

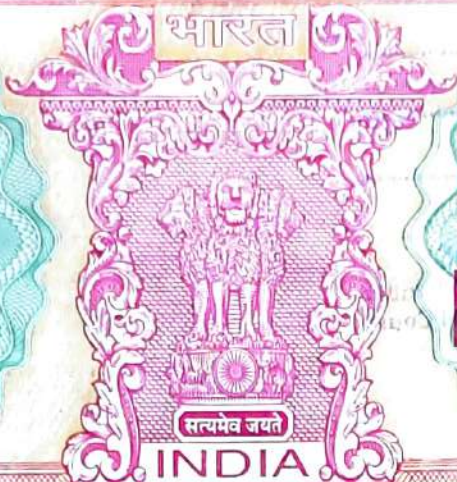
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भारतीय गैर न्यायिक

पचास
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FIFTY
RUPEES

Rs.50

INDIA NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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भारतीय गैर न्यायिक

भारत

22 JAN 2020

DEVELOPMENT AGREEMENT

THIS AGREEMENT made this 16th day of January in the year of Two Thousand and Twenty A. D. BETWEEN (1) SMT. RUBY GUPTA (PAN- AGJPG0351P) and (AADHAAR NO. 6347 4937 7645) daughter of Late Prasanta Kumar Sen and wife of Angshuman Gupta , by faith- Hindu, by occupation- Business , residing at Premises No. 9/28 , Bijoygarh , Post Office- Jadavpur , Police Station - Jadavpur, Kolkata - 700 032 , (2) SRI PROSENJIT SEN son of Late Prasanta Kumar Sen (PAN- ASAPS0645P) and (AADHAAR NO. 2555 7789 5931) , by faith- Hindu, by occupation- Service, residing at Premises No. 9/28, Bijoygarh, Post Office- Jadavpur, Police Station- Jadavpur, Kolkata- 700 032, hereinafter jointly and collectively called and referred to as the OWNERS (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, legal representatives, executors, administrators successors and assigns) of the ONE PART.

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No. 1077 Di. 10/01/20
Name S. K. Dutta Adv
Address Alipore
Vendor [Signature]

L. K. DAS
Licenced Stamp Vendor
Alipore Criminal Court

Neetala Dutta

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NIRMAN ASSOCIATES

Neetala Dutta
Partner

[Fingerprint] 156

NIRMAN ASSOCIATES

Piya Roy
Partner

[Fingerprint] 157
[Signature]
(PROSENJITSEN)

[Fingerprint] 158

[Signature]
(RUBEN GUPTA)
Pradip Roy
S/O. Mr. Parimal Roy
Alipore Police Court
Ket-27



Addl. Dist. Sub-Registrar
Alipore
16 JAN 2020
South 24 Parganas
Kolkata-700027

A N D

NIRMAN ASSOCIATES, (PAN AAQFN9526J), a Partnership Firm having its registered office at Premises No. 45F/IC Manick Bandopadhyay Sarani, Police Station - Regent Park, Kolkata - 700 040 represented by its Partners namely (1) SMT. PIYA ROY wife of Sri Indrajit Roy, (PAN AGKPR8446F), ADDHAR No. 784715986843, by faith - Hindu, by occupation - Business, at present residing at Flat No. A - 3/4, Premises No. 24, Mandiville Gardens, Police Station - Gariahat, Kolkata - 700 019 and (2) SMT. KUNTALA DUTTA wife of Sri Subir Kumar Dutta (PAN-AFKPD6054Q), ADDHAR No. 399386618460, by faith - Hindu, by profession - Business, residing at First Floor, 45F/IC, Manick Bandopadhyay Sarani, Police Station - Regent Park, Kolkata - 700 040, hereinafter called and referred to as the DEVELOPER (which term or expression shall unless excluded by or repugnant to the subject context be deemed to mean and include its present Partners for the time being and their respective heirs, representatives, assigns and successor or successors in business, nominee and assigns) of the OTHER PART.

W H E R E A S :

- A. One Lila Sen alias Lila Sen Roy Choudhury wife of Parimal Chandra Sen alias Parimal Chandra Sen Roy Choudhury was a Refugee displaced from East Pakistan now called Bangladesh, came to the territory of State of West Bengal after the partition of India and occupied a piece or parcel of land measuring 04 (four) Cottahs 14 (fourteen) Chittaks and 00 (zero) Sq. Ft. of land be the same a little more or less then known as Bijoygarh Colony for her domestic purpose vide allotment Memo No. 592 D dated 27.7.1976 issued by the R. R. Department of the Govt. of West Bengal and since that time had been residing with her family members after constructing brick built building on the aforesaid plot of land.
- B. While seized and possessed of the said Lila Sen alias Lila Sen Roy Choudhury by a Deed of Gift and/or Relinquishment dated 17/11/1986 registered before the



Addl. Dist. Sub-Registrar
Alipore
16 JAN 2020
South 24 Parganas
Kolkata-700027

District Sub Registrar at Alipore and recorded in Book No. I , Volume No. 379, Pages from 243 to 253, Being No. 18800 for the Year 1986 gifted and/or relinquished All her right title and interest whatsoever in nature as she have acquired in this mean time in respect of the schedule below property , in favour her four sons namely SRI PRANAB KUMAR SEN, SRI DIPAK KUMAR SEN, SRI PRASANTA KUMAR SEN AND SRI JAYANTA KUMAR SEN , absolutely and for ever .

- C. Subsequently while seized and possessed of said four sons namely Sri Pranab Kumar Sen, Sri Dipak Kumar Sen, Sri Prasanta Kumar Sen and Sri Jayanta Kumar Sen jointly represented before the Government of West Bengal and subsequently the Government of West Bengal as the 'DONOR' confirmed by the Deed of Gift of the said demised land measuring 04 (four) Cottahs 14 (fourteen) Chittaks and 00 (zero) Sq. Ft. be the same a little more or less, comprised in E. P. No. 1571, in C. S. Plot No. 357 (P), of Mouza - Ibrahim-pore , J.L. No. 36, within the Police Station - Jadavpur , in the District of South 24 Parganas , which is morefully and particularly described in the Schedule written herein below in favour of the said Sri Pranab Kumar Sen, Sri Dipak Kumar Sen, Sri Prasanta Kumar Sen and Sri Jayanta Kumar Sen which was executed and registered on 2nd day of December, 1991 in the Additional District Registration Office at Alipore and recorded in Book No. I , Volume No. 20, pages 185 to 188, Being No. 1697, for the year 1991 containing condition that the DONEES shall have no right save therein provided to alienate or transfer in any way of the said demised land mentioned whatsoever within a period of 10 (ten) years from the date of execution of the said registered Deed of Gift without obtaining prior written permission from the said Government of West Bengal and the said embargo period is over some time on and from 1st day of December, 2001 and now the said land is free from all encumbrances as per the terms and conditions of the said Deed of Gift dated 2nd day of December , 1991 , hereinafter referred to as the 'Principal Deed'.

