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18/07/2022
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DEVELOPMENT AGREEMENT

THIS AGREEMENT FOR DEVELOPMENT is made on this the
 18th day of July, in the year Two Thousand Twenty
 Two (2022)

BY AND BETWEEN

District Sub-Registrar-IV
 Registrar U/S 7 (2) of
 Registration 1908
 Alipora, South 24 Parganas

19 JUL 2022

Contd..... P/2

v.c
 2003
 18/7/22

FOR AMCON PROJECTS
[Signature]
 Partner Partner

29397

18 JUL 2022

No.....Rs. **5000/-** Date..... **B. C. LAHIRI**

Name:..... Advocate

Address:..... **ALIPUR JUDGE COURT**

Vendor:..... **KOL-27**

Alipur Collectorate, 24 Pgs. (S)
SUBHANKAR DAS
STAMP VENDOR
Alipur Police Court, Kol-27

29397 - 5000/-

Subhankar Das



5079 18 JUL 2022

THE AMCON PROJECTS

Subhankar Das



5080

THE AMCON PROJECTS

Subhankar Das



5081



District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Alipura, South 24 Parganas
18 JUL 2022

Subhankar Das
Alipur Police Court
18 JUL 2022

(1) **SRI ANIL NARAYAN CHAKRABORTY**, (PAN - AEOPC9922M) (Aadhaar - 5012 1511 0457), son of Late Abani Mohan Chakraborty, by occupation - Retired Person, (2) **SMT. RINA CHAKRABORTY**, (PAN - ACGPC1710M) (Aadhaar - 3960 7816 8239), wife of Sri Anil Narayan Chakraborty, by occupation - Retiree Person, both by faith - Hindu, by Nationality - Indian, both are residing at 31, Jheel Road, Dhakuria, Post Office - Dhakuria, Police Station - Kasba now Garfa, Kolkata - 700031, District South 24 - Parganas and (3) **SMT. RANJANA KAR**, (PAN - ARBPK3422C) (Aadhaar - 8313 8220 2660), wife of Sri Niloyoti Kar and daughter of Sri Anil Narayan Chakraborty, by faith - Hindu, by occupation - Housewife, by Nationality - Indian, residing at 107/1, Baghajatin Place, Baghajatin Circus Avenue, Flat No. S-1, 2nd Floor, Post Office - Baghajatin, Police Station - Patuli, Kolkata - 700086, hereinafter jointly called and referred to as the "**OWNERS/VENDORS**" (which term or expression shall unless excluded by or repugnant to its context be deemed to mean and included their respective heirs, executors, administrators, legal representatives, nominees and/or assigns) of the **ONE PART**.

AND

AMCON PROJECTS, (PAN - ABTFA2531N), a Partnership Firm, having its principal place of Business at 4/27, Viveknagar, Post Office



5082

Rina Lakshmi



5083

Ranjana Kaur

Base der Pol.
of Late D. C. S. S. S.
Alipore Police
Camp. Vol. 27



District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1906
Alipore, South 24 Parganas

18 JUL 2022

Santoshpur, Police Station - Garfa, Kolkata - 700075, represented by its Partners namely (1) **SRI ANINDYA KUNDU**, (PAN - BRXPK8425J) (Aadhaar - 8132 9132 6405), son of Late Arabinda Kundu, residing at 31/A, Garfa Main Road, Post Office - Santoshpur, Police Station - Garfa, Kolkata - 700075 and (2) **SRI MRITUNJAY DAS Alias MRITYUNJAY DAS**, (PAN - AWYPD8768L) (Aadhaar - 6866 0840 6791), son of Sri Gouranga Das, residing at 4/12 Viveknagar, Post Office - Santoshpur, Police Station - Garfa, Kolkata - 700075, both by faith - Hindu, by occupation - Business, by Nationality - Indian, hereinafter called and referred to as the "**DEVELOPERS**" (which term or expression shall unless excluded by or repugnant to the subject be deemed to mean and include its heirs, executors, administrators, successors-in-office, legal representatives and assigns) **OTHER PART.**

WHEREAS one Bankim Chandra Pal (since deceased) son of Girish Chandra Pal was the rayat of 05 Cottahs, 06 Chittacks & 44 Square Feet more or less of land, lying and situated at Mouza - Selimpur, J.L. No. 37, R.S. No. 16, comprised in Dag No. 288, appertaining to Khatian No. 138, being Premises No. 31, Jheel Road, KMC Ward-92, under Police Station - Tollygunge then Kasba now Garfa, in the District 24 - Parganas now District South 24 - Parganas.

AND WHEREAS while having seized and possessed the aforesaid plot of land, the said Bankim Chandra Pal died intestate on 15/01/1981 leaving behind her three daughters namely Miss. Krishna Pal, Smt. Ratna Chowdhury, wife of Sarit Ranjan Chowdhury and Smt. Rina Chakraborty wife of Sri Anil Narayan Chakraborty who jointly inherit the aforesaid plot of land each having 1/3rd share in the said plot of land, by way of Hindu Succession Act, 1956.

AND WHEREAS by way of inheritance the aforesaid Miss. Krishna Pal, Smt. Ratna Chowdhury and Smt. Rina Chakraborty, became the absolute joint owners each having 1/3rd share of undivided land measuring an area of 05 Cottahs, 06 Chittacks & 44 Square Feet more or less, lying and situated at Mouza - Selimpur, J.L. No. 37, R.S. No. 16, comprised in Dag No. 288, appertaining to Khatian No. 138, being Premises No. 31, Jheel Road, K.M.C. Ward-92, under Police Station - Tollygunge then Kasba now Garfa, in the District 24 - Parganas now District South 24 - Parganas and enjoying the absolute right, title and interest.

AND WHEREAS while seized and possessed the aforesaid plot of land, the said Miss. Krishna Pal, Smt. Ratna Chowdhury and Smt. Rina Chakraborty, jointly by way of registered Deed of Sale dated 19th day

of May, 1986 sold, transferred and conveyed a portion of land alongwith 4 feet common passage, measuring an area of 01 Cottah, 06 Chittacks & 44 Square Feet more or less, out of their entire land measuring an area of 05 Cottahs, 06 Chittacks & 44 Square Feet more or less of land, lying and situated at Mouza - Selimpur, J.L. No. 37, R.S. No. 16, comprised in Dag No. 288, appertaining to Khatian No. 138, being Premises No. 31, Jheel Road, under Police Station - Tollygunge then Kasba now Garfa, in the District South 24 - Parganas in favour of Santi Ranjan Mukhopadhyay (since deceased) and Susoma Mukhopadhyay.

AND WHEREAS after the aforesaid sale the remaining land measuring an area of 04 Cottahs belong/intact to the said Miss. Krishna Pal, Smt. Ratna Chowdhury, and Smt. Rina Chakraborty each having $1/3^{\text{rd}}$ share of the land, lying and situated at Mouza - Selimpur, J.L. No. 37, R.S. No. 16, comprised in Dag No. 288, appertaining to Khatian No. 138, being Premises No. 31, Jheel Road, under Police Station - Tollygunge then Kasba now Garfa, in the District South 24 - Parganas.

AND WHEREAS in the meantime the said Santi Ranjan Mukhopadhyay (since deceased) and Susoma Mukhopadhyay, as joint

owners recorded their names in the records of the Kolkata Municipal Corporation, in respect of their purchase of land measuring an area of 01 Cottah, 06 Chittacks & 44 Square Feet more or less, subsequently the said concerned authority have entered their name in the assessment records and renumbered the aforesaid plot of land as Premises No. 31B, Jheel Road, under Police Station - Kasba now Garfa, in the District South 24 - Parganas.

AND WHEREAS while having absolute seized and possessed the said Miss. Krishna Pal and Smt. Ratna Chowdhury by virtue of registered Deed of Conveyance dated 29th day of September, 2004 sold, transferred and conveyed their 2/3rd share of undivided land measuring an area of 02 Cottahs & 10 Chittacks more or less, out of 04 Cottahs of land, along with dwelling house measuring about 500 Square Feet more or less, standing thereon, lying and situated at Mouza - Selimpur, J.L. No. 37, R.S. No. 16, comprised in Dag No. 288, appertaining to Khatian No. 138, being Premises No. 31, Jheel Road, KMC Ward-92, under Police Station - Tollygunge then Kasba now Garfa, in the District South 24 - Parganas, unto and in favour of Sri Anil Narayan Chakraborty and Smt. Rina Chakraborty (Owner of remaining 1/3rd share of undivided land and building), which was duly registered in the office of the D.S.R. - III, at Alipore and recorded

in Book No. 1, Volume No. 4, Page 858 to 878, Being No. 01431, for the year 2005.

AND WHEREAS by virtue of aforesaid Deed of Conveyance and by way of inheritance the said Sri Anil Narayan Chakraborty and Smt. Rina Chakraborty, became the absolute joint Owners of **ALL THAT** piece and parcel of land measuring an area of 04 Cottahs more or less, lying and situated at Mouza - Selimpur, J.L. No. 37, R.S. No. 16, comprised in Dag No. 288, appertaining to Khatian No. 138, being Premises No. 31, Jheel Road, KMC Ward-92, under Police Station - Tollygunge then Kasba now Garfa, in the District South 24 - Parganas and enjoying the absolute right, title, interest and possessed over the said purchase landed property, free from all sorts of encumbrances, liens, charges etc.

AND WHEREAS while having seized and possessed the aforesaid land measuring an area of 01 Cottah, 06 Chittacks & 44 Square Feet more or less, the said Santi Ranjan Mukhopadhyay died intestate and without any issue leaving behind his surviving wife namely Smt. Susoma Mukhopadhyay, as his only heir and successor who inherited the aforesaid land measuring an area of 01 Cottah, 06 Chittacks & 44 Square Feet more or less, by way of Hindu Succession Act, 1956.

AND WHEREAS due to some avoidable circumstance the said Smt. Susoma Mukhopadhyay by way of registered Deed of Conveyance dated 16th day of December, 2011 sold, transferred and conveyed the said land alongwith 4 feet common passage , measuring an area of 01 Cottah, 06 Chittacks & 44 Square Feet more or less, lying and situated at Mouza - Selimpur, J.L. No. 37, R.S. No. 16, comprised in Dag No. 288, appertaining to Khatian No. 138, being Premises No. 31B, Jheel Road, under Police Station - Tollygunge then Kasba now Garfa, in the District South 24 - Parganas, unto and in favour of Sri Anil Narayan Chakraborty and Smt. Rina Chakraborty, which was duly registered in the office of the D.S.R. - III, at Alipore and recorded in Book No. 1, C.D. Volume No. 20, Page from 4716 to 4732, Being No. 09796, for the year 2011.

