

2488/2020

I-2198/2020



certified that the documents is admitted

to registration. The Signature sheets and documents attached with this document are the part of this document.

Adl. Dist Sub-Registrar

Alipore, South 24 Farganas  
14 AUG 2020

**THIS AGREEMENT FOR DEVELOPMENT** made on this 13<sup>th</sup> day of

August Two Thousand and Twenty BETWEEN **(1) SMT. CHITRITA**

**CHATTERJEE**, PAN- ACBPO8103D, widow of Late Suniti Chatterjee by  
faith Hindu by occupation Housewife and **(2) SMT. SAYANTANI**

**CHATTERJEE**, PAN- AFUPC5994C, daughter of Late Suniti Chatterjee, by  
faith Hindu by occupation Teaching and both are residing at Premises No.

20, Kabi Sabitri Prasanna Chattopadhyay Road (Previously known as  
Lansdown Terrace), P.O. Kalighat, P.S. Rabindra Sarabor, Kolkata - 700

026, hereinafter referred to as the "OWNER" (which expression shall unless  
excluded by or there be something repugnant to the subject or context be  
deemed to mean and include their respective heirs executors  
administrators legal representatives and assigns) of the ONE PART;

**AND**

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**M/S. U. S. DEVELOPERS PRIVATE LIMITED**, PAN - AAACU8610P, a company incorporated under the Companies Act, 1956 and having its registered office at No. 103, Monohar Pukur Road, P.O. Sarat Bose Road, P.S. Rabindra Sarabor, Kolkata - 700 029 represented by its one of the Directors **Sri. Ujjal Bose**, PAN - ADZPB7758G, son of Late A. K. Bose by faith Hindu, by occupation Business and residing at Premises No. 103, Monohar Pukur Road, P.O. Sarat Bose Road, P.S. Rabindra Sarabor, Kolkata - 700 029, hereinafter referred to as the "DEVELOPER" (which expression shall unless excluded by or there be something repugnant to the subject or context be deemed to mean and include its successor-in-office and assigns) of the OTHER PART;

**WHEREAS** by and/or under a Deed of Sale dated 31<sup>st</sup> July, 1933 and registered before the District Sub Registration Office at Alipore in Book No. 1, Volume No. 81 at Pages 109 to 111 Being No. 3513 for the year 1933 the Trustees of Improvement of Calcutta sold, transferred and alienated a plot of land measuring 5 Cottahs, 10 Chittacks, Holding No. 143 and 144 Sub Division - VI Dihi Panchannagram, Police Station Tollygunge and now known and numbered as Municipal Premises No. 20, Lansdown Terrace, Police Station Lake, Kolkata - 700 026 to one Ramesh Chandra Sen, Subodh Chandra Sen, Prabodh Chandra Sen all sons of Bankim Chandra Sen and Benay Kumar Sen, son of Suresh Chandra Sen at a valuable consideration as mentioned in the said Deed of Conveyance.



**AND WHEREAS** on 4<sup>th</sup> January, 1944 the sad Subodh Chandra Sen died intestate leaving his one fourth undivided share of ownership in the said Premises No. 20, Lansdown Terrace, Kolkata - 700 026 which was inherited by his widow Smt. Santi Prova Debi and his mother Smt. Magna Moyee Debi in equal share as his heirs and legal representatives.

**AND WHEREAS** on 19<sup>th</sup> November, 1944 the said Santi Prova Debi died intestate whereupon her 50% undivided share in the said immovable property was inherited by her mother-in-law Smt. Magna Moyee Debi and thereby the said Magna Moyee Debi became the Owner of one fourth undivided share in the said property along with Rames Chandra Sen, Prabodh Chandra Sen and Benoy Kumar Sen as aforesaid.

**AND WHEREAS** on 7<sup>th</sup> February, 1944 the said Magna Moyee Debi died intestate whereupon her one fourth undivided share of ownership in the said immovable property was inherited by his three sons, namely, Rames Chandra Sen, Prabodh Chandra Sen, and Sures Chandra Sen and thereby the said Rames Chandra Sen, Prabodh Chandra Sen, Benoy Kumar Sen and Sures Chandra Sen became the joint Owners of the said immovable property being Premises No. 20, Lansdown Terrace, (Presently Known as Kabi Sabitri Prasanna Chattopadhyay Road), Kolkata - 700 026 absolutely.



**AND WHEREAS** the said Owners constructed a partly three storied brick built residential house on the said plot of land after mutation of the said immovable property in their name in the records of the Kolkata Municipal Corporation.

**AND WHEREAS** by and/or under a Deed of Sale dated 31<sup>st</sup> May, 1951 and registered before the registration office at Calcutta in Book No. I, Volume No. 53 at pages 270 to 276 Being No. 2084 for the year 1951 the said Sures Chandra Sen, Rames Chandra Sen, Prabodh Chandra Sen and Benoy Kumar Sen sold transferred and alienated the said Premises No. 20, Lansdown Terrace (Presently Known as Kabi Sabitri Prasanna Chattopadhyay Road), Kolkata - 700 026 together with partly three storied brick built house over 5 Cottahs, 10 Chittacks of plot of land unto and in favour of one Smt. Charulata Banerjee, wife of Biraj Kumar Banerjee at a valuable consideration as morefully and particularly mentioned and described in the said Deed of Conveyance.

**AND WHEREAS** on 15.01.1979 the said Charulata Banerjee died testate leaving her Last Will and Testament dated 22<sup>nd</sup> December, 1974 and subsequently probated by the District Delegate at Alipore in Act 39 Case No. 152 of 1979 on 17<sup>th</sup> December, 1979 in favour of joint Executors namely Dhiraj Kumar Banerjee, Dilip Kumar Banerjee and Anjali Mukherjee.



**AND WHEREAS** in terms of the said probated Will and Testament Sri. Tridip Banerjee, Smt. Geeta Banerjee and Smt. Anjali Mukherjee acquired the absolute ownership on the entire ground floor flat, entire 1<sup>st</sup> floor flat and entire 2<sup>nd</sup> floor flat respectively comprised within the Premises No. 20, Lansdown Terrace (Presently Known as Kabi Sabitri Prasanna Chattopadhyay Road), Kolkata - 700 026 absolutely and forever.

**AND WHEREAS** on 15<sup>th</sup> October 2019 the said Geeta Banerjee died testate leaving her Last Registered Will and Testament dated 30<sup>th</sup> January, 2006 whereby the said Geeta Banerjee bequeathed one residential flat on the 1<sup>st</sup> floor measuring more or less 1000 Sq.ft. of built up area lying situate on the southern side of Premises No. 20, Lansdown Terrace (Presently Known as Kabi Sabitri Prasanna Chattopadhyay Road), Police Station Rabindra Sarabor, Kolkata - 700 026 to her only son Sriraj Kumar Banerjee one of the Owners herein absolutely and forever and inter alia appointed the said Sriraj Kumar Banerjee as Executor under the said Will and Testament;

**AND WHEREAS** the said Sriraj Kumar Banerjee has taken appropriate legal steps for grant of probate of the said Will and Testament executed by the said Gita Banerjee in the appropriate court of law in accordance with law;



**AND WHEREAS** by and/or under the Deed of Sale dated 18.10.2004 and registered before the ADSR, Alipore, in Book No. I, Volume No. 1605-2020, Pages from 35741 to 35779, Being No. 160500957 for the year 2020 the said Gita Banerjee during her lifetime sold, transferred, and alienated unto and in favour of Sri. Subir Dutta, son of Late Chandra Bhusan Dutta one of the Owners herein one residential flat on the back side measuring 970 Sq.ft. of built up area together with 260 Sq.ft. of adjacent open terrace lying situate at the 1<sup>st</sup> floor at Premises No. 20, Lansdown Terrace (Presently Known as Kabi Sabitri Prasanna Chattopadhyay Road), Police Station Rabindra Sarabor, Kolkata - 700 026 at a valuable consideration.

