরেট
 হাওড়া কোর্ট কমপাউন্ড



Additional District Sub-Registrar
 Howrah

01 NOV 2019

Mrs. DIPALI MUKHERJEE (PAN - AKZPM1264B) Wife Of Sri Subrata Mukherjee , by faith Hindu by occupation Housewife , residing at North Ghoshpara, P.O.- Ghoshpara, P.S. Formerly Bally, Nischinda at present, District Howrah, Pin- 711227 , hereinafter jointly referred to as the **OWNER / LANDLORD** (which term and expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their and each of their respective heirs, executors, successors, successors-in-interest, administrators, legal representatives and assigns) **OF THE FIRST PART.**

AND

M/S TIRUPATI CONSTRUCTIONS, (PAN - AAMFT8486B) A Partnership Firm having its registered office at "**SRISHTI**" Apartment, Netaji Subhas Road, Bally Ghoshpara, P.O.- Ghoshpara, P.S.- Nischinda, District Howrah Pin- 711227 represented by its Partners **(1) SRI DEBASISH CHATTERJEE (PAN - ACKPC0262A)** son of late Bisweswar Chatterjee, **(2) ABHISHEK CHATTERJEE (PAN - APYPC0946C)** son of Sri Dhiman Chatterjee and **(3) MISS. DYUTI CHATTERJEE (PAN - BOXPC9118P)** daughter of Sri Debasish Chatterjee, all by faith Hindu by occupation Business all residing at 22, Netaji Subhas Road, Bally Ghoshpara, P.O.- Ghoshpara, P.S.- Nischinda, District Howrah 711227. Hereinafter jointly referred to as the **DEVELOPERS / CONSTRUCTOR** (which term and expression shall be unless excluded by or repugnant to the subject or context be deemed to mean and include their and each of their respective heirs, executors, successors, successors-in-office, administrators, legal representatives and assigns) **OF THE SECOND PART.**

WHEREAS the parties of the **FIRST PART** is the Owner and occupier now seized and possessed of and/or otherwise well and sufficiently entitled to All that the piece and parcel of BASTU land containing an area measuring about 05 Cottahs 02 chittaks 22 sqft..be the same a little more or less together with old dilapidated R.T structure of 300 Sqft. standing thereon comprised within Mouja - Bally , JL NO. - 14, appertaining to R.S Dag Nos.

3028 under R.S Khatian No. 2866 , at North Ghoshpara, under Police Station - Nischinda, District - Howrah, within the limit of Bally Nischinda Gram Panchayat , Pin Code No. 711227, and also within the jurisdiction of the District and Additional District Sub-Registrar, Howrah, enjoyed the property without any interruption and disturbances from others and duly paid rent, taxes and other ancillary charge for the said property before the competent authority of Howrah District under Govt. of West Bengal.

AND WHEREAS One Durgarani Ghosh, Wife Of Late Pradip Chandra Ghosh, Krishnarani Ghosh Wife Of Late Kartik Chandra Ghosh, and Snehalata Ghosh Wife Of Late Satish Chandra Ghosh jointly were the original owner of all the piece and parcel of BASTU land containing an area measuring about 09 Cottahs 14 chittaks 00 sqft. be the same a little more or less along with other properties comprised within Mouja - Bally , JL NO. - 14, appertaining to R.S Dag Nos. 3028 under R.S Khatian No. 2866 , at North Ghoshpara, under Police Station - Nischinda, District - Howrah, within the limit of Bally Nischinda Gram Panchayat , Pin Code No. 711227, and also within the jurisdiction of the District and Additional District Sub-Registrar, Howrah.

AND WHEREAS the said Durgarani Ghosh, Krishnarani Ghosh ,and Snehalata Ghosh having their said property free from all encumbrances , charges etc. and also having fully transferable right , like interest and ownership Easements and other rights in the said property, absolutely seized, possessed and enjoyed the Said property by exercising all sorts of possession in respect of the said property without any interruption and disturbances from other and duly paid rents before the competent office under Govt.Of West Bengal.

AND WHEREAS while absolutely seized, possessed and enjoyed the said property with absolute interest and in peaceful possession, said Durgarani Ghosh, Krishnarani Ghosh ,and Snehalata Ghosh firstly by a registered Deed Of Sale on 21.04.1989, being no. 1600 in the year 1989 sold and transferred their entire ownership in the bastu land measuring about 02

Cottahs 04 chittaks 00 sqft. of Bastu land with the right of title , easements and other interests related or incidental thereto, to Sri Tushar Mukherjee and Smt Dipali Mukherjee and the said deed of Sale was duly registered in the office of the Additional District Sub Registrar at Howrah and is recorded as Being no.- 1600 for the year 1989 in the said office.

AND WHEREAS while absolutely seized, possessed and enjoyed the said property with absolute interest and in peaceful possession, said Durgarani Ghosh, Krishnarani Ghosh ,and Snehalata Ghosh secondly by a registered Deed Of Sale on 27.06.1990, being no. 3022 in the year 1990 sold and transferred their entire ownership in the bastu land measuring about 04 Cottahs 02 chittaks 00 sqft. of Bastu land with the right of title , easements and other interests related or incidental thereto, to Smt. Ajanta Mukherjee and Smt. Dipali Mukherjee and the said deed of Sale was duly registered in the office of the District Registrar at Howrah and is recorded in Book No. 1 CD Volume No. 77. Pages 192 to 198 as Being no.- 3022 for the year 1990 in the said office.

AND WHEREAS while Sri Tushar Mukherjee and Smt.Dipali Mukherjee absolutely seized, possessed and enjoyed the said 2 cottah 8 chittak of property jointly with absolute interest and in peaceful possession, Smt. Dipali Mukherjee out of her undivided half Share of totally obtained 2 cottah 8 chittak of property jointly by a registered Deed Of Gift on 25.09.1991, being no. 3944 in the year 1991 gifted and transferred her entire ownership in the bastu land measuring about 01 Cottahs 04 chittaks 00 sqft. of Bastu land with the right of title , easements and other interests related or incidental thereto, to Sri Tushar Mukherjee and the said deed of Gift was duly registered in the office of the Additional District Sub Registrar at Howrah and is recorded in Book No. 1 CD Volume No. 70. Pages 232 to 238 as Being no.- 3944 for the year 1991 in the said office.

AND WHEREAS while absolutely seized, possessed and enjoyed the said property with absolute interest and in peaceful possession, said Durgarani Ghosh, Krishnarani Ghosh ,and Snehalata Ghosh Thirdly by a registered

Deed Of Sale on 22.09.1995, being no. 3278 in the year 1995 sold and transferred their entire ownership in the bastu land measuring about 03 Cottahs 04 chittaks 00 sqft. of Bastu land with the right of title , easements and other interests related or incidental thereto, to Sri Subrata Mukherjee and the said deed of Sale was duly registered in the office of the District Sub Registrar at Howrah and is recorded in Book No. 1 CD Volume No. 70. Pages 285 to 291 as Being no.- 3278 for the year 1995 in the said office.