- D. By the said registered Deed of Gift the said Sri Pranab Kumar Sen, Sri Dipak Kumar Sen, Sri Prasanta Kumar Sen and Sri Jayanta Kumar Sen became the absolute joint Owner and was absolutely seized and possessed of or otherwise well and sufficiently entitled to ALL THAT piece or parcel of land measuring 04 (four) Cottahs 14 (fourteen) Chittaks and 00 (zero) Sq. Ft. be the same a little, more or less, comprised in E. P. No. 1571, in C. S. Plot No. 357 (P), of Mouza - Ibrahimpore, J.L. No. 36, within the Police Station - Jadavpur, in the District of South 24 Parganas and duly mutated their join names in the records of The Kolkata Municipal Corporation in respect of the said property and the said property was then known and numbered as Municipal Premises No. 76/9/79, Jadavpur Central Road, locally known as 9/28, Bijoygarh, within Ward No. 95, Police Station - Jadavpur, Kolkata - 700 032 and was enjoying the same paying municipal taxes regularly, without any interruption from any person or persons from all encumbrances.
- E. That while seized and possessed of the said Owners as aforesaid for better living and enjoyment reconstructed the old building into a two storied building in and upon the said premises out of their own resources and was enjoying the same free from all encumbrances paying taxes regularly.
- F. That while seized and possessed of for better living and enjoyment the said four Owners amicably partitioned the aforesaid two storied building amongst themselves by virtue of a Deed of Partition dated 30th August, 1992, registered before the District Sub-Registrar at Alipore and recorded in Book No. I, Volume No. 284, pages 225 to 236, Being Deed No. 15029, for the year 1992 whereby and where under said **Sri Pranab Kumar Sen** was exclusively allotted with the **demarcated First floor, Front portion** of the said two storied building together with undivided proportionate share of land attributable to such constructed areas along with the right to use the common parts and portions of the said building with all easement rights thereto and **Sri Dipak Kumar Sen** was allotted with the all that **demarcated Ground floor, Front portion** of the said two storied building

together with undivided proportionate share of land attributable to such constructed areas along with the right to use the common parts and portions of the said building with all easement rights thereto and **Sri Prasanta Kumar Sen** was allotted with all that **demarcated Ground floor, Back portion** of the said two storied building together with undivided proportionate share of land attributable to such constructed areas along with the right to use the common parts and portions of the said building with all easement rights thereto and **Sri Jayanta Kumar Sen** was allotted with the all that **demarcated First floor, Back portion** of the said two storied building together with undivided proportionate share of land attributable to such constructed areas along with the right to use the common parts and portions of the said building with all easement rights thereto .

- G. Although the said owners executed the aforesaid Deed of Partition amongst themselves but, subsequently have changed their mind and were desirous to have all the separate individual units into a single unit and accordingly to merge the separate apportioned portion of the building in their joint names executed and registered a Declaration dated 16th June, 2014 , registered before the D.S.R.- I at Alipore , District 24 Pargans South and recorded in Book No. I, CD volume No. 11, Pages 1466 to 1480, Being No. 01933 for the year 2014, and thereafter jointly mutated their names in the records of the Kolkata Municipal Corporation in respect of the First Schedule.
- H. That while seized and possessed of said Dipak Kumar Sen who was a Hindu, governed by the Dayabhaga or Bengal School of Hindu Law died intestate on 07/04/2008, leaving behind surviving him his wife Smt. Susmita Sen and only married daughter Deblina Roy Choudhury wife of Prasun Roy Choudhury as his legal heirs, and successors and no other person or persons as his heirs, heiress and successors , who inherited the said undivided one fourth share of the property property as per Hindu Succession Act., 1956.
- I. That while seized and possessed of the said Prasanta Kumar Sen who was a Hindu, governed by the Dayabhaga or Bengal School of Hindu Law died intestate

on 13/06/2011, leaving behind surviving him his only married daughter Smt. Ruby Gupta wife of Angshuman Gupta and only son Sri Prasenjit Sen, as his legal heirs, and successors and no other person or persons as his heirs, heiress and successors, who inherited the said undivided one fourth share of the property as per Hindu Succession Act., 1956. His wife Joysri Sen predeceased him on 09/01/2010.

- J. That in the circumstances referred to above the said Owners herein of the First Part now thus jointly seized and possessed of the said undivided One-Fourth Share of the total land measuring 04 Cottahs 14 Chittaks and 0 Sq. ft. be the same a little more or less, together with one two storied building standing thereon, situate at Municipal Premises No. 76/9/79, Jadavpur Central Road, locally known as 9/28, Bijoygarh, Police Station – Jadavpur, Kolkata – 700 032, morefully described in the Schedule below, hereinafter for the sake of brevity referred to as the “SAID PROPERTY” in their respective allotments, having unfettered right, title and interest thereto and free from all encumbrances.
- K. The said Owners herein represented to the Developer of their intention to develop ALL THAT piece and parcel of undivided One-fourth share of the total land measuring 04 (Four) Cottahs 14 (Fourteen) Chittaks 0 (Zero) Sq. ft. of land comprised in E. P. No. 1571, in C. S. Plot No. 357 (P), of Mouza - Ibrahimpore, J.L. No. 36, within the limits of The Kolkata Municipal Corporation, Ward No. 095, now known and numbered as Municipal Premises No. 76/9/79, Jadavpur Central Road, locally known as 9/28, Bijoygarh, Police Station – Jadavpur, Kolkata – 700 032 through the Developer herein. It is further clarified that the Owners shall empower the Developer to prepare a new building Plan by their Architect at their own cost and expenses on the aforesaid land comprised in the Premises and shall submit the same before The Kolkata Municipal Corporation for sanction in the name of the present Owners and the title of the Owners are free, clear, marketable and free from all encumbrances.
- L. Be it noted that the Developer herein have had also negotiated, finalized, executed and registered a Development Agreement with the remaining co-owner of

undivided three- fourth share of the property and hereby execute this separate agreement for development of the remaining undivided one-fourth share of the property morefully described hereinabove.

M. Relying on the aforesaid representation of the Owners herein and being fully satisfied with the title of the property the Developer agreed to develop ALL THAT piece and parcel of undivided one-fourth share of the total land measuring 04 (Four) Cottahs 14 (Fourteen) Chittaks 0 (Zero) Sq. ft. of land comprised in E. P. No. 1571, in C. S. Plot No. 357 (P), of Mouza - Ibrahimpore , J.L. No. 36, within the limits of The Kolkata Municipal Corporation, Ward No.-095, now known and numbered as Municipal Premises No. 76/9/79, Jadavpur Central Road, locally known as 9/28, Bijoygarh, Police Station – Jadavpur, Kolkata – 700 032, on terms of condition as contained hereinafter.