**AND WHEREAS** by and/or under the Deed of Sale dated 10<sup>th</sup> July, 1981 and registered before the District Registration Office at Alipore in Book No. I, Volume No. 82, Pages 188 to 191, Being No. 3513 for the year 1981 the said Smt. Anjali Mukherjee, transferred and alienated at a valuable consideration the entire 2<sup>nd</sup> floor Flat at Premises No. 20, Lansdown Terrace (Presently Known as Kabi Sabitri Prasanna Chattopadhyay Road), Police Station Rabindra Sarabor, Kolkata - 700 026 unto and in favour of one Suniti Chatterjee and thereby the said Suniti Chatterjee became the absolute Owner of the entire 2<sup>nd</sup> floor residential flat comprised with the aforesaid Municipal Premises.

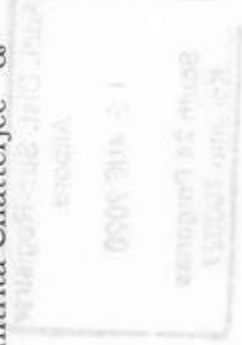


**AND WHEREAS** on 18<sup>th</sup> July, 2018 the said Suniti Chatterjee died intestate leaving his widow Smt. Chitrita Chatterjee and one daughter Smt. Sayantani Chatterjee as his class one heirs and legal representative who have jointly inherited the estate left by the said Suniti Chatterjee including the said residential flat lying and situate on the 2<sup>nd</sup> floor of the said immovable property in their equal share.

**AND WHEREAS** the said Chitrita Chatterjee and Sayantani Chatterjee, the Owners herein duly mutated their names in the records of the Kolkata Municipal Corporation and are regularly and punctually making payment of municipal rates and taxes without committing any default there to.

**AND WHEREAS** in view of aforesaid, the aforesaid Owners are having their undivided demarcated share of ownership in the entire Premises No. 20, Lansdown Terrace (Presently Known as Kabi Sabitri Prasanna Chattopadhyay Road), Police Station Rabindra Sarabor, Kolkata - 700 026.

<u>Sl. No.</u>	<u>Names:</u>	<u>Share:</u>
1.	Shri Tridip Banerjee	33.33%
2.	Shri Sriraj Kumar Banerjee	16.67 %
3.	Shri Subir Dutta	16.67%
4.	Smt. Chitrita Chatterjee &	



5. Smt. Sayantani Chatterjee jointly      33.33%  
 Total :      100% Share

having the said ownership the Owners hereby declare that the said immovable property being Premises No. 20, Lansdown Terrace (Presently Known as Kabi Sabitri Prasanna Chattopadhyay Road), Police Station Rabindra Sarabor, Kolkata - 700 026 is free from all encumbrance lien lispendens attachment or any defect in title and the said Owners are having their respective ownership in their respective portions as mentioned above comprised within the said municipal premises and are having good marketable title to transfer, alienate and dispose of at valuable consideration.

**AND WHEREAS** the aforesaid representation is true and correct and absolutely relying thereof the party of the Second Part has agreed at the request of the Owners, development the said immovable property by demolishing the existing structure standing thereon and to construct a new building as per the plan as may be sanctioned by the Kolkata Municipal Corporation in the name of the Owners at its their own costs and expenses inter alia, on the terms, conditions and consideration as mentioned hereinafter.

**AND WHEREAS** the Owners are hereby appointing the party of the Second Part as Developer over and in respect of the said Premises No. 20, Kabi Sabitri Prasanna Chattopadhyay Road (Previously known as





Lansdown Terrace), P.O. Kalighat, P.S. Rabindra Sarabor, Kolkata - 700 026 severally by four several independent Development Agreement on such terms, conditions and consideration as mentioned therein.

**AND WHEREAS** the Developer has adopted a resolution in the meeting of its Board of Directors held on 26<sup>th</sup> day of February, 2020 to the extent that to enter into the said Development Agreement in respect of the property in question that will be beneficial to the interest of the business of the Developer and for the purpose signing execution and registration of the said Development Agreement Mr. Ujjal Bose authorized and empowered on behalf of the Developer Company to enter into the said Development Agreement.

**NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS: -**

#### ARTICLE- I DEFINITIONS

1. OWNERS shall mean (1) **SMT. CHITRITA CHATTERJEE**, widow of Late Suniti Chatterjee and (2) **SMT. SAYANTANI CHATTERJEE** daughter of Late Suniti Chatterjee and both are residing at Premises No. 20, Kabi Sabitri Prasanna Chattopadhyay Road (Previously known as Lansdown Terrace), P.O. Kalighat, P.S. Rabindra Sarabor, Kolkata - 700 026.
2. DEVELOPER shall mean **U. S. DEVELOPERS PVT. LTD.** a Registered Company incorporated under the relevant provisions of the Companies



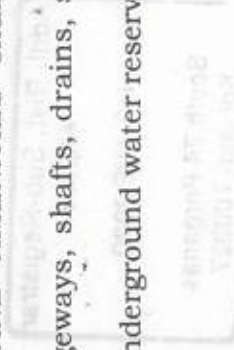
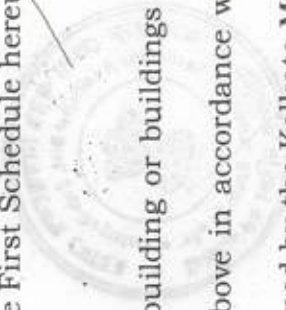
Act, 1956 having its office at 103, Monohar Pukur Road, P.S. Rabindra Sarabor, P.O. Sarat Bose Road, Kolkata- 700 029, represented by its Director namely **Sri. Ujjal Bose**, Son of Late. Anil Kumar Bose, by faith Hindu, by occupation Business and at present residing at 103, Monohar Pukur Road, P.S. Lake, Kolkata - 700 029.

3. TITLE DEED shall mean all deeds, documents, papers Partition Decree and writings regarding title of the said property.

4. PROPERTY (PREMISES) shall mean 33.33% of all that piece and parcel of homestead land measuring about 1350 Sqft be the same a little more or less out of the total land area 5 Cottah 10 Chittaks, along with 1500 Sqft covered area on the 2<sup>nd</sup> floor of the building lying and situated at the Premises No. 20, Kabi Sabitri Prasanna Chattopadhyay Road (Previously known as Lansdown Terrace), P.O. Kalighat, P.S. Rabindra Sarabor, Kolkata - 700 026 which is more fully and particularly mentioned and described in the First Schedule hereunder written.

5. BUILDING shall mean the building or buildings to be constructed on the piece of land Mentioned above in accordance with the building plan or revised thereof to be sanctioned by the Kolkata Municipal Corporation.

6. COMMON FACILITIES AND AMENITIES shall mean and include corridors, stairways, passageways, shafts, drains, septic tank, overhead water tank, ultimate roof, underground water reservoir, pump and motor,

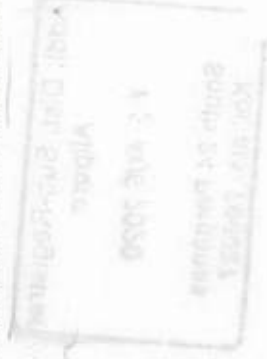


meter board, lift, caretaker's room (if any), boundary walls, gate and other space or spaces and facilities along with the basement attached thereto or which may be mutually agreed upon between the parties or whatsoever required for establishment, location, enjoyment, Provisions, maintenance and /or management of the building and/or common facilities or any of them there as the case may be.

