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पश्चिम बंगाल पश्चिम बंगाल वेस्ट बंगाल is admitted to registration. The Signature sheet/s and the endorsement sheets attached with this document are the part of this document.

AD 764499

Addl. Dist Sub-Registrar
Alipore, South 24 Parganas

14 AUG 2020

THIS AGREEMENT FOR DEVELOPMENT made on this 14th day of

August Two Thousand and Twenty BETWEEN **SRI. TRIDIP BANERJEE**.

PAN ACYPB4015E, son of Late Dilip Kumar Banerjee, by faith Hindu by

occupation Retired and 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 his heirs executors administrators legal representatives and

assigns) of the ONE PART;

AND

14.8.2020

2484/2020

M/S. U. S. DEVELOPERS PRIVATE LIMITED, PAN - AAACU8610P, a Private Limited 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 31st July, 1933 and registered before the District Sub Registration Office at Alipore in Book No. I, 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 Dini Fanchannagram, 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 4th January, 1944 the said Subodh Chandra Sen died intestate leaving his one forth 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 7th 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 Owner of the said immovable property being Premises No. 20, Lansdown Terrace, (Presently known as Kabi Sabitri Prasanna Chaudhary Road), Kolkata - 700 026 absolutely.

AND WHEREAS on 19th 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 the said Owner 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 31st May, 1951 and registered before the registration office at Calcutta in Book No. 1, 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 22nd December, 1974 and subsequently probated by the District Delegate at Alipore in Act 39 Case No. 152 of 1979 on 17th 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 1st floor flat and entire 2nd 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 15th October 2019 the said Geeta Banerjee died testate leaving her Last Registered Will and Testament dated 30th January, 2006 whereby the said Geeta Banerjee bequeathed one residential flat on the 1st 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 Owner 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 Geeta Banerjee in the appropriate court of law in accordance with law;

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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 Geeta 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 Owner 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 1st 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 10th 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 2nd 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 2nd floor residential flat comprised with the aforesaid Municipal Premises.

AND WHEREAS on 18th 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 2nd floor of the said immovable property in their equal share.

AND WHEREAS the said Chitrita Chatterjee and Sayantani Chatterjee, the Owner 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 thereto.

AND WHEREAS in view of aforesaid, the aforesaid Owner 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 Rabindira Saraboi, Kolkata-700 026.

<u>Sl. No.</u>	<u>Names:</u>	<u>Share:</u>
1.	Shri Tridip Banerjee	33.33% (1/3 rd)
2.	Shri Sriraj Kumar Banerjee	16.67% (1/6 th)
3.	Shri Subir Dutta	16.67% (1/6 th)
4.	Smt. Chitrita Chatterjee &	
5.	Smt. Sayantani Chatterjee jointly	33.33% (1/3 rd)
Total:		<u>100% Share</u>

having the said Ownership the Owner hereby declare that his part of 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 licn dispendens attachment or any defect in title and the said Owner is having Ownership in his portion as mentioned above comprised within the said municipal premises and is 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 Owner, 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 Owner at its own costs and expenses inter alia, on the terms, conditions and consideration as mentioned hereinafter.

AND WHEREAS the Owner is 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 26th 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. OWNER shall mean **SRI. TRIDIP BANERJEE**, son of Late Dilip Kumar Banerjee and 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 out of the total land area 5 Cottahs 10 Chittaks be the same a little more or less together with 1600 Sqft covered area on the ground floor at 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 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. BUILT UP AREA shall mean and include the carpet Area of the said unit plus walls, proportionate stair and Lift area of the said floor and cup Boards area of the said Unit.

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, common toilet on the ground floor, lift, caretaker's room (if any), boundary walls, gate and other space or spaces and facilities along

with the 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 Owner in the building available for independent use and occupation for common facilities and the space required therefore.