AND WHEREAS while Smt Ajanta Mukherjee and Smt.Dipali Mukherjee absolutely seized, possessed and enjoyed their owned the said 04 cottah 02 chittak of property jointly with absolute interest and in peaceful possession, Smt. Ajanta Mukherjee out of her undivided half Share of totally obtained 04 cottah 02 chittak of property jointly by a registered Deed Of Gift on 10.11.2003, being no. 7655 in the year 2003 gifted and transferred her entire ownership in the bastu land measuring about 02 Cottahs 01 chittaks 00 sqft. of Bastu land with the right of title , easements and other interests related or incidental thereto, to Sri Tushar Mukherjee and the said deed of Gift was duly registered in the office of the Additional District Sub Registrar at Howrah and is recorded in Book No. 1 CD Volume No. 169. Pages 54 to 58 as Being no.- 7655 for the year 2003 in the said office.

AND WHEREAS while Sri Tushar Mukherjee being partly owned and partly gifted obtained total 04 cottah 09 chittak of property which he absolutely seized, possessed and enjoyed the said 04 cottah 09 chittak of property with absolute interest and in peaceful possession, and Sri Tushar Mukherjee out of his undivided Share of totally obtained 04 cottah 09 chittak of property by a registered Deed Of Gift on 08.12.2009, being no. 5612 in the year 2004 gifted and transferred his entire ownership in the bastu land measuring about 04 cottah 09 chittak 00 sqft. of Bastu land with the right of title , easements and other interests related or incidental thereto, to Smt. Dipali Mukherjee and Smt. Ajanta Mukherjee and the said deed of Gift was duly registered in the office of the Additional District Sub Registrar at Howrah and is recorded in Book No. 1 CD Volume No. 120. Pages 271 to 275 as Being no.- 5612 for the year 2004 in the said office.

AND WHEREAS while Sri Subrata Mukherjee having owned and obtained by the said Deed Of Sale from Durgarani Ghosh, Krishnarani Ghosh ,and Snehalata Ghosh total 03 cottah 04 chittak of property which he absolutely seized, possessed and enjoyed the said 03 cottah 04 chittak of property with absolute interest and in peaceful possession, and Sri Subrata Mukherjee out of his totally obtained 03 cottah 04 chittak of property by a registered Deed Of Gift on 02.11.2007, being no. 06701 in the year 2007 gifted and transferred his entire ownership in the bastu land measuring about 03 cottah 04 chittak 00 sqft. of Bastu land with the right of title , easements and other interests related or incidental thereto, to Smt. Dipali Mukherjee and Smt. Ajanta Mukherjee and the said deed of Gift was duly registered in the office of the Additional District Sub Registrar at Howrah and is recorded in Book No. 1 CD Volume No. 4. Pages 2795 to 2785 as Being no.- 06701 for the year 2007 in the said office.

AND WHEREAS thus said Smt. Ajanta Mukherjee and Smt Dipali Mukherjee after obtaining such gifted and/or purchased property jointly reserved the bastu land measuring about 11 cottah 15 Chittak of bastu land each having $\frac{1}{2}$ of the share in the said property , specifically having 05 cottah 02 Chittak 22.5 sqft. More or less, each with the right of title , easements and other interests related or incidental thereto and having their said property free from all encumbrances , charges etc. and also having fully transferable right , like interest and ownership Easements and other rights in the said property, absolutely seized, possessed and enjoyed the Said property by exercising all sorts of possession in respect of the said property without any interruption and disturbances from other and duly paid rents before the competent office under Govt.Of West Bengal.

AND WHEREAS while absolutely seized, possessed and enjoyed the said property with absolute interest and in peaceful possession, said Smt. Dipali Mukherjee for the convenience of use and on mutual consent by a registered Deed Of Gift on 22.04.2015, being no. 01938 in the year 2015 gifted out her ownership in the bastu land measuring about 02 Cottahs 09 chittaks 11 sqft. More or less , with the right of title , easements and other interests

related or incidental thereto, comprised within Mouja - Bally , JL NO. - 14, appertaining to R.S Dag Nos. 3028 under R.S Khatian No. 2866 , at North Ghoshpara, under Police Station - Nischinda, District - Howrah, within the limit of Bally Nischinda Gram Panchayat , Pin Code No. 711227, and also within the jurisdiction of the District and Additional District Sub-Registrar, Howrah. to Smt. Ajanta Mukherjee and the said deed of Gift was duly registered in the office of the Additional District Sub Registrar at Howrah and is recorded in Book No. 1 CD Volume No. 4, Pages 5589 to 5606 as Being no.- 01938 for the year 2015 in the said office.

AND WHEREAS while absolutely seized, possessed and enjoyed the said property with absolute interest and in peaceful possession, said Smt. Ajanta Mukherjee for the convenience of use and on mutual consent by a registered Deed Of Gift on 22.04.2015, being no. 01939 in the year 2015 gifted out her ownership in the bastu land measuring about 02 Cottahs 09 chittaks 11 sqft. More or less , with the right of title , easements and other interests related or incidental thereto, comprised within Mouja - Bally , JL NO. - 14, appertaining to R.S Dag Nos. 3028 under R.S Khatian No. 2866 , at North Ghoshpara, under Police Station - Nischinda, District - Howrah, within the limit of Bally Nischinda Gram Panchayat , Pin Code No. 711227, and also within the jurisdiction of the District and Additional District Sub-Registrar, Howrah. to Smt. Dipali Mukherjee and the said deed of Gift was duly registered in the office of the Additional District Sub Registrar at Howrah and is recorded in Book No. 1 CD Volume No. 4, Pages 5607 to 5622 as Being no.- 01939 for the year 2015 in the said office.

AND WHEREAS the said Smt. Dipali Mukherjee after such Gift of the bastu land measuring about 02 Cottahs 09 chittaks 11 sqft. More or less, and reserving her ownership of the bastu land measuring about 02 Cottahs 09 chittaks 11 sqft. More or less, became the absolute owner of the bastu land measuring about 05 Cottahs 02 chittaks 22 sqft. More or less, with the

right of title , easements and other interests related or incidental thereto and having their said property free from all encumbrances , charges etc. and also having fully transferable right , like interest and ownership Easements and other rights in the said property, absolutely seized, possessed and enjoyed the Said property by exercising all sorts of possession in respect of the said property without any interruption and disturbances from others and also mutated in her name as owner and occupier with rayati stitibum interest in the RS record of right and duly paid rents before the competent office under Govt.Of West Bengal and duly paid rents before the competent office under Govt.Of West Bengal.

AND WHEREAS being desirous to get more profit from their said property, the OWNERS / FIRST PARTIES herein have decided to construct a new multistoried building upon their said property, but due to lack of technical knowhow and stringency of finance, were in search of a good, experience and financially capable Developer, who could do the needful construction over their said property.

AND WHEREAS accordingly, Tirupati Construction, A Partnership Firm having its registered office at "**SRISHTI**" Apartment, Netaji Subhas Road, Bally Ghoshpara, P.O.- Ghoshpara, P.S.- Nischinda, District Howrah Pin- 711227, being well experienced and financially sound developer, has approached the parties on the **FIRST PART** herein to take responsibility for completion of construction of the proposed masonry building over the property of the First Part, mentioned under **SCHEDULE** herein after obtaining approval of the Sanctioned Building Plan from appropriate authority and therefore the Developer and the Owners / First Parties herein is entering into this Development Agreement with a formulated scheme to do so and for that after having several discussions, it has been settled that the terms and conditions should be fully embodied so that there should not be any confusion in the future towards the agreement and development of the

said property. The developer shall arrange for demolition of the existing building at their own cost and expense.