7. SALEABLE SPACE shall mean flat or flats, apartment or apartments or any other space or space or portion thereof for residential/commercial purpose only and for exclusive use of the flat Owners in the building available for independent use and occupation for common facilities and the space required therefore.

8. OWNER'S ALLOCATION: Owner's Allocation shall mean 1100 Sqft built up area flat on the first floor, South-East portion, consisting of three bed rooms, one Living cum Dining space, two toilets, one kitchen and a veranda including one Covered Car Parking Space (110 Sqft.) on the ground floor of the newly constructed building to be sanctioned by the Kolkata Municipal Corporation including the proportionate share of land and the common areas and facilities and amenities on pro-rata basis.

9. DEVELOPER'S ALLOCATION: shall mean the remaining constructed area in the building to be constructed at the said premises, except the Owner's Allocation and the common facilities and amenities on pro-rata basis.



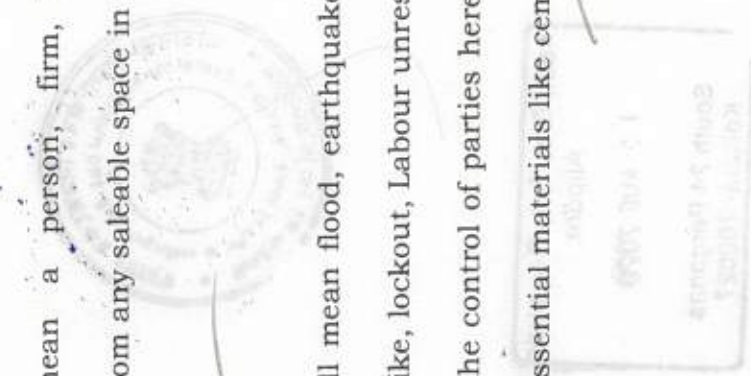
10. ARCHITECT shall mean the qualified person or persons that may be appointed by the Developer for designing and planning of the building to be constructed on the said land.

11. PLAN shall mean plan or plans or revised thereof prepared by the Architect for the construction of the building to be sanctioned by the Kolkata Municipal Corporation and / or any other competent authority or authorities as the case may be, under the proceeding of the law of the land/Govt./proper authority.

12. TRANSFER shall mean with its grammatical variations include transfer of possession and transfer of title or by any other means adopted for affecting what is understood as transfer of space to the transferee thereof vide provision of Transfer of Property Act 1882 and Registration Act 1908.

13. TRANSFREE shall mean a person, firm, limited company, Associations of person to whom any saleable space in the building will be transferred under law.

14. FORCE MAJUERE, shall mean flood, earthquake, riot, war, storm, tempest civil commotion, strike, lockout, Labour unrest and/or any other acts or commotion beyond the control of parties hereto affected thereby and also non availability of essential materials like cement steel etc.



15. Words importing singular shall include plural and vice-versa.

#### **ARTICLE - II TITLE AND INDEMNITY**

1. The Owners hereby declare that they are the Owners of the said property lawfully entitled to the same and to the best of their knowledge and no disputes or suits act one or legal proceedings are pending in respect of the same property or any part or portion thereof and has good and absolute right titled interest and position of the said premises to enter into the Agreement with the said Developer.
2. The Owners hereby declare that to the best of their knowledge that the said premises is free from all and any manner lispence, charges, liens, claims, encumbrances, attachments, trusts, acquisitions, requisitions, or mortgage whatsoever and the Owners hereby agreed to indemnify and keep the Developer indemnified from or against any and all actions, charges, liens, claims, encumbrances and mortgages unless created by the Developer himself.
3. The Owners hereby also undertake that the Developer shall be entitled to construct the multistoried building on the said land as agreed by and between the parties hereto according to the building plan to be sanctioned or revised plan if any under subject to K.M.C. rules and regulations.



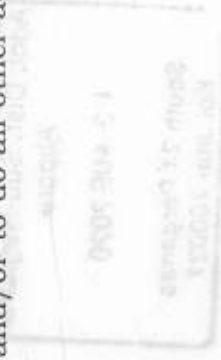
**ARTICLE - III DEVELOPMENT RIGHTS**

1. The Owners grant exclusive right to the Developer to develop the said land in such manner as the Developer deems fit in accordance with the provisions herein contained, subject to K.M.C. rules and regulations and not in any way contrary to Owner's interest in the flat to be allotted to the Owners.
2. The Owners shall at the cost of the Developer from time to time at anytime submit and/or join with the Developer as the Owners of the said land in submitting the building plan applications, forms, petitions, and writings to the appropriate authority for sanction and/or approval of the plan and/or materials and otherwise as may or shall be required for the construction of the building on the said land. The Developer shall cause to be made which shall be required by the Government or any authority as aforesaid to comply with any sanction or approval as aforesaid. It is clearly mentioned here that the Developer shall submit building plan for sanction before the Kolkata Municipal Corporation. That the Developer shall complete the building within 24 months from the date of the sanction of the building plan, subject to getting clear vacant possession of the existing building of the Owners for demolition and commencement of construction of the said premises.
3. The Developer shall for and on behalf of the Owners take all such permissions, sanctions and approvals in compliance with the prevailing

laws as are legally required for the purpose of developing the said land. The Owners shall always cooperate with the Developer in connection with the same and shall sign any required papers, letters etc. in connection there with.

4. All applications and other papers and documents referred to above shall be prepared by the Developer at their own cost subject to approval of the Owners and submitted by or in the name of the Owners and the Developer shall pay and bear all submission and other fees, charges and expenses required to be paid or deposited for sanction and building plan for the building or otherwise to obtain sanction for the construction of the building thereon.

5. The Owners shall render the Developer all reasonable assistance necessary to apply for and/or to obtain all sanctions, permissions clearance and approvals in terms thereof and the Developer shall have the discretion to submit the applications, plan and other act deed matter and things envisaged herein as an agent for and/or on behalf of or in the name and with the consent of the Owners and to directly collect and receive back from the concerned authorities or bodies any refunds or other payments or deposits made by the Developer for which purpose the Owners shall grant the Developer and his nominees or successors, necessary power and authorities to sign make file amend withdraw and/or to follow up the same and/or to do all other acts, deeds, matters



and things necessary to obtain requisite sanctions permissions clearances and approvals as aforesaid.

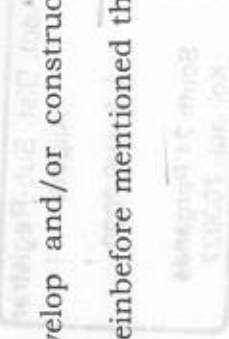
6. The Developer shall exclusively be entitled to receive, release and appropriate the sale proceeds and/or the construction cost with regard to the Developer's Allocation which the Developer becomes entitled to receive from the intending purchaser or purchasers of flats, garages, shops, office in the said proposed building excepting Owner's Allocation.

7. The First Party and the Second Party have entered into this agreement purely on contractual on principal to principal basis and nothing herein shall be deemed to be or contract as a partnership between the parties in any manner nor shall the parties constitute an Association of persons.

8. Nothing in these presents shall be construed as a demise or assignment conveyance in lieu of the premises or any part thereof to the second party by the first party or as creating any right, title or interest therein in favour of the second party except to develop the premises in terms of this agreement.

