

1826/2018

1925/2018



पश्चिम बंगाल पश्चिम बंगाल
 30.5.18
 2018-2018
 Dev Agent
 Add Registrar of Mortgages - II
 Kolkata

WEST BENGAL

22AB 356208



[Signature]

30/05/18

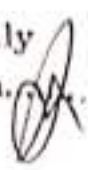
DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT made this 30th day of *May*, Two
 Thousand Eighteen Anno Domini **BY AND BETWEEN**

021550

AMIT CHAUDHURY
Advocate
High Court, Calcutta

Sl. No. Sold to.....
Address.....

A. K. Maity
Licensed Stamp Vendor
10, Old Post Office Street
Kolkata - 700001
Rs. 10/- (Rupees Ten) only
Issue Date:....., Sign. 

30 APR 2018



M

REGISTRAR
KOLKATA
20 MAY 2018

Identified by
Arimesh Mondal
S/o Late Shanaiy Mondal
553A, Rabindra Sarani
P.O. Bagbazar
P.S. Shyampankur
Kolkata - 700003
Service

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

GRN: 19-201819-023926338-2 Payment Mode Counter Payment
GRN Date: 16/05/2018 18:58:16 Bank: Bank of Baroda
BRN: 88573332 BRN Date: 21/05/2018 00:00:00

DEPOSITOR'S DETAILS

Name : Sagar Khan Id No. : 19020000766366/2/2018
[Query No./Query Year]
Contact No. : 9830144348 Mobile No. : 91-9830144348
E-mail :
Address : 76 Ramkanta Bose Street, Kolkata-700008
Applicant Name : Shri Amit Chaudhury
Office Name :
Office Address :
Status of Depositor : Buyer/Claimants
Purpose of payment / Remarks : Sale/Development Agreement or Construction agreement

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount [₹]
1	19020000766366/2/2018	Property Registration Stamp duty	0030-02-103-003-02	4010
2	19020000766366/2/2018	Property Registration Fees	0030-03-104-001-16	21

In Words : Rupees Forty Thousand Thirty One only Total 40031

Permanently valid PERMANENT ACCOUNT NUMBER

AGUPR1074K



NAME
SWADESH CHANDRA ROY

NAME OF THE PATRON'S NAME
GOPI KRISHNA ROY

DATE OF BIRTH
10-02-1958

SIGNATURE

Swadesh Ch. Roy

[Handwritten Signature]

SECRETARY

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

নামঃ

স্বদেশ চন্দ্র রায় (পত্নী স্ব. গোপীকৃষ্ণ রায়),

পিতা,

গোপীকৃষ্ণ রায়,

কলকাতা - 700 009.

In case this card is lost/found, kindly inform/return to
the issuing authority :

Joint Commissioner of Income-tax (Systems & Technical),

P-1,

Chowringhee Square,

Calcutta-700 009.

Swadesh Ch. Roy



Gopa Roy.



ভারত সরকার
Unique Identification Authority of India
Government of India

Enrollment No. : 1040/19534/19064

To
GOPA ROY
বঙ্গ শ্রী
৪
FAKIR CHAKRABORTY LANE
Beacon Street S.O
Beacon Street, Kolkata
West Bengal - 700006

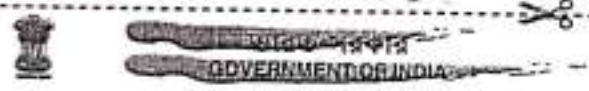
KL212940862DF
21294086



আপনার আধার সংখ্যা/ Your Aadhaar No. :

4580 1470 1702

আধার - সাধারণ মানুষের অধিকার



NAME IS
GOPA ROY
FIR: ৯৯৯৯৯৯৯৯
Father : SHANKAR NARAYAN SAMANTA

www/Year of Birth: 1965
শ্রী / Female

4580 1470 1702



আধার - সাধারণ মানুষের অধিকার



তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন অথেন্টিকেশন দ্বারা প্রাপ্ত করুন।

INFORMATION

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

- আধার সারা দেশে মান্য।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



ভারতীয় মন্ত্রিসভার পরিচালিত প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

১৯৪৭, ২, বকির চক্রবর্তী লেন
বিহার স্ট্রীট-এস.ও., কোলকাতা, পশ্চিমবঙ্গ
৭০০০০৬

Address: 4, FAKIR
CHAKRABORTY LANE,
Beacon Street S.O, Beacon
Street, Kolkata, West
Bengal, 700006

1947
1900 150 1947

help@uidai.gov.in

www.uidai.gov.in

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

Gopa Roy.