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

ARTICLE - I DEFINATIONS

A. In this agreement unless it be contrary or repugnant to the subject or context the following words and/or expressions shall mean as follows :

- i) " the OWNERS " shall mean the Owners above named and their respective heirs, executors, administrators, successors, legal representatives, nominees and assigns.
- ii) " The DEVELOPER " shall mean the Developer above named and its Partners for the time being and their respective heirs, executors, administrators , successors-in-office , legal representatives, nominees and assigns .
- iii) " The LAND shall means ALL THAT piece and parcel of undivided one-fourth share of the total land measuring 04 (Four) Cottahs 14 (Fourteen) Chittaks 0 (Zero) Sq. ft. of land comprised in E. P. No. 1571, in C. S. Plot No. 357 (P), of

Mouza - Ibrahimipore , J.L. No. 36, within the limits of The Kolkata Municipal Corporation, Ward No. 095, now known and numbered as Municipal Premises No. 76/9/79, Jadavpur Central Road, locally known as 9/28, Bijoygarh, Police Station – Jadavpur, Kolkata – 700 032 , as morefully described in the FIRST SCHEDULE hereunder written on which the new proposed building is to be constructed as per the new sanctioned building plan to be obtained from the Kolkata Municipal Corporation .

- iv) "ARCHITECT" shall mean such Architect or firm of Architects whom the Developer may , from time to time appoint as Architect for the new multistoried building .
- v) " The BUILDING PLAN" shall mean the map or plan as to be sanctioned by The Kolkata Municipal Corporation or revised modified building plan as to be sanctioned in respect of the said premises and shall also wherever the context permits , includes such plans modified or revised , drawings , designs , elevations and specifications as are prepared by the Architect including variations / modification therein if any .
- vi) "The NEW BUILDING" shall mean the Multi Storied building to be constructed as per sanctioned building plan to be obtained from The Kolkata Municipal Corporation on the premises by the Developer in pursuance hereof on the land described hereinabove .
- vii) " The CONSTRUCTIONAL HABITABLE AREA" herein shall mean the habitable and/or saleable areas of the entirety of the First to the Upper floors of the new building including the lobbies, staircase, appurtenant thereto but excluding the roof and the Car Parking areas of the Ground floor .
- viii) " SUPER BUILT UP AREA " shall mean all the covered areas including storage spaces within the Premises which are to be jointly owned for common usage by the Flat Owners of the building .

- ix) "The OWNERS' ALLOCATION " shall mean upon completion of construction of the new proposed building the Owners shall be entitled to ALL THAT (i) the self contained habitable flats complete in all respect in the entire Fourth Floor of the new proposed multistoried building measuring 1864 Sq. Ft. Built up area more or less and (ii) Two covered Car Parking space in the Ground Floor, Southern side of the new proposed multistoried building and (iii) one demarcated space in the Ground Floor, South West corner portion of the premises with standard specification and which is to be constructed but subject to sanction of the building plan by The Kolkata Municipal Corporation TOGETHER WITH the common portions of the building in accordance with the terms and conditions of these presents . .
- x) "The DEVELOPER'S ALLOCATION " shall mean the remaining self contained habitable Flats complete in all respect in the remaining portions of the new proposed multistoried building to be constructed including an additional floor as to be sanctioned by the KMC subsequently with standard specification and along with one shop room in the Ground Floor and as well as the remaining covered and/or open Car parking spaces in the Ground Floor of the new multistoried proposed building which is to be constructed as per plan as to be sanctioned by The Kolkata Municipal Corporation save and except the Owners' allocated portion as aforesaid which is to be constructed TOGETHER WITH the common portions of the building.
- xi) "COMMON EXPENSES" shall mean and include all expenses to be incurred by the Unit/Owners for the management and maintenance of the multistoried Building and the premises after obtaining peaceful possession of the new proposed building by the individual Flat Owners .
- xii) "COMMON PORTIONS , FACILITIES & AMENITIES " shall mean all the common areas and installations to comprise in the new multistoried building and the premises, after the development, including, staircases, lobbies, lift, the

ultimate roof, passages, path ways, boundary walls, durwan's room (if any), W.C. and other facilities which may be mutually agreed upon and between the parties as required for the establishment location enjoyment provisions maintenance and/or management of the building .

- xiii) "SALEABLE SPACE" shall mean the space in the building available for independent use and occupation after making due provision for Owners' Allocation and common and the space required therefore .
- xiv) "PROJECT" shall mean the work of development undertaken to be done by the Developer in pursuance hereof, till the development of the premises be completed and possession of the completed Units is taken over by the Unit Owners .
- xv) "PROPORTIONATE SHARE " with all its cognate variations shall mean such ratio, the covered area of any Unit or Units be in relation to the covered area of all the Units in the new building .
- xvi) "UNIT" shall mean any flat or other covered area in the new building, which is capable of being exclusively owned, used and/or enjoyed by any Unit Owners and which is not the common portions .
- xvii) "UNIT OWNERS" shall mean any person who acquires, holds and/or owns any Unit in the new building and shall include the Owners and the Developer, for the Units held by them, from time to time .
- xviii) "TIME" : the building shall be completed within 24 (Twenty four) months from the date of obtaining sanction of building plan and/or from the date of clear vacant peaceful possession to be given by the Owners to the Developer whichever is later within which time the Owners' allocated portion in the new

proposed building is to be handed over to the Owners, save and except delay due to Force Majeure reasons .

- xix) "SOCIETY" shall mean the Society or Associations to be formed for the purpose of maintenance of the new building and the premises and for collecting and defraying the common expenses provided that until such Association is formed the Developer would be entitled to manage and/or maintain the new building and the premises and to collect the common expenses .
- xx) "SPECIFICATIONS" shall mean the specifications for completing the new building as stated in the SECOND SCHEDULE hereto.
- xxi) " The TITLE DEED " shall mean all the Deeds and documents referred to hereinabove in the recital in respect of the undivided one-fourth share of the total land measuring 04 (Four) Cottahs 14 (Fourteen) Chittaks 0 (Zero) Sq. ft. of land comprised in E. P. No. 1571, in C. S. Plot No. 357 (P), of Mouza - Ibrahimipore, J.L. No. 36, within the limits of The Kolkata Municipal Corporation, Ward No. 095, now known and numbered as Municipal Premises No. 76/9/79, Jadavpur Central Road, locally known as 9/28, Bijoygarh, Police Station - Jadavpur, Kolkata - 700 032, Sub Registry office - Alipore , District South 24 Parganas .
- xxii) "ADVOCATE" to the project shall mean SUBIR KUMAR DUTTA, Advocate of No. 18, Manick Bandopadhyay Sarani, Police Station - Regent Park, Kolkata - 700 040 or such other Advocates whom the Developer may, from time to time, appoint as the Advocates for the Project .

