

REGISTERED

DEVELOPMENT

AGREEMENT

2922/2021

I. 2867/2021



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

F 802722

Certified that the document is submitted to registration. The Signature Sheet and endorsement sheets attached to the document use the past certificate document.

Additional District Sub-Registrar
Chandernagore, Durgam Churni, 24-Pan. (North)

10 MAR 2021

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made on this the 10th day of March 2021, (Two Thousand Twenty One) A.D.

BETWEEN

511
213/4001

Tanna Kumar Maji
Barasat east Adra

স্বর -
সন ও তারিখ -
ক্রয়কার নাম -
সাকিন -
স্ট্যাম্প মূল্য -
ভেভার শ্রী -

son

বারাসাত কোর্ট
উত্তর ২৪ পরগণা

টি. ডি. নং -

15 FEB 2021

স্ট্যাম্প ক্রয়ের তারিখ -

মোট স্ট্যাম্পের মূল্য -

600000

ট্রেজারী অফিস - বারাসাত

ফাউন্ডার শ্রী তাপস কুমার সাহা

Tanna Kumar Maji
Adra
Barasat Cantt.
810/66 M. N. Maji
256. Dem Dem Road
P.O. - Motijheel, P.S. - Dem Dem
Kolkata - 700 074



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(1) **SMT. GOPA GHOSH, (PAN-BAFPG5196K), (AADHAAR NO- 9986 9274 3039)** wife of Late Ranjit Ghosh, daughter of Late Bijali Kumar Sen, by Occupation- **House** wife, residing at 222/1C, G.T. Road, P.O. & P.S.- Belurmah, District- **Howrah**, Pin Code-711202, (2) **SRI MINTU SEN, (PAN-BBCPS6951E), (AADHAAR NO- 9440 4683 2388)**, son of Late Bijali Kumar Sen, by Occupation- **Business**, residing at 65, Jessore Road, Behari Lal Dutta Bagan, P.O.-Motijheel, P.S.- Dum **Dum**, Kolkata-700 074, both are by faith- Hindu, by Nationality- Indian, hereinafter jointly referred to and called as the '**OWNERS**' (which terms and expression shall unless excluded by or repugnant to the context or subject shall be deemed to mean and include their respective heirs, executors, legal representative and assigns) of the '**FIRST PART**'.

AND

M/s KALPATARU CONSTRUCTION (PAN-AALFK9104A), a Partnership Firm, having its office at 80, Debinibash Road, P.O.- Motijheel, P.S.-Dum Dum, Kolkata-700074, represented by its partners (1) **SRI SUMIT GHOSH, (PAN-ADXPG0073B), (AADHAAR NO- 9898 9661 2581)** son of Late Tarak Nath Ghosh, residing at 80, Debinibash Road, P.O.-Motijheel, P.S.-Dum Dum, Kolkata-700 074, (2) **SRI TUSHAR KUMAR SIL (PAN-ALPPS7886J), (AADHAAR NO- 7127 4136 0231)** son of Late Dilip Kumar Sil, residing at 15A, Sarkar Lane, P.O.- Burrobazar, P.S.- Girish Park, Kolkata-700 007, District - Kolkata, (3) **SRI PRASANTA DATTA (PAN-AFMPD0005P), (AADHAAR NO- 5275 2801 5779)**, son of Late Prem Chandra Datta, residing at 441/2, North Nilachal Friends Park, P.O.-Birati, P.S.- Nimta, Kolkata- 700 051, District- North 24 Parganas, (4) **SRI SHIBASISH CHANDRA, (PAN-ANEPC4467C), (AADHAAR NO- 4002 1727 4040)** son of Sri Deb Prosad Chandra, residing at 62/5, Anjan Garh, P.O.-Birati, P.S.-Airport, Kolkata-700 051, District-North 24 Parganas, (5) **SRI SAMIR DAS (PAN-ADLPD7543B), (AADHAAR NO- 9078 7724 8816)** son of Manik Das, residing at 32A, Harey Krishna Seth Lane, P.O. & P.S.- Sinthee, Kolkata-700 050, District- North 24 Parganas, (6) **SRI BUDDHADEV SAHA (PAN-AJWPS2855G), (AADHAAR NO- 6348 3876 9382)** son of Late Basanta Kumar Saha, residing at 148/E, South Sinthee Road, P.O. & P.S.- Sinthee, Kolkata-700 050, District- North 24 Parganas,



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all are by faith-Hindu, by Nationality-Indian, by occupation- Business, hereinafter jointly referred to and called as the **"DEVELOPER"** (Which terms or expression shall unless excluded by or repugnant to the context or subject be deemed to mean and include its Partners, successors-in-office, executors, administrator, legal representatives and assigns) of the **SECOND PART**.

WHEREAS Bijali Kumar Sen, now deceased, on 24/04/1963, by virtue of a Registered Bengali Kobala Deed purchased **ALL THAT** piece and parcel of a plot of land measuring about 2(Two)Cottahs 4(Four)Chittacks 11(Eleven) sq. ft. more or less land lying and situated at Mouza- Satgachi, J.L. No. 20, Re. Su. No. 154, Touzi No. 169, C.S. Khatian No. 266 & 267, corresponding to R. S. Khatian No. 2043 & 2044, under C.S. Dag No. 839, 840, 840/903, Scheme Plot No.4 within the limits of South Dum Dum Municipality under P.S.- Dum Dum, in the District of 24-Parganas, now North 24-Parganas, more fully mentioned in the Schedule thereof and the said deed was duly registered in the office of the S. R. Cossipore Dum Dum and recorded in Book No-1, Volume No-56, pages from 210 to 214, being No- 3476 for the year1963.

AND WHEREAS aforesaid Bijali Kumar Sen, after purchase mutated his name in the record of the South Dum Dum Municipality and constructed pucca building thereon and while enjoying the same died intestate on **27/08/1995**, living behind his wife Smt. Ila Sen, one son Sri Mintu Sen and one daughter Smt. Gopa Sen now Smt. Gopa Ghosh as his legal heirs to inherit his aforesaid property as per provisions of Hindu succession Act,1956 and subsequently aforesaid Smt. Ila Sen died intestate on **17/02/2001**, living behind her aforesaid son and daughter as her legal heirs to inherit her undivided share within the aforesaid property and accordingly the party of the First Part jointly became Owners of the below mentioned First Scheduled land & Property as per provisions of Hindu succession Act, 1956.

AND WHEREAS the present owners by way of inheritance jointly became owners in respect of **ALL THAT** piece and parcel of demarcated Bastu land measuring about 2(Two)Cottahs 4(Four)Chittacks 11(Eleven)sq. ft. more or less land lying and



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situated at Mouza- Satgachi, J.L. No. 20, Ru.Su. No. 154, Touzi No. 169, C.S. Khatian No. 266 & 267, corresponding to R. S. Khatian No. 2043 & 2044, under C.S. Dag No. 839, 840, 840/903, R.S. Dag No- 2650, L.R. Khatian No- 3738, 710, 1251, L.R. Dag No.-2059 & 2060, Scheme Plot No. 4, Municipal Holding No- 98, Cal Jessore Road, Premises No- 65, Jessore Road, Behari Lal Dutta Bagan, (Nagare Bazar More), Kolkata-700 028, Ward No-25, within the jurisdiction of South Dum Dum Municipality, under P.S.- Dum Dum, A.D.S.R.O. Cossipore Dum Dum, District-North 24-Parganas and thus seized and possessed of the same as absolute owners, without any interruption from any corner whatsoever in fee simple and free from all encumbrances, decided to develop the aforesaid and below mentioned First Schedule property by erecting a multi-flat/multi-storied building, but due to sufficient reasons and to lack of technical expertise the owners herein could not construct multi-flats building on the said plot of land and were searching a reputed Developer, who would construct multistoried building on the said land under certain terms and conditions interalia at its own costs and expenses after obtaining necessary sanction from the competent authority concern and knowing the very intention of the owner the Developer approached the owners to allow the Firm to construct the said proposed multistoried building on the said land and initially executed M.O.U. and subsequently both the parties have decided to enter into a Development agreement with the Developer herein.

NOW THIS AGREEMENT WITNESSETH and it is hereby agree upon by and between the parties hereto on the following terms and conditions.

ARTICLE - I DEFINITIONS

In this present unless there is anything repugnant to or inconsistent with: -

1.1. OWNERS:-shall mean the aforesaid **(1) SMT. GOPA GHOSH**, residing at 222/1C, G. T. Road, P. O. & P.S.- Belurmath, Howrah, Pin Code No- 711202, **and (2) SRI MINTU SEN**, residing at 65, Jessore Road, Behari Lal Dutta Bagan, P.O.- Motijheel, P.S.-Dum Dum, Kolkata-700 074, and their respective legal heirs, legal representatives executors, administrators and assigns.