8. OWNER ALLOCATION: Owner Allocation shall mean entire second floor comprising of two flats are 758 Sqft built up area and 1437 Sqft built up area more or less and Two Covered Car Parking Space one covered and one open with Tin sheet roof cover (135 Sqft. each) 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.
 And Rs. 12,00,000/- (Rupees Twelve Lakhs) only to be paid by the Developer to the Owner as non-refundable premium amount. Schedule of such payment stands as follows:

- i) Rs. 4,00,000/- (Rupees Four Lacs) only had paid on 17.07.2020.
- ii) Balance amount will be paid on or before taking possession of the said premises by the Developer from the owner herein.

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. 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 Owner hereby declares that he is the Owner of 1/3rd undivided share of the said property lawfully entitled to the same and to the best of his 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 Owner hereby declare that to the best of his knowledge that this portion in the said premises is free from all and any manner lispence, charges, liens, claims, encumbrances, attachments, trusts, acquisitions, requisitions, or mortgage whatsoever and the Owner 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 Owner 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 Owner 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 Owner.

2. The Owner shall at the cost of the Developer from time to time at anytime submit and/or join with the Developer as the Owner 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 Koikata 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 Owner for demolition and commencement of construction of the said premises.

3. The Developer shall for and on behalf of the Owner 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 Owner 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 Owner and submitted by or in the name of the Owner 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 Owner 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 Owner 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 Owner 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. The Developer will be able to enter into Agreement for Sale for Developer's Allocation with any intended purchaser/ purchasers and receive earnest money from them but will be able to execute the Sale Deed only after delivering owner's allocation to the owner herein (After the 7 days notice period).

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 Owner 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 Owner entire second floor comprising of two flats are 758 Sqft built up area and 1437 Sqft built up area more or less and Two Car Parking Space one covered and one open with Tin sheet roof cover (135 Sqft. each) 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. The Developer shall make payment of the premium amount as per Article 1.8 to the Owner.

2. If the Developer gets any further sanction from the K.M.C for any extra area, then in that event the Owner 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 Owner 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 Owner 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 Owner having received the Owner's Allocation fully and satisfactorily/lawfully with rightful possession, if the Owner 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 Owner regarding the facts and circumstances thereto and giving the Owner 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 Owner 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 Owner.

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 Owner shall be entitled to transfer or otherwise deal with only the Owner's Allocation in the building. It will be the responsibility of the Developer herein to make an agreement between all the Owners of the said premises after entering into Development Agreement with all the Owners separately to assure that one Partition Deed will be executed between all the present Owners within 3 months from the date of delivering possession of Owner's Allocation in the new building to be built at the proportionate cost of the Owners.
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 Owner 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 Owner for which purpose the Owner 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 Owner or Owner Allocation.

6. The Developer shall be authorised in the name of the Owner 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 Owner shall execute in favour of the Developer Power of Attorney and other authorities as shall be required by the Developer, for which the Owner 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 Owner 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 with the same and the Owner shall in no way be responsible and or liable for the same.

ARTICLE - VII: AUTHORITY

1. The Owner 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 Owner for which the Owner 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 for sale of Developer's Allocation and to sign sale deeds, conveyances, jointly with the Owner 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, Owner 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 Owner 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 Owner.
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 and after obtaining completion certificate from the K.M.C the Developer shall give seven days notice in writing to the Owner requesting the Owner 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 Owner (within seven days notice) of the

Owner allocated portion complete in all respect as per terms of this Agreement.

3. The Owner 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 Owner 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 Owner 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 Owner or any person or persons claiming through them shall not in any way 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 Owner 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 Owner 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 Owner 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 Owner not to do any act, deed, or thing whereby the Owner 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 Owner 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 Owner 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 Owner, if the Owner fails to take possession of the Owner 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 the Developer will pay for the alternative accommodation of the Owner herein starting from the date vacating the said premises by the Owner till the date receiving possession of the new flats at the new building to be constructed. The Developer will pay a sum of Rs. 4,00,000/- (Rupees Four Lakhs) only rounded to the Owner herein as 12 months alternative accommodation cost. However the Owner will arrange for his own alternative accommodation. The Developer will pay the alternative accommodation of next 12 months before the expiry of the 1st 12 months and so on. The developer will also arrange one godown to store some furniture of the owner. All shifting expenses will be born by the Developer. The Owner shall vacate the existing premises, after obtaining the sanction plan from K.M.C and within 7 days from the date of providing the said amount.