आयकर विभाग
INCOME TAX DEPARTMENT
SANGEETA ROY
SARAT ROY
17/07/1989
Permanent Account Number
ATFPR7819E
Signature
भारत सरकार
GOVT OF INDIA



Sangeeta Roy



ভারত সরকার
Unique Identification Authority of India
 Government of India

ভারত সরকার
 Unique Identification Authority of India
 Government of India
 ভাষিকৃত আই ডি/Enrollment No.: 1040/19534/19062

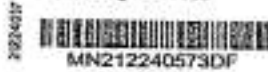
তথ্য

- ❑ আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- ❑ পরিচয়ের প্রমাণ অনলাইন অথেন্টিকেশন দ্বারা প্রাপ্ত করুন।

INFORMATION

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

To
 সঙ্গীতা রায়
 Sangeeta Roy
 4 FAJR CHAKRABORTY LANE
 Beadon Street S.O
 Beadon Street Kolkata
 West Bengal 700006



আপনার আধার সংখ্যা/ Your Aadhaar No. :

3669 7947 0471

আধার - সাধারণ মানুষের অধিকার

- ❑ আধার সারা দেশে মান্য।
- ❑ আধার সুবিধাতে সরকারী ও বেসরকারী পরিসেবা প্রাপ্তির সহায়ক হবে।
- ❑ Aadhaar is valid throughout the country.
- ❑ Aadhaar will be helpful in availing Government and Non-Government services in future.

31004017



ভারত সরকার
 GOVERNMENT OF INDIA



সঙ্গীতা রায়
 Sangeeta Roy
 পিতা : সারত রায়
 Father : SARAT ROY
 জন্ম বর্ষ / Year of Birth : 1989
 মহিলা / Female

3669 7947 0471



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
 UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:
 ৪, ফাজর চক্রবর্তী লেন, বিজন
 স্ট্রীট এস ও, কোলকাতা, পশ্চিমবঙ্গ,
 ৭০০০০৬

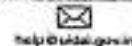
Address:
 4, FAJR CHAKRABORTY
 LANE, Beadon Street S.O,
 Beadon Street, Kolkata,
 West Bengal, 700006

আধার - সাধারণ মানুষের অধিকার

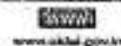
Sangeeta Roy



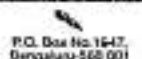
1047
 1800 103 1447



help@uidai.gov.in



www.uidai.gov.in



P.O. Box No.1647,
 Bangalore-562 001

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

ACUPR1075J



नाम /NAME
BIJON KUMAR ROY

पिता का नाम /FATHER'S NAME
GOPI KRISHNA ROY

जन्म तिथि /DATE OF BIRTH
06-10-1956

हस्ताक्षर /SIGNATURE

Bijon Kumar Roy



Chitras

संख्या संख्या, १५-५३

COMMISSIONER OF INCOME-TAX, W.B. XI

Bijon Kumar Roy



भारतीय विशिष्ट पहचान प्राधिकरण
 भारत सरकार
 Unique Identification Authority of India
 Government of India

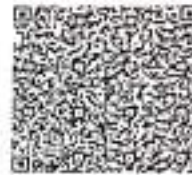
Enrollment No.: 1213/40012/00798

To
 Bijon Kumar Roy
 S/O Gopi Krishna Roy
 4 fakir chakraborty lane
 Beaden Street
 Beaden Street
 Kolkata Kolkata
 West Bengal 700006
 9874050750

14722013
 40067598



MD400675984FH



आपका आधार क्रमांक / Your Aadhaar No. :

7486 5260 0636

मेरा आधार, मेरी पहचान



भारत सरकार
 Government of India



Bijon Kumar Roy
 Father : Gopi Krishna Roy
 DOB : 05/10/1956
 Male



7486 5260 0636

मेरा आधार, मेरी पहचान

Bijon Kumar Roy



Sayam Khan.