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1.2.DEVELOPER:-shall mean **M/s KALPATARU CONSTRUCTION**, a Partnership Firm, having its office at 80, Debinibash Road, Kolkata-700074, represented by its partners **(1) SRI SUMIT GHOSH**, son of Late Tarak Nath Ghosh, residing at 80, Debinibash Road, P.O.-Motijheel, P.S.-Dum Dum, Kolkata-700 074, **(2) SRI TUSHAR KUMAR SIL**, son of Late Dilip Kumar Sil, residing at 15A, Sarkar Lane, P.O.-Burrobazar, P.S.-Girish Park, Kolkata-700007, District- Kolkata, **(3) SRI PRASANTA DATTA**, son of Late Prem Chandra Datta, residing at 441/2, North Nilachal Friends Park, P.O.-Birati, P.S.- Nimta, Kolkata- 700051, District- North 24 Parganas **(4) SRI SHIBASISH CHANDRA**, son of Sri Deb Prosad Chandra, residing at 62/5, Anjan Garh, P.O.-Birati, P.S.-Airport, Kolkata-700051, District- North 24 Parganas, **(5) SRI SAMIR DAS**, son of Manik Das, residing at 32A, Harey Krishna Seth Lane, P. O. & P. S.- Sinthee, Kolkata-700050, District- North 24 Parganas, **(6) SRI BUDDHADEV SAHA**, son of Late Basanta Kumar Saha, residing at 148/E, South Sinthee Road, P.O. & P.S.- Sinthee, Kolkata-700 050, District- North 24 Parganas.

1.3.PREMISES/PROPERTY:- Shall mean and include **ALL THAT** piece and parcel of demarcated Bastu land measuring about 2 Cottahs 4 Chittacks 11 sq. ft. more or less land together with two storied old dilapidated building having total measurement 1400 sq. ft., more or less, standing thereon lying and situated lying and situated at Mouza- Satgachi, J.L. No.-20, Re. Su. No.-154, Touzi No.-169, C.S. Khatian No. 266 & 267, corresponding to R. S. Khatian No. 2043 & 2044, under C.S. Dag No. 839, 840, 840/903, R.S. Dag No- 2650, L.R. Khatian No- 3738, 710, 1251, L.R. Dag No.-2059 & 2060, Scheme Plot No. 4, Municipal Holding No- 98, Cal Jessore Road, Premises No-65, Jessore Road, Behari Lal Dutta Bagan, (Nagare Bazar More), Kolkata-700 028, Ward No-25, within the jurisdiction of South Dum Dum Municipality, under Police Station- Dum Dum, A.D.S.R.O. Cossipore Dum Dum, District-North 24-Parganas.

1.4. NEW BUILDING:- shall mean the Multi-Flats Ground plus upper storied Building as per available sanctioned area which is to be constructed over the said premises as per plan to be sanctioned by the South Dum Dum Municipal Authority concern.



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1.5. COMMON AREA FACILITIES AND AMENITIES:- shall mean and include, corridors stair ways, passage ways, drive ways, overhead water tank, water pump and motor, roof, Lift, if sanctioned, and other facilities which is to be attached with the proposed Building for better enjoyment as Apartment ownership Act or mutually agreed by and between the owner and Developer.

1.6. SALEABLE SPACE: - shall mean the flats/units/Garages/spaces in the building available for independent use for residential purpose as self-contained flats/units after making due provision for common amenities and facilities for better enjoyment against consideration and/or maintenance.

1.7. COVERED AREA: - shall mean total build up area for any unit plus proportionate share of lift, stair/lobby/ lift room, meter room etc.

1.8. COVERED GARAGE: - shall mean Garage under the roof of the First floor plus proportionate area share of space for ingress and egress of the Building.

1.9. CHARGEABLE AREA: - shall mean covered area plus proportionate share of the lift and stair and thereafter 25% service area is to be considered as super built up area, which is applicable at present for individual unit.

1.10. BUILDING PLAN:- shall mean Ground plus upper storied building as per available sanction and plan to be prepared by the Architect/Engineer/L.B.S. of the Developer for the construction of the building and to be sanctioned by the South Dum Dum Municipality with such addition, alteration or modification as may be made by the Developer through its Architect/Engineer/L.B.S from time to time.

1.11. OWNERS' ALLOCATION: - shall mean Owners will jointly get entire **First Floor** and **one Flat** measuring about **300 sq. ft. covered area** more or less **on the Ground Floor**, western side/Back side of the New Building and in addition to that owners will jointly get non-adjustable / Non-refundable Cash consideration amount of **Rs.35,00,000/- (Rupees Thirty five Lakh) only**, which is to be paid by the Developer and delivery of possession be made in the manner as stated herein below: -



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(A) Entire First Floor and One Flat on the Ground Floor, having measuring about **300 sq. ft. covered area** more or less on the western portion of the New Building and Non-refundable consideration amount of **Rs.35,00,000/- (Rupees Thirty five Lakh) only as per payment Schedule herein below.** Acceptance of possession of the Flat and consideration amount be made in presence of both the owners and acknowledgement receipt will be issued accordingly. It is pertinent to mentioned here that in any circumstances owners will not get any further constructed area or any further consideration or further demand in any manner whatsoever in nature.

AND

(B) In addition to the aforesaid allotted area, which will be received by the Owner No-2, on behalf of the owners and the Developer will arrange for shifting of the Owner No-2, from the date of shifting to till date of delivery of re-possession in the new Building and for such shifting necessary agreement will be executed by and between the Owner No-2 and Developer that effect.

(C) That the Owners Allocation includes undivided proportionate share of underneath land and common facilities and amenities attached with the newly constructed Building and the owners.

1.12. DEVELOPER'S/PROMOTER'S ALLOCATION:- shall mean Developer Firm will get **remaining area after deducting Owner's Allocation stated above**, including stair area, Lobby, lift area, together with undivided proportioned share of underneath land and other common areas common installations on the basis of sanctioned plan which is to be sanctioned by the Municipal authority concern.

AND

The Allocation includes undivided proportionate share of underneath land and common facilities and amenities attached with the newly constructed Building.

1.12.TRANSFER:- shall mean and included transfer by delivered of possession as per present customs or by any other means adopted by the Developer for effecting transfer of the proposed building or flat to the intending purchasers thereof against valuable consideration.



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ARTICLE - II : COMMENCEMENT & DURATION -

2.1. The Agreement shall be deemed to have commenced on and from the date of execution of this agreement and shall be terminated after completion of the building and thereafter sale out of all the flat/units/Garage/space to the intending purchasers and also after delivered of possession to the flat owners and land owners and formation of the flat / unit owners' Association.

ARTICLE - III

OWNERS' DECLARATION, RIGHTS, DUTIES AND RESPONSIBILITIES

3.1. The owners hereby declare that they are the absolute owners of the land and property mentioned in the **First Schedule** herein below and now possessed of the same without any disturbance hindrance in any manner whatsoever.

3.2 That Owners jointly hereby agree and undertake to take all the responsibility, liability of the tenants/occupiers of the said premises and shall pay all the cost and expenses for arrear of Municipal Taxes, Mutation in the record of the South Dum Dum Municipality, conversion of land from the existing nature to Bastu and such amount will already been borne and to be borne initially borne by the Developer and such amount also be treated as adjustable amount and the same will be adjusted from the cash consideration as stated in the Owners' Allocation.

3.3. That the said property is free from all charges, encumbrances, liabilities, demand, attachments, lispens, acquisition or requisition whatsoever or howsoever and the owner have good and marketable title over the said land, except the tenants and other liability as stated herein above.

3.4. That the owners hereby jointly agreed that they will not grant lease, mortgage, charge or encumber the property mentioned in the **First Schedule** herein below in any manner whatsoever during the existing/substance/continuation of this agreement as well as during the construction of the building without prior written consent of the Developer and also undertake that for the betterment of the Project



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shall acquire and produce all relevant original Deeds, Parchas, Land Tax receipt, Legal heirs Certificate and other documents from the appropriate authority concern including copy of the order, if any, from the competent Court of law. That the Developer will acquire the rest documents, at the cost of the Developer at first and the Owners will bear the cost of such additional papers and documents, as stated herein above, and the same will be adjusted from the nonrefundable at the time of delivery of possession in the new Building.

3.5. That the owners hereby agree to deliver peaceful vacant possession of the entire property to the Developer within 30 days from the date of Sanction of the Building Plan or as mutually decided by the Owners and Developer and cash consideration money will be receive by the owner No-1 and possession of the flats will be received by the other owner.

3.6. That the owners jointly hereby agree to appear before the office of the B.L. & L.R.O. and other appropriate authority concern to mutate their names and to sign all the petitions, affidavit, deeds and documents, complaints, written objection, site plan, building plan, declaration of amalgamation, Agreement for Sale and all other necessary Documents in favour of the Developer Firm or its Nominated person or persons for better enjoyment of the construction over the First Schedule land and betterment of project and also for the betterment of title over the property.

3.7. That the owners shall be liable and responsible for litigation, if any pending or arose due to defects on title in respect of their portion or with regard to title in respect of the land or any boundary dispute and if any restraining order comes into force due to act of any third party or contagious land owners, then the Developer will be entitled to get compensation and cost of litigation from the owner, which will be incurred by the developer during such litigation. Be it mentioned that if there any type of litigation is found or arose due to any order of the competent Court Authority concern or any other competent authority concern then the delay in respect of delivery of possession of the owners' allocation shall not be considered the delay on the part of the Developer. That after vacation of the property in favour of the Developer if any dispute arises, then the Owners will



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not be liable for the same and the Developer will resolve the matter at its cost and expenses and the Developer will co-operate the Owner in every possible ways.