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 Owner 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 Owner and various applications and other documents may be required to be signed or made by the Owner relating to which specific provisions may not have been mentioned herein, the Owner hereby undertakes to do all such acts, deeds, matters and things which do not in anyway infringe the rights of the Owner and/or against the spirit of these presents.
4. If at any time, the Owner 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 Owner 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 Owner if delivered by hand or sent by registered post to the Owner at all the addresses of the Owner 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 Owner shall mutually frame scheme for the management and administration of the said building or buildings and/or common parts thereof. The Owner 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 Owner 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.

8. The Developer covenants that it will enter into Development Agreement with all other Owners of the said premises within 90 days from the date of signing this Agreement at its responsibility, failing which this Agreement will automatically stand cancelled without any notice or intimation from the Owner herein.

9. The Developer also covenants that it will obtain the Sanction Plan from KMC within 120 days from the date of signing this agreement, failing

which the Owner herein will have the right and liberty to cancel this agreement after giving a 30 days notice to the Developer for such cancellation after expiry of 120 days from the date of signing this Agreement. However the Developer will have the right to justify the delay showing proper/ reasonable reason for delay of obtaining sanction plan and in that case the Owner herein may extend the time for obtaining sanction plan for another 90 days. If the Developer fails to obtain the same within 270 days from the date of signing this agreement, the Developer will have to pay penalty @ Rs. 20,000/- (Rupees Twenty Thousand) only per month till the date of obtaining sanction plan from KMC. If the sanction plan is not obtained within One year from the date of signing this agreement this agreement will automatically stand cancelled.

10. Before submitting the Building Plan to the KMC for sanction the Developer will take approval of the same from the Owner herein and will provide certified photo copy of all relevant plans/documents relating the construction of the building to the Owner.

11. The Owner herein will have the right to check the quality of materials to be used by the Developer for construction of the new building as per specification given herein.

12. The open area in the ground floor outside the building area will be treated as common area of the premises and the Developer will have no right to sell any portion of the common areas of the premises.

13. The Developer will not claim charges for installing electric cable in the building including the expenses of CESC permission for the same.

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 Majuere" and shall be suspended from the obligation during the period this "Force Majuere", except the rental accommodation facilities for the Owner's mentioned herein above.
3. If the construction and/or completion of the building is delayed from the stipulated time written herein, the Developer shall be liable to pay such loss or damages to the Owner at the rate of Rs. 25,000/- (Rupees Twenty Five Thousand) only per month over and above the monthly rent.
4. In the event of the Owner 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 Owner as per the Article 1.8 as herein before stated, then in that event the Developer shall be entitled to and the Owner 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 Owner the Developer shall be entitled to sue the Owner 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 Owner 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 Agreement and in that event the Owner shall be entitled to any other rights that the Owner may have against the Developer.

ARTICLE - XIII: ARBITRATION

8.1 Any dispute or difference 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. Joint Arbitrator - Mr. Sabyasachi Sen, Advocate of 6A, Kiran Shankar Roy Road, Kolkata-700001 and Mr. Debabrata Chowdhury, Advocate of 26, Beltala Road, Kolkata - 700025 and their 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:

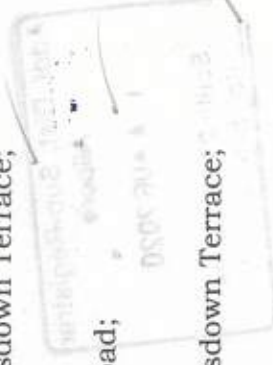
ALL THAT undivided 33.33% (1350 Sqft) piece and parcel of homestead land out of the total land measuring 5 Cottahs 10 Chittaks (4050 Sqft), be the same a little more or less together covered area 1600 Sqft on the ground floor of the Municipal Premises No. 20, Kabi Sabitri Prasanna Chattopadhyay Road (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 Owner will get entire second floor comprising of two flats are 758 Sqft built up area and 1437 Sqft built up area more or less and Two Car Parking Space one covered and one open with Tin sheet roof cover (135 Sqft. each) 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-Owner 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 proven quality.