ভারত সরকার
GOVERNMENT OF INDIA



ভারত সরকার
Unique Identification Authority of India
Government of India

ভারত সরকার
Enrollment No.: 1040/13591/07473

তথ্য

- আধার পরিচয়ের প্রমাণ, আনুষ্ঠানিক প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন অথেন্টিকেশন দ্বারা প্রাপ্ত করুন।

দ্রষ্টব্য : বিস্তারিত 15 বছর বয়সে বায়োমেট্রিক তথ্যের নবীকরণ আবশ্যিক।

INFORMATION

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Note : Children on attaining 15 years of age need to update biometric information.

- আধার সারা দেশে মান্য।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
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12364894



ভারত সরকার
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:
557, রবীন্দ্র সারানী, বাগবাজার,
কলকাতা, পশ্চিমবঙ্গ,
700003

Address:
557, RABINDRA SARANI,
BAGBAZAR, Baghbazar
S.O, Baghbazar, Kolkata,
West Bengal, 700003



1947
1800 142 1541



help@uidai.gov.in



www.uidai.gov.in

P.O. Box No. 1547,
Bengaluru-560 001

To
নামের নং
SAGAR KHAN
557 RABINDRA SARANI
BAGBAZAR Baghbazar S.O
Baghbazar Kolkata
West Bengal 700003



MN1236489440F



আপনার আধার সংখ্যা/ Your Aadhaar No. :

4567 1155 1254

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
GOVERNMENT OF INDIA



নামের নং
SAGAR KHAN
পিতা : অলোক খান
Father : Alok Khan
জন্ম তারিখ / Year of Birth : 1997
পুরুষ / Male



4567 1155 1254

আধার - সাধারণ মানুষের অধিকার

Sagar Khan

Sagar Khan

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

BIJAYLAKSHMI TAH
GOPINRISHNA ROY

02/01/1965
Permitted Account Number
AMPPT2549C

Bijoy Lakshmi Tah
Signature



Bijoy Lakshmi Tah



भारत सरकार
Government of India



Bijaylaxmi Tah

DOB: 02/01/1965

FEMALE



6016 4839 1109

मेरा आधार, मेरी पहचान



भारतीय जनता पार्टी
Unique Identification Authority of India

Address:

W/O: Basudeb Tah, BOREHAT,
KALITALA, Bardhaman (m),
Bardhaman,
West Bengal - 713102

6016 4839 1109



help@uidai.gov.in



www.uidai.gov.in

Bijay Lakshmi Tah



भारत सरकार
GOVERNMENT OF INDIA



अभिषेक मोडल
Abhishek Mondal
पिता - शशांक मोडल
Father - Shashank Mondal
१५ अक्टूबर १९७४
पुणे