3.8. That the owners hereby undertake to deliver all the original Deeds Municipal Mutation Certificate/s, L.R. Mutation Certificate, Parcha, Land Tax receipt, electric bill of the existing electric meter and other original documents, which are belongs to them, to the Developer at the time of execution of this Agreement on accountable receipt for betterment of the project and after delivery of possession of the Owners' Allocation and sale out of all the units of the Developer's Allocation, all Original Deeds and Documents will be handed to the flat owners Association.

3.9. That the owners hereby giving exclusive license to the Developer to commercially exploit the land as per terms and condition contained in this agreement and also giving right to the Developer to demolish the existing old building at the Developer's Cost and expenses and all the debris and old Building materials will be taken by the Developer after demolishing the same and the Owners hereby authorised the Developer to enter into agreement for sale, transfer, and to dispose of the Developer's Allocation together with right to assignment of all the rights title interest of this agreement to any third party and the owners will give necessary consent for betterment of this project without raising any objection to that effect save and expect the Owners' Allocation as mentioned.

3.10. The owners have agreed to execute a Registered Development Power of Attorney in favour of the Developer Firm or its nominated person for the purpose of addition, alteration, revision, of the sanctioned building plan, construction and completion of the work as per agreement, for the purpose of Agreement for Sale without possession, Registration of the Deed of transfer, Deed of Relinquishment, Deed of Gift and all others Deeds/Declarations for betterment of project and/or regarding delivery of possession in favour of the intending purchaser/purchasers and to sign on the Deed on or behalf of the owners and to present the same before the Registration authority concern who has authority to register the Deed of transfer and other documents and if required owners will put their respective



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signatures on the Agreement for Sale, Declaration in the form of No Objection, Deed of conveyance prior delivery of possession of the owners' allocation. It is also further agreed that for the purpose of betterment of title of the intending purchasers owners will join in the Deed of Conveyance for Transfer Flat/Unit to the intending purchaser/s, if required for betterment of the project work.

3.10. That the owners hereby without being influenced or provoked by anybody and in presence of the witness do hereby categorically declared that the Developer shall construct the building exclusively at its firm's name and also by taking other Partner/s in the firm and its own cost, arrangement and expenses as well as the owners shall have no financial participation and/or involvement. Further the Developer shall deliver the Owners' Allocation in the proposed building within 30 (Thirty) months from the date of getting delivery of possession building of old building or 30 (Thirty) months from the date of sanction of the building Plan, which is later. It is also agreed that further period of 6 (Six) months be extended to that effect if required for force majeure and Pandemic situation.

3.11. That the owners hereby further declare that the Developer shall have liberty to receive any amount from the purchaser/purchasers in its firm's name on the basis of this agreement and on the strength of the Development power of Attorney mentioned herein above.

3.12. That the owners shall have to clear all the dues, cost and expenses due to extra work within the Flat of the building other than the specification of flat/unit, and also for the excess area from the allocated area (if found), or any other consideration, to the developer, prior taking possession thereon. It is also pertinent to mentioned here that for the purpose of betterment of title of the Owners Allocation Owner No-1, will execute General Power of Attorney in favour of the Nominated person of the Owner No-2, and for the purpose of completion of the building Developer will pay necessary Fees, Fine, Charges and impositions and shall bound to obtained Occupancy Certificate from the Municipal authority concerned and the same will be provided to the owners at the time of delivery of Owners' Allocation.



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ARTICLE – IV. DEVELOPER’S RIGHTS, OBLIGATION AND DECLARATION

4.1. The Developer hereby agreed to complete the multi-storied building over the property as per plan to be sanctioned by the South Dum Dum Municipal Authority concern with due modification or amendment of the sanctioned plan as made or caused to be made by the Architect/Engineer/L.B.S. of the Developer.

4.2. All applicants plans papers and documents as may be required by the developer for the purpose of sanction of revised plan addition, alteration, of the building plan shall be submitted by the Developer with due signature of the owners or on behalf of the owners as may be required and all costs expenses and charges be paid by the developer and also for construction of the building thereon. It is also provided that the developer shall be entitled to get refund all the refundable amount, which are to be paid by the Developer.

4.3. The Developer hereby agreed to complete the Building in all respect within the stipulated period stated above and the time will be the essence of the contract. The Developer hereby agreed to deliver possession of the owners’ allocation in the proposed new building within the stipulated period mentioned herein above along with other terms and conditions stated above.

4.4. That the notice for delivery of possession of the Owners’ Allocation in the new building shall be delivered by the Developer in writing or through the Advocate of the Developer either by Registered post or courier service or hand delivery with acknowledgement due card and the owners are bound to take possession within 30 days from the date of service of this letter. If the owners fail to take delivery of possession or neglected to do so, then it will be deemed that the owners’ allocation already delivered and the Developer shall be entitled to transfer the Developer’s allocation without any further notice.

4.5. That the Developer is liable for any dispute regarding construction and also liable to rectify the same at its own costs and expenses and the Owners will not be liable for such dispute regarding construction in any manner whatsoever. Be it also pertinent to mention here that if any problem occurs at the time of



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construction as well as for completion of the Building in all respect, then the Developer will be exclusively liable for the same and the Owners shall have no liability to that effect.

ARTICLE – V. CONSIDERATION & PROCEDURE

5.1. In consideration of the cost of construction of the Owners' allocation in the building and other consideration, as mentioned in the owners' allocation, the Developer is entitled to get remaining constructed area of the building and proportionate share of the land as Developer's Allocation.

5.2. That the Developer will construct the building within specified period stated above and Owners' allocation as per specification mentioned in the **Fourth Schedule** herein below with standard materials and as per direction of the Architect/Engineer/L.B.S. appointed in this regard and in conformity of the Building rules as applicable therein.

5.3. That the Developer will demolish the existing structure of the Building at her own cost and shall remove the old building materials and the sale proceeds of the old materials will be realized by the Developer.

5.4. That the name of the Building will be named as per choice of the Developer.

ARTICLE – VI. DEALINGS OF SPACE IN THE BUILDING

6.1. The Developer on completion of the building after getting Occupancy Certificate of the building from the Municipal Authority concern shall put the owners in undisputed possession in respect of the owners' allocation, within the stipulated period stated above, together with the right to enjoy the common facilities and amenities attached with the building and as enjoyed by the other of the flat Owners. Be it mentioned here that at the time of taking Occupancy Certificate from the South Dum Dum Municipal Authority Concern Developer will pay all charges, impositions and additional fees as demanded by the Municipal Authority Concern.



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6.2. The Developer shall have liberty with exclusive rights and authority to negotiate for the sale of the flats/units/ Garage together with proportionate share of underneath land from the Developer's Allocation in the premises to any prospective buyers before, after or in course of the construction work of the said building at such consideration and on such terms and conditions as the Developer shall think fit and proper. It is clearly agreed and declared by the parties herein that the entire consideration money for such transfer or transfers as aforesaid including earnest money or initial payments or part payments thereof shall be received by the Developer in respect of the Developer's Allocation .

6.3. The Developer shall at its own costs, construct and complete the building at the said premises in accordance with the sanctioned plan and due modification if any with such material and with such specification as are to be mentioned in the sanctioned plan of the building hereunder written and as may be recommended by the Architect/Engineer from time to time. The Developer shall on completion of the new building, obtain Occupancy certificate from the Municipal Authority concern and Fitness Certificate of the Lift from the appropriate Authority concern at its own costs and expenses.

6.4. That the Developer shall install erect and provide water supply as per custom of the locality, overhead reservoir, electric wiring, sanitary fittings and other facilities as are required to be provided in respect of building having self contained apartment and constructed for sale of flats/shops/garages on ownership basis and as mutually agreed. Be it mentioned that cost for the purpose of Transformer/ Mother meter of the building will born by the parties purchased the units in the new Building and Security deposit money for the new electric meter connection shall be paid by the owners for their respective meters.

ARTICLE - VII. COMMON FACILITIES

7.1. The Developer shall pay and bear all property taxes and other dues, liabilities and outgoings in respect of the building accruing due on and from the date of execution of the agreement and prior to that owners shall pay, bear and clear all dues, charges, demand, liabilities of any third party and also all outgoings in



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respect of the property and thereafter handing over the possession of the flats by the Developer flat owners will pay dues according to their share.

7.2. As soon as the respective self contained flat/unit is completed, the developer shall give written notice to the owners requiring the owners to take possession of the owners' allocation in the building and after 30 (Thirty) days from the date of service of such notice and at all times thereafter the owners shall be exclusively responsible for payment of municipal and property taxes rates duties dues electric installation charges electric charges bill and other public outgoings and impositions whatsoever (hereinafter for the sake of brevity referred to as "the said rates") payable in respect of the owners' allocation (subject to production of Occupancy Certificate) and the said rates to be apportioned prorata with reference to the saleable space in the building, if any, are levied on the building as whole.

7.3. The owners and the developer shall punctually and regularly pay rates and taxes, for their respective Flats/units, before the concerned authorities or otherwise as may be mutually agreed upon between the owners and the developer. The owners hereby agree that they will indemnify against all claims actions demands, costs, charges and expenses and proceeding instituted by any third party or against the owners for the same the Developer will be entitled to get damages and vice versa.