CEMENT:

AMBUJA/ULTRA TECH/LAFARGE make cement.

SAND:

High quality coarse sand.

STONE CHIPS:

Standard quality available in the market.

BRICK:

First class conventional brick available in the market.

FLOORING:

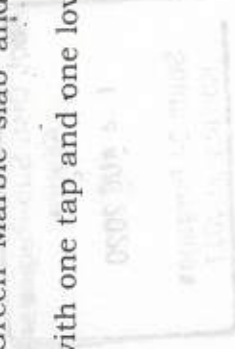
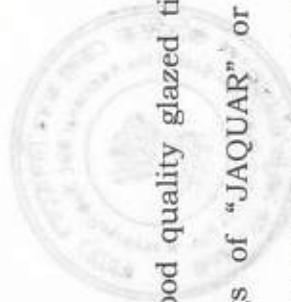
Vitrified Tiles (KAJARIA/NITCO) and Drawing cum Dining will be of Italian Marble (size 6' X 4'), Stair case, Service Area, Car Parking Area, Drive way and the other open spaces shall be finished with stone or designer Tiles as suggested by the Architect.

TOILET:

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



SERVICE BALCONY TO KITCHEN:

Fully Iron Grilled, Walls Glazed Tiles matt finish upto Ceiling Height and Anti-skid Tiles on the floor. one tap shall be provided.

GRILL:

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

DOOR FRAMES:

Seasoned Sal wood frame for all doors.

FRONT BALCONY & REAR:

Designer Tiles upto Ceiling Hight. Rear Balcony - fully grilled with Iron rods fixed to ceiling for drying cloths.

MAIN DOOR/GATE:

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

DOORS:

32 mm water proof, phenol bonded flush doors with cylindrical lock.

WINDOWS:

Good quality UPVC windows white colored with Toughened Glass.

DROP WINDOWS:

Two numbers one each at Drawing and Dining space.



ELECTRICAL:

"FINOLEX" make wiring with "CRABTREE" or equivalent make switches. "MCB" with sufficient numbers of electrical points in each flat and balconies.

INTERNAL WALLS:

Snow white putty "JK/BIRLA" on plastered walls.

EXTERNAL WALLS:

Putty on the plaster and finished with two coats "ICI WEATHER SHIELD" paint.

ROOF:

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

LOBBY:

Aesthetically designed lobby finished with Marble/Granite.

LIFT:

Five passenger "OTIS" or equivalent make Elevator will be provided.

CCTV & INTERCOM:

CCTV and Intercom shall be installed on the ground floor.

WATER SUPPLY:

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



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 OWNER

AT KOLKATA IN THE PRESENCE OF: -

WITNESSES:

1. R Banerjee
20, LANSDOWNE TERRACE
KOL-26
2. Kavoli Parbat
57/1 Karanmore Chat Road
KOL-82


SIGNED SEALED AND DELIVERED

BY THE WITHIN NAMED DEVELOPER

AT KOLKATA IN THE PRESENCE OF: -

WITNESSES:

1. R Banerjee
20, LANSDOWNE TERRACE
KOL-26
2. Kavoli Parbat
57/1 Karanmore Chat Road
KOL-82


 (TRIDIP BANERJEE)
 SIGNATURE OF THE OWNER

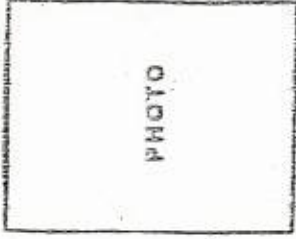


U.S. DEVELOPERS PVT. LTD.
 Director
 (USSAL BOSE)
 SIGNATURE OF THE DEVELOPER



Drafted by me:
 Goultam Bose
Advocate:
 WB/745/80
 Acharya Pooja Chow-
 KOLKATA-27.