4385 9418 7770

आधार - सामान्य मानुषेय अधिकार



भारत सरकार
GOVERNMENT OF INDIA

ठिकाना:
५५३ डी, रविंद्र नगर, बगनबाजार
बगनबाजार, कोलकाता, पश्चिम बंगाल
७००००३

पत्तिका:
५५३ डी, रविंद्र नगर,
बगनबाजार, कोलकाता,
पश्चिम बंगाल, ७००००३



PO. Box No 1947
Surat-392 001

Arinash Mambal

Saradesh Ch Roy

(1) **SRI SWADESH CHANDRA ROY (PAN: ACUPR1074K)**, son of Late Gopi Krishna Roy, by occupation-Retired person, (2) **SMT. GOPA ROY (PAN: ~~B~~^BEUPR7549A)**, wife of Late Sarat Chandra Roy, by occupation-Housewife, (3) **MISS. SANGEETA ROY (PAN: ATFPR7819E)**, daughter of Late Sarat Chandra Roy, by occupation-Housewife, (4) **SRI BIJON KUMAR ROY (PAN: ACUPR1075J)**, son of Late Gopi Krishna Roy, by occupation-Retired person, all residing at 4, Fakir Chakraborty Lane, P.S. Burtolla, Kolkata-700006, (5) **SMT. BIJOY LAKSHMI TAH (NEE ROY) (PAN: AMPPT2549C)**, wife of Late Basudev Tah, and daughter of Gopi Krishna Roy, by occupation-Housewife, permanent resident of Madan Doctor Lane, P.O. Lakurdi, P.S.- Burdwan, Pin-713122, presently residing at 4, Fakir Chakraborty Lane, P.S. Burtolla, Kolkata-700006, all by faith -Hindu, by nationality-Indian, hereinafter jointly called and referred to as "**OWNERS**" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, successors, executors, administrators, legal representatives and assigns) of the **ONE PART:**

AND

M/S. BASHUNDHARA CONSTRUCTION & DEVELOPER (PAN: EBZPK5105G), a proprietorship concern represented by its sole proprietor **SRI SAGAR KHAN (PAN: EBZPK5105G)**, son of Sri Alok Kumar Khan, by faith-Hindu, by nationality-Indian, by occupation-Business, having its office at 76, Ramkanta Bose Street, P.O.-Baghbazar, P.S.-Shyampukur, Kolkata-700003, hereinafter referred to and called as the "**DEVELOPER**" (which term or expression shall unless excluded by or repugnant to the context or subject be deemed to mean and include his heirs, successor-in-office and assigns) of the **OTHER PART.**

WHEREAS by virtue of a registered Deed of Conveyance (Bengali Cobola) 18th September, 1944, registered in the Office of the Sub-Registrar of Assurances, Calcutta and recorded in Book No.1, Volume No.68, Pages 177 to 182, Being No.3327 for the year 1944, one Smt. Santimoyee Roy, wife of Gopi Krishna Roy and Smt. Pachubala Devi (Roy), wife of Murari Mohan Roy, became the Owners in equal share of ALL THAT the piece and parcel of land measuring more or less 5 Cottahs 12 Chittacks at and being Premises No. 4, Fakir Chakraborty Lane, P.S. Burtolla, Calcutta.

AND WHEREAS the said Pachubala Devi (Roy) died intestate leaving behind his two sons viz. Suniti Kumar Roy and Pranati Kumar Roy as her only legal heirs and successors.

AND WHEREAS above mentioned Suniti Kumar Roy and Pranati Kumar Roy offered to sale their undivided 50% share in the above mentioned Property and Gopi Krishna Roy purchased the above mentioned 50% share of the Property from Suniti Kumar Roy and Pranati Kumar Roy in the name of Smt. Amiya Rani Jos, wife of Shibaprasad Jos as his Benamder on 22nd July, 1975 by virtue of a Registered Deed of Conveyance registered in the Office of the Registrar of Calcutta and recorded in Book No.1, Volume No.145, Pages 277 to 281, Being No.4226 for the year 1975.

AND WHEREAS said Gopi Krishna Roy filed a Title Suit before Ld. 6th Bench, City Civil Court, Calcutta Being No.1064/1977 against Smt. Amiya Rani Jos, wife of Shibaprasad Jos for declaration of title in respect of the above mentioned Property in his favour and the said Title Suit was Decreed in favour of Gopi Krishna Roy on 21st February, 1978 passed by Ld. 6th Bench, City Civil Court, Calcutta.

AND WHEREAS above mentioned Santimoyee Roy was also Benamder of Sri Gopi Krishna Roy and the said Santimoyee Roy released, relinquished her all right, title, interest over the above mentioned Property in favour of her husband Gopi Krishna Roy by executing a Registered Deed of release (Bengali Nadabi Patra) on 30th May, 1961 at the Office of Dist. Registrar Burdwan and recorded in Book No.1, Being No.5588 for the year 1961.