AND WHEREAS by virtue of two different Deeds of Conveyance, the said Sri Anil Narayan Chakraborty and Smt. Rina Chakraborty became the absolute joint Owners of **ALL THAT** piece and parcel of land measuring an area of 05 Cottahs, 06 Chittacks & 44 Square Feet more or less, along with dwelling house measuring about 500 Square Feet more or less standing thereon, lying and situated at Mouza - Selimpur, J.L. No. 37, R.S. No. 16, comprised in Dag No. 288, appertaining to Khatian No. 138, being Premises Nos. 31 & 31B, Jheel

Road, under Police Station - Tollygunge then Kasba now Garfa, in the District South 24 - Parganas and enjoying the absolute right, title, interest and possessed over the said plot of land, free from all encumbrances.

AND WHEREAS while having peacefully seized and possessed the aforesaid plot of land with dwelling house, the said Sri Anil Narayan Chakraborty and Smt. Rina Chakraborty mutated their names in the assessment records of the Kolkata Municipal Corporation as joint Owners in respect of the said land measuring an area of 05 Cottahs, 06 Chittacks & 44 Square Feet more or less, along with dwelling house standing thereon, subsequently the said Corporation have assessed their names in the assessment books and renumbered as K.M.C. Premises No. 31, Jheel Road, Kolkata-700031, KMC- Ward-92, Borough-X, under Police Station - Kasba now Garfa, P.O- Dhakuria, within the jurisdiction of D.S.R. at Alipore, in the District South 24 - Parganas and paying the relevant rates and taxes to the concerned authority regularly.

AND WHEREAS being in natural love and affection towards their daughter namely Smt. Ranjana Kar, the said Sri Anil Narayan Chakraborty and Smt. Rina Chakraborty jointly by way of registered

Deed of Gift dated 9th day of November, 2020 gifted, transferred and conveyed a portion of land measuring an area of 02 Cottahs, 12 Chittacks & 24 Square Feet more or less, along with 100 Square Feet of dwelling house standing thereon, with demarcated portion, along with 16' feet wide private passage for both the plots thereon out of their entire land measuring an area 05 Cottahs, 06 Chittacks & 44 Square Feet more or less, lying and situated at Mouza - Selimpur, J.L. No. 37, R.S. No. 16, comprised in Dag No. 288, appertaining to Khatian No. 138, within the limits of the Kolkata Municipal Corporation, at and being K.M.C. Premises No. 31, Jheel Road, Kolkata-700031, K.M.C. Ward No. 92, Borough - X, under Police Station - Kasba now Garfa, P.O- Dhakuria, within the jurisdiction of D.S.R. at Alipore, in the District South 24 - Parganas, unto and in favour of their daughter namely Smt. Ranjana Kar, which was duly registered in the office of the D.S.R. - IV, at Alipore and recorded in Book No. I, Being No. 4729, for the year 2020.

AND WHEREAS after the aforesaid Deed of Gift the said Smt. Ranjana Kar became the absolute sole Owner of **ALL THAT** piece and parcel of land measuring an area of 02 Cottahs, 12 Chittacks & 24 Square Feet more or less, along with 100 Square Feet of dwelling house standing thereon, with demarcated portion, along with 16' feet wide private

passage for both the plots thereon, lying and situated at Mouza - Selimpur, J.L. No. 37, R.S. No. 16, comprised in Dag No. 288, appertaining to Khatian No. 138, within the limits of the Kolkata Municipal Corporation, under Police Station - Kasba now Garfa, within the jurisdiction of D.S.R. at Alipore, in the District South 24 - Parganas and enjoying the absolute right, title, interest and possessed the aforesaid gifted landed property, free from all sorts of encumbrances.

AND WHEREAS the said two Plots of Land with structure, are situated side by side adjacent to each other, for the benefit of use, occupation and enjoyment the said Sri Anil Narayan Chakraborty, Smt. Rina Chakraborty and Smt. Ranjana Kar intended to join the said two Plots of Land into one so that the Parties shall be the joint Owners by joining/amalgamating of the two Plot of Land into single plot of land from the concerned authority.

AND WHEREAS the said Sri Anil Narayan Chakraborty, Smt. Rina Chakraborty and Smt. Ranjana Kar have agreed to mutually amalgamation and transfer of the ownership thereto and jointly mutated their names in the assessment records of the Kolkata Municipal Corporation as joint Owners in respect of the land

measuring an area of 05 Cottahs, 06 Chittacks & 44 Square Feet more or less, along with 500 Square Feet of dwelling house standing thereon, lying and situated at Mouza - Selimpur, J.L. No. 37, R.S. No. 16, comprised in Dag No. 288, appertaining to Khatian No. 138, within the limits of the Kolkata Municipal Corporation, at and being K.M.C. Premises No. 31, Jheel Road, under KMC Ward No: 92, Borough-X, under Police Station - Kasba now Garfa, P.O-Dhakuria, Kolkata-700031, within the jurisdiction of D.S.R. at Alipore, in the District South 24 - Parganas, subsequently the said concerned authority have entered their names in the assessment books as joint Owners in respect of the aforesaid plot of land, along with dwelling house standing thereon and since then the said Sri Anil Narayan Chakraborty, Smt. Rina Chakraborty and Smt. Ranjana Kar (the Owners/Vendors herein) have been paying the relevant rates and taxes to the concerned authority under Assessee No. 210921301509, without delay or default, hereinafter for the sake of brevity referred to as the "**said Property/Premises**" free from all sorts of encumbrances.

AND WHEREAS thus the said Owners/Vendors thereto become the absolute joint sixteen annas joint Owners of **ALL THAT** piece and parcel of land measuring about **05 (Five)** Cottahs, **06 (Six)** Chittacks and **44 (Forty Four)** Square Feet be the same a little more or less,

along with 500 Square Feet of dwelling house standing thereon, lying and situated at Mouza - Selimpur, J.L. No. 37, R.S. No. 16, comprised in Dag No. 288, appertaining to Khatian No. 138, within the limits of the Kolkata Municipal Corporation, at and being K.M.C. Premises No. 31, Jheel Road, under Assessee No. 210921301509, under KMC Ward No. 92, Borough-X, Police Station - Kasba now Garfa, P.O-Dhakuria, Kolkata - 700031, within the jurisdiction of District Sub-Registrar at Alipore, in the District South 24 - Parganas, more fully and particularly described and mentioned in the **FIRST SCHEDULE** hereunder written and enjoying the absolute right, title and interest without any kind of hindrance, objection, obstruction, interference, suspension, requisition, acquisition, mortgage, trusts, claim and/or demand whatsoever or howsoever from any corner.

AND WHEREAS in view for better enjoyment, occupation and some future convenience from the aforesaid property, the said Owners herein have decided to construct a G+4 Building on the said property.

AND WHEREAS but due to lack of less knowledge and inexperience in the field of development, the said Owners herein decided to construct a G+4 Building on the said property through an efficient developer/s who have enough capacity and knowledge in the property development

business and after coming to know of the said intention of the Owner herein, the Developers herein namely **AMCON PROJECTS**, a Partnership Firm, having its principal place of Business at 4/27, Viveknagar, Post Office - Santoshpur, Police Station - Garfa, Kolkata - 700075, represented by its Partners namely (1) **SRI ANINDYA KUNDU**, son of Late Arabinda Kundu and (2) **SRI MRITUNJAY DAS** Alias **MRITYUNJAY DAS**, son of Sri Gouranga Das, came forward with an offer with suitable ratio, which the aforesaid Owners and considering the capacity of the Developers for providing finances as well as experiences in construction work agreed to the proposal of the Developers and the Owners agreed to handover the peaceful vacant possession to develop the said property as per sanctioned building plan to be sanctioned by the Kolkata Municipal Corporation **AND** the Developers agreed to work for construction of building and/or development of the said property, at its own cost and expenditure, after demolishing the old structure thereon, at and being **K.M.C. Premises No. 31, Jheel Road, under Assessee No. 210921301509, under KMC Ward No. 92, Borough-X, Police Station -Garfa, P.O-Dhakuria, Kolkata - 700031, within the jurisdiction of District Sub-Registrar at Alipore, in the District South 24 - Parganas.**

AND WHEREAS the said Developers after having full discussion with the said Owners, regarding the terms and conditions upon which the Development of the said property can be undertaken, have agreed to develop the said property by construction of the proposed G+4 building at Mouza - Selimpur, J.L. No. 37, R.S. No. 16, comprised in Dag No. 288, appertaining to Khatian No. 138, within the limits of the Kolkata Municipal Corporation, at and being K.M.C. Premises No. 31, Jheel Road, under Assessee No. 210921301509, under KMC Ward No. 92, Borough-X, Police Station -Garfa, P.O-Dhakuria, Kolkata - 700031, within the jurisdiction of District Sub-Registrar at Alipore, in the District South 24 - Parganas, more fully and particularly described and mentioned in the **FIRST SCHEDULE** hereafter written.

AND WHEREAS upon consideration of the above referred proposal of the Owners and the Developers, after being verifying all documents and proper relating to the subject had agreed to develop the aforesaid property subject to the terms and conditions under as amended up-to date.

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

NOW THIS AGREEMENT WITNESSETH AS FOLLOWS:

ARTICLE - I
COMMENCEMENT

J. Johnson
THIS AGREEMENT shall be deemed to have commenced from 18th of July 2022 and made effective on and from the said date of signing or execution of this Agreement, as mentioned herein above and shall remain in force for period of 24 (Twenty Four) months from the date of commencement of construction. A further grace period of another 6 (Six) months shall be allowed for completion of the project and the total terms as specified shall not be extended any further, on the said property and shall positively deliver Owner's Allocation within a month thereafter.