PRESENTANT



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

NAME

SIGNATURE



NAME **TRIDIP BANERJEE**

SIGNATURE

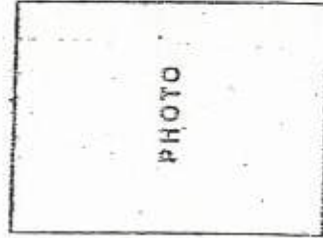
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Left Hand					
Right Hand					



NAME **UJJAL BASE**

SIGNATURE

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



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

NAME

SIGNATURE

Digitally signed by Ujjal Base



GOVT. OF WEST BENGAL
Directorate of Registration & Stamp Revenue
e-Challan

GRN: 19-202021-006052623-1 Payment Mode Online Payment
GRN Date: 14/08/2020 15:19:59 Bank : ICICI Bank
BRN : 51122656 BRN Date: 14/08/2020 15:21:13

DEPOSITOR'S DETAILS

Name : US DEVELOPERS PVT LTD Id No. : 2000935877/9/2020
Contact No. : [Query No./Query Year]

E-mail : USDDLKOL@YAHOO.CO.IN Mobile No. : +91 9830533787
Address : 103 MONOHARPUKUR ROAD KOL26

Applicant Name : Mr S HALDER
Office Name :

Office Address :
Status of Depositor : Seller/Executants

Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement
Payment No 9

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	2000935877/9/2020	Property Registration- Stamp duty	0030-02-103-003-02	20000

In Words : Rupees Twenty Thousand only

Total

20000



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

GRN: 19-202021-005977257-1

GRN Date: 13/08/2020 17:44:09

BRN : 51096319

Payment Mode Online Payment

Bank : ICICI Bank

BRN Date: 13/08/2020 17:46:06

DEPOSITOR'S DETAILS

Name : US DEVELOPERS PVT LTD
Contact No. : Mobile No. : +91 9830533787
E-mail : USDPLKOL@YAHOO.CO.IN
Address : 103 MONOHAR PUKUR ROAD KOLKATA700 026

Applicant Name : Mr S HALDER

Office Name :

Office Address :

Status of Depositor : Seller/Executants

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	2000935877/1/2020	Property Registration- Stamp duty	0030-02-103-003-02	19921
2	2000935877/1/2020	Property Registration- Registration Fees	0030-03-104-001-16	4021

In Words : Rupees Twenty Three Thousand Nine Hundred Forty Two only
Total

23942

आयकर विभाग
INCOME TAX DEPARTMENT



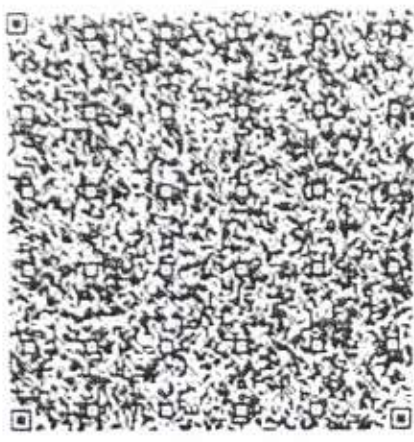
भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड

Permanent Account Number Card

ACYPB4015E



नाम / Name

TRIDIP BANERJEE

पिता का नाम / Father's Name

DILIP KUMAR BANERJEE

जन्म की तारीख

Date of Birth

25/05/1955

हस्ताक्षर / Signature

15042019

आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

U S DEVELOPERS PRIVATE LIMITED

14/06/2005

Permanent Account Number

AAACU8610P



06122008

आयकर विभाग

INCOME TAX DEPARTMENT

UJJAL BOSE

ANIL KUMAR BOSE

24/12/1964

Permanent Account Number

ADZPE7758G



Signature



भारत सरकार

GOVT. OF INDIA



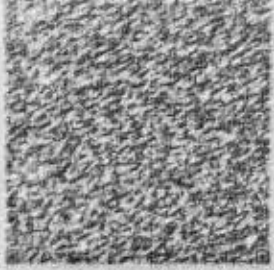


भारत सरकार

Unique Identification Authority of India
Government of India

Enrollment No.: 2730/005076-4894

To
Tridip Banerjee
20 LANSDOWNE TERRACE
Kalighat
Kalighat
Circus Avenue Kolkata
West Bengal 700026
9831215313
188730565
ME687305659FH