AND WHEREAS the second party being an experienced and financially capable developer approached the Owners to enter into agreement for developing the said property with a formulated scheme to do so and for that after having several discussions, it has been settled that the terms and conditions should be fully embodied so that there should not be any confusion in the future towards the Agreement and development of the said property. The developer shall arrange for demolition of the building at their own cost and expenses and the Developer shall have every right to sell out building materials and the Developer shall start the construction after getting new building plan sanctioned from the authority of Howrah Zila Parishad/ Bally Gram panchayat as well as demolition of the existing structure at their own costs and expenses on getting the vacant possession of the said property.

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

Article-I : Definitions:

Unless in these presents it is repugnant to or inconsistent the following words and/ or expression shall mean as hereinafter mentioned.

- 1.1 **OWNER** shall mean the above named owners/Landlords namely Smt. Dipali Mukherjee and her respective heirs, executors, administrators, legal representatives and assigns.
- 1.2 **DEVELOPER** shall mean the above named Developer namely Tirupati Construction, A Partnership Firm having its registered office at "SRISHTI", Netaji Subhas Road, Bally Ghoshpara, P.O.- Ghoshpara, P.S.- Nischinda, District Howrah Pin- 711227 represented by its Partners represented by its Partners **(1) SRI DEBASISH CHATTERJEE (PAN - ACKPC0262A)** son of late Bisweswar Chatterjee, **(2) ABHISHEK CHATTERJEE (PAN - APYPC0946C)** son of Sri Dhiman Chatterjee and **(3) MISS. DYUTI CHATTERJEE (PAN -**

BOXPC9118P] daughter of Sri Debasish Chatterjee, all by faith Hindu by occupation Business all residing at 22, Netaji Subhas Road, Bally Ghoshpara, P.O.- Ghoshpara, P.S.- Nischinda, District Howrah 711227 and their and their respective heirs, executors, administrators, legal representatives and assigns and /or other company /companies formed by the instant Developer.

- 1.3 **THE ARCHITECT** shall mean such Architect or Architects appointed by Developer as Architect for the building or such or other Architect or architects as many appointed by Developer jointly after obtaining consent of the Owners. Cost of which will be borne by the Developer.
- 1.4 **THE PROPERTY** shall mean above mentioned and hereunder written in the first schedule mentioned properly comprised within all that the piece and parcel of BASTU land containing an area measuring about 05 Cottahs 02 chittaks 22 sqft..be the same a little more or less together with old dilapidated R.T structure of 300 Sqft. standing thereon comprised within Mouja - Bally , JL NO. - 14, appertaining to R.S Dag Nos. 3028 under R.S Khatian No. 2866 , at North Ghoshpara, under Police Station - Nischinda, District - Howrah, within the limit of Bally Nischinda Gram Panchayat , Pin Code No. 711227, and also within the jurisdiction of the District and Additional District Sub-Registrar, Howrah.
- 1.5 **THE BUILDING** shall mean the building to be constructed on the said property in accordance with the building plan to be sanction by the authority of Howrah Zila Parishad/ bally Gram Panchayat at the cost of the Developer.
- 1.6 **THE UNIT** shall mean the partly or wholly constructed flat/apartment/ shop in the building (which is agreed to be completed by the Second party/Developer) and also include a proportion share in common portion of the said property and structure whatever the case may be.
- 1.7 **PROPORTIONATE OR PROPORTIONATE PORTION OR PROPORTIONATELY** shall mean the ratio between the built up area of the unit and the total constructed portion within the said property

which is the undivided share in the land comprised in the premises held by the Owners herein.

- 1.8 **THE COMMON PORTIONS** shall mean and include the common portions to be made and erected for convenience of the intending purchaser and/ or lawful occupiers.
- 1.9 **SALEABLE SPACE** shall mean the space in the building available for independent use and profession after making due provisions for common areas and facilities and space required therefore.
- 1.10 **OWNERS ALLOCATION** shall mean the Owners will get their share @ 35% out of the total constructed area as more fully described in the second schedule hereunder written out of total Saleable Constructed area including with proportionate share, right, title, and interest in common facilities including the right of using the said facilities with right of using the terrace with right to the undivided proportionate impartible share in the land free of cost
- 1.11 **DEVELOPERS ALLOCATION** shall mean the balance share @ 65% excluding Owners allotted area of the total Saleable construction to be made at the said property together with proportionate share right, title, and interest in common facilities including the right of using the said facilities with right to the undivided proportionate impartible share in the land with all rights of the Developer to negotiate for sale out the said portion either to the intending purchaser or purchaser for adjustment of its expenditure and investment of the finance for raising the said construction at the said property as per the sanctioned plan.
- 1.12 **TRANSFER WITH ITS GRAMMATICAL VARIATIONS** shall mean adopted for effecting what is understood as a transfer of undivided share of land in multi-stored building to purchaser thereof by execution and registering Deed or Deeds of Conveyance and Deed or Deeds of Rectification when required, in accordance with the provisions of law in this behalf by the owners in favour of the purchaser on receipt of consideration.

- 1.13 **TRANSFEEE** shall mean the person or persons, firm, limited company or Association of persons to whom any space in the building shall be transferred.
- 1.14 **WORD IMPORTING SINGULAR** shall include plural and vice-versa.
- 1.15 **WORD IMPORTING MASCULINE GENDER** shall include feminine and neutral gender, likewise words importing feminine genders shall mean and include masculine and neutral genders and similarly words importing neutral gender shall include masculine and feminine genders.
- 1.16 **THE DATE OF DELIVERY** shall mean and include the date on which the Owners shall handover the possession of the property to the Developer for starting the constructional work at the said property as before or after sanctioned plan taking proper receipt of such acceptance and further after making the construction of the owners allocation, as mentioned above, shall be handed over to the owner by the developer and in that case that date of giving such possession shall be noted as Delivery or possession to the newly construction and in either case proper receipt shall be obtained by either of the parties herein
- 1.17 **SANCTIONED PLAN** shall mean and include the new building plan already have been sanctioned or to be sanctioned by competent Authority.
- 1.18 **STATUTE PORTION** shall mean and include the portion which is to be allocated in favour of the Developer by this presents.

Article - II: Commencement:

2.1 This agreement shall be deemed to have commenced on and from the date of execution of these present.

Article -III :Owner's right and representations:

3.1. The owners are absolutely seized and possessed of and /or otherwise well and sufficiently entitled to enjoy and transfer the said property or any part of it.