B. THE OWNERS HAVE REPRESENTED TO THE DEVELOPER AS FOLLOWS :-

- i) That the Owners absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the said undivided share of the said Premises mentioned hereinabove .
- ii) That the right title and interest of the Owners in the said undivided share of the said Premises mentioned hereinabove is free from all encumbrances and Owners have a marketable title to the same .
- iii) That the entirety of the said undivided share of the Premises mentioned hereinabove are in actual, has and physical possession of the Owners .
- iv) That the Owners have not received any notice for acquisition or requisition of the said Premises mentioned hereinabove or any part or portion thereof under any of laws for the time being in force.
- v) Neither the premises nor any part thereof has been attached and/or is liable to be attached under any decree or order of any Court of law or due to Income tax , Revenue or any other Public Demand .
- vi) That the Owners have not entered into any Agreement for Sale , Lease, Development or otherwise for transfer and/or development of the said undivided share of the said Premises mentioned hereinabove or any part or portion thereof in favour of any one other than in favour of the Developer herein.
- vii) That the Owners are not aware of any impediment affecting the said undivided share of the Premises mentioned hereinabove whereby they are in any way barred from entering into this Agreement .
- viii) That the Owners are fully and sufficiently entitled to deal with , develop and/or dispose off proportionate share of the said undivided share of the Premises mentioned hereinabove and thus enter into this Agreement .

ARTICLE – II

COMMENCEMENT

- 2.1 This Agreement shall be in force from the date hereof and subsequently time may be extended during the duration of the "FORCE MAJURE" .

- 2.2 This Agreement shall cease to operate only in the event of complete transfer and registration of all the Developer's allocated saleable space in the new proposed multi storied building by the Developer in the manner as provided herein which shall be preceded by construction and delivery of possession of the Owners' allocation as per terms and conditions of these presents .

ARTICLE - III

OWNERS' RIGHT & REPRESENTATION

- 3.1 The Owners now absolutely seized and possessed of or otherwise well and sufficiently entitled to the said undivided share of the said Premises and shall retain symbolic possession during the time of construction work as per sanctioned plan by the Kolkata Municipal Corporation with standard building materials .
- 3.2 The said undivided share of the premises is free from all encumbrances and the Owners have a marketable title in respect of the undivided share of the said premises .
- 3.3 The Owners shall deliver or hand over all original copies to the Developer against accountable receipt and all the documents relating to the said property which are in possession and control of the Owners at the time of execution of these presents to the Developer and the Developer shall retain all originals and all other relating documents regarding the said property till completion of the building and shall hand over the same to Owners at the time of handing over peaceful possession of the Owners' allocated portion to the Owners.

ARTICLE - IV

DEVELOPER'S RIGHT & REPRESENTATION

- 4.1 The Owners hereby grant subject to what has been herein under provided exclusive right to the Developer to develop the said undivided share of the said Premises

and construct multistoried building at the said premises in accordance with the new plan or plans as to be sanctioned by The Kolkata Municipal Corporation and/or by any other appropriate with or without any amendment and/or modification.

- 4.2 All applications, plans and other papers and documents as may be required by the Developer for obtaining necessary sanction of plan/revised plan from The Kolkata Municipal Corporation, shall be prepared and submitted by the Developer on behalf of the Owners at the cost and expenses of the Developer and the Owners shall sign and execute all such plans and applications, other papers and documents as and when necessary and the Developer shall pay and bear all fees charges and expenses required to be paid or deposited for obtaining sanction of plan and development of the said premises and the Owners shall have no responsibilities to bear any cost whatsoever .
- 4.3 That save and except the Owners' allotted portion the Developer has full rights to execute any agreement for sale , transfer and convey the Developer's allocation in the multistoried building according to its own choice .

ARTICLE – V DEVELOPER'S OBLIGATIONS

- 5.1 The Developer shall use and/or cause to be used such standard building materials as shall be specified by the licenced building Surveyor or registered Architect of the Building PROVIDED HOWEVER proportion and quality of such materials shall confirm to the accepted standard of I.S.I Specification and the building rules regulations and/or orders in force for the time being .
- 5.2 The building shall be constructed and completed by the Developer shall consist of the specification provided in SECOND SCHEDULE hereunder written and all Flats/Units as well as common areas and facilities shall consist of and be provided with materials, fixtures, fittings, and facilities. Under no circumstances,

irrespective of any ground of whatsoever, the Developer shall not be entitled to claim or demand any payment of whatsoever nature from the Owners in respect of erection, construction and completion of the said building including Owners' allocated portion / portions.

- 5.3 The Developer shall construct and complete the Building under its direct supervision and control and with the best workmanship and like manner and shall comply with all statutory Regulations, Building Rules and statutory stipulations from time to time to be imposed or as would be made applicable, in the event the Developer assigns or sub-contracts any part of the work, it shall ensure incorporating of the above restrictions and compulsory stipulations for record and full compliance, Notwithstanding the above, the Developer shall remain responsible and liable for fulfillment of the terms and obligations contained herein.
- 5.4 All costs, charges, fees, levies, impositions, statutory payments, taxes and expenses of whatever name called for erection, construction and completion of the said building, its materials, fittings and fixtures in all respect, including temporary and residential connections of water, sewerage, electricity in accordance with law and other amenities for the building shall be paid and borne by the Developer and the Owners have no responsibility and/or liability towards payment of any dues, liabilities, costs, charges and expenses by whatever name called relating to and/or arising there from in any manner of whatsoever nature. However to avoid any future doubts, it is made clear that the costs, deposit and charges for individual and separate Electricity Meters for the respective Flat/Unit shall be borne by the concerned Unit Owners and the Developer shall have no responsibility for the same).
- 5.5 The Developer shall be responsible and liable for payment of and/or meeting all costs, charges, fees, levies and expenses of the building materials, all permissions, licenses, quota as and other requirements for erections, construction

and completion of the building in totality . Under no circumstances the Owners shall be responsible or liable for payment of any amount of whatsoever nature or on any account either to the Developer or to any other persons or otherwise for erection, construction and completion of the said newly proposed building or any part thereof or on any other account or for any other acts, deeds, obligations and things by whatever name called that may be done executed or performed by the Developer. The Developer shall at its own costs and expenses, cause to be required for supply of standard building materials so as to ensure the progress of erection, construction and ultimate completion of the Building within the time specified herein .

- 5.6 While dealing with and/or entering into any Agreements and/or dealing with commitments relating to the Developer's allocated portion (as defined hereinbefore) or any part thereof, the Developer shall fully comply with, observe, fulfill and perform the requirements under the law and while incorporate and ensure fulfillment and compliance of all restrictive conditions and covenants contained herein, save as provided hereinafter, the Owners shall not be responsible or liable for any commitments that may be made by the Developer.
- 5.7 In the event of any loss or injury or damages being caused of any nature or in any manner whatsoever including injury and/or damage to any person or persons or property of or any loss of life, the Developer shall be solely liable and responsible for the same and the consequences arising therefrom in all respect and shall at all point of time keep the Owners indemnified for the same and all consequences. It is specifically agreed and understood that the Owners shall not be responsible and/or liable either for any act or mode and manner of construction, defects, deviations, damages or any proceedings if initiated by any person(s) and/or authority relating to and or arising out of erection, construction or completion of the said newly proposed building or any part thereof . All actions, proceedings and consequences arising there from shall be attended to, defended, prosecuted and complied with and faced by the Developer at its own costs and expenses and shall keep the Owners

indemnified from all or any loss damages, costs and consequences, suffered or incurred there from .