AND WHEREAS by virtue of the above mentioned act, deeds and things said Gopi Krishna Roy became the absolute Owner of ALL THAT the piece and parcel of Land measuring about more or less 5 Cottahs 12 Chittacks TOGETHER WITH two Storied Building Standing thereon at and being Premises No.4, Fakir Chakraborty Lane, P.S. Burtolla, Kolkata-700006 under Kolkata Municipal Corporation Ward No.18 more fully and particularly described in the FIRST SCHEDULE and for the, sake of brevity hereinafter called and referred as the SAID PROEPRTY.

AND WHEREAS on 04.06.1961 the said Santimoyee Roy died intestate and thereafter Gopi Krishna Roy executed a Registered Deed of Family Settlement (Bengali Paribaric Nerupan Patra) on 25th March, 1985, registered in the Office of Sub-Registrar of Assurances, Calcutta and recorded in Book No.1, Volume No.106, Pages 202 to 212, Being No.4365 for the year 1985, wherein said Gopi Krishna Roy leave, bequeath the SAID PROEPRTY to his third, fourth, fifth son and only daughter viz. SWADESH CHANDRA ROY, SARAT CHANDRA ROY, BIJON KUMAR ROY AND BIJOY LAKSHMI

TAH (NEE ROY), but they will be absolute Owners only after death of Gopi Krishna Roy and said Gopi Krishna Roy subsequently died on 22nd September, 1989.

AND WHEREAS after the death of Gopi Krishna Roy said SWADESH CHANDRA ROY, SARAT CHANDRA ROY, BIJON KUMAR ROY AND BIJOY LAKSHMI TAH (NEE ROY) have mutated their respective names in the records of Kolkata Municipal Corporation, in respect of the SAID PROPERTY vide Assessee No.110180800116 and were jointly seized and possessed of the SAID PROPERTY.

AND WHEREAS the said Sarat Chandra Roy died intestate on 1st August, 2010 leaving behind his wife GOPA ROY AND only daughter MISS SANGEETA ROY as his legal heirs within the meaning of Hindu Succession Act, 1956 who became Co-Owners of the SAID PROPERTY.

AND WHEREAS said Bijon Kumar Ray by executing a registered deed of settlement on 19th day of June, 2013 made settlement of his undivided 1/4th share in the said property by making provisions for himself and the said Deed was registered at the Office of A.R.A.-II Kolkata vide Deed No.08421/013, recorded in Book No.1, Volume No.27, Page NO.1635 - 1650, Being No.08744 for the year 2013.

AND WHEREAS Trustee and the Beneficiary of the above mentioned DEED OF SETTLEMENT jointly executed Deed of Declaration on 26th August, 2016 registered in the Office of A.R.A.-II and recorded in Book No.1 Volume No.1902-2016 Page No.112571 to 112590, Being NO.190203571 for the year 2016.

AND WHEREAS by virtue of the above mentioned act, deeds and things SWADESH CHANDRA ROY, GOPA ROY, MISS SANGEETA ROY, BIJON KUMAR ROY Trustee of the Trust created by himself AND SMT. BIJOY LAKSHMI TAH (NEE ROY) jointly became the absolute Owners of ALL THAT the piece and parcel of Land measuring about more or less 5 Cottahs 12 Chittacks TOGETHER WITH two Storied Building Standing thereon at and being Premises No.4, Fakir Chakraborty Lane, P.S. Burtolla, Kolkata- 700006 under Kolkata Municipal Corporation Ward No.18.

AND WHEREAS the Owners declare and confirm as follows:

1. That they are the lawful Owners and are absolutely seized and possessed of or otherwise well and sufficiently entitled to ^{the} SAID PROPERTY as an absolute and indefeasible estate in fee simple or an estate equivalent thereto free from encumbrances.