ARTICLE - II
DEFINITIONS

Unless in these presents there is something repugnant to or inconsistent with the subject or context -

- 1) **OWNERS:** shall mean and include (1) **SRI ANIL NARAYAN CHAKRABORTY**, son of Late Abani Mohan Chakraborty, (2) **SMT. RINA CHAKRABORTY**, wife of Sri Anil Narayan Chakraborty and (2) **SMT. RANJANA KAR**, wife of Sri Nilojyoti Kar and daughter of Sri Anil Narayan Chakraborty and include their heirs and legal representatives, executors administrators, assigns and/or transferees;
- 2) **DEVELOPERS:** shall mean and include **AMCON PROJECTS**, a Partnership Firm, represented by its Partners namely (1) **SRI ANINDYA KUNDU**, son of Late Arabinda Kundu and (2) **SRI MRITUNJAY DAS Alias MRITYUNJAY DAS**, son of Sri Gouranga Das and include its successors-in-office, executors, administrators, heirs and legal representatives, transferees, nominees and/or assigns.
- 3) **LAND:** shall mean **ALL THAT** piece and parcel of land measuring about **05 (Five)** Cottahs, **06 (Six)** Chittacks and **44 (Forty Four)** Square Feet be the same a little more or less, along with 500 Square Feet of dwelling house standing thereon, lying and situated at Mouza - Selimpur, J.L. No. 37, R.S. No. 16, comprised in Dag No. 288, appertaining to Khatian No. 138, within the limits of the Kolkata Municipal Corporation, at and being **K.M.C. Premises No. 31, Jheel Road, under Assessee No. 210921301509, under KMC Ward No. 92, Borough-X, Police Station -Garfa, P.O-Dhakuria, Kolkata - 700031,**

within the jurisdiction of District Sub-Registrar at Alipore, in the District South 24 - Parganas, more fully and particularly mentioned in the **FIRST SCHEDULE** hereunder written.

- 4) **PROPOSED BUILDING:** shall mean the G+4 storied residential building to be constructed upon the aforesaid property according to the material and construction specification mentioned and described in **FOURTH SCHEDULE** hereunder written and according to the building plan to be prepared by the Architect/Engineer herein.
- 5) **BUILDING PLAN:** would mean the Building Plan to be prepared by qualified architect/engineer engaged by the Developers and after approval by the Owner herein to be sanctioned by the Kolkata Municipal Corporation Authority for the construction of G+4 Storied residential building thereon.
- 6) **THE ARCHITECT:** shall mean and include such person or persons, having the requisite qualifications of Civil Engineering and Draftsmanship, and to be appointed from time to time by the Developers for the purpose of designing as per the above mentioned sanctioned building by the Kolkata Municipal Corporation bye-laws at the cost of the Developers herein.
- 7) **COMMON FACILITIES AND AMENITIES:** shall mean and include corridors, ultimate roof, stair-ways, Lift, underground

water reservoir, overhead water tank, water pump and motor and other facilities which may be mutually agreed up-to between the parties and required for the establishment, location, enjoyment, provisions, maintenance and/or management of the building and the same there-under as per the West Bengal Apartment Ownership Act, 1972 and its statutory modifications and/or reenactments thereof in force from time to time and Rules framed there-under or mutually agreed upon by the Owner of Flat/s, described in the **FIFTH SCHEDULE** below.

- 8) **SALEABLE SPACE:** shall mean flats, car parking spaces and other covered space in the proposed building available for independent use and occupation after making due provisions for common facilities and space required therefore.
- 9) **OWNERS AND DEVELOPERS:** the Owners and Developers shall include the Owners and the Developers and also include their respective heirs, transferees/nominees and their respective liabilities that Owner's liability for land, title and Developer's liability for total construction and all expenses for construction thereon.
- 10) **OWNER'S ALLOCATION:** shall mean the Owner herein will be entitled to get (i) Entire First Floor, (ii) Entire Second Floor and (iii) 50% of Car Parking Space, on the Northern Side at the

Ground Floor (excluding the service area), of the proposed G+4 storied building, on the said property at the cost and expenses of the Developer's, together with undivided proportionate share of land, including the common facilities, areas and amenities as more fully and particularly set out in the **SECOND SCHEDULE** hereunder written.

- 11) **DEVELOPER'S ALLOCATION:** shall mean the Developers will be entitled to get (i) Entire Third Floor comprising of 02(Two) Flats (ii) Entire Fourth Floor comprising of 02(Two) Flats and (iii) 50% of Car Parking Space on the Southern Side at the Ground Floor, **save and except the Owner's Allocation** mentioned above and except the Service area, of the proposed of the proposed G+4 Building, together with undivided proportionate share of land, including proportionate share in the common facilities and amenities on pro-rata basis and fully and particularly set out in the **THIRD SCHEDULE** hereunder written.
- 12) **SPECIFICATIONS & AMENITIES:** materials and specifications as its recommended by the Architect for the construction of the building amenities means all fittings as described in the specification and will be provided by the Developers in those flats, which includes Owner's Allocation under reserve portion.

- 13) **TIME:** shall mean the constructing shall be completed within **24 (Twenty Four)** Months from the date of commencement of construction work of the proposed building on the said property. If any Force Majeure or unavoidable situation for delay come in front of Developers in that event **06 (Six)** months shall be added.
- 14) **ADVOCATE:** shall mean and include such Advocates, whom the Developers or the Owners may from time to time appoint, either jointly or separately as their respective learned Advocates, as and when necessary.
- 15) **COMMON EXPENSES:** shall mean and include all expenses to be incurred by unit owners' after getting their respective Sale Deeds registered and after obtaining possession of their respective units or flats for the purpose of management and maintenance of the said premises.
- 16) **CORPORATION:** shall mean the Kolkata Municipal Corporation and shall also include other concerned statutory authorities, which may recommend, comment upon, approve and/or sanction the Plan.
- 17) **TRANSFER** shall mean and include transfer by registration of conveyances and by any other means, prescribed under the Transfer of Property Act, accompanied by the delivery of physical possession of saleable space or units in the Developers'

Allocation in the proposed new G+4 storied building, including roof, terrace, open space, stair case etc. all to be treated for common use by the Developers to the Owners as well as to the respective buyers thereof.

- 18) Similarly, in respect of the Owner's Allocation of share or space, transfer shall be made by the Owners to the prospective buyers thereof, but the Developers shall not cause in any manner whatsoever any inconvenience or disturbances to the Owners by such transfers.

ARTICLE - III

OBJECTIVE

OBJECTIVE behind this Agreement is to develop the subject property by the Developers, by constructing thereon new residential with the owners and to distribute so constructed area amongst themselves in the ratio, as mentioned in the Owners' Allocation of share or space, (Article-II (10) and the Developer's Allocation of share or space (Article II (11) in all such constructed area and in the process the Developers will bear all cost of construction of such new building and in exchange of Owners' Allocation of share or space (Article II (10) the Owners will transfer and convey ownership of the area of the Developer's Allocation (Article II (11), in the subject property in proportionate to all saleable units of such constructed areas including and the area of the Developer' Allocation, at the cost of transferees.

ARTICLE - IV

OWNERS' RIGHTS AND REPRESENTATIONS

- 1) Save and except what has been declared by the Owners hereinabove, the Owners represent to the Developers that the Owners own the said premises otherwise free from all encumbrances, charges, liens, lispendens, trusts and attachment proceedings to the best of their knowledge.
- 2) Neither the premises nor any part thereof has been attached and/or is liable to be attached due to Income Tax, Revenue or any other Public Demands.
- 3) The Owners have not in any way dealt with the said premises whereby the right, title and interest of the Owners as to the owners' use and enjoyment thereof is or may be affected in any manner whatsoever.
- 4) It is hereby clearly understood, agreed, accepted and covenanted to between the Owners and the Developers that entering in to this Agreement for Development of the building will not be construed as any partnership, entered into between the Owners and the Developers and during the period of construction, the Developers shall hold the possession of the said premises as a mere licensee in terms hereof and not in any other capacity whatsoever.

ARTICLE - V

DEVELOPER'S RIGHTS AND REPRESENTATIONS

- 1) The Owners have appointed the Developers as the Developers on the premises and the Developers have accepted such appointment on the terms and conditions hereunder contained.
- 2) Nothing in these presents shall be construed as a demise or assignment or conveyance in law by the Owners of any part of the building or any part thereof to them or creating any right, title or interest thereof in favor of the Developers save as herein expressly provided except the right of the Developers to commercially exploit the saleable space of the Developers' Allocation (Article II (11)), in the proposed building in terms hereof and deal with the same in the manner hereinafter stated.
- 3) The Developers on execution of these presents will have all the right to take physical possession of the subject property, to put security and to take all necessary steps, as required, to develop the subject property and to commercially exploit the saleable space of the Developers' Allocation (Article II (11)) in the proposed new building in terms hereof and deal with the same in the manner hereinafter stated and to protect all the right and interest of the Owners.
- 4) After^d registration of the said Development Agreement, the Owners shall also execute a registered Development Power of Attorney in favour of the Developers linked to the registered

Development Agreement empowering the Developers to do all necessary acts to construct the new proposed G+4 Storied Building in the land and dispose of the Developers' allocation in the new proposed G+4 Storied Building as they deem fit and proper.

- 5) That, all the original documents of the title and rights on the aforesaid plot of land shall be handed over to the Developers herein by the Owners on their accountable receipts on the date of signing of this Agreement for the purpose of construction of the Building Project, sale of the Developers' allocation as mentioned hereinabove and facilitating updating of the details of the land in the records of Kolkata Municipal Corporation. These documents shall be returned to the Owners when done with and the accountable receipts returned after the construction and sale of the building project is complete.
- 6) The Developers shall take all necessary steps for the approval or sanction of the building plan and all costs for preparation, submission and approval of the building plan shall be borne by the Developer. The Developers shall take prompt and speeding action or steps for getting the approval or sanction of the building plan from the Kolkata Municipal Corporation.
- 7) The Owners hereby undertake to co-operate in all matters and things that will be essential or necessary in relation to the smooth development of the aforesaid property in form of G+4

storied Building and others as stated herein above at the cost of the Developers herein.

