

29/8/2020

L-2188/2020



पश्चिम बंगाल पश्चिम बंगाल न्यायालय अधीन आया है।  
 to registration. The Signature sheet/s and  
 the endorsement sheets attached with this  
 document are the part of this document.

AD 764521

Signature  
 14/8/2020  
 19/8/2020  
 29/8/2020

Add. Dist Sub-Registrar  
 Alipore, South 24 Parganas

14 AUG 2020

THIS AGREEMENT FOR DEVELOPMENT made on this 14<sup>th</sup> day of

August Two Thousand and Twenty BETWEEN SRI. SUBIR DUTTA, PAN-

AGLPD1744K, son of Late Chandra Bhusan Dutta, by faith Hindu by

occupation Business 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 respective heirs executors administrators legal

representatives and assigns) of the ONE PART;

AND

**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. 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 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 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 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 Owner 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 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 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 800 Sq.ft. covered 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;

**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 800 Sq.ft. of covered area 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 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 defaulter 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 Rabindra Sarabor, Kolkata - 700 026.

<u>Sl. No.</u>	<u>Names:</u>	<u>Share:</u>
1.	Shri Tridip Banerjee	33.33%
2.	Shri Sniraj 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 Owner 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 Owner 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 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** severally by four several independent Development Agreement on such terms, conditions, and consideration as mentioned therein the said Sri. Sibir Dutta have approached the Developer herein with the proposal to construct a building to amalgamate the property with all the four Assessee Nos. 110851101639, 110851100430, 110851100428 and 110851100234 at Premises No. 20, Kabi Sabitri Prasanna Chattopadhyay Road (Previously Known as Lansdown Terrace), P.S. Rabindra Sarabor, Kolkata-700 026 for residential purpose comprising of several self-contained flats, car parking space or spaces etc. or portion thereof utilising the maximum F.A.P. for mutual profits, interests and benefits on or over the said property more fully and particularly mentioned and described in the First Schedule hereunder written on certain terms and conditions which have been mutually discussed and settled.



**AND WHEREAS** the amalgamation of the said property shall be done by the Developer and one single Assessee number will be allotted by the K.M.C. and subsequent building plan will be under taken by the Developer.

**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. OWNER shall mean **SRI. SUBIR DUTTA**, son of Late Chandra Bhusan Dutta 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 16.67% of all that piece and parcel of homestead land measuring about 675 Sqft be the same a little more or less out of the total land area 5 Cottah 10 Chittaks, along with 800 Sqft covered area on the 1<sup>st</sup> floor of the said 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



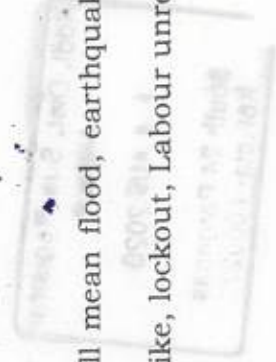
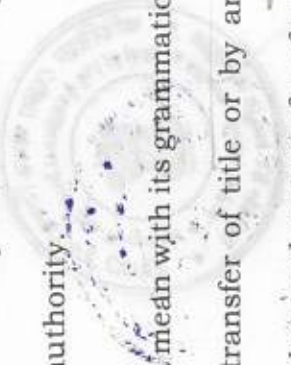
required for establishment, location, enjoyment, Provisions, maintenance and /or management of the building and/or common facilities or any of them there as the case may be.

7. SALEABLE SPACE shall mean flat or flats, apartment or apartments or any other space or 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'S ALLOCATION: Owner's Allocation shall mean 800 Sqft built up area flat on the fourth floor, South-West portion, consisting of two bed rooms, 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. And Rs. 7,00,000/- (Rupees Seven 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. 5,00,000/- (Rupees Five Lacs) only to be paid on or before taking possession of the said premises by the Developer from the Owner herein.
- ii) Balance amount will be paid after completion of the First floor roof slab casting.