- 3.2. That excepting the Owners nobody else has any right ,title and interest, claim or demand whatsoever or howsoever into or upon the said property.
- 3.3. The said property is free from all encumbrances ,charges, lines, lispendences, attachment trust whatsoever or howsoever.
- 3.4. There is no excess vacant land in the said property within the meaning of the urban land (ceiling & Regulation) act,1976 and the Developer is fully satisfied with the marketable title of the Owner
- 3.5. There is no bar legal, or otherwise for the Owners to obtain the certificate or certificates from the income tax Authority as per the provision of the income tax Act or other- consents and permission those may be required but the Developer shall be responsible for payment of income tax according to progress of construction save and except the owners allocated portion and sale to the intending purchaser.
- 3.6. That the total area comprised in the said property is 05 cottahs 02 Chittak 22 Square Feet, more and less.
- 3.7. That the owners here in undertake to handover the peaceful and vacant possession of the property for the purpose of raising the new construction at the said property by the second party/ developer herein.
- 3.8. That the Owners will* further undertake to execute one General power of attorney in favour of the Developer of the second part, whereby the land owners of the first part will give the Developer/ second party all the powers required for the purpose of making such construction on their own risk and cost as well as the power to negotiate for and make deeds document, whatever require of their portion i.e to say up to the limit of Developers allotted area as mentioned above along with land share for such built up area without any interference of or obstruction of the owners other than for breach of contract.

Article IV: Developers Right:

4.1. That on the power and by virtue of this Agreement, the Developers/second party is hereby empowered to raise the construction at the above mentioned property investing their own finance and resources and undertake to erect and said building as per the building plan. The developer /second party will bear the cost of building plan, soil testing and whatever related expenses necessary for sanction of building plan, and for the convenience of the erection of the new building all the original documents related to the scheduled mentioned property shall be handed over to the Developer, and the Developer shall hold the right to possess those original documents, for the purpose of erecting the Building.

4.2. That Developer/second party is hereby empowered to suitably modify or alter the sanctioned plan as and when required and submit the same for approval of the Howrah Zila Parishad/Bally Nischinda Gram Panchayat and entire cost shall be borne by the Second party/Developer alone.

4.3. That the second party /Developer herein for the purpose of raising the construction shall have their rights to enter into Agreement for sale or flats etc. in respect of their own allocation up to the limit of built up area ,as mentioned above and to that effect they shall be entitled to receive the earnest money from the intending purchasers but at all material times, the Owner shall not be liable for such money or earnest money.

4.4. The Developer /second party shall be entitled to appoint their own labours, masons, contractor, builder, engineer, architect for necessary raising of the new construction but in doing so all expenses with regards to such appointed persons shall be borne by the second party/ Developer and all the risk and liability together with all responsibility shall remain with the Developer/ Second party and to that effect the Owners/first parties shall never be liable or responsible for any debts, payments, misprision of any money or anything whatever, eventually take place at the time or after construction completed and handover to the prospective purchasers. The

second party/ Developer shall also remain liable for any litigation or for any matter relating to the building.

4.5. That the Developer/ second party for the purpose of raising the said construction shall have their absolute right to enter into any Agreement for sale of flats and apartment together with the shop room in respect of their own allotted portions, as mentioned above, subject to making confirming party of the Owners and to that effect they shall not be entitled to receive the earnest money from the intending purchasers together with all advance thereof and at all material time the owners shall not be liable for such advance or earnest money. That the said earnest money accepted by second party/ Developer shall remain charged only with the Developer share and to that effect also the Owner's shares mentioned above ,remain unaffected and non-charged and no purchaser shall have right to construct or interfere with the portion of the Owners for any misappropriation of any money by the second party /Developer or for any deal not they shall have any right to seek any order of injunction from any Court in respect of the Owners share to the tune ,as mentioned above ,out of the total built up area or areas .

4.6. The second party/Developer shall have the right to register the Deed of Conveyance in respect of their own allocation , as mentioned above within the said property before handing over Owners allocation , as well and at all material time ,the said power together with allowing possession to the intending purchaser or purchasers can be made or done and the Owners allocation ,as mention above will be handed over to them within 24 months from the date of obtaining sanction plan from the competent authority subject to clear title of the property and without any dispute against the said property.

4.7. The Owners/ First parties in this regard convey a revocable power of Attorney in favour of the second party/developer subject to the right of cancellation for breach of contract by the developer or for developers any act detrimental to the interest of the Owners.

Article- V: Apparent Consideration:

- 5.1. That in consideration of the Agreement the Owners to allow the Developer/ Second party to construct the building at their own property, it is hereby settled that the owners shall receive the following as owner's allocation from the Developer of newly made construction:
- 5.2. Owners will get 35 % constructed area out of total constructed area more fully described in the Second Schedule hereunder written including with proportionate share , right, title, and interest in common facilities including the right of using the said facilities with right of using the terrace with right to the undivided proportionate impartible share in the land free of cost.
- 5.3. That if the owners decide to reserve the residential flats for the purpose of their own residence , after completion of the building, they shall be liable to pay the Developer Goods and Service Tax if any arises, for their so owned residential Flats, and any other Government Tax, which is solely payable by the owners of the constructed Flats. The owners shall abide by the rules of the association if any, which will be formed by taking the residential members in the said building.
- 5.4. That it is made clear that if the owners decide to reserve the residential flats for the purpose of their own residence , after completion of the building, they shall be liable to pay Rs. 30,000 (Rupees Thirty Thousand Only) per Flat/Unit so reserved, for the purpose of the installation of the transformer after obtaining permission from the appropriate authority.
- 5.4. That no Security Deposit is paid to the Owners by the developer as a consideration money for allowing and / or authorizing the Developer for making development works by executing this agreement.
- 5.5. That as No Security Deposit is paid to the Owners by the Developer , hence if the owners decide to reserve the residential flats for the purpose of their own residence , after completion of the building, then after calculation of the fair market price of the said unit so reserved by the owners, if such

consideration amount exceeds the equal amount of consideration of 35% of the owner's Share, then the Owners shall be liable to make over the loss to the Developer for the remaining amount based on the fair market price of the said unit(s).

Article- VI : Developer's Right And Representation:

6.1 The Developer hereby undertakes the responsibility to get the plan sanctioned from the Howrah zila Parishad Authority and to start construction of the building according to the sanctioned plan and handover the Owners allocation within 24 months from the date of obtaining the sanction plan of the building from the howrah Zila parishad the competent Authority. In case of any deviation in the sanctioned plan, the charges as well be imposed by the Authority concerned will be borne by the Developer.

6.2 The developer/ second party will prepare and Cause the said plan to be sanctioned and will bear all costs, charges and expenses for Preparation, design and sanctioning of the said plan.

6.3 At their own costs and expenses and charges to obtain all necessary permission and /or approval and consent from the respective authorities concerned.

6.4 To incur and pay all costs, charges and expenses for obtaining the permission from the Authority/ Authorities concerned.

6.5 To bear all cost, charges and expenses for construction of the building at the said premises including the charges of soil testing.

6.6 To allocation the Owners allocation respectively in proportion of their present measurement of land in the building to be constructed. Owners/ first parties will get the built up area as mentioned above and the same will be allocated as mentioned above.

Article - VII: Owners, Allocation:

7.1 The Developer/second party shall at their own cost and expenses construct , erect and complete the building in all respect and shall allocate

the owners their allocation mainly of the Built up area as described above with the right , title, interest in common facilities and amenities at said premises.

Article – VII : Developers Allocation

8.1 In consideration of the above , the Developer/second party shall be entitle to the remaining balance space in the building of the built up area to be constructed at the said premises together with the proportionate undivided share on the said land with the right of user of common facilities and amenities and the developer /second party shall be entitled to enter into Agreement for sale and transfer in their own name or the name of their nominee and to received and realise collect all money in respect thereof and it is hereby expressly agreed by and between the parties here to that for the purpose of entering into such agreement, it shall be obligatory on the part of the developer to obtain consent of the Owners as Confirming party.