#### ARTICLE - IV: CONSIDERATION

1. In consideration of the Owners have agreed to grant to the Developer the exclusive right to develop and/or construction of the proposed building in the manner hereinbefore mentioned the Developer shall allot





to the Owners 1100 Sqft built up area flat on the first floor, South-East portion, and one Covered Car Parking Space (110 Sqft.) on the ground floor as per Article 1.8 of the proposed building completed in all respect to be erected and/or constructed upon the said land in accordance with the building plan to be sanctioned by the Kolkata Municipal Corporation.

2. If the Developer gets any further sanction from the K.M.C for any extra area, then in that event the Owners shall not be entitled to get any additional area or monetary benefit from the extra sanction and the Developer shall have the full and exclusive rights over the same.

#### **ARTICLE - V: PROCEDURE**

1. The Owners shall grant to the Developer or its nominee/nominees a Registered Power of Attorney as may be required for the purpose of obtaining the modification of sanction of plan and all necessary permission and sanction from different authorities in connection with the construction of the building and also for perusing and following up the matter in the Kolkata Municipal Corporation and other authorities and to construct the building, appoint architects engineers, contractors, agents, etc. and to represent the Owners before Kolkata Municipal Corporation, Kolkata Improvement trust, Kolkata Metropolitan Development Authority, Kolkata police, Fire Brigade, or any other appropriate authority or authorities and to undertake the construction of the building and to enter into agreement/agreements with the purchasers/buyers of

flats/car parking spaces or any other spaces from the Developer's allocation and also to receive, realise recover the entire proceeds of the Developer's allocation at the sole responsibility of the Developer. It is also to be mentioned in the said Power of Attorney that after the completion of the Project and after the Owners having received the Owner's Allocation fully and satisfactorily/lawfully with rightful possession, if the Owners are not in a position to make the registration of the deed of conveyance or conveyances of the purchase deeds, intentionally or unintentionally in favour of the Developer or its nominee or nominees and/or assignee or assignees, the Developer shall be at liberty to execute and register of the deeds of conveyance or conveyances of the Developers Allocation in favour of itself or in favour of the intending Purchasers/buyers, by utilising the Power of Attorney, subject to, after properly intimating the Owners regarding the facts and circumstances thereto and giving the Owners a reasonable and sufficient time to act and cooperate, which has been issued in favour of the Developer's nominee Sri. Ujjal Bose and in that case the Owners shall not be in a position to object to such registration of deed of conveyance under any circumstances.

#### **ARTICLE - VI: BUILDING**

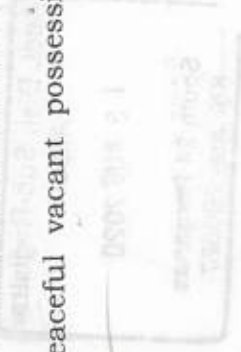
1. The Developer shall construct the said Building at its own costs or by raising funds from the prospective transferees out of Developer's Allocation or in the manner he consider necessary for which it is hereby agreed between the parties hereto that the Developer shall be at liberty to invite applications from prospective transferees for transfer out of the

total built up area excepting the Owner's Allocation in the building to be constructed on the land comprised in the said premises in accordance with the plan to be approved by the Architect and sanctioned by the Kolkata Municipal Corporation or revised thereof with good materials as are necessary for such construction and specifications must not below as mentioned in the Third Schedule hereunder and also in good workman like manner within a period of two year from the date of obtaining sanction of the plans and such period may be extended mutually, from the Kolkata Municipal Corporation to the Owners.

2. The Developer shall also install and provide in the said building at his own costs the lift, pump, water storage, tanks, overhead reservoir, inside electrification and/or of the sanctioned plan or under any applicable statutory bye laws or requisitions relating to the construction of the building on the said land and specifications as mentioned in the third schedule hereunder written.

3. The Owners shall be entitled to transfer or otherwise deal with only the Owner's Allocation in the building.

4. The Developer shall be exclusively entitled to the Developer's Allocation in the building with exclusive right to transfer or otherwise deal with or dispose of the Developer's Allocation subject to the conditions mentioned in Article 6.1 above and the Owners shall not in any way interfere with or disturb the quiet and peaceful vacant possession of the Developer's Allocation.



5. In so far as all necessary dealings by the Developer in respect of the building shall be in the name of the Owners for which purpose the Owners undertake to give the Developer and/or its nominee or nominees power or power of Attorney in a form and manner reasonably required by the Developer. It is however understood that such dealings shall not in any manner fasten or create any financial liability upon the Owners or Owners Allocation.

6. The Developer shall be authorised in the name of the Owners in so far as it is necessary to apply for and obtain temporary connection of water electricity, power and permanent drainage and sewerage connection to the newly built up building and other inputs and facilities required for the construction or enjoyment of the building for which purpose the Owners shall execute in favour of the Developer Power of Attorney and other authorities as shall be required by the Developer, for which the Owners shall not be liable in any manner whatsoever.

7. The Developer shall at its own cost and expenses and without creating any financial or other liability on the Owners construct and complete the said new building and various units and/or apartments therein in accordance with the sanctioned Building plan and any amendment thereto or modifications thereof made or cause to be made by the Developer. The Developer at its own risk and responsibility accept the earnest money or full consideration money from the Purchaser/s of the Developer's Allocation and the Developer shall bear liabilities relating

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with the same and the Owners shall in no way be responsible and or liable for the same.

#### **ARTICLE - VII: AUTHORITY**

1. The Owners and the Developer shall jointly be entitled to Transfer or otherwise Deal with the flat and/or apartments and/or other saleable space or spaces and car parking space of the building and proportionate right to use the common areas and facilities to be transferred to the prospective transferees and income tax or other taxes for Developer's Allocation to be borne by the Developer.

2. In so far as necessary all the dealings by the Developer in respect of the said building in relation to these presents shall be in the name of the Owners for which the Owners hereby nominate, constitute and appoint the Developer to do, execute, perform and execute all the acts and things necessary for the implementation of this Agreement including the authorities to cause, to be prepared, to sign letters correspondence and to apply to the authorities, to sign and execute all application to the government Department and/or authority to appoint architects, Engineers and other persons to construct the building as per sanction of the authority to enter into and sign agreement on Developer's Allocation for sale and to sign sale deeds, conveyances, jointly with the Owners in favour of the prospective transferees to make affidavits and declaration to apply for allotment of cement, iron, and steel and other materials to apply for electric connection sewerage and the drainage to apply for and

obtain refund of any amount receivable from the authorities in respect of the said premises to commence proceedings, to sign plaints, verification written statements petition, to sworn affidavit, to appear in any court of law, to give evidence and to arrange or substitute with all or any of the powers, Owners is not affected for any cost expenses.

3. It is distinctly stipulated and agreed that the Developer shall have no authority to negotiate for and/or sale flat/flats or apartments and/or any other saleable space or spaces or any portion from the Owner's Allocation in the said building which the Developer agrees to make delivery of possession to the Owners as consideration of the said land in proportion to the Developer's Allocation.

#### **ARTICLE - VIII: COMMON FACILITIES**

1. The Developer shall pay and bear all Ground rent, other dues and outgoings in respect of the said premises accruing, after handed over of the vacant and peaceful possession by the Owners.

2. Subject to the covenant as contained in Article X clause 5 as mentioned hereinafter, on completion of the Owner's Allocated portion of the newly constructed building in all respect as per terms of this Agreement the Developer shall give seven days notice in writing to the Owners requesting the Owners to take possession of the Owner's Allocation in the said building as per terms of this Agreement. The Developer shall not be responsible for payment of all Municipal and property taxes, rates, duties, maintenance, charges, dues and other

public outgoings and impositions whatsoever (hereinafter for the sake of brevity referred to as "the said Rates") payable in respect of the Owner's Allocation and the said rates are to be apportioned pro-rata basis with reference to the saleable space in the building. It is further agreed that the Developer shall deliver possession to the intending flat purchasers only after delivery of possession to the Owners (within seven days notice) of the Owners allocated portion complete in all respect as per terms of this Agreement.