- 5.8 Notwithstanding anything contained or stated herein, all labours, workers, supervisors and other employees or persons by whatever definition employed, engaged, deputed, appointed or required for erection, construction and completion of the building shall be regarded as the Developer's employees or workmen and the Owners shall have no concern with them and not be responsible or liable for meeting any obligations in any manner whatsoever.
- 5.9 The Developer shall be solely responsible for and make and pay all payments, wages, dues , contributions, entitlements contractual and/or statutory obligations and requirements of the workmen, supervisors, workers, labours, employees, architects and others by whatever name called or described, appointed, deputed or engaged or required or put on site for the erection, construction and completion of the said newly proposed building and every part thereof and the Owners shall under no circumstances be deemed to be the employer and no responsibility and/or liability will shift upon him and the Developer shall keep the Owners indemnified from all or any claim, damages, payments costs and consequences suffered or incurred, therefrom.
- 5.10 The Developer shall be duty bound to complete the Owners' allocated portion in all respect including permanent domestic water and sewerage connection and but the Unit Owners shall pay for individual electric meter connection for each Unit/Flat which shall be arranged by the Developer at extra cost and make the same fully habitable for user as per law within the said 24 (Twenty Four) months from the date of obtaining sanction of building plan or from the date of obtaining peaceful vacant possession of the said Premises by the Developer from the Owners which ever is later, which unless prevented by Force Majure reasons at the said premises without default or deviation, save and except for the reasons mentioned hereinabove . It is however agreed that the Developer

shall hand over peaceful possession of the Owners' allocated portion complete in all respect to the Owners herein first prior to handing over possession to the intending Purchasers of the Developer's allocated portion .

ARTICLE - VI
OWNERS' OBLIGATIONS

- 6.1 The Owners herein shall sign and execute all plans , drawings , specifications , elevations , forms , applications and all other papers and verify and affirm required affidavits and declarations as may be required from time to time for all or any permissions , consent , sanction or licence required under the law in connection with or relating to or arising out of construction erection and completion of the said multistoried building or as may be required from time to time in accordance with law.
- 6.2 To provide the Developer with appropriate powers as are or may be required in connection with sanction , construction, erection completion of the newly proposed building and to appear for and represent the Owners before all concerned authorities and to make sign and execute applications, declarations and other relevant papers and documents to appropriate authorities for obtaining all quotas , entitlements , permits, licences and other allocations of building materials and/or for temporary and permanent connections of water, sewerage and electrically or as may required from time to time , in accordance with law and/or otherwise concerning negotiations for transfer of flats to the intending Purchasers of Developers share thereof and all cost and expenses in that respect shall be borne by the Developer and in this respect the Owners shall appoint Smt. Piya Roy and Smt. Kuntala Dutta, both Partners of NIRMAN ASSOCIATES , the Developer Company herein as their Attorneys to do all the acts, deeds and things for completion of the newly proposed building in and upon the aforesaid premises .

ARTICLE – VII

- 7.1 In the event the Owners are desirous of having any additional or special type of fittings other than that provided hereunder written in their allocated portion or any part thereof, the Developer shall have the same duly provided subject to the costs, charges and expenses for the said fittings and fixtures shall be separately paid and borne by the Owners immediately on demand by the Developer.
- 7.2 The land upon which the said building shall be erected and constructed and appurtenant thereto as also the common areas facilities to be provided for and/or at the said multistoried building shall always remain common, impartible, indivisible and undivided whereas the Owners shall be at liberty to deal with their allocated portions together with the undivided proportionate part or share of the land as well as the common areas and facilities. The Developer shall similarly be entitled to deal with its allocated portion together with the undivided proportionate part or share of the land as well as common areas and facilities in accordance with law.
- 7.3 The format of the Draft Indenture of Conveyance, that may be required to be executed and registered by the Owners unto and in favour of the Developer and/or its nominee or nominees in respect of and/or relating to the Developer's allocated portions and/or any part thereof, shall be prepared by the Developer's Advocate Sri Subir Kumar Dutta and the Owners shall only execute Indenture of Conveyance (s) unto and in favour of the Developer and/or its nominee or nominees as the case may be subject to the terms and conditions provided herein.
- 7.4 Subject to the above restrictions and conditions contained herein the Attorney shall be entitled to enter into any contract or agreement relating to Developer's allocated portions on such terms and conditions and stipulations as it may deem fit and proper in accordance with law and the Owners shall execute required Indenture, unto and in favour of the said nominee or nominees of the

Developer and cause the same registered in accordance with law and admit such execution registration provided however, all costs, charges and expenses of the required value of stamp duty, registration costs or incidental thereto and paid and borne by the Developer and/or its nominee or nominees, as the case may be .

ARTICLE – VIII COMMON OBLIGATIONS

8.1 On and from the date of completion of the building in accordance with law and hand over vacant possession of Owners' allocation in the new proposed building , the Owners as well as the Developer shall comply with and/or ensure compliance with the under mentioned requirements and restrictions , without any default :-

- a. To pay punctually and regularly for their respective allocations all rates , taxes , levies , fees charges , impositions and outgoing to the concerned authorities or otherwise as may be mutually agreed upon by and between the parties hereto.
- b. To pay punctually and regularly to pay their respective proportionate part of share of maintainance charges for the common areas and facilities and until formation and registration of the said premises under provisions of the West Bengal Apartments Act and the Rules framed thereunder , the Developer shall be entitled to collect and provided the required services thereof for a period of six months after the completion of the said building within which time the association is to be formed by the Flat Owners of the said new building .

ARTICLE – IX MISCELLANEOUS

9.1 This Agreement shall always be treated as an agreement by and between "Principal" to "Principal". The Owners and the Developer have entered

into this Agreement purely as a Contract and nothing contained herein shall be deemed to construed or constitute as Partnership between the Owners and the Developer or an Association or persons. Nothing in these presents, shall be construed as a sale, demise or assignment or conveyance in lieu of the said premises or any part thereof to the Developer by the Owners or as creating any right title or interest in respect thereof in favour of the Developer other than an exclusive permission and right in favour of the Developer to develop the same there under subject to the terms and conditions of these presents.