Article –IX : Procedure

9.1 The owners shall grant to the Developer / second party a Development power of Attorney as may be required for the purpose of obtaining the sanction of the building plan and all other necessary permission from the different authorities in connection with the construction of the building and also for pursuing and follow up of the matter with the statutory body and other authorities excepting the registration and execution of the sale deed in favour of intending purchasers of the of the newly constructed building of the developers allocation.

9.2 Notwithstanding grant of power of attorney by the Owner /first parties in favour of the Developer /second party and delivery of possession of the said premises, no action of the Developer/Second party under this power of Attorney shall in any manner fasten or create any financial or any other liabilities of any kind whatever upon the Owners.

Article – X : Construction

10.1 The Developer shall be solely and exclusively responsible for construction of the said building in schedule time.

Article- XI : Building

11.1 The Developer /Second party shall at their own cost construct, erect and complete the building and the common facilities and also amenities at the said premises in accordance with the plan with good and standard quality of materials.

11.2 The Developer/second party shall install and erect in the said building at their own as per the specifications and also as per drawing provided by the Architect, pump, water , storage tanks, overhead Reservoirs, Electrification and permanent Electric connection from the Electric supply Authority and electrification in the building and also in the respective flats through electrical wirings and other facilities as are required to be provided in a Residential multi storied building in the locality in ownership basis or otherwise.

11.3 The Developer shall bear the entire cost of construction including Architect fees and fees for building plan to be sanctioned from Howrah Zila Parishad/ Bally gram panchayat with out creating any financial or other liabilities on the Owner regarding the Construction.

11.4 The Developer /second party shall complete the building with outside plastering and with decent colouring of the outside and inside putty finished as total complete condition.

Article - XII : common Facilities

12.1 The Developer /Second party shall pay and bear all Panchayat taxes and other dues and Imposition and outgoing in respect of the said premises accruing due as and from the date of sanction of the building plan till handover of the possession within the stipulated period in favour of the owners as well as other flat owners. but if any dues made by the Developer/ second party of the previous due all such payment shall be adjusted from the Owner allocation or the Owners will refund the same without interest to

the Developer /Second party before the handing over possession to the Owners allocation by the developer /second party in the newly constructed building.

12.2 After the completion of the total construction, the Developer/ second party and the Owner /first parties including their respective assigns will bear the cost and the expenses of the common facilities and maintenance charge like cost of Durwans ,pump, motor and Electric Charges in the common areas in proportion of their respective possession including proportionate share of premium for the insurance of the building , if any water, fire and scavenging charges etc.

Article- XIII: legal Proceeding:

13.1it is hereby expressly agreed by and between the parties here to that it shall be that responsibility of the Developer/second party to defend al actions suits and proceedings, which may arise in respect of the Development of the said premises and all costs, charges and expenses and incurred for that purpose with the approval of the Owners/ first parties shall be borne and paid by the Developer/ second party.

Article - XIV : Developers Indemnity:

14.1 The Developer /second party hereby undertakes to keep the first parties indemnified against all third party claim and action arising out of any sorts of act of commission of the Developer /second party or relating to the construction of the building.

14.2 The developer /second party hereby undertakes to keep the owners/ first parties indemnified against all acts, suits, cost, Proceeding and claims that may arise out of the Developers actions with regard to Development of the said premises and /or in the manner of construction of the said building and /or any defect therein.

Article- XV : Miscellaneous

15.1 The Owners/ first parties and the developer/ second party have entered into this Agreement purely on contractual basis and nothing contained herein shall be deemed to construe as partnership between Developer /second party and the Owners/ first parties or joint venture between the parties hereto any manner nor shall the parties hereinto constitutes as association or person .

15.2 The Owners First parties here by undertake to do all such act, deeds, matters and things that may be reasonably required to be one in the matter and the Owner first parties shall execute any such additional power of Attorney And/or Authorisation in favour of the developer/second party for the purpose and the owner/ first Parties also undertake to sign and execute all such Additional applications and other documents as the case may be provided that all such act, deeds and matters and things do not in any way infringe on the right of Owners/First parties and /or against the spirit of this Agreement.

15.3 The Developer/Second party in consultation with the Owner/First parties shall frame a scheme for the management and Administration of the said building and /or common part thereof. The Owners/ first parties hereby agree to abide by rules & Regulations of such management society, Association Holding Organisation and hereby gives their consent to abide by same .The Developer/second party shall also confirm the specifications of the building materials and fitting and mode of flooring, plastering, colouring, wiring, etc. With the owners /first Parties in details on agreed term.

15.4 It is expressly agreed by the owners/First parties that at all time they will not cancel the said agreement without showing any reasonable ground against this agreement of development and if the Owner/first parties strict to cancel the agreement then he owner/First parties shall have to pay the entire expenses incurred by the Developer/ second party together with interest @18%per Annum of the total investment and the expected profit which shall be ascertained by an expert value at that time and such

compensation shall be made clear at once at the time of cancellation of the agreement, otherwise the agreement shall be valid at all time .if it further agreed by and between the parties that if the developer fails to complete the construction for their own difficulties , in that case the owner may forfeit the entire advance money paid by the developers.

15.5. As and from the date of completion of the building , the Developer / Second party and / or their transferees and the Owners / First parties and/or their transferees and their successor shall each be liable to pay and bear proportionate charges on account of ground rent and wealth tax and other taxes payable in respect of their respective areas and/or share of the built up area .

15.6 There is no existing Agreement regarding Development or sale of the said premises and that all other agreements, if any , prior to this Agreement have been cancelled and are being suspended by this Agreement.

15.7 It is expressly agreed by and between the parties hereto that the right , title and interest over and above the top roof will be in the custody with the Owners / First Parties and the Developer/ Second party as per their ratio .

15.8 The Developer/ Second party will construct boundary wall and at the time , if any dispute arises , the Developer / Second party will inform the same to the Owner / First Parties and the Owners / First parties will settle the dispute within reasonable time.

15.9 Regarding any dispute in the title of the said property , the Owners / First Parties will clear all the dispute and in that event if any expenses incurred by the Developer/ Second party that will be refunded by the Owners either by cash or will be adjusted from the Owners allocation by cutting out some area at the prevailing market rate.

15.10 The Owners / First parties will hand over all the requisite documents to the Developers / Second party upon the receipt and the Developers / Second party will return back the same to the Owners / First parties upon

expiry of this Agreement automatically at the end of 24 months from the date of sanctioned plan.

15.11 If the Developer / Second party fails to hand over the Owner's allocation within the stipulated period , then the Owners / First Parties shall allow the Developer for further 3 (three) months time only.

15.12 The Developer/ Second party will not allow to do any type of immoral activities whereby the Owners / First Parties as well as neighbours are prejudicially affected.

15.13 The shifting expenses will be borne by the Developer.

15.14 This agreement is bound upon all the legal heirs and successors of the both parties.

15.15 All documents shall be approved by the Advocate of the Developer / Second party.

Article - XVI : Force Majeure

16.1 The Developer/ Second Party shall not considered to be liable to any obligation hereunder to extend that the performance of the relevant obligations are prevented by the existence of the force major and shall be suspended from the obligation during the duration of the force major.