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 Owner hereby declare that they are the Owner 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 Owner 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 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 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 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.

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 800 Sqft built up area flat of the South-West portion on the fourth floor 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 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.
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 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 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 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 before demolition of the existing building standing thereon the Developer will accommodate temporarily the Owner 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 Owner 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 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

4/10/2017 11:00:00 AM

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.

#### **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 for any willful acts or negligence on the part of the Developer it shall be liable to

RECORDED  
15/08/2018

pay such loss or damages to the Owner at the rate of Rs. 5,000/- (Rupees Five Thousand) only per month.

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 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 16.67% of all that piece and parcel of homestead land measuring about 675 Sqft be the same a little more or less out of the total land area 5 Cottah 10 Chittaks, along with 800 Sqft covered area on the 1<sup>st</sup> floor of the said building lying and situated at 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, having and 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 800 Sqft built up area flat of the South-West portion on the fourth floor including 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-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.

**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 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:**

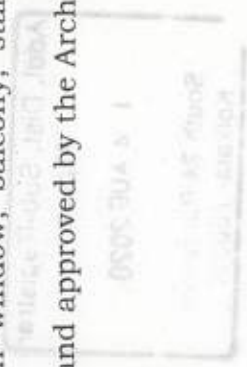
Anti-skid Tiles flooring with Good quality glazed tiles on the walls up to door height. Sanitary fittings of "JAQUAR" or equivalent make and concealed plumbing/fittings, with shower in one tap, one basin and one commode of "PARRYWARE/CERA" or equivalent make in toilet with hot and cold water mixer system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

AT KOLKATA IN THE PRESENCE OF: -

**WITNESSES:**

- 1. *Subin Datta*  
12 KANDOLLA TENDRA  
KOLKATA - 700026.
- 2. *Goutam Mondal*  
160/1A Bakul Bagan Road  
Kolkata - 700025



*Subin Datta*

**SIGNATURE OF THE OWNER**

SIGNED SEALED AND DELIVERED

BY THE WITHIN NAMED DEVELOPER

AT KOLKATA IN THE PRESENCE OF: -

**WITNESSES :-**

- 1. *Subin Datta*  
12 KANDOLLA TENDRA  
KOLKATA - 700026
- 2. *Goutam Mondal*  
160/1A Bakul Bagan Road  
Kolkata - 700025

U.S. DEVELOPERS PVT. LTD.

*(Ujjal Bose)*  
Director

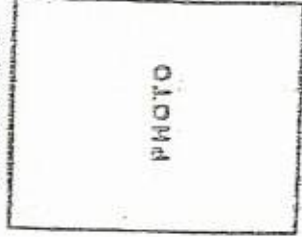
**SIGNATURE OF THE DEVELOPER**



**Drafted by me:**

*Goutam Bose -*  
**Advocate:** *WB/745/80*  
*Atulkar Police Comr*  
*Kolkata - 700027.*

PRESENTANT



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

NAME .....

SIGNATURE .....



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

NAME **SUBIR DUTTA**

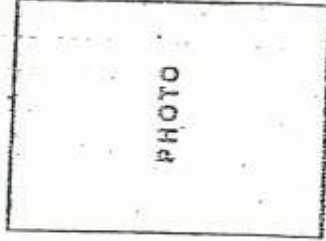
SIGNATURE



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

NAME **UJJAL BOSE**

SIGNATURE



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

NAME .....

SIGNATURE .....