3. The Owners and the Developer shall punctually and regularly pay for their respective allocations the said rates and taxes to the concerned authorities or to the other authorities or to the Developer or otherwise as specified by the Developer and the Owners and the Developer shall keep each other in this regard indemnified against all claims, actions, demands, costs, charges, expenses and proceedings whatsoever directly and indirectly in connection with their respective allocation.

#### **ARTICLE - IX: OWNER'S OBLIGATION**

1. Subject to the Developer complying with all the terms of this Agreement and discharging its obligations under this Agreement. The Owners do hereby agree and covenant with the Developer not to do any act, deed or things thereby the Developers may be prevented from selling, assigning and/or disposing of the flat/flats or apartment and/or any other saleable space or spaces of the Developer's Allocation or any



apportion thereof in the said building of the said premises of the Developer's Allocation.

2. The Owners or any person or persons claiming through them shall not in anyway cause any reference or obstruction whereby the Developer or any person or persons claiming through them shall in any manner be prevented or obstructed from constructing and erecting the said building on the said land in the said premises.
3. The Owners do hereby agree and covenant with the Developer not to let out, grant lease, mortgage and/or charge the Developer's Allocation of the said premises or any portion thereof without the previous consent in writing of the Developer.

#### **ARTICLE - X: DEVELOPER'S OBLIGATION**

1. The Developer hereby agrees and covenants with the Owners to complete the construction of the building in terms of this Agreement and in accordance with the plan to be sanctioned by the Kolkata Municipal Corporation within 24 months from the date of sanction of building plan unless prevented by force majeure.
2. The Developer hereby agrees and covenants with the Owners not to violate, contravene or deviate any of the provisions or rules applicable for construction of the said building.
3. The Developer hereby agrees and covenants with the Owners not to do any act, deed, or thing whereby the Owners are prevented from enjoying,



selling, assigning and/or disposing of the Owner's Allocation or any portion thereof the said building in the said premises.

4. The Developer shall be responsible for the entire construction and indemnifies the Owners for any damage or loss arises or any accident happens during the construction period. If there is any loss or damage the Developer shall be solely responsible for the same and shall bear all cost and expenses.

5. The Developer hereby agrees that, after taking the Completion Certificate from the KMC, the Developer shall first offer the Owners to take their possession within seven days of their allocation in the newly constructed building, and after seven days from receipt of the said notice by the Owners, if the Owners fails to take possession of the Owners allocated portion or to act upon the notice the said offer, the Developer shall be at liberty to hand over its allocated portion to the intending purchaser or purchasers.

#### **ARTICLE - XI: MISCELLANEOUS**

1. That before demolition of the existing building standing thereon the Developer will accommodate temporarily the Owners within 2 K.M. radius of the aforesaid premises. And the Developer will be liable to pay monthly rent in respect of that accommodation till completion and delivery of possession of the Owner's allocated portion in the newly constructed building. The Owners shall vacate the existing premises within 15 days from the date of providing a rented accommodation.

2. That the demolition of the existing structure the Developer shall be at liberty to sell old building materials and the sale proceeds thereof will be retained by the Developer exclusively for which the Owners herein renders their no objection.

3. It is understood that from time to time to facilitate the uninterrupted construction of the building by the Developer, various acts, deeds, matters and things not herein specified may be required to be done by the Developer for which the Developer may require the authority of the Owners and various applications and other documents may be required to be signed or made by the Owners relating to which specific provisions may not have been mentioned herein, the Owners hereby undertakes to do all such acts, deeds, matters and things which do not in anyway infringe the rights of the Owners and/or against the spirit of these presents.

4. If at any time, the Owners shall be held liable for the wealth tax, GST or income tax and/or any other rates, taxes only for their allocation then in that event the Owners shall pay the said taxes from their own accord and the Developer shall not be held liable and/or responsible for the same in any manner whatsoever, in respect of the Owner's portion.

5. Any notice required to be given by the Developer shall without prejudice to any other mode of service be deemed to have been served on the Owners if delivered by hand or sent by registered post to the Owners at all the addresses of the Owners mentioned herein and shall likewise be

deemed to have been served on the Developer if delivered by hand or sent by Registered office of the Developer.

6. The Developer and the Owners shall mutually frame scheme for the management and administration of the said building or buildings and/or common parts thereof. The Owners hereby agrees to abide by all the regulations to be framed by any society /Association/Holding Association and/or any other organizations to be formed that will be in charge of the affairs of the building or buildings and/or common parts thereof and the parties hereby give their consent to abide by such rules and regulations.

7. After completion of the construction of the building the Owners shall at the request of the Developer execute and register appropriate transfer deeds/conveyance of the proportionate share of land in favour of the Developer or its nominee and/or transferee or transferees. The stamp duty including the registration charges and all other legal expenses payable for the said transfer shall be borne by the transferee or transferees or Purchasers.

**ARTICLE - XII: FORCE MAJUERE**

1. Force Majuere shall mean flood, earthquake, riot, war, storm, tempest, civil commotion, strike, lockout and/or any other acts or commission beyond the control of the parties hereto affected thereby and also non availability of essential materials like cement, steel, etc.

2. The parties hereto shall not be considered to be liable for any obligation here above to the extent that the performance of the relative

obligation prevented by the existence of the "Force Majeure" and shall be suspended from the obligation during the period this "Force Majeure", except the rental accommodation facilities for the Owner's mentioned herein above.

3. If the construction and/or completion of the building is delayed for any willful acts or negligence on the part of the Developer it shall be liable to pay such loss or damages to the Owners at the rate of Rs. 5,000/- (Rupees Five Thousand) only per month.

4. In the event of the Owners committing breach of any of the terms and conditions herein contained or delayed in the delivery of possession after the Developer arranged the temporary accommodation of the Owners as per the Article 1.8 as herein before stated, then in that event the Developer shall be entitled to and the Owners shall be liable to pay such losses and compensations as shall be settled between the parties PROVIDED HOWEVER is such delay shall continue for a period of three months then in that event in addition to any other right which the Developer may have against the Owners the Developer shall be entitled to sue the Owners for specific performance of this Agreement or to rescind or cancel this Agreement and claim refund of all the amount paid and/or incurred by the Developer with interest and such losses and damages which the Developer may suffer. The Owners shall have the right to cancel or rescind the Agreement with the Developer in the event Developer committing any breach or in delay in completing the construction unnecessarily, day and the period mentioned in the

APPROVED & SIGNED  
15/05/2018

Agreement and in that event the Owners shall be entitled to any other rights that the Owners may have against the Developer.

**ARTICLE - XIII: ARBITRATION**

8.1 Any dispute or different between the parties arising out of the meaning construction or import of this agreement or their rights and liabilities hereunder shall be adjudicated by reference to the arbitration of the Ld. Sole Arbitrator - Mr. Sabyasachi Sen, Advocate of 6A, Kiran Shankar Roy Road, Kolkata-700 001, and his decision shall be final and binding upon the parties and the Arbitrator shall hold the meeting of the arbitral reference at his aforesaid office and the provisions of the Arbitration & Conciliation Act, 1996 and its statutory modification or re-enactment thereof in force from time to time.