7.4. The owners or their agents or representatives or any third party on the owners' behalf shall not do any act deed or things, wherein the Developer shall be prevented from construction and completing of the said building or to sale out the flat/units to the intending purchaser/purchasers without any valid reason. If the Developer is prevented then the owners or their legal representatives shall pay bound to indemnify the loss and damages for that purpose with interest.

ARTICLE – VIII . COMMON RESTRICTIONS

The Owners' allocation after possession in the proposed building shall be subject to the same restriction and use as it is applicable to the Developer's allocation respective possession in the building which are follows: -



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- 8.1.** Neither party shall use or permit to the use their respective allocation in the building or any portion thereto for carrying on any illegal and immoral trade or activities nor use for any purpose which may cause any nuisance to the other occupiers of the building.
- 8.2.** Neither party shall demolish any wall or other structure in their respective allocation or any portion thereof or make any structural addition or alteration therein without previous written consent from the owners, developer or from the competent authority or from municipal authority concerned in this behalf.
- 8.3.** Neither party shall transfer or permit to transfer their respective allocation unless the proposed transfer shall have given a written undertaking to the effect that such transfer shall remain bound by the terms and conditions hereto and of these presents and further that such transferee shall pay all and also shall be payable in-relation to the area in each of their respective possession.
- 8.4.** Both parties shall abide by all laws, bye laws rules and regulations of the Govt. statutory bodies and/or local authority as the case may and shall be liable or responsible for breach of the said laws and regulations. The allottee or their transferees shall keep the interior walls, sewers, drains pipes and other fitting and fixtures and appurtenances and floor and ceiling etc. Their respective allocation in the building shall keep in good working conditions and repair and shall not to cause any damage to the building or any other of them and/or the occupiers of the building indemnified from the against the consequence of any breach.
- 8.5.** On and from the date of completion of the building the developer and/or its transferees and the owners and/or his transferees shall be liable to pay and bear proportionate charges on account of ground rents and GST and other taxes, charged by the Govt. or Semi Govt. or local authority concern. And the proportionate cost towards regular maintenance charges.

ARTICLE – IX. OWNER’S DUTY & INDEMNITY

- 9.1.** The Owners doth hereby agree and covenant with the Developer not to interfere or in any manner whatsoever during the construction and throughout



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the existence of this agreement and if any such interference or hindrance is caused by the owners or their legal heirs causing hindrance or disturbance to make construction then the owners will be liable to repay entire invested amount of the Developer firm along with interest over the invested amount and damages to the Developer. It is further agreed that if the Developer is prevented for making construction due to any restraining order passed by the competent Court of Law or any competent Authority Concern or due to any boundary dispute amongst the contiguous land owners then owners will be liable to pay damages, cost of litigation to the Developer firm in conformity with the conditions stated above.

9.2. The owners or their legal representatives will have no right/ authority power to terminate this agreement within the stipulated period as well as till disposal of all the flats/units of the Developer's Allocation in the building, without any valid reason or in absence of the owners their legal heirs, bound to register necessary Supplementary Development Agreement and Development Power of Attorney in favour of the Developer Firm within 15 days thereof. Failing which legal heirs of the owners will bound to pay damages @ of Rs.10,000/- (Rupees Ten Thousand) only per day till registration of the same.

9.3. It is agreed that the owners will not involve their contractor, any workmen, agent or representative etc. or stag any constructional materials in the building for any type of constructional work if required in respect of the owners allocation in the building without any written consent from the Developer.

ARTICLE - X. DEVELOPER'S DUTY & INDEMNITY

10.1. That the Developer hereby agrees and covenants with the owners not to do any act, deed or things whereby the owners are prevented from enjoying selling disposing of the Owners' Allocation in the building at the said premises after delivery of Re-possession thereof to the owners.

10.2. The Developer hereby undertake to keep the owners indemnified against all third party claims arising out of any type of act or omissions of the Developer in relation to the construction of the new building from the date of execution of the



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Agreement. The Developer shall also not interfere in any manner whatsoever to the sale proceeds and/or otherwise with regard to the owner's share or allocation and also not to claim any amount from the sale proceeds of the owners' allocation and also agreed not to encumber the Owners' Allocation.

ARTICLE - XI. FORCE MAJURE

11.1. The parties hereto shall not be considered to be liable for any obligation hereunder to the extent that performance of the relative obligation is prevented by the existing of "Force Majure" and shall be suspended from obligations during the duration of the Force Majures.

ARTICLE - XII. LEGAL

12.1. It is hereby agreed by and between the parties that all dispute and/or difference by and between the parties hereto in any way relating to or connected with the flats and or construction and or in respect of this agreement and/or anything done in pursuance hereto and/or otherwise shall be referred before the appropriate forum for the time being in force or any amendment thereon as may be applicable.

ARTICLE - XIII ARBITRATION CLAUSE

13. It is hereby agreed by and between the parties that all dispute and/or difference by and between the parties hereto in any way relating to or connected with the units and/or construction and or in respect of this agreement and/or anything done in pursuance hereto and/or otherwise shall be referred for arbitration, which will adjudicated in accordance with the Arbitration and conciliation Act, 1996, or any amendment thereon as may be applicable.

In case agreement unless it is contrary or repugnant to the context: - a) Singular shall include the plural and vice-versa and Masculine shall include the feminine and vice-versa.



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THE FIRST SCHEDULE ABOVE REFERRED TO-
(Description of the entire land and Building)

ALL THAT piece and parcel of demarcated Bastu land measuring about **2 (Two)** **Cottahs 4(Four) Chittacks 11(Eleven) sq. ft. more or less** land together with two storied old dilapidated building having total measurement 1400 sq.ft., ^{more or less, i.e.700 sq. ft., on the Ground floor and 700 sq. ft., on the First floor, standing thereon lying and situated lying and situated at **Mouza- Satgachi, J.L. No.20, Ru.Su. No. 154, Touzi No. 169, C.S. Khatian No. 266 & 267, corresponding to R. S. Khatian No. 2043 & 2044, under C.S. Dag No. 839, 840, 840/903, R.S. Dag No- 2650, L. R. Khatian No- 3738, 710, 1251, L. R. Dag No.-2059 & 2060, out of the aforesaid Dags and Khatians (21sq. ft. land under L.R. Dag No- 2059 and 523 sq. ft. land under L.R. Dag No- 2060 within the Khatian No- 3738) and (24 sq. ft. land under L.R. Dag No- 2059 and 523 sq. ft. land under L.R. Dag No- 2060 within the Khatian No- 710) and (21sq. ft. land under L.R. Dag No- 2059 and 519 sq. ft. land under L.R. Dag No-2060 within the Khatian No-1251), Scheme Plot No. 4, **Municipal Holding No-98, Cal Jessore Road, Premises No-65, Jessore Road, Behari Lal Dutta Bagan, (Nagare Bazar More), Kolkata-700 028, Ward No-25, within the jurisdiction of South Dum Dum Municipality, under P.S.- Dum Dum, A.D.S.R.O. Cossipore Dum Dum, District-North 24-Parganas and the entire land is butted and bounded by as follows: -****}

- ON THE NORTH** : - SAI APARTMENT ;
- ON THE SOUTH** : - 4 Feet wide Common Passage;
- ON THE EAST** : - 12, Wide Municipal Road;
- ON THE WEST** : - House of Gopal Chandra Sadhukhan;

THE SECOND SCHEDULE ABOVE REFERRED TO
(OWNERS' ALLOCATION)

Owners will jointly get **entire First Floor** and **one Flat** having measuring about **300 sq. ft.** covered area more or less on **the Ground Floor, western side/ Back portion** of the New Building and in addition to that owners will jointly get Non-refundable consideration of **Rs.35,00,000/- (Rupees Thirty five Lakh) only,**



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which is to be paid by the Developer Firm and delivery of possession of the Flat be made in the manner as stated herein below: -

- (A) Entire First Floor and One Flat on the Ground Floor, having measuring about 300 sq. ft. covered area more or less on the western portion of the New Building which includes undivided proportionate share of underneath land and common facilities and amenities attached with the newly constructed Building within the stipulated of completion of the building stated above.
- (B) Non-refundable consideration amount of **Rs.35,00,000/- (Rupees Thirty five Lakh) only as per payment Schedule herein below.** Acceptance of possession of the Flat and consideration amount be made in presence of both the owners and acknowledgement receipt and possession letter will be issued accordingly.
- (C) It is pertinent to mentioned here that in any circumstances owners will not get any further constructed area or any further consideration or further demand in any manner whatsoever in nature.

(PAYMENT SCHEDULE OF THE OWNERS' ALLOCATION)

- | | |
|---|---------------------|
| (i) On or before Registration of the Development Agreement and Development Power of Attorney | -----Rs.5,00,000/- |
| (ii) After 1 st Floor roof casting | -----Rs. 5,00,000/- |
| (iii) After 2 nd Floor roof casting | -----Rs. 7,00,000/- |
| (iv) After 3 rd Floor roof casting | -----Rs. 7,00,000/- |
| (v) Balance within 24 months from the date of sanction of the building plan or delivery of possession of the flat to the owners which is later. | -----Rs.11,00,000/- |

(Rupees Thirty five Lakh) only

Total Rs.35,00,000/-

Owners undertake to execute necessary Registered Deed amongst themselves at their own cost after getting Owners' Allocation from the Developer Firm.