- 9.2 Within six months from the date hereof or any time earlier after obtaining sanction of building plan from the Kolkata Municipal Corporation, the Owners shall hand over peaceful and vacant possession of the aforesaid premises to the Developer and as from the date of delivery of possession of the said premises by the Owners in favour of the Developer, the possession of the said the premises along with the rights of the Developer in respect of the said premises by virtue of this presents and/or in pursuance thereof shall not be obstructed or disputed or challenged or disturbed by the Owners provided the Developer is carrying on with the project in terms of this agreement.
- 9.3 The Developer at its own cost and expenses shall provide one alternative accommodations to the Owners during the time of construction of the new proposed building within a radius of two K. M. of the existing Premises with the approval and suitability of the Owners herein and shall bear such rents upto a maximum of Rs.10,000.00 (Rupees Ten Thousand) only per month till the date of handing over the Owners' allocated portion to the Owners in the new proposed building.
- 9.4 The Developer shall be entitled to demolish the existing building at their own cost and expenses and shall enjoy the sale proceeds of the salvage for which the Owners shall have no objection for the same.

- 9.5 It is also agreed and accepted between the parties hereto that the Owners shall have the right to egress and ingress during the time of construction in and upon the Premises for observation and supervision of the constructional work of the new proposed building to be constructed as per the sanctioned building plan.
- 9.6 All the dues, arrears or outstanding in respect of the said Premises on account of The Kolkata Municipal Corporation taxes, levies whatsoever till the date of handing over possession of the existing building in the said premises shall be to the account of the Owners and from such date of taking over possession of the existing premises from the Owners to the Developer, shall be borne and paid by the Developer. After completion of the new proposed building and handing over vacant possession of the individual Units to the Owners and/or the prospective Flat/Unit Purchasers the taxes and other outstanding shall be paid proportionately by the Unit Owners either in respect of the aforesaid Premises or the constructed area of such building.
- 9.7 It is understood that from time to time to facilitate the construction of the building by the Developer various acts, deeds matters and things not herein specified but related to any new rules imposed by the relevant authority in connection to the construction of the said new multistoried building as may be required to be done, executed and performed and for which the Developer shall require adequate powers and authorities from the Owners and for such matters, the Owners shall provide all required additional power and authorities unto and in favour of the Developer as and when the same is or are required and called upon and to execute, sign all such additional applications and other papers and documents as may be required from time to time in accordance with law provided that those acts, deeds matters and things do not in any way infringe or prejudice the right of the Owners and or be contrary to the terms and stipulations contained in these presents or against the spirit thereof.

- 9.8 It is clarified that all works of development shall be done by the Developer at its own costs and expenses but for and on behalf of themselves and/or their nominee/ nominees in respect of the Developer's Area and for and on behalf of the Owners in respect of the Owners' Area.
- 9.9 The Developer after completion of construction of the said new multistoried building shall give a thirty days notice period to the Owner herein to take over her allocated portion of the said building . After the expiry of 30 (thirty) Days from the date, the Developer serve to the Owner a notice of completion of the Owner's Allocation under the terms of this agreement, the liability of the Developer to pay the Municipal taxes and other liabilities in respect of the Owner's Allocation would cease to continue.
- 9.10 If the Developer fails to complete the Owners' allocated portion including the building within the specified time as aforesaid save and except for reasons due to Force majeure, then in such case a grace period of further three months will be given to the Developer for completion of the same with a demurrage of Rs. 10,000.00 (Ten thousand) only per month payable to the Owners by the Developer for such three months. But even after the expiry of such three months if the Developer fails to complete such building then in such case the Owners shall take over possession of the building from the Developer and shall complete such incomplete works either through a separate contractor or by themselves as the case may be . In such case the total cost involved by the Developer till that date for construction of such building shall be ascertained by a Chartered Engineer in presence of both the parties hereto and shall be returned to the Developer after adjustments if any by the Owners herein.
- 9.11 Till such time the Association or body is not formed , the premises shall be managed and maintained by the Developer and the cost thereof would be borne and paid by the Owners and the Developer or their respective nominees in their respective proportionate share. The rules and regulations for such

management and maintenance shall be as such as may be duly agreed upon by the Owners herein and the Developer.

- 9.12 Each party shall be responsible and liable for their respective share of taxes and impositions relating to their respective allocations.
- 9.13 The certificate of the Architect relating to completion of construction/development and the costs incurred therefore shall be final.
- 9.14 The notice of completion issued by the Developer by registered post or by such similar acceptable mode addressed to the Owners and sent to their respective last known address or addresses intimating that the Owners' Area completed in the manner stated herein and is ready for delivery after obtaining the completion or occupancy certificate of the concerned or Municipal authorities has been obtained, shall completely absolve the Developer of its obligation to deliver the Owners' Area to the Owners under this Agreement.

ARTICLE - X
FORCE MAJURE

- 10.1 The parties hereto shall not be considered to be liable for any obligation herein under to the extent that the performance of the relative obligations prevented by the existence of the "FORCE MAJURE" which shall mean and include flood, earth quake, riot, war, storm, tempest, communal riots, strike, lock out, and/or any other acts or commission or any delay caused due to stop work by K.M.C, election & other delays in granting permission / clearances by the C.E.S.C, Completion Certificate by the K.M.C & other bodies for which the Developer has no fault which is beyond the control of the Developer as affected thereby and shall be suspended from the obligation during the duration of the "FORCE MAJURE".

ARBITRATION - XI

Disputes relating to this Agreement or its interpretation shall be referred to the Arbitration of an Arbitral tribunal, consisting of Two Arbitrators (Tribunal), one each to be appointed by the Parties hereto and the Third if required to be appointed by the two Arbitrators so appointed. The Award of the Tribunal shall be final and binding on the Parties. The Arbitration proceedings will be in Kolkata unless otherwise agreed.

SCHEDULE OF THE PROPERTY
AS REFERRED TO ABOVE

ALL THAT piece and parcel of undivided one-fourth share of the total land measuring 04 (Four) Cottahs 14 (Fourteen) Chittaks 0 (Zero) Sq. ft. more or less equivalent to 01 Cottah 03 Chittacks and 22.5 Sq.ft. more or less of land with undivided one-fourth share of two storied building measuring 800 Sq.ft. in each floor of the existing building equivalent to undivided 400 Sq.ft. more or less comprised in E. P. No. 1571, in C. S. Plot No. 357 (P), of Mouza - Ibrahimpore, J.L. No. 36, within the limits of The Kolkata Municipal Corporation, Ward No. 095, now known and numbered as Municipal Premises No. 76/9/79, Jadavpur Central Road, locally known as 9/28, Bijoygarh, Police Station - Jadavpur, Kolkata - 700 032, within the limits of the Kolkata municipal Corporation Ward No. 095, Sub-Registry Office at Alipore, in the District of South 24 Parganas, together with all easement and use meant and all rights of ingress and egress rights and the said land is butted and bounded in the following manner:-

ON THE NORTH : By KMC Road ✓
 ON THE EAST : By Jadavpur Central Road . ✓
 ON THE SOUTH : By Pre. No. , Jadavpur Central Road ✓
 ON THE WEST : By Vacant land . ✓

THE SECOND SCHEDULE ABOVE REFERRED TO
SPECIFICATION OF WORK
(MANNER OF COMPLETION OF THE NEW BUILDING)

Construction to be made and equipments, fittings and fixtures to be installed and provided in the building shall be standard quality and according to the plans and advice of the architect and including the following :-

The building will be a Multistoried building with the following facilities:-

- Superior Designed luxurious flats.
- Attractive Elevation of the Building.
- Covered Car Park with each flat (Owners' allocation) .
- * Well-decorated lobby (if any) .
- Intercom facility.
- Landscaping where possible.
- Anti-termite treatment of building-foundation.