- 8) The Developers shall arrange alternative accommodation for Owners in the form of rented Flat from the time of vacating the house of the said premises till the time of delivery of possession of the said flats of the Owners' allocation. Advance payable to Landlord, brokerage etc. and monthly rent to be borne by Developers from the time of handing over the vacant possession of land and building as aforesaid to the Developers till the time of handing over complete vacant possession of the Owners' Allocation to the Owners by the Developers.
- 9) The Developers shall have full right to break, open, demolish and utilize all the materials contained in the existing building for their own purpose and to sell all or any materials to any person or persons under the choice of the Developers and the money so received shall be utilized by the Developers.
- 10) The Developers shall start the construction of the building on the said plot of land after clearing the old existing building from the land and commence construction of the Project as per sanctioned Building Plan from the Kolkata Municipal Corporation.
- 11) The Owners and the Developers shall jointly use, occupy and enjoy their respective allocation exclusively **TOGETHER WITH**

the privilege of using and enjoying the common areas of the building without any right of Ownership.

- 12) The Owners and the Developers do hereby indemnify each other against any action or deeds taken by either of them which may cause hindrance to the smooth execution of the development work as mentioned in this Agreement.

ARTICLE - VI

PROCEDURE

- 1) The Owners hereby agree and assure the Developers to sign and execute such applications and other papers as may be required by the Developers from time to time.
- 2) Subject to force majeure and reasons beyond the control of the Developer within **24 (Twenty Four)** months plus a **6 (Six)** months grace period over and above the completion time of 24 months from the commencement of construction in case of unavoidable circumstances, the Developers shall, at its own costs and expenses, complete the project by constructing the new Building and shall deliver peaceful and quiet possession of the Owner's Allocated Area to the Owner in a completed condition within a month thereafter, as per the particulars herein and if necessary, with such reasonable changes as may be advised by the Architects without detriment to the Owner's interest or share.

ARTICLE - VII
CONSTRUCTION OF THE BUILDING

- 1) The said proposed new building on the subject property shall be of Reinforced Concrete Construction and shall conform to the specification more fully described in the **FOURTH SCHEDULE** hereunder written.
- 2) The Developers shall at its own costs install and provide such facilities that may be required to be provided according to the statutory bye-laws and regulations of the Corporation and/or the other competent Authority.
- 3) The Developers shall be authorized by the Owners to obtain connections of water, electricity, gas and/or other facilities required to the building.

ARTICLE - VIII
SERVICES AND CHARGES

- 1) On completion of the building and upon intimation by the Developers to the transferee or transferees including the Owners and on taking possession they shall be responsible to pay and bear the service charges for the common facilities in the building on a proportionate basis along with the other owners.
- 2) The service charges shall include utility charges, maintenance of mechanical, electrical, sanitary and other equipments, maintenance, salaries and general management of the building.

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ARTICLE - IX
CONSIDERATION

- 1) The sum of Rs.8,00,000/- (Rupees Eight Lakh) only as non-refundable, non-adjustable amount shall be paid to the Owners by the Developers in accordance with the terms and conditions of these presents including proportionate share in the common facilities and amenities on pro-rata basis, out of the abovementioned Rs.8,00,000/- (Rupees Eight Lakh) only, the Developers shall pay a sum of Rs.1,00,000/- (Rupees One Lakh) only at the time of execution of this agreement.
- 2) And the consideration for the Developer is Allocation, transfer and conveyance of proportionate share of land by the Owners to all the units of the Developer's Allocation at its costs.

ARTICLE - X
PAYMENTS

- 1) All costs, charges and expenses for construction and/or development of the said building shall be paid, borne and discharged by the Developers only.
- 2) In consideration of the Developers bearing all costs, charges and expenses for construction and Development of the said building on the subject property the Owners shall not be liable or

required to make any payment on account of the land/said premises but will transfer and convey proportionate share of land.

ARTICLE - XI
COMMON EXPENSES

As soon as the building is completed and "Completion Certificate" and water/drainage connections etc. are to be obtained from the Kolkata Municipal Corporation, the Developers shall give written notice to the Owners to take possession of the Owner's Allocation in the said building and from the date of service of such notice and at all times thereafter, the Owners shall be exclusively responsible for payment of all Municipal Taxes and other taxes and other impositions whatsoever payable in respect of their allocation and the Developers shall be exclusively responsible for payment of all the said taxes payable in respect of the Developer's Allocation.

COMMON FACILITIES

Items of common facilities and the meaning thereof are more fully described in the **FIFTH SCHEDULE** written hereunder. The Owners, the Developers or their respective successors-in-interest, nominees and the purchasers of the flats or units of the proposed new Building shall enjoy those common facilities in common with each other and in lieu of such enjoyment, taxes and rates.

ARTICLE - XIII
POSSESSION

POSSESSION AND POST COMPLETION MAINTENANCE.

- i) **Notice of Completion:** As soon as the New Building is completed and full finished, the Developers shall give a written notice to the Owners requiring the Owners to take possession of the Owner's Allocation and the Owners shall take possession within 15 (Fifteen) days from the date of such notice failing which it shall be deemed that the Owners have taken possession, whether or not the Owners takes physical possession. The Developers will issue Possession Letter to the Owners who will acknowledge the same after getting physical possession of Owner's Allocation which shall be within 15 (Fifteen) days from the date of such notice served by the Developers to the Owners.

- ii) **Possession Date and Rates:** On and from such a date taking physical possession or deemed possession (Possession date), the Owners shall be exclusively responsible for payment of all Municipal rates and taxes and other public outgoings and impositions whatsoever (collectively Rates) payable in respect of the Owner's Allocation only provided however when such Rates are applicable to the whole of the Property/New Building, the same shall apportioned on pro-rata basis with reference to the total area of the New Building. The Transferees shall be responsible for payment of the Rates in respect of the Developer's Allocation.

- iii) **Punctual Payment and Mutual Indemnity:** The Owners and the Transferees shall punctually and regularly pay the Rates for their respective allocations to the concerned authorities and all parties shall keep each other indemnified against all claims, actions, demands, costs charges, expenses and proceedings whatsoever directly or indirectly instituted against or suffered by or paid by any of them as the case may be, consequent upon a default by the other or others.

ARTICLE - XIV

SHARE ALLOCATION

- a) It has been agreed, accepted and covenanted by and between the Owners and the Developers that they shall share their Allocation as per Articles herein above.
- b) The Owners shall be entitled to sell, transfer, let out or enter into any contract in respect of the aforesaid Owner's Allocation. Similarly the Developers will also be entitled to sell, transfer, let out or enter into any Agreement in respect of the said Developer's Allocation without creating any financial obligations upon the Owners. No further consent or authority shall be required either from the Owners or from the Developers to enable the Developers or the Owners respectively to enter into any Agreement for sale or transfer and/or letting out their respective shares and/or to deal with the same.

- c) The Owners' Allocation shall be given by the Developers to the respective Owners at very first instance after completion of the project and before handing over the possession to any of the other purchaser and he will ensure that the Owners get self contained unit(s) and will be conveyed and transferred by appropriate registered Deeds of Conveyance.

ARTICLE - XV

OBLIGATION AND LIABILITIES OF THE OWNERS

- 1) The Owners shall, at the request and cost of the Developers, make execute and sign all such deeds and documents as would be required for better and more perfect exploitation of the said premises by the Developers for carrying out the proposed construction under this Agreement.
- 2) From the date of the delivery of the possession of the Owner's Allocation of share or space, the Owners shall pay all concerned levies by statutory authorities and shall be responsible for the same.
- 3) Any transfer of any part of the Owner's Allocation of share or space in the new building shall be subject to the provisions hereof and the transferee shall thereafter be responsible in respect of the space transferred for payment of the said rates and service charges for the common facilities.

ARTICLE - XVI
COMMON RESTRICTIONS

- 1) The Owner's Allocation of share or space in the new building as stated earlier shall be subject to the same restrictions on transfer and use as are applicable to the Developer's Allocation in the new building intended for common benefits of all occupiers of the new building.
- 2) None of the occupiers shall be allowed to demolish or permit demolition of any of the structure in their allocated portion or any part thereof or make any structural additions and alterations.

ARTICLE - XVII
FURTHER OBLIGATION AND LIABILITIES OF THE OWNERS

The Owners shall permit or allow the Developers exclusive right to commercially exploit the said premises by causing residential building to be constructed at its cost.

ARTICLE - XVIII
OBLIGATION AND LIABILITIES OF THE DEVELOPERS

- a) The Developers shall complete construction of the said proposed building within 24 months from the date commencement of construction of the building, plus a grace period of 06 months.
- b) The Developers shall put the Owners in peaceful and undisputed physical possession of the Owner's Allocation.

- c) The Developers undertakes not to violate or contravene any of the provisions applicable for construction of the building with the plan as may be sanctioned by Corporation.
- d) The Developers shall handover Completion Certificate to the Owners after completion of building as expeditiously as possible from the concerned authority.
- e) The Developers will issue Possession Letter to the Owner during handing over physical possession of Owner's Allocation.

ARTICLE - XIX
MISCELLANEOUS

- 1) The Owner and the Developers have entered into this Agreement purely as a contract for the construction of the proposed G+4 building on the said property and nothing contained herein shall be deemed to construe as partnership between the Developers and the Owner parties hereto, nor shall the parties hereto constitute an association of persons.
- 2) The Owner hereby fully agree and consent to that the Developers shall have the right to advertise, fix hoarding or sign board of any kind relating to the publicity for the benefit or Commercial exploitation of the proposed new multistoried building from the date of execution of this Agreement and on completion of the building or earlier all such advertisements and hoardings shall be cleared of by the Developers all at their own costs.
- 3) This Agreement shall always be treated as an Agreement by and between "Principal to "Principal". Nothing in these presents,

shall be constructed as a sale, demise or assignment or conveyance in lieu of the said premises or any part thereof to the Developers by the Owner or as creating any right, title or interest in respect thereof in favor of the Developers other than an exclusive permission and right in favor of the Developers to develop the same there under subject to the terms and conditions of these presents.

- 4) Each party shall be responsible and liable to pay for their respective share of taxes and other impositions relating to their respective allocations once the project is complete and duly handed over.
- 5) The Developers shall have the right to execute Deed of Conveyance for any spaces out of their Allocation in the proposed building to any intending purchaser/s of their choice and to execute and register the Deed of Conveyance therefore on behalf of the Owner by virtue of the Development Power of Attorney given to that effect by them without however creating any liability whether financial or otherwise on the Owner and without adversely affecting the rights and interests of the Owner under this Agreement.
- 6) The Owner and the Developers shall be henceforth bound by this Agreement to fulfill their mutual obligations as mentioned in this Agreement and if either party is aggrieved by non-performance of the respective duties or terms and conditions to be abided by the other as mentioned in this Agreement, such party shall be free to approach appropriate legal/arbitration forum for arbitration or resolution of such dispute and the Courts of Calcutta shall have jurisdiction over such.