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

DEVELOPER FIRM will get **remaining area after deducting Owners' Allocation stated** above in the Newly Building, including stair area, Lobby, lift area, together with undivided proportioned share of underneath land and other common areas common installations on the basis of sanctioned plan which is to be sanctioned by the Municipal authority concern.

AND

The Allocation includes undivided proportionate share of underneath land and common facilities and amenities attached with the newly constructed Building.

THE FOURTH SCHEDULE ABOVE REFERRED TO -
(SPECIFICATION OF WORK)

A. STRUCTURE :

The Structural engineer will look after the entire structural works, after getting the soil test report. Job will be carried out as design approved by South Dum Dum Municipality. Each slab of roof casting will be 4" thick with proper curing, TMT bars, R.C.C. works with ISI Mark cement (Ultatech/Ambuja/Konark/ACC) will be used.

B. INSIDE AND OUT SIDE FINISH:

External wall: after plastering of the outer wall with 2coates of weather coat paints (with water leak proof mixture). External Wall 8".

Internal wall-stair/ car parking space/ other constructed common area will be finished with plaster of Paris. Stair case area will be painted. Internal partition wall 5".

C. BOUNDARY :

New Boundary walls to be constructed. New folding Gate to be setup for the entrance of East side.



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D. FLOORING:

Main lobby of the Building : Tiles/ Kota Stone

Floor Lobbies of the building: Marble/ Kota Stone.

Staircase: Marble/ Kota Stone.

E. ULTIMATE ROOF OF THE BUILDING: Water proofing with skid Concrete

F. UNIT: ALL ITEMS AND ACCESSORIES USE WILL BE OF REPUTED BRAND

1. Flooring: Bed rooms, Drawing cum Dinning space and Verandah will be finished with vitrified tiles.
2. Walls: Cement Plastering overlaid with plaster of Paris finish.
3. Kitchen: Ceramic Tiles/ Marble Flooring with Black Granite Kitchen Top with steel Sink and a bib cock. Glazed ceramic tiles will be provided from kitchen Table top up-to the top height of Kitchen window.
4. Bathrooms: Flooring anti skid ceramic Tiles: walling of ceramic tiles upto the Door height of toilet. Commode: European/Indian types with low cistern, showers, top taps and wash basin. Hot and cold water line will be provided in Master Toilet only.
5. Doors: Ply paneled flush doors with fast class seasoned wood door frame having lamination finish. Main Door will be wooden door (SAGUN).
6. Windows: All Windows will be aluminum frame fittings with Glass panel. Open type, not sliding,
7. Electrical: concealed copper ISI approved wiring with switches and miniature circuit breakers (MCB), one TV and one Telephone socket in living area. AC point in master bed room only, as per the list mentioned below:
8. Lift:- A Four Passenger lift will be provided from a reputed company.

G. LIST OF ELECTRICAL POINTS



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1. OUTSIDE: Bell push and one light point.
2. LIVING & DINNING: Two light points & two fan points. One 15 amp (dinning/Kitchen) & two 5 amp switch socket (TV & Music). TV & Telephone socket.
3. BALCONY: In Inside Balcony 1 No. 6 amp switch socket for washing machine, 1 No. light point, 1No. Fan point, 1 No. tap water point and in road facing Balcony 1 No. light point, 1 No. Fan point and 1No. Plug Point (5 Amp).
4. KITCHEN: One Light point, one exhaust/Chimney point, one acquaguard point, one 15 amp plug point for mixture grinder/ induction oven/micro oven. One 15 amp fridge plug point.
5. TOILET: one light point, one exhaust fan point, one Geyser point for master toilet.
6. MASTER BEDROOM: one Fan point, Three light points, two 5 Amp switch socket & one AC point.
7. BEDROOM: one Fan point, three light points, & two 5 amp switch socket.
8. GARAGE: one light point, one Fan point, one 5 amp switch socket & one tap water point.
9. PLUMBING: concealed pipes (ISI Plastic pipes), white colour parceling fittings & chromium plated bath room fittings in toilet.
10. LOCK: lock will be provided in the doors, except Kitchen & Toilet.
11. WATER : Overhead water tank attach with connection of Deep Tube well (P.V.C.), if permissible by the authority, with Sub-Marsheble pump (2 H.P.) If possible Municipal water connections as per your requirement and/or as per direction of the Municipal Authority.



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

SIGNED, SEALED AND DELIVERED

In the presence of the following

WITNESSES: -

1. *Abhijit Ghosh*
222/1-C, G. T. Road,
Belurmath, Howrah.
Pin: 711202.

1. *Gopa Ghosh.*

2. *Mitru Sen*

SIGNATURE OF THE OWNERS

M/S KALPATARU CONSTRUCTION

Seemil Ghosh
Partner

M/S KALPATARU CONSTRUCTION

Prasanta Datta
Partner

2. *Tanuj Kumar Datta*
Hovrati
Handwritten Judges' Card

M/S KALPATARU CONSTRUCTION

Tinsua Kumar
Partner

M/S KALPATARU CONSTRUCTION

Shibasish Chandra
Partner

M/S KALPATARU CONSTRUCTION

Samir Das
Partner

M/S KALPATARU CONSTRUCTION
Bodolha Das

SIGNATURE OF THE DEVELOPER

Drafted by me as per instructions of the Parties hereto and Prepared in my office: -

Tarun Kumar Maji
Advocate *WB-233/87*

(Tarun Kumar Maji)
Advocate *WB-233/87*
Block- B, Room No- 16, District Judges' Court,
Barasat, North 24-Parganas.
Mobile - 975365107/9830492762.
email: maji.tarunkumar13@gmail.com



✓
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MEMO OF CONSIDERATION

RECEIVED a sum of **Rs.5,00,000/- (Rupees Five Lakh) only** from the within named Developer as non-adjustable /non-refundable amount as stated above : -

MEMO

(1) By Cheque vide No 091029 dated 10/03/2021. **Rs.5,00,000/-**

Issued from AXIS Bank Ltd., Rodkol Branch.

Total **Rs.5, 00,000/-**

(Rupees Five Lakh) only

Witnesses: -

1. *Abhijit Ghosh.*

Gopa Ghosh.
Indira Sen

2. *Pannaj Kumar Datta*
H.O.

SIGNATURE OF THE OWNERS



✓
Addl. District Sub-Registrar
Cossipore, Dum Dum

10 MAR 2021



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

GRN Details

GRN: 192020210240735221 Payment Mode: Online Payment
GRN Date: 06/03/2021 14:20:27 Bank/Gateway: Central Bank of India
BRN : CBI060321712775 BRN Date: 06/03/2021 14:03:08
Payment Status: Successful Payment Ref. No: 2000332979/6/2021
[Query No*/Query Year]


































Depositor Details

Depositor's Name: TARUN KUMAR MAJI
Address: 256 DUM DUM ROAD KOLKATA-700074
Mobile: 9830492762
Depositor Status: Advocate
Query No: 2000332979
On Behalf Of: Mr Tarun Kumar Maji
Identification No: 2000332979/6/2021
Remarks: Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000332979/6/2021	Property Registration- Stamp duty	0030-02-103-003-02	15021
2	2000332979/6/2021	Property Registration- Registration Fees	0030-03-104-001-16	5021
			Total	20042





































IN WORDS: TWENTY THOUSAND FORTY TWO ONLY.

Sl. No.	Signature of the Executants / Presentants	Little	Ring	Middle	Fore	Thumb
	 <i>Seemil Ghosh</i>	(Left Hand)				
						
		(Right Hand)				
						
	 <i>Tuskar Kumar</i>	(Left Hand)				
						
		(Right Hand)				
						
	 <i>Anasanta Datta</i>	(Left Hand)				
						
		(Right Hand)				
						



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Cossipore, Dum Dum












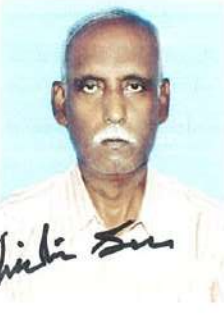










10 MAR 2021

SL. No.	Signature of the Executants / Presentants							
	 <i>Shibansh Chandra</i>	Little	Ring	Middle	Fore	Thumb		
		(Left Hand)						
								
		Thumb	Fore	Middle	Ring	Little		
	 <i>Shibansh Chandra</i>	(Right Hand)						
								
			 <i>Buddha Das</i>	Little	Ring	Middle	Fore	Thumb
				(Left Hand)				
								
Thumb	Fore			Middle	Ring	Little		
	 <i>Buddha Das</i>	(Right Hand)						
								
			 <i>Samir Das</i>	Little	Ring	Middle	Fore	Thumb
				(Left Hand)				
								
Thumb	Fore			Middle	Ring	Little		
	 <i>Samir Das</i>	(Right Hand)						
								