16.2 Force Majeure shall mean flood , earth quake ,riot , war ,tempest , commission , strike and/ or any other act or commission beyond the responsible control of the developer.

Article - XVII : Arbitration

17.1 If at any time any dispute shall arise between the parties hereto regarding the construction of interruption of any of the terms and condition herein contain or touching these presents or determination of the liability of any of the parties under this agreement , the same shall be referred to the joint arbitrator and their joint decision shall be deemed to be a reference within the meaning of the Indian arbitration and reconciliation Act , 1996

and the said arbitrators will be nominated by each of the parties . In case of differences with the reference of the joint arbitrators to be appointed by the respective parties the joint arbitrators will appoint and umpire and his decision is final and binding upon the respective parties but on any event none of the parties shall be entitled to stop the progress of construction or development of the said premises until such time and the award is given by arbitrators or the umpire as the case may be.

FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT the piece and parcel of BASTU land containing an area measuring about 5 Cottahs 02 chittaks 22 sqft..be the same a little more or less together with old dilapidated R.T structure of 300 Sqft. standing thereon comprised within Mouja - Bally , JL NO. - 14, appertaining to R.S Dag Nos. 3028 under R.S Khatian No. 2866 , at North Ghoshpara, under Police Station - Nischinda, District - Howrah, within the limit of Bally Nischinda Gram Panchayat , Pin Code No. 711227, and also within the jurisdiction of the District and Additional District Sub-Registrar, Howrah, which is butted and bounded in the manner as follow :

On the North : Property Of Sri Santosh Ghosh;

On the South : Property of Smt. Ajanta Mukherjee;

On the East : 17 Feet Wide Panchayet Road;

On the West : Panchayet Drain.

SECOND SCHEDULE ABOVE REFERRED TO

(Owners allocation)

Owners will get their shares @ 35% of constructed area will be allocated in each floor on prorata basis.

All the owners together will be provided the aforesaid constructed area out of total constructed area including with proportionate share , right, title and interest in common facilities including the right of using the said facilities

with right of using the terrace with domestic roof right but without the construction right to the undivided proportionate impartable share in the land free of cost.

(Developer's allocation)

Balance constructed area @65% except owners' area of the said construction.

SPECIFICATION SCHEDULE

1. Vitrified flooring with six inches skirting , bathroom flooring - Vitrified , Approx Five Feet Wall Covered With Tiles , kitchen - cooking platform Black Marble stone, top two feet glaze tiles above cooking platform.
2. Aluminium Sliding Windows with glass.
3. Concealed electric wiring , bedroom three points each with one five Amp. Plug point. Hall - three points with fifteen Amp. 2 nos. plug point , kitchen / bathroom , main gate / balcony - single point.
4. Inside walls and ceiling finished with plaster of Paris or Putty.
5. Wooden door frame and commercial flush doors , main door will be made of wood.
6. AAC Block Work - as per sanctioned plan.
7. Water supply - Concealed PVC pipe lines with one shower , Two taps and one pan point with cistern point and two points in the kitchen.
8. Separate electric meter in the name of each owners at the costs and expenses of the Owner with calling bell for main door.
9. Extra work other than the above will be charged extra.

IN WITNESS WHEREOF the parties hereto sign on this agreement at on this day ,
month and year first above written in the presence of.

SIGNED , SEALED AND DELIVERED

in the presence of :

WITNESSES

1) *Subrata Mukherjee*
Manik Banerjee Savani
P.O. Ghoshpara, Howrah
Pin:- 711227

Deepali Mukherjee
Signature of the Owners.

TIRUPATI CONSTRUCTIONS

Debil Chatterjee
Partner

TIRUPATI CONSTRUCTIONS

Abir Chatterjee
Partner

TIRUPATI CONSTRUCTIONS

Jyoti Chatterjee
Partner

Signature Of the Developer.

2) *Sugjit Datta*
Bally Ghosh Parua
Howrah.

Drafted and prepared

In my office ,

Arnab Kumar Neogi
F/1602/1473/2016.
Arnab Kumar Neogi

Advocate.












Bar Association Room No. 2

High Court Calcutta.




FINGER PRINT FORM

	THUMB	INDEX FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER	
						RIGHT HAND
						LEFT HAND










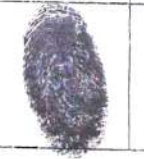

Dipali Munberg

	THUMB	INDEX FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER	
						RIGHT HAND
						LEFT HAND

Debab Chatterjee

	THUMB	INDEX FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER	
						LEFT HAND
						RIGHT HAND

Abhishek

	THUMB	INDEX FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER	
						LEFT HAND
						RIGHT HAND

Dyuti Chatterjee

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

DIPALI MUKHERJEE

DURGADAS GANGULY

15/03/1956

Permanent Account Number
AKZPM1264B

Dipali Mukherjee

Signature



04012011

Dipali Mukherjee

Dipali Mukherjee

इस कार्ड के खोने / पाने पर कृपया सूचित करें / लौटाने :
आयकर वैन सेवा इकाई, एन एस डी एल
तीसरी मंजिल, सफ़ायर चेंबर,
बानेर टेलिफोन एक्सचेंज के नजदीक,
बानेर, पुना - 411 045.

If this card is lost / someone's lost card is found,
please inform / return to :
Income Tax PAN Services Unit, NSDL,
3rd Floor, Sapphire Chambers,
Near Baner Telephone Exchange,
Baner, Pune - 411 045.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: tmnfs@nsdl.co.in

Dipali Mukherjee



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
ভারত সরকার
Unique Identification Authority of India
Government of India

তালিকাভুক্তির আই ডি / Enrollment No.: 2010/19126/00671

To
দিপালী মুখার্জী
DIPALI MUKHERJEE
W/O Subrata Mukherjee
MANIK BANERJEE SARANI
NORTH GHOSH PARA
Bally Jagachha
Ghoshpara
Haora
West Bengal 711227

2010/19126/00671
24854220



MN248542200FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

6829 1400 9749

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India

দিপালী মুখার্জী
DIPALI MUKHERJEE
পিতা : দুর্গাদাস গঙ্গুলী
Father : DURGADAS GANGULY
জন্ম সাল / Year of Birth : 1956
মহিলা / Female



6829 1400 9749

আধার - সাধারণ মানুষের অধিকার



Government of India



তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা লাভ করুন।

INFORMATION

- Aadhaar is proof of identity, not of citizenship .
- To establish identity, authenticate online .

- আধার সারা দেশে মান্য।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country .
- Aadhaar will be helpful in availing Government and Non-Government services in future .