ARTICLE - XX
OWNERS' INDEMNITY

The Owners hereby undertake that the Developers and the Owner shall be entitled to their respective shares of the proposed new G+4 building and shall enjoy their respective shares, as mentioned hereinabove, without any interference or disturbances from each other or anybody claiming under then provided the Developers performs and observes and fulfils all the terms and conditions herein contained and on his part to be observed, performed and fulfilled.

ARTICLE - XXI
DEVELOPER'S INDEMNITY

- i) The Developers shall indemnify and keep the Owners indemnified in respect of all costs, expenses, damages, liabilities, claims and/or proceedings arising out of any act done by the Developers in pursuance of the authorities granted as aforesaid.
- ii) The Developers shall keeps the Owners indemnified from and against all third party claim and actions arising out of any act of omission or commission whatsoever of the Developers in or relation to the construction of the new G+4 building on the said property.
- iii) All claims and demands of the suppliers, contractors, workmen and agents, of the Developers on any account whatsoever, including any accident or other loss will be settled by the Developers itself solely without affecting the Owners interest.

ARTICLE - XXII
FORCE MAJEURE

- 1) Force majeure shall mean floods, earthquake, riot, war, storm, tempest, civil commotion, strike and lockout by statutory authority and/or any other fact or commission beyond the control of the parties hereto.

- 2) The parties hereto shall not be liable for any obligation hereunder to the extent that the performance of the relative Obligation is prevented by the occurrence of any force majeure and the Developers and the Owner shall be absolved from the obligations during the period of occurrence of the force majeure.

-:: THE FIRST SCHEDULE ABOVE REFERRED TO ::-
(Description of the Land owned by Owners)

ALL THAT piece and parcel of land measuring about **05 (Five)** Cottahs, **06 (Six)** Chittacks and **44 (Forty Four)** Square Feet be the same a little more or less, along with 500 Square Feet of dwelling house standing thereon, lying and situated at Mouza - Selimpur, J.L. No. 37, R.S. No. 16, comprised in Dag No. 288, appertaining to Khatian No. 138, within the limits of the Kolkata Municipal Corporation, at and being K.M.C. Premises No. 31, Jheel Road, under KMC Ward No. 92, Borough-X, Police Station -Garfa, P.O-Dhakuria ,

Kolkata - 700031, within the jurisdiction of District Sub-Registrar at Alipore, in the District South 24 - Parganas, having Assessee No: 210921301509, together with all easement and/or quasi-easement right thereto, which is butted and bounded on the said Premises in the following manner:-

ON THE NORTH : Premises No. 27, Jheel Road;
ON THE SOUTH : Premises No. 31A, Jheel Road;
ON THE EAST : Premises No. 36B, Jheel Road;
ON THE WEST : 20' Feet Wide K.M.C. Road.

-:: THE SECOND SCHEDULE ABOVE REFERRED TO ::-

(The Owner's Allocation)

OWNER'S ALLOCATION: shall mean the Owners herein will be entitled, to get (i) Entire First Floor, (ii) Entire Second Floor and (iii) 50% of Car Parking Space, on the Ground Floor (excluding Service Area), of the proposed G+4 storied building, on the said property at the cost and expenses of the Developer's, together with undivided proportionate share in the land, including the common facilities, areas and amenities.

The Owners shall have the right or privilege of jointly using and enjoying the common area mentioned in the **FIFTH SCHEDULE** below jointly with the Developers without any right of Ownership.

-:: THE THIRD SCHEDULE ABOVE REFERRED TO ::-

(The Developer's Allocation)

DEVELOPER'S ALLOCATION: shall mean the Developers will be entitled to get (i) Entire Third Floor consisting of 02(Two) flats (ii) Entire Fourth Floor consisting of 02(Two) flats and (iii) 50% of Car Parking Space, on the Southern Side at the Ground Floor (**save and except the Owner's Allocation and Service areas**), of the proposed of the proposed G+4 Building, including proportionate share in the common facilities and amenities on pro-rata basis to the intending purchaser or purchasers.

The Developers shall have the right or privilege of jointly using and enjoying the common area mentioned in the **FIFTH SCHEDULE** below jointly with the Owners without any right of Ownership.

-:: THE FOURTH SCHEDULE ABOVE REFERRED TO ::-

(CONSTRUCTION)

ALL THAT the residential Ground Plus Four Storied Building, having several flats on the different floors, car parking space and covered spaces, together with other constructions such as passage, stair-case, ultimate roof, overhead tank, motor and pump-set, electric wiring, room for motor and pump-set and a other construction for common use and rights of the occupants of the flats and car parking space.

:: THE FIFTH SCHEDULE ABOVE REFERRED TO ::-
(DESCRIPTION OF THE COMMON AMENITIES AND FACILITIES)

1. Entrance and Exit.
2. Boundary walls, main gate, other gates, if any, of the said premises.
3. Staircase landing on all the floors of the said building.
4. Lift, Entrance, entrance passage, lobbies, common space surrounding the building walls including outer portion, foundation, columns, beams, supporters etc. underground reservoir, overhead water tank, septic tank.
5. Water pump and its room, if any and water tank, underground reservoir, overhead tank and water supply line.
6. Drainage, rain water pipes and sewerage lines/systems and other installations for the same (except those areas of any flat and/or exclusively for its use).
7. Electrical wiring and other fittings and fixtures (excluding those as are installed within the exclusively area of any flat and/or exclusively for its use).
8. The ultimate roof of the said building with common use and enjoyment with other flat Owners.
9. Such other common parts, equipments, installations, fixtures, fittings and spaces for occupancy of the respective portions in the said building.

THE SIXTH SCHEDULE ABOVE REFERRED TO
TECHNICAL, SPECIFICATION OF NEWLY PROPOSED GROUND
PLUS FOUR STORIED BUILDING

STRUCTURE

The building shall have a RCC framed structure of isolated spread footings.

FOUNDATION BEEDING

R.C.C. (1:3:6) on 3" thick B.F.S.

BRICK WALL

All exterior brick work shall be 8" thick which brick of approved quality of C.M (1:6). All partition shall be 3" thick with bricks of approved quality of C.M. (1:4).

FLOOR BEEDING

R.C.C. (1:3:6) floor bedding 4" thick (average) over 4" thick (average) over 3" soling in ground floor.

FLOOR FINISHING

Slab sized marble in all floor with 6" height skirting to all rooms. Kitchen and bath floor shall be of ceramic tiles.

PLASTER

The outside of the building will have sand cement plaster (1:4) 3/4" thick (avg.) whereas the inside and the ceiling plaster will be 1/2" thick (avg.) in C.S. (1:4).

DOOR & WINDOW

Main Entrance Door :

- a) 40 mm thick wooden paneled main door.
- b) Sal wood door frame.
- c) Tower bolt from inside.
- d) Electric bell point.
- e) Godrej night latch.
- f) Telescopic peep Hole.

Other doors

- a. 40mm thick water proof flush door outside teak and other side commercial finish.
- b. Sal wood door frame with corner molding beat.
- c. Brass tower bolt from inside.
- d. Brass tower bolt from inside for Bed rooms only.
- e. PVC doors and frames at Bath rooms.
- f. Hardware fittings should be preferably of brass.

WINDOWS

- a. Aluminum profile windows with guard bar as per approved designed of architect and painted both sides.
- b. All windows shall have glass 4mm thick.

PUTTY & PAINTING:

The Building shall be painted externally with Snowcem and Weathercoat paint. The inside of the flat shall be putty on the plaster surface.

TOILET & KITCHEN:

1. TOILET

- a) One European type white commode and one white plastic cistern with seat cover both of reputed brands.
- b) One shower and two taps of ISI standard and reputed brand.
- c) Walls shall be covered up to 6ft. height in bath with ceramic wall tiles of reputed brand.

2. KITCHEN

- a) One stainless steel sink.
- b) Two taps.
- c) One cooking platform of codappa stone and granite with provision for bottom racks.

3. DINING

- a) One white ISI standard wash basin with tap.

4. STAIR CASE

Stair case room will be provided with steel window and M.S. grill and Cabin for electric meter. Staircase shall be of marble.

ROOF

The roof will be water proof IP treatment cover thick R.C.C. casting and 3' height parapet walls will be provided all around the roof slab.

6. **ELECTRICAL INSTALLATIONS :**

All electrical lines will be concealed with copper wire and of I.S.I Standard materials of reputed brand..

a) **Each bed room**

3 light points, 1 fan point, 2 5 amp. Plug points in each bedroom. Air condition point shall be provided in all bed rooms.

b) **Kitchen**

1 light point, 1 exhaust fan point, 2 no. 5 amp. & 1 No. 15 Amp. Plug point.

c) **Living Dining Room:**

3 light point, 2 fan points, 2 no. 15 amp. Plug point for Fridge and washing machine and 2 No. 5 amp. Plug point for T.V. and Telephone and computer.

d) **Toilet:** 1 light point, 1 exhaust fan point and 1 Geezer point.

All wiring will be as per existing C.E.S.C. rules and regulation.

e) Pump operating switches shall be provided in the landings of first and second floors.

WATER SUPPLY:

One No. of R.C.C. overhead reservoir will be provided on the top of the last roof as per design. The suitable electric pump with motor will be installed at ground floor to deliver Corporation water from semi-underground reservoir to overhead reservoir.

All water lines and sewer lines fittings and fixtures shall be Supreme brand.

COMPOUND

M.S. Grill Gate as per approved designed of Architect and painted both sides.

IN WITNESSES WHEREOF the parties herein have set and subscribed their hands the day month and year first above written.