**ARTICLE - XIV: JURISDICTION**

The Learned court/courts of Kolkata having territorial jurisdiction over the property shall have the jurisdiction to entertain and terminate all actions, suits, and proceedings arising out of these presents between the parties hereto.

**THE FIRST SCHEDULE ABOVE REFERRED TO:**

**ALL THAT** undivided 33.33% (1350 Sqft) piece and parcel of homestead land out of the total land measuring 5 Cottahs 10 Chittaks (4050 Sqft), be the same a little more or less together covered area 1500 Sqft on the 2<sup>nd</sup> floor of the Municipal Premises No. 20, Kabi Sabitri Prasanna

REGISTERED AS ABOVE  
1300001-8811018

Chattopadhyay Road (Previously known as Lansdown Terrace), P.O. Kalighat, P.S. Rabindra Sarabor, Ward- 85, Kolkata - 700 026, butted and bounded by:

North : 14, Lansdown Terrace;  
 East : 18, Lansdown Terrace;  
 South : KMC Road;  
 West : 22; Lansdown Terrace;

**THE SECOND SCHEDULE ABOVE REFERRED TO:**

Subject to the provision as contained in Article X clause 5 hereof the Owners will get 1100 Sqft built up area flat on the first floor, South-East portion and one Covered Car Parking Space (110 Sqft.) on the ground floor as per article 1.8 complete in all respect to be erected and/or constructed thereon in accordance with the building plan to be to be sanctioned by the Kolkata Municipal Corporation together with proportionate right of all facilities utilities and benefits to be provided to the said building which is to be used as common between all the Co-Owners and shall be made in accordance with the specifications as mentioned and detailed in the Third Schedule hereunder written.

**THE THIRD SCHEDULE ABOVE REFERRED TO:  
 (SPECIFICATIONS)**

**FOUNDATION:**



As per sanctioned structural plan from K.M.C. R.C.C foundation and super structure as per the design issued by structural Engineer.

**STEEL:**

ISI grade available in the market.

**CEMENT:**

AMBUJA/ULTRA TECH/LAFARGE make cement.

**SAND:**

High quality coarse sand.

**STONE CHIPS:**

Standard quality available in the market.

**BRICK:**

First class brick available in the market.

**FLOORING:**

Vitrified Tiles/Marble flooring in the entire flat area. Stair case, Service Area, Car Parking Area, Drive way and the other open spaces shall be finished with Kota/Green stone or designer tiles as suggested by the Architect.

**TOILET:**

Anti-skid Tiles flooring with Good quality glazed tiles on the walls up to door height. Sanitary fittings of "JAQUAR" or equivalent make and concealed plumbing/fittings, with shower in one tap, one basin and one commode of



"PARRYWARE/CERA" or equivalent make in toilet with hot and cold water mixer system and etc.

**KITCHEN:**

RC.C. cooking platform with Green Marble slab and glazed tiles upto 2' above the counter. Steel sink with one tap and one low height of "JAQUAR" or equivalent make.

**GRILL:**

M.S. Grill shall be provided in window, balcony, staircase Railing, main entrance gate etc. as designed and approved by the Architect.

**DOOR FRAMES:**

Seasoned Sal wood frame for all doors.

**MAIN DOOR:**

35 m.m wooden panel door along with tower bolt, one decorative metal handle, telescopic peep hole, one "GODREJ" make night latch.

**DOORS:**

32 m.m. water proof, phenol bonded flush doors.

**WINDOWS:**

Good quality UPVC windows.





**ELECTRICAL:**

"FINOLEX" or "HAVELL'S" make wiring with "CRABTREE" or equivalent make switches. "MCB" with sufficient numbers of electrical points in each flat.

**INTERNAL WALLS:**

Snow white plaster of Paris finished walls.

**EXTERNAL WALLS:**

Painting on plaster, finished with "ICI WEATHER SHILD" paint.

**ROOF:**

Water proof treatment with cast-in-situ mosaic/Roof Tiles.

**LOBBY:**

Aesthetically designed lobby finished with Marble/Granite.

**LIFT:**

"OTIS" or equivalent make Elevator will be provided.

**WATER SUPPLY:**

"CROMPTON" motor with B.E. pump set shall be installed for regular Water supply.



**IN WITNESS WHEREOF** the parties hereto have set and subscribe their respective hands and seals hereon to and to a duplicate hereof this the day, month and year first above written.

SIGNED SEALED AND DELIVERED

BY THE WITHIN NAMED OWNERS

AT KOLKATA IN THE PRESENCE OF: -

**WITNESSES:**

1. Abhaya Bose - Dy  
26, K. P. Lane  
Kolkata - 700026  
*Chihila Chatterjee*  
*Sayantani Chatterjee*

**SIGNATURE OF THE OWNERS**

2. Sukhri Saha -  
12 Cross Dome Terrace  
Kolkata - 700026

SIGNED SEALED AND DELIVERED

BY THE WITHIN NAMED DEVELOPER

AT KOLKATA IN THE PRESENCE OF: -

**WITNESSES :-**

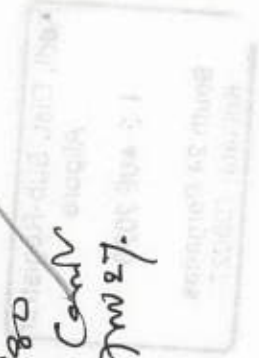
1. Atchary Bose Dy  
26, K. P. Lane  
Kolkata - 700026  
2. Sukhri Saha  
12 Cross Dome Terrace  
Kolkata - 700026



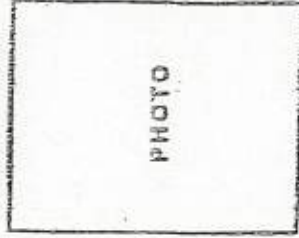
**SIGNATURE OF THE DEVELOPER**

Drafted by me:

Gundam Bose  
Advocate: WB/745/80  
Aripore Police Com  
Kolkata - 700027



PRESENTANT



Thumb	Index Finger	Middle Finger	Ring Finger	Little Finger
Left Hand				
Right Hand				

NAME .....  
SIGNATURE .....



Thumb	Index Finger	Middle Finger	Ring Finger	Little Finger
Left Hand				
Right Hand				

NAME **CHIRITA CHATTERJEE**  
SIGNATURE *Chirita Chatterjee*



Thumb	Index Finger	Middle Finger	Ring Finger	Little Finger
Left Hand				
Right Hand				

NAME **SAYANTANI CHATTERJEE**  
SIGNATURE *Sayantani Chatterjee*



Thumb	Index Finger	Middle Finger	Ring Finger	Little Finger
Left Hand				
Right Hand				

NAME **UJJAL BOSE**  
SIGNATURE *Ujjal Bose*

RECEIVED BY: .....  
DATE: .....