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India

ঠিকানা:
W/O সুরত মুখার্জী, মানিক
ব্যানার্জী সরানী, উঃ ঘোষ পাড়ো,
বালী জগাছা, ঘোষপাড়া, হাওড়া,
পশ্চিমবঙ্গ, 711227

Address:
W/O Subrata Mukherjee, MANIK
BANERJEE SARANI, NORTH
GHOSH PARA, Bally Jagachha,
Ghoshpara, Haora, West Bengal,
711227

6829 1400 9749



1800 300 1947



help@uidai.gov.in



www.uidai.gov.in

Dipali Mukherjee
Dipali Mukherjee

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AAMFT8486B

नाम / Name
TIRUPATI CONSTRUCTIONS

30092017



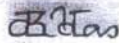

30092017

30092017

TIRUPATI CONSTRUCTIONS
Debab Datta
Partner

TIRUPATI CONSTRUCTIONS
Abhishek
Partner

TIRUPATI CONSTRUCTIONS
Jyoti Chatterjee
Partner

स्थायी लेखा संख्या	PERMANENT ACCOUNT NUMBER	
	ACKPC0262A	
	नाम /NAME	
	DEBASISH CHATTERJEE	
	पिता का नाम /FATHER'S NAME	
	BISWESSHAR CHATTERJEE	
	जन्म तिथि /DATE OF BIRTH	
	08-01-1964	
हस्ताक्षर /SIGNATURE		
	आयकर आयुक्त, प.नं.-XI	
	COMMISSIONER OF INCOME-TAX, W.B. - XI	

Debashish Chatterjee



भारत सरकार



आधार

भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार

Unique Identification Authority of India

Government of India

Enrollment No.: 0640/63112/00070

To
Debasish Chatterjee
C/O Biswesshar Chatterjee
22 NETAJI SUBHAS SARANI GHOSHPARA NORTH
GHOSHPARA
Bally Jagachha
Ghoshpara
Bally Jagachha Howrah
West Bengal 711227
9830162209

11/11/2012

169349196



ME693491969FH



आपका आधार क्रमांक / Your Aadhaar No. :

9895 2245 0156

मेरा आधार, मेरी पहचान



भारत सरकार

Government of India



Debasish Chatterjee
DOB : 08/01/1964
Male



9895 2245 0156

मेरा आधार, मेरी पहचान

Debasish Chatterjee

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ABHISHEK CHATTERJEE
DHIMAN CHATTOPADHYAY
06/06/1989

1637
17
94292

Permanent Account Number

APYPC0946C

Abhishek Chatterjee

Signature



Abhishek Chatterjee



भारत सरकार
GOVERNMENT OF INDIA



अभिषेक च्याटोजी
Abhishek Chatterjee
पिता : धीमान च्याटोजी
Father : Dhiman Chatterjee
जन्म साल / Year of Birth : 1989
पुरुष / Male



4599 2281 3511

आधार - साधारण मानुषेर अधिकार



भारतीय विशिष्ट परिचय प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ठिकाना:

S/O धीमान च्याटोजी, बाईप,
नेताजी सुभाष सरनी, बानी
घोषपाड़ा नर्य, बानी घोषपाड़ा नर्य,
हाओडा, पश्चिमबङ्ग, 711227

Address:

S/O Dhiman Chatterjee, 22,
NETAJI SUBASH SARANI,
BALLY GHOSH PARA
NORTH, NORTH GHOSH
PARA, Anandanagar, Haora,
West Bengal, 711227



1947
*800 180 1947



help@uidai.gov.in



www.uidai.gov.in



P.O. Box No 1947,
Bengaluru-560 007

Abhishek Chatterjee

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

BOXPC9118P

नाम / Name
DYUTI CHATTERJEE

पिता का नाम / Father's Name
DEBASISH CHATTERJEE

जन्म की तारीख / Date of Birth
10/04/1996

Dyuti Chatterjee
हस्ताक्षर / Signature



25072017

Dyuti Chatterjee

ভারত সরকার
GOVERNMENT OF INDIA

দ্যুতি চ্যাটার্জী
Dyuti Chatterjee
পিতা : দেবশীষ চ্যাটার্জী
Father : Debasish Chatterjee
জন্ম সাল / Year of Birth : 1996
মহিলা / Female

9733 8206 2906

আধার - সাধারণ মানবের অধিকার

Dyuti Chatterjee

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
INDIAN IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:
D/O দেবশীষ চ্যাটার্জী, - নেতাজী
সুভাষ সরনী, ঘোষপড়া নর্থ,
ঘোষপড়া নর্থ, হাওড়া, পশ্চিমবঙ্গ,
711227

Address:
D/O Debasish Chatterjee,
22, NATAJISUBHASH
SARANI-, GHOSH PARA
NORTH-, NORTH GHOSH
PARA, Anandanagar, Haora,
West Bengal, 711227

1947 help@uidai.gov.in www.uidai.gov.in P.O. Box No. 1947



ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD

NCS1787175



নির্বাচকের নাম : দ্যুতি চ্যাটার্জী

Elector's Name : Dyuti Chatterjee

পিতার নাম : দেবশীষ চ্যাটার্জী

Father's Name : Debasish Chatterjee

লিঙ্গ/Sex : স্ত্রী / F

জন্ম তারিখ : 10/08/1996

Date of Birth

NCS1787175

ঠিকানা:

এস. এস. সরানী উঃ ঘোষপাড়, বালী (সিটি),
নিস্চিন্দা, হাওড়া-711227

Address:

N. S. SARANI NORTH GHOSH PARA, BALLY
(C.T), NISCHINDA, HOWRAH-711227

Date: 07/01/2018

184 - ডোমজুর নির্বাচন কেন্দ্রের নির্বাচন নিয়ন্ত্রন
আধিকারিকের স্বাক্ষরের অঙ্গস্বাক্ষর

Facsimile Signature of the Electoral
Registration Officer for

184 - Domjur Constituency

প্রিয়জন পরিবর্তন হলে নতুন ঠিকানায় জেটির সীটে নাম
কোলা ও একই বছরের নতুন সক্রিয় পরিচয়পত্র পাওয়ার
জন্য নির্দিষ্ট ফর্মে এই পরিচয়পত্রের নথিটি উল্লেখ করুন।

In case of change in address mention this Card No.
in the relevant Form for including your name in the
roll at the changed address and to obtain the card
with same number 271 / 199

Dyuti Chatterjee



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

20200819

GRN: 19-201920-008837860-8
GRN Date: 01/11/2019 11:48:11
BRN: 1770719441308
SBI ePay txn No.: IGAHIVGUI9

Payment Mode: Net Banking-SELF
Payment Gateway: SBI EPay-State Bank of India
BRN Date: 01/11/2019 11:50:02
SBI ePay txn Date: 01/11/2019 11:48:53

DEPOSITOR'S DETAILS

Name: ARNAB KUMAR NEOGI
Contact No. 9830706109
E-mail: arnabneogi19@gmail.com
Address: bally durgapur howrah
User Type: Advocate

Id No.: 05020001668845/3/201
null

Mobile No. +91 9830706109

Query Year

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	05020001668845/3/2019	Property Registration: Registration Fees	0030-03-104-001-16	21
2	05020001668845/3/2019	Property Registration: Stamp duty	0030-02-103-003-02	6520
			Total Amount	6541

In Words: Rupees Six Thousand Five Hundred Forty One Only.