SIGNED, SEALED AND DELIVERED

In the presence of

WITNESSES :-

1) Basu der Paul
Aizpore Police
Camp. Vol. 27

2) Bahadur
Gop Nayak
Vol - 75

Chakraborty
(ANIL NARAYAN CHAKRABORTY)
Rina Chakraborty
(RINA CHAKRABORTY)
Ranjana Kar
(RANJANA KAR)

SIGNATURE OF THE OWNERS/VENDORS

For AMCON PROJECTS

[Signature] *[Signature]*
Partner Partner

SIGNATURE OF THE DEVELOPERS

Drafted by:

Amitabha Ray
Advocate
Aizpore Police
Camp. Vol. 27
23/03/1984

MONEY RECEIPT

The Developers have paid a sum of **Rs.1,00,000/- (Rupees One Lakh)** only, by way of Cash/Cheque to the Land Owners with the execution of this Development Agreement, out of Rs.8,00,000/- (Rupees Eight Lakh) only as non-refundable, non-adjustable amount.

Date	Cash/Cheque	Bank/Branch	Amount (Rs.)
18/07/2022	000256	ICCI, GARFA	Rs 100,000/-
TOTAL			Rs.1,00,000/-

(RUPEES ONE LAKH) ONLY

WITNESSES:

1. Basu Dev Pan

2. Rahul Dhor.

Handwritten signature
Ranjana Kar

**SIGNATURE OF THE
LAND OWNERS**

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					

Name

Signature



		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand						
right hand						

Name .. ANIL NARAYAN CHAKRABORTY

Signature .. *Anil Chakraborty*



		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand						
right hand						

Name .. RINA CHAKRABORTY

Signature .. *Rina Chakraborty*



		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand						
right hand						

Name .. M. RITYUN JAY DAS

Signature .. *M. Rityun Jay Das*

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
P- JTC	left hand					
	right hand					

Name

Signature



		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand						
	right hand					

Name ANINDYA KUNDU

Signature Anindya Kundu



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left hand						
	right hand					

Name

Signature Ranjana Kar

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PHOTO	left hand					
	right hand					

Name

Signature



**Government of West Bengal
Directorate of Registration & Stamp Revenue
e-Assessment Slip**

Query No / Year	2001990328/2022	Office where deed will be registered
Query Date	30/06/2022 3:52:49 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	BASUDEV PAUL ALIPORE POLICE COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9123358303, Status : Deed Writer	
Transaction	Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement	[4305] Declaration [No of Declaration : 2], [4311] Receipt [Rs : 1,00,000/-]	
Set Forth value	Market Value	
Rs. 2/-	Rs. 1,72,12,955/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 40,021/- (Article:48(g))	Rs. 1,021/- (Article:E, E, B)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 5,000/-
Remarks		

Land Details :

District: South 24-Parganas, Thana: Kasba, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Jheel Road, Road Zone : (Other than on P.A.S Connector – Other than on P.A.S Connector) , Premises No: 31, Ward No: 092, Pin Code : 700031

Sch No	Plot Number	Khatian Number	Land Use/ROR Proposed	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	5 Katha 6 Chatak 44 Sq Ft	1/-	1,68,75,455/-	Width of Approach Road: 20 Ft.
Grand Total :				8.9696Dec	1/-	168,75,455/-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	500 Sq Ft.	1/-	3,37,500/-	Structure Type: Structure
Gr. Floor, Area of floor : 500 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		500 sq ft	1/-	3,37,500/-	



id Lord Details :

Sl No	Name & address	Status	Execution Admission Details :
1	ANIL NARAYAN CHAKRABORTY Son of Late ABANI MOHAN CHAKRABORTY,31, JHEEL ROAD, City:- , P.O:- DHAKURIA, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700031 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of India, PAN No. AExxxxxx2M, Aadhaar No.: 50xxxxxxx0457,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
2	RINA CHAKRABORTY Wife of ANIL NARAYN CHAKRABORTY,31, JHEEL ROAD, City:- , P.O:- DHAKURIA, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700031 Sex: Female, By Caste: Hindu, Occupation: Retired Person, Citizen of India, PAN No. ACxxxxxx0M, Aadhaar No.: 39xxxxxxx8239,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
3	RANJANA KAR Daughter of ANIL NARAYN CHAKRABORTY,107/1, BAGHAJATIN PLACE, City:- , P.O:- BAGHAJATIN, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700086 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of India, PAN No. ARxxxxxx2G, Aadhaar No.: 83xxxxxxx2660,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

Developer Details :

Sl No	Name & address	Status	Execution Admission Details :
1	AMCON PROJECTS (Partnership Firm) 4/27, VIVEKNAGAR, City:- , P.O:- SANTOSH PUR, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 PAN No. ABxxxxxx1N, Aadhaar No Not Provided by UIDA>Status :Organization, Executed by: Representative	Organization	Executed by: Representative

Representative Details :

Sl No	Name & Address	Representative of
1	ANINDYA KUNDU Son of Late ARABINDA KUNDU31/A, GARFA MAIN ROAD, City:- , P.O:- SANTOSH PUR, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No. BRxxxxxx5J, Aadhaar No.: 81xxxxxxx6405	AMCON PROJECTS (as PARTNER)
2	MRITYUNJAY DAS Son of GOURANGA DAS4/12, VIVEKNAGAR, City:- , P.O:- SANTOSH PUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No. AWxxxxxx8L, Aadhaar No.: 68xxxxxxx6791	AMCON PROJECTS (as PARTNER)





Govt. of West Bengal
Directorate of Registration & Stamp Revenue
GRIPS eChallan

GRN Details

GRN: 192022230075225711 Payment Mode: Online Payment
GRN Date: 17/07/2022 13:52:54 Bank/Cataway: ICICI Bank
BRN: 83416368 BRN Date: 17/07/2022 13:54:43
Payment Status: Successful Payment Ref. No: 2001990328/3/2022
(Query No*/Query Year)

Depositor Details

Depositor's Name: AMCON PROJECTS
Address: 4/27, VIVEK NAGAR
Mobile: 7003588399
EMail: amcon@rediffmail.com
Depositor Status: Attorney of Executant
Query No: 2001990328
Applicant's Name: Mr BASUDEV PAUL
Identification No: 2001990328/3/2022
Remarks: Sale, Development Agreement or Construction agreement

Payment Details

Sl. No	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001990328/3/2022	Property Registration- Stamp duty	0030-02-103-003-02	35021
2	2001990328/3/2022	Property Registration- Registration Fees	0030-03-104-001-16	1021
			Total	36042

IN WORDS: THIRTY SIX THOUSAND FORTY TWO ONLY.












Government of West Bengal

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

Signature / LTI Sheet of Query No/Year 16042001990328/2022

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	ANIL NARAYAN CHAKRABORTY 31, JHEEL ROAD, City:- , P.O:- DHAKURIA, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700031	Land Lord			
2	RINA CHAKRABORTY 31, JHEEL ROAD, City:- , P.O:- DHAKURIA, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700031	Land Lord			
3	RANJANA KAR 107/1, BAGHAJATIN PLACE, City:- , P.O:- BAGHAJATIN, P.S:- Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700080	Land Lord			

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	ANINDYA KUNDU 31/A, GARFA MAIN ROAD, City:-, P.O:- SANTOSH PUR, P.S:- Kasba, District-South 24-Parganas, West Bengal, India, PIN:- 700075	Representative of Developer [AMCON PROJECTS]			
5	MRITYUNJAY DAS 4/12, VIVEKNAGAR, City:-, P.O:- SANTOSH PUR, P.S:- Furbe Jadabpur, District-South 24-Parganas, West Bengal, India, PIN:- 700075	Representative of Developer [AMCON PROJECTS]			
Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	BASUDEB PAUL Son of Late D C PAUL ALIPORE, City:-, P.O:- ALIPORE, P.S:-Alipore, District-South 24-Parganas, West Bengal, India, PIN:- 700027	ANIL NARAYAN CHAKRABORTY, RINA CHAKRABORTY, RAN. KAR, ANINDYA KUNDL MRITYUNJAY DAS			

(Anugam Halder)
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
South 24-Parganas, West Bengal

Identifier Details :

Name & address

BAGUDEB PAUL
 Son of Late D C PAUL
 ALIPORE, City:-, P.O:- ALIPORE, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027, Sex:
 Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Identifier Of ANIL NARAYAN CHAKRABORTY, RINA
 CHAKRABORTY, RANJANA KAR, ANINDYA KUNDU, MRITYUNJAY DAS

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	ANIL NARAYAN CHAKRABORTY	AMCON PROJECTS-2.98986 Dec
2	RINA CHAKRABORTY	AMCON PROJECTS-2.98986 Dec
3	RANJANA KAR	AMCON PROJECTS-2.98986 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	ANIL NARAYAN CHAKRABORTY	AMCON PROJECTS-166.667 Sq Ft
2	RINA CHAKRABORTY	AMCON PROJECTS-166.667 Sq Ft
3	RANJANA KAR	AMCON PROJECTS-166.667 Sq Ft

Owner and Land or Building Details as received from KMC :

Sc. No.	Property Identification by KMC	Registered Deed Details	Owner Details of Property	Land or Building Details
L1	Assessment No. : 210921301509 Premises No. : 31 Ward No. : 092 Street Name : JHEEL ROAD	Reference Deed No. : 4729/2020 Date of Registration. : Dec 03, 2020 Office Where Registered : DSR-IV	Owner Name : SMT RANJANA KAR, SRI ANIL NARAYAN CHAKRABORTY, , SMT RINA CHAKRABORTY Owner Address : 31,JHEEL ROAD,PO- DHAKURIA,PS- KASBA,KOLKATA- 700031 Pin No. : 700031	Character of Premises: Total Area of Land: 5 Cottah, 6 Chatak, 44 SqFeet,

Note:

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 30-07-2022) for e-Payment. Assessed market value & Query is valid for 30 days (i.e. upto 30-07-2022)
3. Standard User charge of Rs. 240/- (Rupees Two hundred forty) only includes all taxes per document upto 17 (seventeen) pages and Rs 7/- (Rupees seven) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.



Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required

8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.
11. This eAssessment Slip can be used for registration of respective deed in any of the following offices:
D.S.R. - I SOUTH 24-PARGANAS, D.S.R. - II SOUTH 24-PARGANAS, D.S.R. - III SOUTH 24-PARGANAS, D.S.R. - IV SOUTH 24-PARGANAS, A.D.S.R. SEALDAH, D.S.R. - V SOUTH 24-PARGANAS, A.R.A. - I KOLKATA, A.R.A. - II KOLKATA, A.R.A. - III KOLKATA, A.R.A. - IV KOLKATA



INDUSTRIAL DEPARTMENT GOVT. OF INDIA

परमाणु विभाग
परमाणु विभाग की
अभियानिका



ANCON PROJECTS

पिन कोड
पता



ভারত সরকার

Unique Identification Authority of India

Government of India

আধার সংখ্যা/Enrolment No.: 104071977005965

To
মৃত্যুঞ্জয় দাস
MRITUNJAY DAS
JMD
BIBEKNAGAR
SANTOSH PUR
Santoshpur S.O
Kolkata West Bengal - 700073
9630611912

Barcode Data: 11882811
Datacenter Data: 147810012

Signature: jmd



আপনার আধার সংখ্যা / Your Aadhaar No. :

6866 0840 6791

আমার আধার, আমার পরিচয়



ভারত সরকার

Government of India



মৃত্যুঞ্জয় দাস
MRITUNJAY DAS
জন্ম তারিখ / DOB: 10/11/1975
পুরুষ / MALE

6866 0840 6791

আমার আধার, আমার পরিচয়



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

MRITYUNJAY DAS

GOURANGA DAS

01/04/1978

Permanent Account Number

AWYPD8768L

[Handwritten Signature]

Signature



14CS0010

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT OF INDIA

ANINDYA KUNDU

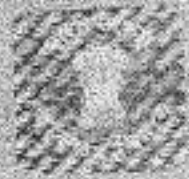
ARABINDA KUNDU

07/12/1975

Permanent Account Number
BRXPK8425J

Anindya Kundu

Signature



04082010

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ANIL NARAYAN CHAKRABORTY
ABANI MOHAN CHAKRABORTY

10/12/1939
Permanent Account Number
AEOPC9922M

आयकर विभाग
भारत सरकार
Signature



Chakraborty

In case this card is lost / found, kindly inform / return to :-
Income Tax PAN Service Unit, UTISL,
Plot No. 3, Sector 11, CHD Bypass,
New Mumbai - 400 614.

यदि कार्ड खो जाये या प्रकृत खोज मिले/पुनर्प्राप्त :-
आयकर सेवा सेवा यूनिट, UTISL,
प्लॉट नं. 3, सेक्टर 11, चण्डी बेंगल,
नयी मुंबई-400 614.



ভারত সরকার
 Unique Identification Authority of India
 Government of India

ভূমিকায়ের আই ডি/Enrollment No.: 1040/19521/38098

20/10/2012 To
 জনশি নরায়ণ চক্রবর্তী
 Anil Narayan Chakraborty
 31 JHEEL ROAD
 DHAKURIA Dhakuria S.O
 Dhakuria Kolkata
 West Bengal 700031



আপনার আধার সংখ্যা/ Your Aadhaar No. :

5012 1511 0457

আধার - সাধারণ মানুষের অধিকার



GOVERNMENT OF INDIA





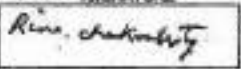
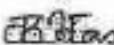
জনশি নরায়ণ চক্রবর্তী
 Anil Narayan Chakraborty
 পিতা : আবনী মোহন চক্রবর্তী
 Father : ABANI MOHAN CHAKRABORTY
 জন্ম সাল / Year of Birth : 1939
 লিঙ্গ / Male



5012 1511 0457

আধার - সাধারণ মানুষের অধিকার

Chakraborty

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER ACGPC1710M		
	स्वयं का नाम / NAME RINA CHAKRABORTY	
	पिता का नाम / FATHER'S NAME BANKIMCHANDRA PAUL	
	जन्म तिथि / DATE OF BIRTH 10-08-1943	
हस्ताक्षर / SIGNATURE 	 जयंत दास, प.सं. XI COMMISSIONER OF INCOME-TAX, W.B. - 30	

Rina Chakraborty

इस कार्ड के लो / मिल जाने पर कृपया जारी करने
 वाले अधिकारी को सूचित / कपस कर दें
 संयुक्त अधिका (पत्रिका एवं महनीयों),
 पी-7,
 चौकी चौराहा,
 कोलकाता - 700 009.

In case this card is lost/ found, kindly inform/ return to
 the issuing authority:
 Joint Commissioner of Income-Tax (Systems & Technical),
 P-7,
 Chauraha Square,
 Calcutta- 700 009.



ভারত সরকার

Unique Identification Authority of India
Government of India

ভূমিকাঙ্কিত আই ডি / Enrollment No.: 0657/49841/34652

To
রঞ্জনা কার
Ranjana Kar
G/O Husband, Nilayot Kar
Flat No. G-1, Second Floor 107/1, Baghajatin Place
Baghajatin
Kolkata Kolkata
West Bengal 700068
9433030733
174594732
ME745047325FH



আপনার আধার সংখ্যা / Your Aadhaar No. :

8313 8220 2660

আমার আধার, আমার পরিচয়



রঞ্জনা কার
Ranjana Kar

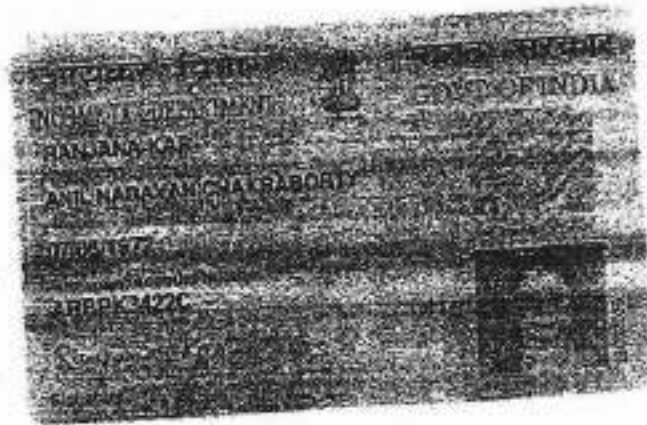
অনুষ্ঠান / DOB : 07/08/1972
ধর্ম / Female



8313 8220 2660

আমার আধার, আমার পরিচয়

Ranjana Kar



Ranjana Kar

Major Information of the Deed

Deed No :	I-1604-08090/2022	Date of Registration	19/07/2022
Query No / Year	1604-2001990328/2022	Office where deed is registered	
Query Date	30/06/2022 3:52:49 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	BASUDEV PAUL ALIPORE POLICE COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9123358303, Status : Deed Writer		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 1,00,000/-]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 1,72,12,955/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 40,021/- (Article:48(g))	Rs. 1,053/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assessment slip. (Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Kasba, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Jheel Road, Road Zone : (Other than on P.A.S Connector – Other than on P.A.S Connector) , Premises No: 31 , Ward No: 097
Pin Code : 700031

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	5 Katha 8 Chatak 44 Sq Ft	1/-	1,68,75,455/-	Width of Approach Road: 20 Ft.
Grand Total :				8.9696Dec	1 /-	168,75,455 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	500 Sq Ft.	1/-	3,37,500/-	Structure Type: Structure
Gr. Floor, Area of floor : 500 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		500 sq ft	1 /-	3,37,500 /-	

Identifier Details :

Name	Photo	Finger Print	Signature
BASUDEB PAUL Son of Late D C PAUL ALIPORE, City:-, P.O:- ALIPORE, P.S:- Alipore, District-South 24-Parganas, West Bengal, India, PIN:- 700027			

Identifier Of ANIL NARAYAN CHAKRABORTY, RINA CHAKRABORTY, RANJANA KAR, ANINDYA KUNDU, MRITYUNJAY DAS

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	ANIL NARAYAN CHAKRABORTY	AMCON PROJECTS-2.98986 Dec
2	RINA CHAKRABORTY	AMCON PROJECTS-2.98986 Dec
3	RANJANA KAR	AMCON PROJECTS-2.98986 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	ANIL NARAYAN CHAKRABORTY	AMCON PROJECTS-166.66666700 Sq Ft
2	RINA CHAKRABORTY	AMCON PROJECTS-166.66666700 Sq Ft
3	RANJANA KAR	AMCON PROJECTS-166.66666700 Sq Ft

and Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	ANIL NARAYAN CHAKRABORTY Son of Late ABANI MOHAN CHAKRABORTY 31, JHEEL ROAD, City:- , P.O:- DHAKURIA, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700031 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: AExxxxx2M, Aadhaar No: 50xxxxxxxx0457, Status :Individual, Executed by: Self, Date of Execution: 18/07/2022 , Admitted by: Self, Date of Admission: 18/07/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution 18/07/2022 , Admitted by: Self, Date of Admission: 18/07/2022 ,Place : Pvt. Residence
2	RINA CHAKRABORTY Wife of ANIL NARAYN CHAKRABORTY 31, JHEEL ROAD, City:- , P.O:- DHAKURIA, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700031 Sex: Female, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ACxxxxx0M, Aadhaar No: 39xxxxxxxx8239, Status :Individual, Executed by: Self, Date of Execution: 18/07/2022 , Admitted by: Self, Date of Admission: 18/07/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution 18/07/2022 , Admitted by: Self, Date of Admission: 18/07/2022 ,Place : Pvt. Residence
3	RANJANA KAR Daughter of ANIL NARAYN CHAKRABORTY 107/A, BAGHAJATIN PLACE, City:- , P.O:- BAGHAJATIN, P.S:- Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700086 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ARxxxxx2C, Aadhaar No: 83xxxxxxxx2660, Status :Individual, Executed by: Self, Date of Execution: 18/07/2022 , Admitted by: Self, Date of Admission: 18/07/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution 18/07/2022 , Admitted by: Self, Date of Admission: 18/07/2022 ,Place : Pvt. Residence

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	AMCON PROJECTS 4/27, VIVEKNAGAR, City:- , P.O:- SANTOSH PUR, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 , PAN No.:: ABxxxxx1N,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	ANINDYA KUNDU (Presentant) Son of Late ARABINDA KUNDU 31/A, GARFA MAIN ROAD, City:- , P.O:- SANTOSH PUR, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700075, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BRxxxxx5J, Aadhaar No: 81xxxxxxxx6405 Status: Representative, Representative of : AMCON PROJECTS (as PARTNER)
2	MRITYUNJAY DAS Son of GOURANGA DAS 4/12, VIVEKNAGAR, City:- , P.O:- SANTOSH PUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AWxxxxx8L, Aadhaar No: 68xxxxxxxx6791 Status: Representative, Representative of : AMCON PROJECTS (as PARTNER)

On 18-07-2022

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

Presented for registration at 18:20 hrs on 18-07-2022, at the Private residence by ANINDYA KUNDU .