Addl. District Sub-Registrar
Cossipore, Dum Dum

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SL. No.	Signature of the Executants / Presentants	Little	Ring	Middle	Fore	Thumb
	 <i>Gopa Ghosh</i> <i>Gopa Ghosh</i>		(Left Hand)			
						
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
						
	 <i>Anil Kumar</i> <i>Anil Kumar</i>		(Left Hand)			
						
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
						
			(Left Hand)			
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				



Addl. District Sub-Registrar
Cossipore, Dum Dum

10 MAR 2021



সংসদ সরকার
GOVERNMENT OF INDIA



গোপা ঘোষ
Gopa Ghosh
পিতা : বিজলী কুমার সেন
Father : BIJOLI KUMAR SEN
জন্ম সাল / Year of Birth : 1951
মহিলা / Female



9986 9274 3039

আধার - সাধারণ মানুষের অধিকার



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:
W/O রঞ্জিত ঘোষ, ২২২/১সি, জি
টি রোড, বেলুড় মঠ, বালি
(মিউনিসিপালিটি), বেলুড়মঠ,
হাওড়া, পশ্চিমবঙ্গ, 711202

Address:
W/O Ranjit Ghosh, 222/1C,
GT ROAD, BELUR MATH,
Baly Municipality, Belur
Math, Haora, West Bengal,
711202

1947
1800 180 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No.1947,
Bengaluru-560 001

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

MINTU SEN

BIJOLI KUMAR SEN

06/09/1966

Permanent Account Number

BBCPS6951E


Signature



In case this card is lost / found, kindly inform / return to:
Income Tax PAN Services Unit, UTISI,
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

यह कार्ड खो जाने पर कृपया सूचित करें/ लौटाने।
आयकर पैन सेवा यूनिट, UTISI,
प्लॉट नं. 3, सेक्टर 11, सीडीबी बेलपुर,
नवी मुंबई-400 614.





भारत सरकार
GOVERNMENT OF INDIA



মির্টু সেন

Mirtu Sen

জন্মতারিখ/ DOB: 06/09/1966

পুরুষ / MALE



9440 4683 2388

আধার - সাধারণ মানুষের অধিকার



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:
65নং, যশোর রোড, দমদম,
সউথ দমদম, উত্তর 24
পর্গনা,
পশ্চিমবঙ্গ - 700074

Address
65NO, JESSORE ROAD,
DUMDUM, South Dum
Dum (M), North 24
Parganas,
West Bengal - 700074



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1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947,
Bengaluru-560 041

Mirtu Sen

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

KALPATARU CONSTRUCTION



15/06/2011

Permanent Account Number

AALFK9104A

22022012

इस कार्ड के खोने / पाने पर कृपया सूचित करें / लौटाएं :
आयकर पैन सेवा इकाई, एन एस डी एल
तीसरी मंजिल, सफायर चेंबरस,
बानेर टेलिफोन एक्चेंज के नजदीक,
बानेर, पुना - 411 045

*If this card is lost / someone's lost card is found,
please inform / return to :*

Income Tax PAN Services Unit, NSDL
3rd Floor, Sapphire Chambers,
Near Baner Telephone Exchange,
Baner, Pune - 411 045

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

PERMANENT ACCOUNT NUMBER ADXP/G00738	राज्य चिह्न
नाम / NAME SUMIT GHOSH	
पिता का नाम / FATHER'S NAME TARAK NATH GHOSH	
जन्म तिथि / DATE OF BIRTH 06-10-1958	
हस्ताक्षर / SIGNATURE Sumit Ghosh	
आयकर अधिकारी, ए.ए. XI COMMISSIONER OF INCOME-TAX, W.E. XI	

Sumit Ghosh



भारत सरकार
Government of India



सुमित घोष
Sumit Ghosh
जन्म तिथि/DOB: 06/10/1958
पुरुष / MALE



9898 9661 2581

मेरा आधार, मेरी पहचान



Unique Identification Authority of India

पता:
श्रीलाल-तारक नाथ घोष, 80,
देबिनिबास रोड, कोलकाता, साउथ
दुन्दुम (1एफ), नॉर्थ 24 परगानास,
वेस्ट बंगाल - 700074

Address:
S/O: Tarak Nath Ghosh, 80,
Debnibas Road, Kolkata, South
Dundum (m), North 24
Perganas,
West Bengal - 700074

9898 9661 2581



http://www.uidai.gov.in

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स्थायी लेखा संख्या

/PERMANENT ACCOUNT NUMBER



ALPPS7886J

नाम /NAME

TUSHAR KUMAR SIL

पिता का नाम /FATHER'S NAME

DILIP KUMAR SIL

जन्म तिथि /DATE OF BIRTH

10-12-1960

हस्ताक्षर /SIGNATURE

आयकर आयुक्त, प.च.-XI

COMMISSIONER OF INCOME-TAX, W.B. - XI



ভারত সরকার
Government of India.



তুষার কুমার শিল
Tushar Kumar Sil
পিতা : দিলীপ কুমার শীল
Father: Dilip Kumar Sil
জন্মতারিখ / DOB : 10/12/1960
পুরুষ / Male



7127 4136 0231

স্বাক্ষার - সাধারণ মানুষের অধিকার



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India

ঠিকানা:
15 এ, সরকার লেন, বড়বাজার,
কোলকাতা, বড়বাজার, পশ্চিম
বঙ্গ, 700007

Address:
15 A, SARKAR LANE, Barabazar,
Kolkata, Barabazar, West Bengal,
700007

7127 4136 0231

1047
1600 300 1047

✉
help@uidai.gov.in

www
www.uidai.gov.in

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

AFMPD0005P



नाम /NAME

PRASANTA DATTA

पिता का नाम /FATHER'S NAME

PREM CHANDRA DATTA

जन्म तिथि /DATE OF BIRTH

10-11-1968

हस्ताक्षर /SIGNATURE

Prasanta Datta

S. S. Datta

आयकर आयुक्त, प.ब.-III

COMMISSIONER OF INCOME-TAX, W.B. - III



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

আসিকত্বকারী আই ডি / Enrollment No.: 1111/19333/02764

1300370314
 144552041

নাম: প্রসান্ত দত্ত
 Presenta Datta
 441/2 UTTAR NILACHAL FRIENDS PARK
 North Dum Dum (m)
 West Bengal
 North 24 Paraganas North 24 Parganas
 West Bengal 700134



ML445520418FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

5275 2801 5779

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
 Government of India



প্রসান্ত দত্ত
 Presenta Datta
 পিতা : প্রেম চন্দ্রা দত্ত
 Father : Prem Chandra Datta
 জন্মতারিখ / DOB : 10/11/1968
 পুরুষ / Male



5275 2801 5779

আধার - সাধারণ মানুষের অধিকার

তথ্য

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

INFORMATION

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

১) আধার সারা দেশে মান্য।

✳️ আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।

✳️ Aadhaar is valid throughout the country.

✳️ Aadhaar will be helpful in availing Government and Non-Government services in future.



ভারতীয় বিনিষ্ট পরিচয় প্রাধিকরণ
 Unique Identification Authority of India

ঠিকানা:

441/2, উত্তর নীলাচল ফ্রেন্ডস
 পার্ক, নর্থ ডুমডুম (ম), উত্তর
 ২৪ পরগণা, নিলাচল, পশ্চিম বঙ্গ
 700134

Address

441/2, UTTAR NILACHAL
 FRIENDS PARK, North Dum Dum
 (m), North 24 Paraganas, Nilachal
 West Bengal, 700134

5275 2801 5779



1947
 1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

Presenta Datta

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SHIBASISH CHANDRA
DEBAPRASAD CHANDRA

02/10/1988

Permanent Account Number

ANEPC4467C

Shibasish Chandra

Signature





ভারত সরকার

Unique Identification Authority of India

Government of India

তালিকাভুক্তির আইডি / Enrollment No. : 1111/23810/02501

14/03/2014

To
Shibasish Chandra
শিবশিশ চন্দ্র
62/5
ANJANGARH
North Dumdum (m)
Birati, North 24 Parganas
West Bengal - 700051



KL817491566FT

81749156



আপনার আধার সংখ্যা / Your Aadhaar No. :

4002 1727 4040

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

Government of India





শিবশিশ চন্দ্র
Shibasish Chandra
পিতা : দেবপ্রসাদ চন্দ্র
Father : DEBPRASAD CHANDRA

জন্মতারিখ/DOB: 02/10/1989
পুরুষ / Male

4002 1727 4040



আধার - সাধারণ মানুষের অধিকার

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
ADLPD7543B



नाम / NAME
SAMIR DAS

पिता का नाम / FATHER'S NAME
MANICK LAL DAS

जन्म तिथि / DATE OF BIRTH
10-01-1965

हस्ताक्षर / SIGNATURE

Samir Das

Samir Das

आयकर आयुक्त, प.सं.-XI

COMMISSIONER OF INCOME-TAX, W.B. - XI

Samir Das



ভারত সরকার

Government of India



সমীর দাস

Samir Das

পিতা : মানিক দাস

Father : MANICK DAS

জন্মতারিখ / DOB: 10/01/1965

পুরুষ / Male

9078 7724 8816



আধার - সাধারণ মানুষের অধিকার

Samir Das
Das

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

AJWPS2855G



नाम /NAME

BUDDHADEV SAHA

पिता का नाम /FATHER'S NAME

BASANTA KUMAR SAHA

जन्म तिथि /DATE OF BIRTH

20-10-1963

हस्ताक्षर /SIGNATURE



Buddha Saha

आयकर आयुक्त, प.नं.-11

COMMISSIONER OF INCOME-TAX, W.B.-11

इस कार्ड के खो / मिला जाने पर कृपया जारी करने
वाले प्राधिकारी को सूचित / वापस कर दें
सहायक आयकर आयुक्त,
पी-7,
चौरंगी स्क्वायर,
कलकत्ता - 700 069.