आपका आधार क्रमांक / Your Aadhaar No. :

3692 4503 3623

मेरा आधार, मेरी पहचान



भारत सरकार

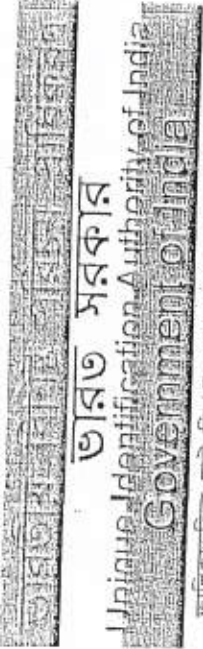
Government of India

Tridip Banerjee
DOB : 25/05/1955
Male



3692 4503 3623

मेरा आधार, मेरी पहचान



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

To
উজ্জল বোস

Ujjal Bose
S/O: Anil Kumar Bose
103 Manohar Pukur Road
Sarat Bose Road
Sarat Bose Road
Circus Avenue Kolkata
West Bengal 700029
9830533787



MD185496339FH



আপনার আধার সংখ্যা / Your Aadhaar No.:

8045 6338 6121

আমার আধার, আমার পরিচয়



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



8045 6338 6121

আমার আধার, আমার পরিচয়



Governments of India



AADHAAR

তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা লাভ করুন।
- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

INFORMATION

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- 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.



ঠিকানা:

এস/ও: অনিল কুমার বোস, 103, S/O: Anil Kumar Bose, 103, মনোহর পুকুর রোড, শরৎ বোস মোহর পুকুর রোড, সরাত বোস রোড, কোলকাতা, শরৎ বোস রোড, পশ্চিম বঙ্গ, 700029

www.aadhaar.gov.in



144

8045 6338 6121



help@ucaa.gov.in

www

www.aadhaar.gov.in

Handwritten signature

Major Information of the Deed

Deed No :	I-1605-02196/2020	Date of Registration	14/08/2020
Query No / Year	1605-2000935877/2020	Office where deed is registered	
Query Date	11/08/2020 8:19:14 PM		1605-2000935877/2020
Applicant Name, Address & Other Details	S HALDER ALIPORE POLICE COURT,Thana : Allipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9831309565, Status : Solicitor firm		
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 : 4,00,000/-]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 2,37,57,014/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 40,021/- (Article:48(g))	Rs. 4,021/- (Article:E, E, B)		
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: 083 Pin Code : 700026




Sch No	Plot Number	Khatian Number	Land Proposed ROR	Use	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
Grand Total :					3.0938Dec	1 /-	101,25,014 /-	

Apartment Details :

District: South 24-Parganas, P. S.- Tollygunge, Corporation: KOLKATA MUNICIPAL CORPORATION, Premises No: 20, Ward No: 083, 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: 1600, Super Built-up Area: 1920	1/-	1,36,32,000/-	Apartment Type: Flat/Apartment Residential Use , Floor Type: Cemented, Age of Flat: 0 Year ,Property is on Road

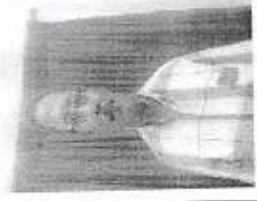


Land Lord Details :

Name,Address,Photo,Finger print and Signature				
Sl No	Name	Photo	Finger Print	Signature
1	Mr TRIDIP BANERJEE Son of Late DILIP KUMAR BANERJEE Executed by : Self, Date of Execution : 14/08/2020 , Admitted by : Self, Date of Admission: 14/08/2020 ,Place : Office			
		14/08/2020	LTI 14/08/2020	14/08/2020
	20, KABI SABITRI PRASANNA CHATTOPADHYAY , P.O:- KALIGHAT, P.S:- Lake, District:-South 24-Parganas, West Bengal, India, PIN - 700026 Sex: Male, By Caste: Hindu, Occupation: Retired person, Citizen of: India, PAN No.:: ACxxxxxx5E,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 14/08/2020 , Admitted by: Self, Date of Admission: 14/08/2020 ,Place : Office			