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

GRN: 19-202021-005978813-1  
GRN Date: 13/08/2020 18:00:44  
BRN : 51097216  
Payment Mode : Online Payment  
Bank : ICICI Bank  
BRN Date: 13/08/2020 18:02:01

DEPOSITOR'S DETAILS

Id No. : 2000936089/3/2020  
[Query No./Query Year]

Name : US DEVELOPERS PVT LTD  
Contact No. : Mobile No. : +91 9830533787  
E-mail : USDPLKOL@YAHOO.CO.IN  
Address : 103 MONOHAR PUKUR ROAD KOLKATA700026

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	2000936089/3/2020	Property Registration- Stamp duty	0030-02-103-003-02	19921
2	2000936089/3/2020	Property Registration- Registration Fees	0030-03-104-001-16	5021

In Words : Rupees Twenty Four Thousand Nine Hundred Forty Two only  
Total 24942

Signature

*Handwritten signature*

AGLPPD1744K

Permanent Account Number

19/01/1958

CHANDRA BHUSAN DUTTA

Subir Dutta

INCOME TAX DEPARTMENT

आयकर विभाग



GOVT. OF INDIA

भारत सरकार



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

U S DEVELOPERS PRIVATE LIMITED



14/06/2005

Permanent Account Number

AAACU8610P

06122006



आयकर विभाग

INCOME TAX DEPARTMENT

UJJAL BOSE

ANIL KUMAR BOSE

24/12/1964

Permanent Account Number

ADZPE7758G



Signature



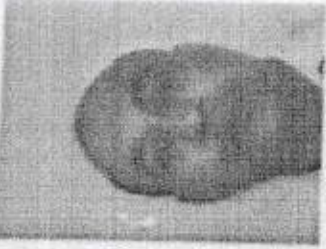
भारत सरकार

GOVT. OF INDIA





भारत सरकार  
GOVERNMENT OF INDIA



সুবীর দত্ত

Subir Dutta

পিতা : চন্দ্র ভূষণ দত্ত

Father : CHANDRA BHUSHAN DUTTA

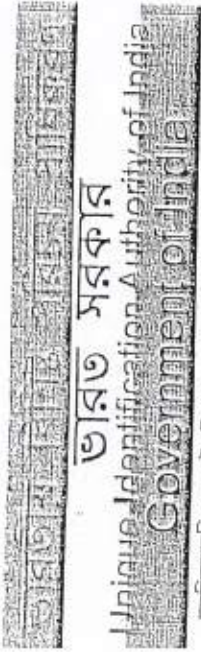
জন্ম সাল / Year of Birth : 1958

সুকুমার / Male



3371 5964 6196

আধার - সাধারণ মানুষের অধিকার



ভালিকাঙ্কিত অই ডি / Enrollment No.: 1178/49616/04863

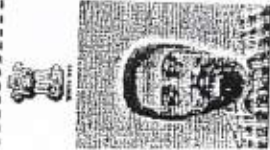
To  
উজ্জ্বল বোস  
Ujjal Bose  
S/O: Anil Kumar Bose  
103 Monohar Pukur Road  
Sarat Bose Road  
Sarat Bose Road  
Circus Avenue Kolkata  
West Bengal 700029  
9830533767  
18549633  
MD185496339FH



আপনার আধার সংখ্যা / Your Aadhaar No.:

**8045 6338 6121**

আমার আধার, আমার পরিচয়



উজ্জ্বল বোস  
Ujjal Bose  
জন্মতারিখ / DOB: 24/12/1964  
সুন্দর / Male



**8045 6338 6121**

আমার আধার, আমার পরিচয়



Government of India

তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা দাত কক্ষন।

**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.



ঠিকানা:

প্র/ও: অশোক কুমার বোস, 103, S/O: Anil Kumar Bose, 103, শাহনূর পুকুর রোড, শরৎ বোস মোহর পুকুর রোড, সরত বোস রোড, কোলকাতা, শরৎ বোস রোড, পশ্চিম বঙ্গ, 700029 West Bengal, 700029



1847



help@uidai.gov.in

**8045 6338 6121**



www.uidai.gov.in



### Major Information of the Deed

Deed No :	I-1605-02188/2020		Date of Registration	14/08/2020
Query No / Year	1605-2000936089/2020		Office where deed is registered	
Query Date	11/08/2020 9:01:26 PM		1605-2000936089/2020	
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	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs. 5,00,000/-]			
Set Forth value	Market Value			
Rs. 2/-	Rs. 1,18,78,507/-			
Stampduty Paid(SD)	Registration Fee Paid			
Rs. 20,021/- (Article:48(g))	Rs. 5,021/- (Article:E, E, B)			
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip. (Urban area)			