Major Information of the Deed

Deed No :	I-0502-08508/2019	Date of Registration	01/11/2019
Query No / Year	0502-0001668845/2019	Office where deed is registered	
Query Date	31/10/2019 8:39:20 PM	A.D.S.R. HOWRAH, District: Howrah	
Applicant Name, Address & Other Details	Arnab Kumar Neogi Thana : Howrah, District : Howrah, WEST BENGAL, Mobile No. : 7686015279, Status :Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 1,50,000/-	Rs. 41,73,200/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,020/- (Article:48(g))	Rs. 21/- (Article:E, E)		
Remarks			

Land Details :



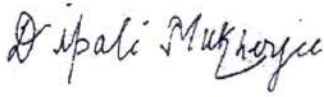
District: Howrah, P.S:- Bally, Gram Panchayat: BALI, Mouza: Bali(Part), JI No: 14, Pin Code : 711201

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-3028	RS-2866	Bastu	Bastu	5 Katha 2 Chatak 22 Sq Ft	1,00,000/-	40,83,200/-	Width of Approach Road: 17 Ft., Adjacent to Metal Road,
Grand Total :					8.5067Dec	1,00,000 /-	40,83,200 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	300 Sq Ft.	50,000/-	90,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 300 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		300 sq ft	50,000 /-	90,000 /-	




Land Lord Details :






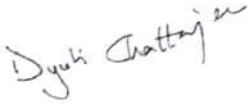
SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mrs Dipali Mukherjee Wife of Mr Subrata Mukherjee Executed by: Self, Date of Execution: 24/09/2019 , Admitted by: Self, Date of Admission: 01/11/2019 ,Place : Office	 01/11/2019	 LTI 01/11/2019	 01/11/2019
NORTH GHOSHPARA, P.O:- Anandanagar, P.S:- Bally, District:-Howrah, West Bengal, India, PIN - 711227 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AKZPM1264B,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 24/09/2019 , Admitted by: Self, Date of Admission: 01/11/2019 ,Place : Office				

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Tirupati Construction Netaji Subhas Road, P.O:- Ghoshpara, P.S:- Bally, District:-Howrah, West Bengal, India, PIN - 711227 , PAN No.:: AAMFT8486B,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Debasish Chatterjee (Presentant) Son of Late Bisweswar Chatterjee Date of Execution - 24/09/2019, , Admitted by: Self, Date of Admission: 01/11/2019, Place of Admission of Execution: Office	 Nov 1 2019 1:46PM	 LTI 01/11/2019	 01/11/2019
22, Netaji Subhas Road, Bally Ghoshpara, P.O:- Anandanagar, P.S:- Bally, District:-Howrah, West Bengal, India, PIN - 711227, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACKPC0262A,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Tirupati Construction (as Partner)				

2	Name Mr Abhishek Chatterjee Son of Late Dhiman Chatterjee Date of Execution - 24/09/2019, , Admitted by: Self, Date of Admission: 01/11/2019, Place of Admission of Execution: Office	Photo  Nov 1 2019 1:46PM	Finger Print  LTI 01/11/2019	Signature  01/11/2019
22, Netaji Subhas Road, Bally Ghoshpara, P.O:- Anandanagar, P.S:- Bally, District:-Howrah, West Bengal, India, PIN - 711227, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: APYPC0946C,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Tirupati Construction (as Partner)				
3	Name Mrs Dyuti Chatterjee Daugther of Mr Debasish Chatterjee Date of Execution - 24/09/2019, , Admitted by: Self, Date of Admission: 01/11/2019, Place of Admission of Execution: Office	Photo  Nov 1 2019 1:47PM	Finger Print  LTI 01/11/2019	Signature  01/11/2019
22, Netaji Subhas Road, Bally Ghoshpara, P.O:- Anandanagar, P.S:- Bally, District:-Howrah, West Bengal, India, PIN - 711227, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: BOXPC9188P,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Tirupati Construction (as Partner)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Subhajit Koley Son of Mr Lakshman Koley Howrah, P.O:- Howrah, P.S:- Howrah, District:-Howrah, West Bengal, India, PIN - 711101	 01/11/2019	 01/11/2019	 01/11/2019
Identifier Of Mrs Dipali Mukherjee, Mr Debasish Chatterjee, Mr Abhishek Chatterjee, Mrs Dyuti Chatterjee			

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Mrs Dipali Mukherjee	Tirupati Construction-8.50667 Dec

Transfer of property for S1

SI.No	From	To. with area (Name-Area)
1	Mrs Dipali Mukherjee	Tirupati Construction-300.00000000 Sq Ft

Endorsement For Deed Number : I - 050208508 / 2019

On 01-11-2019

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 13:23 hrs on 01-11-2019, at the Office of the A.D.S.R. HOWRAH by Mr Debasish Chatterjee ,.

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 41,73,200/-

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

Execution is admitted on 01/11/2019 by Mrs Dipali Mukherjee, Wife of Mr Subrata Mukherjee, NORTH GHOSHPARA, P.O: Anandanagar, Thana: Bally, , Howrah, WEST BENGAL, India, PIN - 711227, by caste Hindu, by Profession House wife

Indetified by Mr Subhajit Koley, , , Son of Mr Lakshman Koley, Howrah, P.O: Howrah, Thana: Howrah, , Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 01-11-2019 by Mr Debasish Chatterjee, Partner, Tirupati Construction (Partnership Firm), Netaji Subhas Road, P.O:- Ghoshpara, P.S:- Bally, District:-Howrah, West Bengal, India, PIN - 711227

Indetified by Mr Subhajit Koley, , , Son of Mr Lakshman Koley, Howrah, P.O: Howrah, Thana: Howrah, , Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, by profession Law Clerk

Execution is admitted on 01-11-2019 by Mr Abhishek Chatterjee, Partner, Tirupati Construction (Partnership Firm), Netaji Subhas Road, P.O:- Ghoshpara, P.S:- Bally, District:-Howrah, West Bengal, India, PIN - 711227

Indetified by Mr Subhajit Koley, , , Son of Mr Lakshman Koley, Howrah, P.O: Howrah, Thana: Howrah, , Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, by profession Law Clerk

Execution is admitted on 01-11-2019 by Mrs Dyuti Chatterjee, Partner, Tirupati Construction (Partnership Firm), Netaji Subhas Road, P.O:- Ghoshpara, P.S:- Bally, District:-Howrah, West Bengal, India, PIN - 711227

Indetified by Mr Subhajit Koley, , , Son of Mr Lakshman Koley, Howrah, P.O: Howrah, Thana: Howrah, , Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21/- (E = Rs 21/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 01/11/2019 11:50AM with Govt. Ref. No: 192019200088378608 on 01-11-2019, Amount Rs: 21/-, Bank: SBI EPay (SBIePay), Ref. No. 1770719441308 on 01-11-2019, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,020/- and Stamp Duty paid by Stamp Rs 500/-, by online = Rs 6,520/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 3081, Amount: Rs.500/-, Date of Purchase: 14/08/2019, Vendor name: Arun Sarkar

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 01/11/2019 11:50AM with Govt. Ref. No: 192019200088378608 on 01-11-2019, Amount Rs: 6,520/-, Bank: SBI EPay (SBlePay), Ref. No. 1770719441308 on 01-11-2019, Head of Account 0030-02-103-003-02

Kaustava Dey

Kaustava Dey
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. HOWRAH
Howrah, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0502-2019, Page from 294567 to 294613
being No 050208508 for the year 2019.



Digitally signed by KAUSTAVA DEY
Date: 2019.11.05 11:06:07 +05:30
Reason: Digital Signing of Deed.

Kaustava Dey

(Kaustava Dey) 05-11-2019 11:04:54
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. HOWRAH
West Bengal.

(This document is digitally signed.)