Developer Details :

Name,Address,Photo,Finger print and Signature	
Sl No	Name,Address,Photo,Finger print and Signature
1	U S DEVELOPERS PRIVATE LIMITED 103, MONOHOR PUKUR ROAD, P.O:- SARAT BOSE ROAD, P.S:- Lake, District:-South 24-Parganas, West Bengal, India, PIN - 700029 , PAN No.:: AAxxxxxx0P,Aadhaar No Not Provided by UIDAI, Status : Organization, Executed by: Representative

Representative Details :

Name,Address,Photo,Finger print and Signature				
Sl No	Name	Photo	Finger Print	Signature
1	Mr UJJAL BOSE (Presentant) Son of Late ANIL KUMAR BOSE Date of Execution - 14/08/2020 , , Admitted by: Self, Date of Admission: 14/08/2020, Place of Admission of Execution: Office			
		Aug 14 2020 3:45PM	LTI 14/08/2020	14/08/2020
	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.:: ADxxxxxx8G,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : U S DEVELOPERS PRIVATE LIMITED (as DIRECTOR)			

Identifier Details :

Name	Photo	Finger Print	Signature
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	 14/08/2020	 14/08/2020	 14/08/2020

Identifier Of Mr TRIDIP BANERJEE, Mr UJJAL BOSE

Transfer of property for A1

SI.No	From	To. with area (Name-Area)
1	Mr TRIDIP BANERJEE	U S DEVELOPERS PRIVATE LIMITED-1920.000000 Sq Ft

SI.No	From	To. with area (Name-Area)
1	Mr TRIDIP BANERJEE	U S DEVELOPERS PRIVATE LIMITED-3.09375 Dec

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.

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

Presented for registration at 13:52 hrs on 14-08-2020, at the Office of the A.D.S.R. ALIPORE by Mr UJJAL BOSE .

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 2,37,57,014/-

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

Execution is admitted on 14/08/2020 by Mr TRIDIP BANERJEE, Son of Late DILIP KUMAR BANERJEE, 20, KABI SABITRI PRASANNA CHATTOPADHYAY, P.O: KALIGHAT, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700026, by caste Hindu, by Profession Retired Person

Identified 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 14-08-2020 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

Identified 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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 4,021/- (B = Rs 4,000/- , E = Rs 21/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 4,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 13/08/2020 5:46PM with Govt. Ref. No: 192020210059772571 on 13-08-2020, Amount Rs: 4,021/-, Bank: ICICI Bank (ICIC00000006), Ref. No. 51096319 on 13-08-2020, Head of Account 0030-03-104-001-16 Online on 14/08/2020 3:21PM with Govt. Ref. No: 192020210060526231 on 14-08-2020, Amount Rs: 0/-, Bank: ICICI Bank (ICIC00000006), Ref. No. 51122656 on 14-08-2020, Head of Account

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,021/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 39,921/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 4705, Amount: Rs. 100/-, Date of Purchase: 10/03/2020, 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 5:46PM with Govt. Ref. No: 192020210059772571 on 13-08-2020, Amount Rs: 19,921/-, Bank: ICICI Bank (ICIC00000006), Ref. No. 51096319 on 13-08-2020, Head of Account 0030-02-103-003-02 Online on 14/08/2020 3:21PM with Govt. Ref. No: 192020210060526231 on 14-08-2020, Amount Rs: 20,000/-, Bank: ICICI Bank (ICIC00000006), Ref. No. 51122656 on 14-08-2020, 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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1605-2020, Page from 85445 to 85495
being No 160502196 for the year 2020.



Digitally signed by SUKANYA
TALUKDAR

Date: 2020.09.02 14:35:48 +05:30
Reason: Digital Signing of Deed.

Sukanya

(Sukanya Talukdar) 2020/09/02 02:35:48 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
West Bengal.

(This document is digitally signed.)