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

Buddha Saha

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

GOPA GHOSH
BIJALI KUMAR SEN
07/11/1951



Permanent Account Number

BAFPG5196K

Gopa Ghosh
Signature





ভারত সরকার
Government of India



বুদ্ধ দেব সাহা
Buddha Dev Saha
পিতা : বসন্ত কুমার সাহা
Father : BASANTA KUMAR SAHA
জন্মতারিখ / DOB : 20/10/1963
পুরুষ / Male



6348 3876 9382

আমার , আমার পরিচয়

ভারত সরকার
Unique Identification Authority of India

ঠিকানা:
১৪৮-ই, সাউথ সিন্থি রোড,
সিন্থি, কোলকাতা, দিল্লী, পশ্চিম
বঙ্গ, ৭০০০৫০

Address:
148/E, SOUTH SINTHEE ROAD,
Sinthee, Kolkata, Sinthee, West
Bengal, 700050

6348 3876 9382



1947



help@uidai.gov.in



www.uidai.gov.in

Buddha dev Saha

Major Information of the Deed

Deed No :	I-1506-02867/2021	Date of Registration	10/03/2021
Query No / Year	1506-2000332979/2021	Office where deed is registered	
Query Date	12/02/2021 2:48:38 PM	1506-2000332979/2021	
Applicant Name, Address & Other Details	Tarun Kumar Maji 256 Dum Dum Road, Thana : Dum Dum, District : North 24-Parganas, WEST BENGAL, PIN - 700074, Mobile No. : 9830492762, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 5,00,000/-]		
Set Forth value	Market Value		
Rs. 8/-	Rs. 1,06,77,448/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 20,021/- (Article:48(g))	Rs. 5,021/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Dum Dum, Municipality: SOUTH DUM DUM, Road: Jessore Road, Mouza: Satgachi, Premises No: 65, JI No: 20, , Behari Dutta Bagan Pin Code : 700028

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-2059 (RS :-)	LR-710	Bastu	Bastu	24 Sq Ft	1/-	1,41,667/-	Width of Approach Road: 12 Ft.,
L3	LR-2059 (RS :-)	LR-3738	Bastu	Bastu	21 Sq Ft	1/-	1,23,959/-	Width of Approach Road: 12 Ft.,
L4	LR-2060 (RS :-)	LR-710	Bastu	Bastu	523 Sq Ft	1/-	30,87,158/-	Width of Approach Road: 12 Ft.,
L5	LR-2060 (RS :-)	LR-1251	Bastu	Bastu	519 Sq Ft	1/-	30,63,547/-	Width of Approach Road: 12 Ft.,
L6	LR-2060 (RS :-)	LR-3738	Bastu	Bastu	523 Sq Ft	1/-	30,87,158/-	Width of Approach Road: 12 Ft.,
TOTAL :					3.6896Dec	5 /-	95,03,489 /-	







District: North 24-Parganas, P.S:- Dum Dum, Municipality: SOUTH DUM DUM, Road: Jessore Road, Mouza: Satgachi, JI No: 20, , Behari Dutta Bagan Pin Code : 700028

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L2	LR-2059 (RS :-)	LR-1251	Bastu	Bastu	21 Sq Ft	1/-	1,23,959/-	Width of Approach Road: 12 Ft.,
Grand Total :					3.7377Dec	6 /-	96,27,448 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2, L3, L4, L5, L6	1400 Sq Ft.	2/-	10,50,000/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 700 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 1Year, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 700 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 1Year, Roof Type: Pucca, Extent of Completion: Complete</p>					
Total :		1400 sq ft	2 /-	10,50,000 /-	



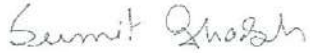


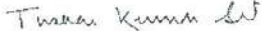



Land Lord Details :



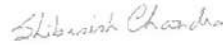





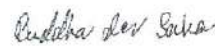
SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<p>Mrs GOPA GHOSH Daughter of Late Bijali Kumar Sen Executed by: Self, Date of Execution: 10/03/2021 , Admitted by: Self, Date of Admission: 10/03/2021 ,Place : Office</p>			
		10/03/2021	LTI 10/03/2021	10/03/2021
<p>222/1C, G.T. Road, P.O:- Bally, P.S:- Bally, District:-Howrah, West Bengal, India, PIN - 711202 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BAxxxxxx6K, Aadhaar No: 99xxxxxxxx3039, Status :Individual, Executed by: Self, Date of Execution: 10/03/2021 , Admitted by: Self, Date of Admission: 10/03/2021 ,Place : Office</p>				
2	Name	Photo	Finger Print	Signature
	<p>Mr MINTU SEN Son of Late Bijali Kumar Sen Executed by: Self, Date of Execution: 10/03/2021 , Admitted by: Self, Date of Admission: 10/03/2021 ,Place : Office</p>			
		10/03/2021	LTI 10/03/2021	10/03/2021
<p>65, Jessore Road, P.O:- Dum Dum, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700028 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BBxxxxxx1E, Aadhaar No: 94xxxxxxxx2388, Status :Individual, Executed by: Self, Date of Execution: 10/03/2021 , Admitted by: Self, Date of Admission: 10/03/2021 ,Place : Office</p>				

Developer Details :




Sl No	Name,Address,Photo,Finger print and Signature
1	KALPATARU CONSTRUCTION 80, Debinibash Road, P.O:- Motijheel, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700074 , PAN No.:: AAxxxxx4A,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr SUMIT GHOSH (Presentant) Son of Late Tarak Nath Ghosh Date of Execution - 10/03/2021, , Admitted by: Self, Date of Admission: 10/03/2021, Place of Admission of Execution: Office	Photo  Mar 10 2021 3:54PM	Finger Print  LTI 10/03/2021	Signature  10/03/2021
80, Debinibash Road, P.O:- Motijheel, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700074, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADxxxxx3B, Aadhaar No: 98xxxxxxxx2581 Status : Representative, Representative of : KALPATARU CONSTRUCTION (as Partner)				
2	Name Mr TUSHAR KUMAR SIL Son of Late Dilip Kumar Sil Date of Execution - 10/03/2021, , Admitted by: Self, Date of Admission: 10/03/2021, Place of Admission of Execution: Office	Photo  Mar 10 2021 3:54PM	Finger Print  LTI 10/03/2021	Signature  10/03/2021
15A, Sarkar Lane, P.O:- Burrobazar, P.S:- Girish Park, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700007, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ALxxxxx6J, Aadhaar No: 71xxxxxxxx0231 Status : Representative, Representative of : KALPATARU CONSTRUCTION (as Partner)				
3	Name Mr PRASANTA DATTA Son of Late Prem Chandra Datta Date of Execution - 10/03/2021, , Admitted by: Self, Date of Admission: 10/03/2021, Place of Admission of Execution: Office	Photo  Mar 10 2021 3:55PM	Finger Print  LTI 10/03/2021	Signature  10/03/2021
441/2, North Nilachal Friends Park, P.O:- Birati, P.S:- Nimta, District:-North 24-Parganas, West Bengal, India, PIN - 700051, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFxxxxx5P, Aadhaar No: 52xxxxxxxx5779 Status : Representative, Representative of : KALPATARU CONSTRUCTION (as Partner)				