Foundation As per architect's drawing based on soil investigation report.

Structure R.C.C. framed structure 10" / 8" thick external and 5" X 5" thick brick wall with column and beams and walls of brick .

Steel Good quality TMT bar of make Elegant, Shyam etc. will be provided

Cement Ultratech/Lafarge/Ambuja brand of cement will be used.

Doors: To be done by the Owners but space for such Doors with door frame only is to be provided by the Developer as per the sanction plan

Windows: To be done by the Owner but space for such Window is to be provided by the Developer as per the sanction plan .

Flooring: Building staircase and landings will be of good quality marble with ornate railing. Inside Flooring of Owner's allocated Flats to be done by the Owner.

Building lobby:	Flooring will be same that of same as that of the stairs and landing.
Toilets/W.C :	Internal concealed pipeline to be completed by the Developer as per directions of the Owner . But sanitary fittings and fixtures to be done by the Owner .
Kitchen:-	Internal concealed pipeline to be completed by the Developer as per directions of the Owner . But fittings and fixtures to be done by the Owner.
Electrical :-	Standard Copper wiring of good make in concealed conduits upto switch board in the Owner's allocated portion is to be done by the Developer.
Internal finish:-	Wall putty finish on walls and ceiling.
External finish:-	Good quality Weather coat paint of ICI or Asian Paints
Water supply :-	KMC supply line , reservoirs (overhead and underground)
Roof	Roof tiles with adequate water proofing .
Lift & machinery	Reputed brand of lift will be installed (Laser Or L.T. Elevator)
Electric Meter	Full cost for Procurement of electric meter for individual flats from CESC shall be on account and cost of flat Purchasers/Owners.

IN WITNESSES WHEREOF the parties hereto set, sealed and subscribed their respective hands and seal on this day, month and year above first above written .

SIGNED AND DELIVERED by

The OWNER at Kolkata

in presence of :

- 1) Pradeep Roy
Alipore Police Court.
Kolkata-27.
- 2. Ranjan Das.
Alipore Police Court
Cal. 27

(Handwritten Signature)
(RUBY GUPTA)

(Handwritten Signature)
(PROSENJIT SEN)

SIGNED AND DELIVERED by

The DEVELOPER at Kolkata

in presence of :

- 1) Pradeep Roy
Alipore Police Court.
Kolkata-27.
- 2. Ranjan Das.
Alipore Police Court
Cal. 27

NIRMAN ASSOCIATES

(Handwritten Signature)
Partner

NIRMAN ASSOCIATES

(Handwritten Signature)
Partner

DRAFTED BY :-

(Handwritten Signature)
SUBIR KUMAR DUTTA.
Advocate.

Alipore Civil and Criminal Court, Kolkata - 700 027.

WB-2165199.

Thumb Fore Middle Ring Little



Left Hand
Finger Prints



Right Hand
Finger Prints



Name :- RUBY GUPTA

Signature :-

A handwritten signature in black ink, appearing to read 'Ruby Gupta'.

Thumb Fore Middle Ring Little



Left Hand
Finger Prints



Right Hand
Finger Prints



Name :- PROSENJIT SEN

Signature :-

A handwritten signature in black ink, appearing to read 'Prosenjit Sen'.

Thumb Fore Middle Ring Little



Left Hand
Finger Prints



Right Hand
Finger Prints



Name :- PIYA ROY

Signature :-

Piya Roy

Thumb Fore Middle Ring Little



Left Hand
Finger Prints



Right Hand
Finger Prints



Name :- KUNTALA DUTTA

Signature :-

Kuntala Dutta



Government of West Bengal

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






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

Signature / LTI Sheet of Query No/Year 16051000037107/2020

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

Sl No.	Name of the Executant	Category		Finger Print	Signature with date
1	Smt RUBY GUPTA 9/28, BIJOYGARH, P.O:- JADAVPUR, P.S:- Jadavpur, Kolkata, District:-South 24- Parganas, West Bengal, India, PIN - 700032	Land Lord			 16.01.2020
2	Mr PROSENJIT SEN 9/28, BIJOYGARH, P.O:- JADAVPUR, P.S:- Jadavpur, Kolkata, District:-South 24- Parganas, West Bengal, India, PIN - 700032	Land Lord			 16.01.2020
3	Smt PIYA ROY 24, MANDIVILLE GARDENS, Flat No: A- 3/4, P.O:- GARIAHAT, P.S:- Gariahat, Kolkata, District:-South 24- Parganas, West Bengal, India, PIN - 700019	Represent ative of Developer [NIRMAN ASSOCIA TES]			 16.01.2020

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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Smt KUNTALA DUTTA 45F/1C, MANICK BANDYOPADHYAY SARANI, P.O:- REGENT PARK, P.S:- Regent Park, Kolkata, District:- South 24-Parganas, West Bengal, India, PIN - 700040	Represent ative of Developer [NIRMAN ASSOCIA TES]			 16.01.2020
SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr PRADEEP ROY Son of Late PARIMAL ROY ALIPORE POLICE COURT, P.O:- ALIPORE, P.S:- Alipore, Kolkata, District:-South 24- Parganas, West Bengal, India, PIN - 700027	Smt RUBY GUPTA, Mr PROSENJIT SEN, Smt PIYA ROY, Smt KUNTALA DUTTA			 16.01.2020


(Sukanya Talukdar)

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

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

GRN: 192019200153540581

GRN Date: 16/01/2020 10:41:37

BRN: 1K0AKKUNN9

Payment Mode Online Payment

Bank: State Bank of India

BRN Date: 16/01/2020 10:42:29

DEPOSITOR'S DETAILS

Id No. : 16051000037107/3/2020

[Query No./Query Year]

Name : Subir Kumar Dutta

Contact No. : Mobile No. : +91 9830034264

E-mail :

Address : 18 Moore Avenue Kolkata700040

Applicant Name : Mr SUBIR KUMAR DUTTA

Office Name :

Office Address :

Status of Depositor : Advocate

Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement
Payment No 3

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	16051000037107/3/2020	Property Registration- Stamp duty	0030-02-103-003-02	5020
2	16051000037107/3/2020	Property Registration- Registration Fees	0030-03-104-001-16	21