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 1,72,12,955/-

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

Execution is admitted on 18/07/2022 by 1. ANIL NARAYAN CHAKRABORTY, Son of Late ABANI MOHAN CHAKRABORTY, 31, JHEEL ROAD, P.O: DHAKURIA, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700031, by caste Hindu, by Profession Retired Person, 2. RINA CHAKRABORTY, WIFE OF ANIL NARAYN CHAKRABORTY, 31, JHEEL ROAD, P.O: DHAKURIA, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700031, by caste Hindu, by Profession Retired Person, 3. RANJANA KAR, Daughter of ANIL NARAYN CHAKRABORTY, 107/1, BAGHAJATIN PLACE, P.O: BAGHAJATIN, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700086, by caste Hindu, by Profession House wife

Indetified by BASUDEB PAUL, , Son of Late D C PAUL, ALIPORE, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Business

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

Execution is admitted on 18-07-2022 by ANINDYA KUNDU, PARTNER, AMCON PROJECTS (Partnership Firm), 4/27, VIVEKNAGAR, City:- , P.O:- SANTOSH PUR, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700075

Indetified by BASUDEB PAUL, , Son of Late D C PAUL, ALIPORE, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Business

Execution is admitted on 18-07-2022 by MRITYUNJAY DAS, PARTNER, AMCON PROJECTS (Partnership Firm), 4/27, VIVEKNAGAR, City:- , P.O:- SANTOSH PUR, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700075

Indetified by BASUDEB PAUL, , Son of Late D C PAUL, ALIPORE, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Business

Anupam Halder
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 19-07-2022

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: 42 (g) of Indian Stamp Act 1899.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,053/- (B = Rs 1,000/- ,E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-, by online = Rs 1,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 17/07/2022 1:54PM with Govt. Ref. No: 192022230075225711 on 17-07-2022, Amount Rs: 1,021/-, Bank ICICI Bank (ICIC0000008), Ref. No. 83416368 on 17-07-2022, Head of Account 0030-03-104-001-16

ment of Stamp Duty

Verified that required Stamp Duty payable for this document is Rs. 40,021/- and Stamp Duty paid by Stamp Rs 5,000/-
by online = Rs 35,021/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 29397, Amount: Rs.5,000/-, Date of Purchase: 18/07/2022, Vendor name: S Das
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 17/07/2022 1:54PM with Govt. Ref. No: 192022230075225711 on 17-07-2022, Amount Rs: 35,021/-, Bank
ICICI Bank (ICIC0000006), Ref. No. 83416368 on 17-07-2022, Head of Account 0030-02-103-003-02

(Signature)

Anupam Haider
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Identifier Details :

Name & address

BASUDEB PAUL
 Son of Late D C PAUL
 ALIPORE, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027, Sex:
 Male, By Caste: Hindu, Occupation: Business, Cillizen of: India, , Identifier Of ANIL NARAYAN CHAKRABORTY, RINA
 CHAKRABORTY, RANJANA KAR, ANINDYA KUNDU, MRITYUNJAY DAS

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	ANIL NARAYAN CHAKRABORTY	AMCON PROJECTS-2.98986 Dec
2	RINA CHAKRABORTY	AMCON PROJECTS-2.98986 Dec
3	RANJANA KAR	AMCON PROJECTS-2.98986 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	ANIL NARAYAN CHAKRABORTY	AMCON PROJECTS-166.667 Sq Ft
2	RINA CHAKRABORTY	AMCON PROJECTS-166.667 Sq Ft
3	RANJANA KAR	AMCON PROJECTS-166.667 Sq Ft

Owner and Land or Building Details as received from KMC :

Sc. No.	Property Identification by KMC	Registered Deed Details	Owner Details of Property	Land or Building Details
L1	Assessment No. : 210921301509 Premises No. : 31 Ward No. : 892 Street Name : JHEEL ROAD	Reference Deed No. : 4729/2020 Date of Registration : Dec 03, 2020 Office Where Registered : DSR-IV	Owner Name : SMT RANJANA KAR, SRI ANIL NARAYAN CHAKRABORTY, SMT RINA CHAKRABORTY Owner Address : 31, JHEEL ROAD, PO- DHAKURIA, PS- KASBA, KOLKATA- 700031 Pin No. : 700031	Character of Premises: Total Area of Land: 5 Cottah, 6 Chatak, 44 SqFoot,

Note:

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 30-07-2022) for e-Payment. Assessed market value & Query is valid for 30 days.(i.e. upto 30-07-2022)
3. Standard User charge of Rs. 240/-(Rupees Two hundred forty) only includes all taxes per document upto 17 (seventeen) pages and Rs 7/- (Rupees seven) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs. 10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.



Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required

8. Re 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.
11. This eAssessment Slip can be used for registration of respective deed in any of the following offices:
D.S.R. - I SOUTH 24-PARGANAS, D.S.R. - I SOUTH 24-PARGANAS, D.S.R. - III SOUTH 24-PARGANAS, D.S.R. - IV SOUTH 24-PARGANAS, A.D.S.R. SEALDAH, D.S.R. - V SOUTH 24-PARGANAS, A.R.A. - I KOLKATA, A.R.A. - II KOLKATA, A.R.A. - III KOLKATA, A.R.A. - IV KOLKATA







ভারত সরকার

Government of India

ভূমিকাভুক্তির নম্বর/Enrollment No.: 1040/1977005985

To
 মৃত্যুঞ্জয় দাস
 MRUNJAY DAS
 4/12
 DIBENAGAR
 SANTOSHPUJ
 Santoshpur S.O
 Kolkata West Bengal - 700075
 9630611912

Overhead Data: 3 mm x 10mm
 Generation Date: 11/06/2017

Signature valid



আপনার অধার সংখ্যা / Your Aadhaar No. :

6866 0840 6791

আমার আধার, আমার পরিচয়



ভারত সরকার
Government of India



মৃত্যুঞ্জয় দাস
 MRUNJAY DAS
 তারিখ/ DOB: 10/11/1975
 পুরুষ / MALE



6866 0840 6791

আমার আধার, আমার পরিচয়

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

MRITYUNJAY DAS

GOURANGA DAS

01/04/1976
Permanent Account Number
AWYPD8768L

M. J. Das
Signature



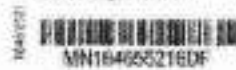
64082110



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

প্রতিষ্ঠাতিক আই ডি/Enrolment No.: 1040/1053/1094E

To
 অমিত্য কুমার
 Amitay Kumar
 31A GARFA MAIN ROAD
 Santoshpur S.O
 Santoshpur Kolkata
 West Bengal 700075



আপনার আধার সংখ্যা/ Your Aadhaar No. :

8132 9132 6405

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
 GOVERNMENT OF INDIA



অমিত্য কুমার
 Amitay Kumar
 পিতা - অমিত্য কুমার
 Father - AMITAY KUMAR
 তার তারিখ - Year of Birth : 20/7
 কুমার / Male



8132 9132 6405

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
 GOVERNMENT OF INDIA



প্রথা

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ হিসেবেই ব্যবহারিত হতে পারে।

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authentication is vital.

- আধার সারা দেশে বৈধ।
- আধার প্রতিষ্ঠাতার মালিকানাধীন ও নিয়ন্ত্রণাধীন পরিচয় প্রমাণকরণ।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.

১০৪০/১০৫৩/১০৯৪



ভারতীয় বিশিষ্ট পরিচয় প্রমাণকরণ
 UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:
 31/3, গারফা মেন রোড, ছাত্তোপুর
 প. ও. কালকটা, কলকাতা,
 ৭০০০৭৫

Address:
 31A, GARFA MAIN ROAD,
 Santoshpur S.O,
 Santoshpur, Kolkata, West
 Bengal, 700075



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ANINDYA KUNDU

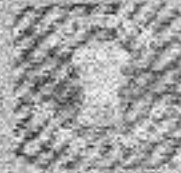
ARABINDA KUNDU

07/12/1975

Permanent Account Number
BRXPK8425J

Anindya Kundu

Signature



04082010

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ANIL NARAYAN CHAKRABORTY
ABANI MOHAN CHAKRABORTY

10/12/1938
Permanent Account Number
AEOPC9922M

आयकर विभाग
भारत सरकार
नया दिल्ली



Chakraborty

In case this card is lost / found, kindly inform / return to :
Income Tax PAN Service Unit, UTIISL,
Plot No. 3, Sector 11, CBD Indraprastha,
New Delhi - 110 014.

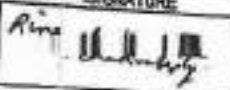
यदि कार्ड खो जाये या कृपया सूचना करें/वापस :
आयकर पैन सेवा यूनिट, UTIISL,
प्लॉट नं: 3, सेक्टर 11, इंदraprastha,
नयी दिल्ली-110 014.


स्थायी खाता संख्या / PERMANENT ACCOUNT NUMBER
ACGPG1710M

नाम / NAME
RINA CHAKRABORTY

पिता का नाम / FATHER'S NAME
BANKIMCHANDRA PAUL

जन्म तिथि / DATE OF BIRTH
10-08-1943

स्विकृत / SIGNATURE




अधीन अध्याय, V.A.-XI
 COMMISSIONER OF INCOME-TAX, W.B. - XI

Rina Chakraborty

इस कार्ड के लो / गिरा जाने पर पुनः जारी करने
 वाले अधिकारी को सूचित / सूचना देना है
 संयुक्त आयकर प्रभाग (पदाति एवं तकनीकी),
 ६-७.

बीरगे पुराना,
 कलकत्ता - ७०० ०६६.

In case this card is lost/found, kindly inform/return to
 the issuing authority :
 Joint Commissioner of Income-tax (Systems & Technicals),
 P-7,
 Chowringhee Square,
 Calcutta- 700 066.

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2022, Page from 254058 to 254119
being No 160408090 for the year 2022.



Digitally signed by ANUPAM HALDER
Date: 2022.07.26 16:45:18 +05:30
Reason: Digital Signing of Deed.

Handwritten signature

(Anupam Halder) 2022/07/26 04:45:18 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)