4	Name	Photo	Finger Print	Signature
	Mr SHIBASISH CHANDRA Son of Mr Deb Prosad Chandra Date of Execution - 10/03/2021, , Admitted by: Self, Date of Admission: 10/03/2021, Place of Admission of Execution: Office			
		Mar 10 2021 3:56PM	LTI 10/03/2021	10/03/2021
62/5, Anjan Garh, P.O:- Birati, P.S:- Airport, District:-North 24-Parganas, West Bengal, India, PIN - 700051, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ANxxxxxx7C, Aadhaar No: 40xxxxxxx4040 Status : Representative, Representative of : KALPATARU CONSTRUCTION (as Partner)				
5	Name	Photo	Finger Print	Signature
	Mr SAMIR DAS Son of Mr Manik Das Date of Execution - 10/03/2021, , Admitted by: Self, Date of Admission: 10/03/2021, Place of Admission of Execution: Office			
		Mar 10 2021 3:56PM	LTI 10/03/2021	10/03/2021
32A, Harey Krishna Seth Lane, P.O:- Sinthee, P.S:- Sinthi, District:-North 24-Parganas, West Bengal, India, PIN - 700050, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADxxxxxx3B, Aadhaar No: 90xxxxxxx8816 Status : Representative, Representative of : KALPATARU CONSTRUCTION (as Partner)				
6	Name	Photo	Finger Print	Signature
	Mr BUDDHADEV SAHA Son of Late Basanta Kumar Saha Date of Execution - 10/03/2021, , Admitted by: Self, Date of Admission: 10/03/2021, Place of Admission of Execution: Office			
		Mar 10 2021 3:56PM	LTI 10/03/2021	10/03/2021
148/E, South Sinthee Road, P.O:- Sinthi, P.S:- Sinthi, District:-North 24-Parganas, West Bengal, India, PIN - 700050, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AJxxxxxx5G, Aadhaar No: 63xxxxxxx9382 Status : Representative, Representative of : KALPATARU CONSTRUCTION (as Partner)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Tarun Kumar Maji Son of Late M N Maji 256 Dum Dum Road, P.O:- Motijheel, P.S:- Dum Dum, District:-North 24- Parganas, West Bengal, India, PIN - 700074			
	10/03/2021	10/03/2021	10/03/2021
Identifier Of Mrs GOPA GHOSH, Mr MINTU SEN, Mr SUMIT GHOSH, Mr TUSHAR KUMAR SIL, Mr PRASANTA DATTA, Mr SHIBASISH CHANDRA, Mr SAMIR DAS, Mr BUDDHADEV SAHA			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mrs GOPA GHOSH	KALPATARU CONSTRUCTION-0.0275 Dec
2	Mr MINTU SEN	KALPATARU CONSTRUCTION-0.0275 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mrs GOPA GHOSH	KALPATARU CONSTRUCTION-0.0240625 Dec
2	Mr MINTU SEN	KALPATARU CONSTRUCTION-0.0240625 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Mrs GOPA GHOSH	KALPATARU CONSTRUCTION-0.0240625 Dec
2	Mr MINTU SEN	KALPATARU CONSTRUCTION-0.0240625 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Mrs GOPA GHOSH	KALPATARU CONSTRUCTION-0.599272 Dec
2	Mr MINTU SEN	KALPATARU CONSTRUCTION-0.599272 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	Mrs GOPA GHOSH	KALPATARU CONSTRUCTION-0.594688 Dec
2	Mr MINTU SEN	KALPATARU CONSTRUCTION-0.594688 Dec
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	Mrs GOPA GHOSH	KALPATARU CONSTRUCTION-0.599272 Dec
2	Mr MINTU SEN	KALPATARU CONSTRUCTION-0.599272 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mrs GOPA GHOSH	KALPATARU CONSTRUCTION-700.00000000 Sq Ft
2	Mr MINTU SEN	KALPATARU CONSTRUCTION-700.00000000 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S:- Dum Dum, Municipality: SOUTH DUM DUM, Road: Jessore Road, Mouza: Satgachi, Premises No: 65, JI No: 20, , Behari Dutta Bagan Pin Code : 700028

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 2059, LR Khatian No:- 710		Seller is not the recorded Owner as per Applicant.
L3	LR Plot No:- 2059, LR Khatian No:- 3738		Seller is not the recorded Owner as per Applicant.
L4	LR Plot No:- 2060, LR Khatian No:- 710	Owner:ইলা সেন, Gurdian:বিজলী কুমার সেন, Address:বিজ , Classification:বাস্ত, Area:0.01200000 Acre,	Seller is not the recorded Owner as per Applicant.
L5	LR Plot No:- 2060, LR Khatian No:- 1251	Owner:গোপা ঘোষ, Gurdian:রঞ্জিত কুমার ঘোষ, Address:বেলুড় , Classification:বাস্ত, Area:0.01190000 Acre,	Seller is not the recorded Owner as per Applicant.

L6	LR Plot No:- 2060, LR Khatian No:- 3738	Owner:মিন্দু সেন, Gurdian:বিজলী কুমার সেন, Address:নিজ , Classification:বাস্ত, Area:0.01200000 Acre,	Seller is not the recorded Owner as per Applicant.
----	---	--	--

District: North 24-Parganas, P.S:- Dum Dum, Municipality: SOUTH DUM DUM, Road: Jessore Road, Mouza: Satgachi, JI No: 20, , Behari Dutta Bagan Pin Code : 700028

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L2	LR Plot No:- 2059, LR Khatian No:- 1251		Seller is not the recorded Owner as per Applicant.

On 10-03-2021

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

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

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

Presented for registration at 13:33 hrs on 10-03-2021, at the Office of the A.D.S.R. COSSIPORE DUMDUM by Mr SUMIT GHOSH ,.

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 1,06,77,448/-

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

Execution is admitted on 10/03/2021 by 1. Mrs GOPA GHOSH, Daughter of Late Bijali Kumar Sen, 222/1C, G.T. Road, P.O: Bally, Thana: Bally, , Howrah, WEST BENGAL, India, PIN - 711202, by caste Hindu, by Profession House wife, 2. Mr MINTU SEN, Son of Late Bijali Kumar Sen, 65, Jessore Road, P.O: Dum Dum, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by Profession Business

Indetified by Mr Tarun Kumar Maji, , , Son of Late M N Maji, 256 Dum Dum Road, P.O: Motijheel, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700074, by caste Hindu, by profession Advocate

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

Execution is admitted on 10-03-2021 by Mr SUMIT GHOSH, Partner, KALPATARU CONSTRUCTION (Partnership Firm), 80, Debinibash Road, P.O:- Motijheel, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700074

Indetified by Mr Tarun Kumar Maji, , , Son of Late M N Maji, 256 Dum Dum Road, P.O: Motijheel, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700074, by caste Hindu, by profession Advocate

Execution is admitted on 10-03-2021 by Mr TUSHAR KUMAR SIL, Partner, KALPATARU CONSTRUCTION (Partnership Firm), 80, Debinibash Road, P.O:- Motijheel, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700074

Indetified by Mr Tarun Kumar Maji, , , Son of Late M N Maji, 256 Dum Dum Road, P.O: Motijheel, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700074, by caste Hindu, by profession Advocate

Execution is admitted on 10-03-2021 by Mr PRASANTA DATTA, Partner, KALPATARU CONSTRUCTION (Partnership Firm), 80, Debinibash Road, P.O:- Motijheel, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700074

Indetified by Mr Tarun Kumar Maji, , , Son of Late M N Maji, 256 Dum Dum Road, P.O: Motijheel, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700074, by caste Hindu, by profession Advocate

Execution is admitted on 10-03-2021 by Mr SHIBASISH CHANDRA, Partner, KALPATARU CONSTRUCTION (Partnership Firm), 80, Debinibash Road, P.O:- Motijheel, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700074

Indetified by Mr Tarun Kumar Maji, , , Son of Late M N Maji, 256 Dum Dum Road, P.O: Motijheel, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700074, by caste Hindu, by profession Advocate

Execution is admitted on 10-03-2021 by Mr SAMIR DAS, Partner, KALPATARU CONSTRUCTION (Partnership Firm), 80, Debinibash Road, P.O:- Motijheel, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700074

Indetified by Mr Tarun Kumar Maji, , , Son of Late M N Maji, 256 Dum Dum Road, P.O: Motijheel, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700074, by caste Hindu, by profession Advocate

Execution is admitted on 10-03-2021 by Mr BUDDHADEV SAHA, Partner, KALPATARU CONSTRUCTION (Partnership Firm), 80, Debinibash Road, P.O:- Motijheel, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700074

Indetified by Mr Tarun Kumar Maji, , , Son of Late M N Maji, 256 Dum Dum Road, P.O: Motijheel, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700074, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 5,021/- (B = Rs 5,000/- ,E = Rs 21/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 5,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 06/03/2021 2:29PM with Govt. Ref. No: 192020210240735221 on 06-03-2021, Amount Rs: 5,021/-, Bank: Central Bank of India (CBIN0280107), Ref. No. CBI060321712775 on 06-03-2021, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 20,021/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 15,021/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 511, Amount: Rs.5,000/-, Date of Purchase: 02/03/2021, Vendor name: Tapas Kr Saha

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 06/03/2021 2:29PM with Govt. Ref. No: 192020210240735221 on 06-03-2021, Amount Rs: 15,021/-, Bank: Central Bank of India (CBIN0280107), Ref. No. CBI060321712775 on 06-03-2021, Head of Account 0030-02-103-003-02



Suman Basu
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE
DUMDUM
North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1506-2021, Page from 123751 to 123806
being No 150602867 for the year 2021.



Suman

Digitally signed by SUMAN BASU
Date: 2021.03.16 15:53:05 +05:30
Reason: Digital Signing of Deed.

(Suman Basu) 2021/03/16 03:53:05 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM
West Bengal.

(This document is digitally signed.)

THIS DEVELOPMENT AGREEMENT is
made on this 10th day of March, 2021, A.D.

BETWEEN

OWNERS:- SMT. GOPA GHOSH & ANOTHER
..... FIRST PART.

AND

DEVELOPER:- M/S, KALPATARU CONSTRUCTION
..... SECOND PART

As per approved Draft prepared by the Parties :-

(Tarun Kumar Maji)
Advocate

Block- B, Room No- 16, District Judges'
Court, Barasat, North 24-Parganas.
Email-maji.tarunkumar13gmail.com
Mob- 9830492762/9875365107.