Total

5041

In Words : Rupees Five Thousand Forty One only

Major Information of the Deed

Deed No :	I-1605-00323/2020	Date of Registration	22/01/2020
Query No / Year	1605-1000037107/2020	Office where deed is registered	
Query Date	07/01/2020 6:48:12 PM	A.D.S.R. ALIPORE, District: South 24-Parganas	
Applicant Name, Address & Other Details	SUBIR KUMAR DUTTA ALIPORE, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9836974709, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 17,62,501/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 5,070/- (Article:48(g))	Rs. 21/- (Article:E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip. (Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Jadavpur Central Road (Bijoygarh Colony), , Premises No: 76/9/79, , Ward No: 095 Pin Code : 700032

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	1 Katha 3 Chatak 22.5 Sq Ft	1/-	14,62,501/-	Property is on Road
Grand Total :				2.0109Dec	1/-	14,62,501 /-	

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/-	3,00,000/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p>					
Total :		400 sq ft	1/-	3,00,000 /-	

Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>Smt RUBY GUPTA Wife of Mr ANGSHUMAN GUPTA 9/28, BIJOYGARH, P.O:- JADAVPUR, P.S:- Jadavpur, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700032 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AGJPG0351P, Aadhaar No: 63xxxxxxxx7645, Status :Individual, Executed by: Self, Date of Execution: 16/01/2020 , Admitted by: Self, Date of Admission: 16/01/2020 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 16/01/2020 , Admitted by: Self, Date of Admission: 16/01/2020 ,Place : Pvt. Residence</p>
2	<p>Mr PROSENJIT SEN Son of Late PRASANTA KUMAR SEN 9/28, BIJOYGARH, P.O:- JADAVPUR, P.S:- Jadavpur, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700032 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: ASAPS0645P, Aadhaar No: 25xxxxxxxx5931, Status :Individual, Executed by: Self, Date of Execution: 16/01/2020 , Admitted by: Self, Date of Admission: 16/01/2020 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 16/01/2020 , Admitted by: Self, Date of Admission: 16/01/2020 ,Place : Pvt. Residence</p>

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>NIRMAN ASSOCIATES 45F/1C, MANICK BANDOPADHYAY SARANI, P.O:- REGENT PARK, P.S:- Regent Park, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700040 , PAN No.:: AAQFN9526J,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative</p>

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>Smt PIYA ROY Wife of Mr INDRAJIT ROY 24, MANDIVILLE GARDENS, Flat No: A-3/4, P.O:- GARIAHAT, P.S:- Gariahat, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700019, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AGKPR8446F, Aadhaar No: 78xxxxxxxx6843 Status : Representative, Representative of : NIRMAN ASSOCIATES (as PARTNER)</p>
2	<p>Smt KUNTALA DUTTA (Presentant) Wife of Mr SUBIR KUMAR DUTTA 45F/1C, MANICK BANDYOPADHYAY SARANI, P.O:- REGENT PARK, P.S:- Regent Park, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700040, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFKPD6054Q, Aadhaar No: 39xxxxxxxx8460 Status : Representative, Representative of : NIRMAN ASSOCIATES (as PARTNER)</p>

er Details :

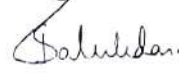
	Photo	Finger Print	Signature
Mr PRADEEP ROY Son of Late PARIMAL ROY ALIPORE POLICE COURT, P.O:- ALIPORE, P.S:- Alipore, Kolkata, District:- South 24-Parganas, West Bengal, India, PIN - 700027			
Identifier Of Smt RUBY GUPTA, Mr PROSENJIT SEN, Smt PIYA ROY, Smt KUNTALA DUTTA			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Smt RUBY GUPTA	NIRMAN ASSOCIATES-1.00547 Dec
2	Mr PROSENJIT SEN	NIRMAN ASSOCIATES-1.00547 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Smt RUBY GUPTA	NIRMAN ASSOCIATES-200.00000000 Sq Ft
2	Mr PROSENJIT SEN	NIRMAN ASSOCIATES-200.00000000 Sq Ft

Jn 08-01-2020

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 17,62,501/-



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

On 16-01-2020

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

Presented for registration at 16:30 hrs on 16-01-2020, at the Private residence by Smt KUNTALA DUTTA ,

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

Execution is admitted on 16/01/2020 by 1. Smt RUBY GUPTA, Wife of Mr ANGSHUMAN GUPTA, 9/28, BIJOYGARH, P.O: JADAVPUR, Thana: Jadavpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Hindu, by Profession Business, 2. Mr PROSENJIT SEN, Son of Late PRASANTA KUMAR SEN, 9/28, BIJOYGARH, P.O: JADAVPUR, Thana: Jadavpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Hindu, by Profession Service

Indetified by Mr PRADEEP ROY, , , Son of Late PARIMAL ROY, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Others

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

Execution is admitted on 16-01-2020 by Smt PIYA ROY, PARTNER, NIRMAN ASSOCIATES (Partnership Firm), 45F/1C, MANICK BANDOPADHYAY SARANI, P.O:- REGENT PARK, P.S:- Regent Park, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700040

Indetified by Mr PRADEEP ROY, , , Son of Late PARIMAL ROY, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Others

Execution is admitted on 16-01-2020 by Smt KUNTALA DUTTA, PARTNER, NIRMAN ASSOCIATES (Partnership Firm), 45F/1C, MANICK BANDOPADHYAY SARANI, P.O:- REGENT PARK, P.S:- Regent Park, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700040

Indetified by Mr PRADEEP ROY, , , Son of Late PARIMAL ROY, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Others



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

16-01-2020

Payment of Fees

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

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

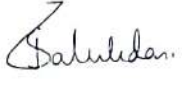
Online on 16/01/2020 10:42AM with Govt. Ref. No: 192019200153540581 on 16-01-2020, Amount Rs: 21/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0AKKUNN9 on 16-01-2020, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 5,020/- and Stamp Duty paid by by online = Rs 5,020/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

Online on 16/01/2020 10:42AM with Govt. Ref. No: 192019200153540581 on 16-01-2020, Amount Rs: 5,020/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0AKKUNN9 on 16-01-2020, Head of Account 0030-02-103-003-02



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

On 22-01-2020

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

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

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 5,020/- and Stamp Duty paid by Stamp Rs 50/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 1077, Amount: Rs.50/-, Date of Purchase: 10/01/2020, Vendor name: L K Das



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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1605-2020, Page from 16548 to 16596

being No 160500323 for the year 2020.



Sukanya Talukdar

Digitally signed by SUKANYA
TALUKDAR

Date: 2020.01.27 17:00:09 +05:30

Reason: Digital Signing of Deed.

(Sukanya Talukdar) 2020/01/27 05:00:09 PM

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. ALIPORE

West Bengal.

(This document is digitally signed.)