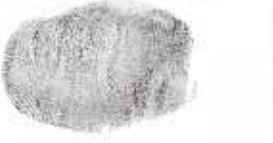
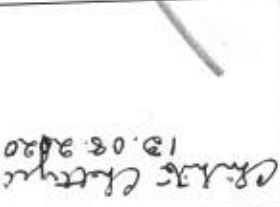


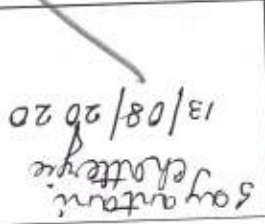


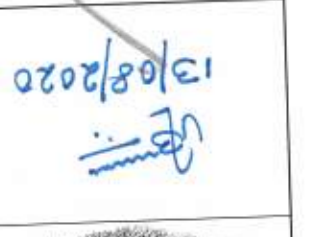
Government of West Bengal

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

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

Signature / LTI Sheet of Query No/Year 16052000935983/2020

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	Mrs CHITRITA CHATTERJEE 20, KABI SABITRI PRASANNA CHATTOPADHYAY., P.O:- KALIGHAT, P.S:- Lake, District:-South 24-Parganas, West Bengal, India, PIN - 700026	Land Lord			 13/08/2020
2	Mrs SAYANTANI CHATTERJEE 20, KABI SABITRI PRASANNA CHATTOPADHYAY., P.O:- KALIGHAT, P.S:- Lake, District:-South 24-Parganas, West Bengal, India, PIN - 700026	Land Lord			 13/08/2020
3	Mr UJJAL BOSE 103, MONOHOR PUKUR ROAD., P.O:- SARAT BOSE ROAD, P.S:- Lake, District:-South 24-Parganas, West Bengal, India, PIN - 700029	Representative of Developer [U S DEVELOPERS PRIVATE LIMITED]			 13/08/2020

SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr SITAL HALDER Son of Mr S HALDER ALIPORE POLICE COURT, P.O:- ALIPORE, P.S:- Alipore, District:- South 24-Parganas, West Bengal, India, PIN - 700027	Mrs CHITRITA CHATTERJEE, Mrs SAYANTANI CHATTERJEE, Mr UJJAL BOSE			 13/08/2020

  
(Sukanya Talukdar)

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



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

GRN: 19-202021-005948358-5  
GRN Date: 13/08/2020 13:23:49  
BRN : 51080383

Payment Mode Debit Card Payment  
Bank : ICICI Bank  
BRN Date: 13/08/2020 13:26:06

DEPOSITOR'S DETAILS

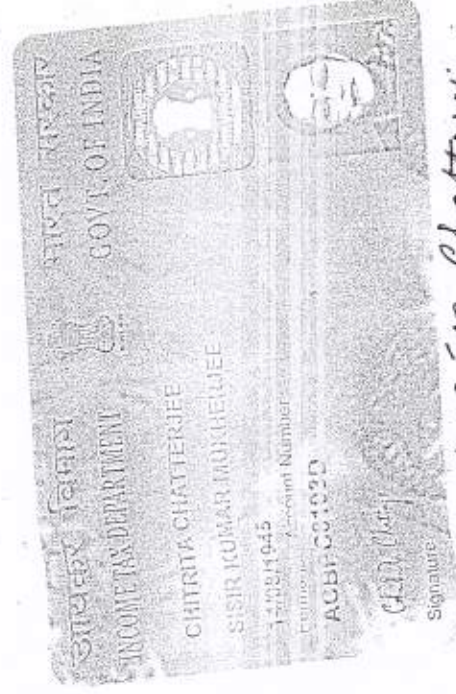
Id No. : 2000935983/2/2020  
[Query No./Query Year]

Name : UJJAL BOSE  
Contact No. : Mobile No. : +91 9830533787  
E-mail :  
Address : 103 MONOHAR PUKUR ROAD KOL29  
Applicant Name : Mr S HALDER  
Office Name :  
Office Address :  
Status of Depositor : Buyer/Claimants  
Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[ ₹]
1	2000935983/2/2020	Property Registration- Stamp duty	0030-02-103-003-02	39920
2	2000935983/2/2020	Property Registration- Registration Fees	0030-03-104-001-16	21

In Words : Rupees Thirty Nine Thousand Nine Hundred Forty One only  
Total 39941



*Chirita Chatterjee*

सिंहधर सिंह  
INCOME TAX DEPARTMENT

सिंहधर सिंह  
GOVT. OF INDIA

SAYANTANI CHATTERJEE  
SUNITI CHATTERJEE

08/12/1980

Perquisite Account Number

AFUPC5994C

*Suniti Chatterjee*  
Signature



*Sayantani Chatterjee*



आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

U S DEVELOPERS PRIVATE LIMITED

14/06/2005

Permanent Account Number

AAACU8610P



05122006

आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

UJJAL BOSE

ANIL KUMAR BOSE

24/12/1964

Permanent Account Number

ADZPB7758G

*Ujjal Bose*

Signature



*Ujjal Bose*



ভারত সরকার

Unique Identification Authority of India  
Government of India

ভালিকভুক্তির আই ডি / Enrollment No.: 1178/49615/04863

To  
উজ্জল বোস  
Ujjal Bose  
S/O: Anil Kumar Bose  
103 Monohar Pukur Road  
Sarat Bose Road  
Sarat Bose Road  
Circus Avenue Kolkata  
West Bengal 700029  
9830533787  
18549633  
MD185496339FH



আপনার আধার সংখ্যা / Your Aadhaar No.:

**8045 6338 6121**

আমার আধার, আমার পরিচয়



উজ্জল বোস  
Ujjal Bose  
জন্মতারিখ / DOB : 24/12/1964  
পুরুষ / Male



8045 6338 6121

আমার আধার, আমার পরিচয়

*(Handwritten signature)*



Government of India

তথ্য

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

INFORMATION

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

■ আধার সারা দেশে মান্য।

■ আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।

■ Aadhaar is valid throughout the country.

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



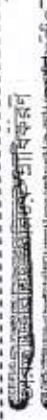
আধার

ত্রিকাল:

প্রম/ও: অনিল কুমার বোস, 103, S/O: Anil Kumar Bose, 103,  
মোহর পুকুর রোড, সারৎ বোস  
রোড, কোলকাতা, সারৎ বোস  
রোড, পশ্চিম বঙ্গ, 700029

Address:

Monohar Pukur Road, Sarat Bose  
Road, Kolkata, Sarat Bose Road  
West Bengal, 700029



সংস্করণ

www.aadhaar.gov.in



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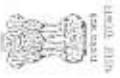


help@uidai.gov.in

8045 6338 6121

UIDAI

www.uidai.gov.in



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

স্বীকৃতি আইডি / Enrollment No. : 1040/21053/01288

To  
Chitrita Chatterjee  
চিহ্নিত চিহ্নিত

13/02/2014

20  
KABI SABITRI PRASANNA CHATTOPADHYAY ROAD  
Kalghat  
Kalghat, Kolkata  
West Bengal - 700026



KL752118361FT

75211836



আপনার আধার সংখ্যা / Your Aadhaar No. :  
**6348 0792 6333**

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

Government of India

চিহ্নিত চিহ্নিত

Chitrita Chatterjee

পিতা : সির কুমার মুখার্জি

Father : Sisir Kumar Mukherjee



আমেরিকা/DOB: 1408/1946

লিঙ্গ / Female

**6348 0792 6333**



আধার - সাধারণ মানুষের অধিকার

*Chitrita Chatterjee*



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

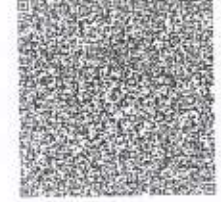
Unique Identification Authority of India  
Government of India

ভূমিকাকৃত্তির আই ডি / Enrollment No.: 2730/00140/53263

To  
সংগৃহী হাটগী  
SAYANTANI CHATTERJEE  
C/O Suniti Chatterjee

20 KABI SABITRI PRASANNA CHATTOPADHYAY  
ROAD  
SUDESH TOWER HOTEL LAKE  
Kallighat  
Kallighat

Circus Avenue Kolkata  
West Bengal 700026  
9051578908



ME658563307FH

আপনার আধার সংখ্যা / Your Aadhaar No.:

**9563 6184 0760**

আমার আধার, আমার পরিচয়



ভারত সরকার  
Government of India



সংগৃহী হাটগী  
SAYANTANI CHATTERJEE  
জন্মতারিখ / DOB : 08/12/1980  
শাসিতা / Female