### Land Details :

District: 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	675 Sq Ft	1/-	50,62,507/-	Property is on Road
<b>Grand Total :</b>				<b>1.5469Dec</b>	<b>1 /-</b>	<b>50,62,507 /-</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: 800, Super Built-up Area: 960	1/-	68,16,000/-	Floor No: 1, Apartment Type: Flat/Apartment Residential Use , Floor Type: Cemented, Age of Flat: 0 Year ,Property is on Road

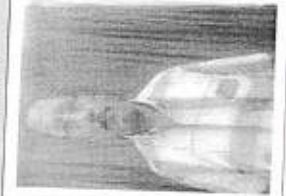


**Land Lord Details :**

SI No	Name,Address,Photo,Finger print and Signature			
Name	Photo	Finger Print	Signature	
1	<p><b>Mr SUBIR DUTTA</b>                      Son of Late CHANDRA BHUSAN DUTTA                      Executed by: Self, Date of Execution: 14/08/2020                      , Admitted by: Self, Date of Admission: 14/08/2020 ,Place : Office</p>	 14/08/2020	 LTI 14/08/2020	
	<p>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: Business, Executed by: Self, Date of Execution: 14/08/2020 , Admitted by: Self, Date of Admission: 14/08/2020 ,Place : Office</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 - 700026 , 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			
Name	Photo	Finger Print	Signature	
1	<p><b>Mr UJJAL BOSE (Presentant )</b>                      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</p>	 Aug 14 2020 3:50PM LTI 14/08/2020		 (UJJAL BOSE)
	<p>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
<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			
Identifier Of Mr SUBIR DUTTA, Mr UJJAL BOSE	14/08/2020	14/08/2020	14/08/2020

**Transfer of property for A1**

Sl.No	From	To. with area (Name-Area)
1	Mr SUBIR DUTTA	U S DEVELOPERS PRIVATE LIMITED-960.000000 Sq Ft

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mr SUBIR DUTTA	U S DEVELOPERS PRIVATE LIMITED-1.54688 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 (9) of Indian Stamp Act 1899.

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

Presented for registration at 13:47 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 1,18,78,507/-

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

Execution is admitted on 14/08/2020 by Mr SUBIR DUTTA, Son of Late CHANDRA BHUSAN DUTTA, 20, KABI

India, PIN - 700026, by caste Hindu, by Profession Business

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 - 700026

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 5,021/- ( B = Rs 5,000/-, E = Rs 21/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 5,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 13/08/2020 6:02PM with Govt. Ref. No: 192020210059788131 on 13-08-2020, Amount Rs: 5,021/-, Bank: ICICI Bank ( ICIC00000006), Ref. No. 51097216 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. 20,021/- and Stamp Duty paid by Stamp Rs 100/- by online = Rs 19,921/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 4989, Amount: Rs. 100/-, Date of Purchase: 12/08/2020, 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 6:02PM with Govt. Ref. No: 192020210059788131 on 13-08-2020, Amount Rs: 19,921/-, Bank: ICICI Bank ( ICIC00000006), Ref. No. 51097216 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

Certificate of Registration under section 60 and Rule 69.  
Registered in Book - I

Volume number 1605-2020, Page from 82341 to 82386  
being No 160502188 for the year 2020.



*Sukanya Talukdar*

Digitally signed by SUKANYA  
TALUKDAR  
Date: 2020.08.18 13:48:41 +05:30  
Reason: Digital Signing of Deed.

(Sukanya Talukdar) 2020/08/18 01:48:41 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. ALIPORE  
West Bengal.

(This document is digitally signed.)

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