9563 6184 0760

আমার আধার, আমার পরিচয়

Sayantani Chatterjee

### Major Information of the Deed

Deed No :	I-1605-02198/2020		Date of Registration	14/08/2020
Query No / Year	1605-2000935983/2020		Office where deed is registered	
Query Date	11/08/2020 8:40:08 PM			1605-2000935983/2020
Applicant Name, Address & Other Details	S HALDER ALIPORE POLICE COURT,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9831309565, Status :Solicitor firm			
Transaction	Additional Transaction			
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]			
Set Forth value	Market Value			
Rs. 2/-	Rs. 2,26,21,514/-			
Stampduty Paid(SD)	Registration Fee Paid			
Rs. 40,020/- (Article:48(g))	Rs. 21/- (Article:E, E)			
Remarks	Received Rs: 50/- ( FIFTY only ) from the applicant for issuing the assement slip. (Urban area)			

### Land Details :

District: South 24-Parganas, P. S:- Tollygunge, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Kabi Sabitri Parasanna Chattopadhyay Road, , Premises No: 20, , Ward No: 085 Pin Code : 700026

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	1350 Sq Ft	1/-	1,01,25,014/-	Property is on Road
<b>Grand Total :</b>					<b>1 /-</b>	<b>101,25,014 /-</b>	

### Apartment Details :

District: South 24-Parganas, P. S:- Tollygunge, Corporation: KOLKATA MUNICIPAL CORPORATION, Premises No: 20, Ward No: 085, Road: Kabi Sabitri Parasanna Chattopadhyay Road, Pin Code : 700026

Sch No.	Mouza/Road Zone	Plot	Khatian	Floor Area (in Sq.Ft.)	Set Forth Value (in Rs.)	Market value (in Rs.)	Other Details
A1				Covered Area: 1500, Super Built-up Area: 1800	1/-	1,24,96,500/-	Floor No: 2, Apartment Type: Flat/Apartment Residential Use , Floor Type: Cemented, Age of Flat: 38 Year ,Property is on Road>Status of Completion : Completed

**Land Lord Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<p><b>Mrs CHITRITA CHATTERJEE</b>                      Wife of Late SUNITI CHATTERJEE 20, KABI SABITRI PRASANNA CHATTOPADHYAY., P.O:- KALIGHAT, P.S:- Lake, District:-South 24-Parganas, West Bengal, India, PIN - 700026 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ACxxxxx3D,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 13/08/2020                      , Admitted by: Self, Date of Admission: 13/08/2020 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 13/08/2020                      , Admitted by: Self, Date of Admission: 13/08/2020 ,Place : Pvt. Residence</p>
2	<p><b>Mrs SAYANTANI CHATTERJEE</b>                      Daughter of Late SUNITI CHATTERJEE 20, KABI SABITRI PRASANNA CHATTOPADHYAY., P.O:- KALIGHAT, P.S:- Lake, District:-South 24-Parganas, West Bengal, India, PIN - 700026 Sex: Female, By Caste: Hindu, Occupation: Professionals, Citizen of: India, PAN No.:: AFxxxxx4C,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 13/08/2020                      , Admitted by: Self, Date of Admission: 13/08/2020 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 13/08/2020                      , Admitted by: Self, Date of Admission: 13/08/2020 ,Place : Pvt. Residence</p>

**Developer Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<p><b>U S DEVELOPERS PRIVATE LIMITED</b>                      103, MONOHOR PUKUR ROAD, P.O:- SARAT BOSE ROAD, P.S:- Lake, District:-South 24-Parganas, West Bengal, India, PIN - 700029, PAN No.:: AAxxxxx0P,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative</p>

**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<p><b>Mr UJJAL BOSE (Presentant)</b>                      Son of Late ANIL KUMAR BOSE 103, MONOHOR PUKUR ROAD., P.O:- SARAT BOSE ROAD, P.S:- Lake, District:-South 24-Parganas, West Bengal, India, PIN - 700029, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India., PAN No.:: ADxxxxx8G,Aadhaar No Not Provided by UIDAI, Status : Representative, Representative of : U S DEVELOPERS PRIVATE LIMITED (as DIRECTOR)</p>

**Identifier Details :**

Name	Photo	Finger Print	Signature
<p><b>Mr SITAL HALDER</b>                      Son of Mr S HALDER                      ALIPORE POLICE COURT., P.O:- ALIPORE, P.S:- Alipore, District:-South 24 -Parganas, West Bengal, India, PIN - 700027</p>			
Identifier Of Mrs CHITRITA CHATTERJEE, Mrs SAYANTANI CHATTERJEE, Mr UJJAL BOSE			

**Transfer of property for A1**

Sl.No	From	To. with area (Name-Area)
1	Mrs CHITRITA CHATTERJEE	U S DEVELOPERS PRIVATE LIMITED-900.000000 Sq Ft
2	Mrs SAYANTANI CHATTERJEE	U S DEVELOPERS PRIVATE LIMITED-900.000000 Sq Ft

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mrs CHITRITA CHATTERJEE	U S DEVELOPERS PRIVATE LIMITED-1.54688 Dec
2	Mrs SAYANTANI CHATTERJEE	U S DEVELOPERS PRIVATE LIMITED-1.54688 Dec



On 13-08-2020

**Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)**  
Presented for registration at 16:55 hrs on 13-08-2020, at the Private residence by Mr UJJAL BOSE .

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

Execution is admitted on 13/08/2020 by 1. Mrs CHITRITA CHATTERJEE, Wife of Late SUNITI CHATTERJEE, 20,

KABI SABITRI PRASANNA CHATTOPADHYAY , P.O: KALIGHAT, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700026, by caste Hindu, by Profession House wife, 2. Mrs SAYANTANI CHATTERJEE, Daughter of Late SUNITI CHATTERJEE, 20, KABI SABITRI PRASANNA CHATTOPADHYAY , P.O: KALIGHAT, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700026, by caste Hindu, by Profession Professionals

Indetified by Mr SITAL HALDER, , Son of Mr S HALDER, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 13-08-2020 by Mr UJJAL BOSE, DIRECTOR, U S DEVELOPERS PRIVATE LIMITED

(Private Limited Company), 103, MONOHOR PUKUR ROAD, P.O:- SARAT BOSE ROAD, P.S:- Lake, District:-South

24-Parganas, West Bengal, India, PIN - 700029

Indetified by Mr SITAL HALDER, , Son of Mr S HALDER, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore,

South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk



Sukanya Talukdar

ADDITIONAL DISTRICT SUB-REGISTRAR

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

South 24-Parganas, West Bengal

On 14-08-2020

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

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

**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 2,26,21,514/-

**Payment of Fees**

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

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

Online on 13/08/2020 1:26PM with Govt. Ref. No: 192020210059483585 on 13-08-2020, Amount Rs: 21/-, Bank: ICICI Bank ( ICIC0000006), Ref. No. 51080383 on 13-08-2020, Head of Account 0030-03-104-001-16

#### Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,020/- and Stamp Duty paid by Stamp Rs 100/-  
by online = Rs 39,920/-  
Description of Stamp

1. Stamp: Type: Impressed, Serial no 4703, Amount: Rs.100/-, Date of Purchase: 10/08/2020, Vendor name: Tanmoy  
Kar Purkayastha  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 13/08/2020 1:26PM with Govt. Ref. No: 192020210059483585 on 13-08-2020, Amount Rs: 39,920/-, Bank:  
ICICI Bank ( ICIC00000006), Ref. No. 51080383 on 13-08-2020, Head of Account 0030-02-103-003-02



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