2. That they undertake to pay all rates taxes and all other impositions and/or outgoings payable in respect of the SAID PROPERTY upto the date of execution and registration of the instant agreement.
3. That no certificate proceedings and/or notice of attachment has been instituted and/or levied and/or served under the Income Tax Act, 1961.
4. That no notice has been served on the Owners for the acquisition of the SAID Land under any Law or Acts and/ or Rules made or framed there under and the Owners has no knowledge of issuance of any such notice or notices under any Acts and/or Rules for the time being in force affecting the SAID PRQPERTY or any part thereof.
5. That at present the Owners have not entered into any agreement for sale/development in respect of the SAID PROPERTY or any part or portion thereof.
6. That the Owners have not created any encumbrances in respect of the SAID PROPERTY.
7. That the Owners also further covenant with the Developer to save harmless, indemnify and keep indemnified the Developer from or against all loss, claim, encumbrances charges and equities which may come due to false declaration made by the Owners.

AND WHEREAS the Developer relying upon above mentioned statement of the owners agreed to develop the said Property under certain terms and condition.

AND WHEREAS all the Parties hereto decided to have a formal agreement in this regard.

NOW THIS AGREEMENT WITNESSETH and it is hereby agreed by and between the parties hereto as follows :

1. DEFINITION

a) **OWNERS** shall mean (1) SRI SWADESH CHANDRA ROY, (2) SMT. GOPA ROY, (3) MISS SANGEETA ROY, (4) SRI BIJON KUMAR ROY Trustee of the Trust created by himself AND (5) SMT. BIJOY LAKSHMI TAH (NEE ROY).

b) **DEVELOPER** shall mean M/S. BASHUNDHARA CONSTRUCTION & DEVELOPER, represented by its proprietor SRI SAGAR KHAN, son of Sri Alok Kumar Khan of 557,

Rabindra Sarani, Kolkata - 700003 having its office at 76, Ramkanta Bose Street, P.S. Shyampukur, Kolkata-700003 with assistance of Sri Somnath Nandi, son of Late Prem Chand Nandi.

c) **THE PROPERTY** shall mean ALL THAT the piece and parcel of Land measuring about more or less 5 Cottahs 12 Chittacks TOGETHER WITH two Storied Building standing thereon at and being Premises No. 4, Fakir Chakraborty Lane, P.S.-Burtolla, Kolkata-700006, under Kolkata Municipal Corporation Ward No.-18.

d) **LAND** shall mean the land comprised in the said property.

e) **THE ARCHITECT** shall mean person or persons as may be appointed from time to time by the Developer for the purpose of this project.

h) **BUILDING** shall mean G+IV building intended to be constructed on the SAID PROPERTY for the use and benefit of the flat owners exclusively for residential purpose in accordance with the Plan to be sanctioned by the Kolkata Municipal Corporation or by any other appropriate authority competent to accord such sanction and shall include any open space including car parking space in the SAID PROPERTY.

g) **COMMON PORTION** shall mean all the common areas and installations comprised in the New Buildings and the Premises, after the development, particularly described in the THIRD SCHEDULE hereinafter mentioned.

i) **COMMON PURPOSES** shall mean all act, deeds and things as are necessary for ensuring the beneficial use of the New Buildings by the Unit Owners, in common.

j) **COMMON EXPENSES** shall mean the expenses to be born proportionately by all the occupiers of the Building particularly described in the FOURTH SCHEDULE hereinafter mentioned.

k) **PLAN** shall mean the Plan to be sanctioned by the Kolkata Municipal Corporation or any other competent authority to accord such sanction and drawings and specifications of the Buildings to be prepared by the Architect and approved by the Developer and such approval so far as the Owners' allocation is concerned will be with the consent of the Owners and subject to sanction of the Kolkata Municipal Corporation.

l) **OWNER'S ALLOCATIONS** shall mean 45% of the built up area of the proposed G+IV storied building which includes the entire First Floor and the entire Third Floor

constructed area and the balance of the said 45% will be adjusted on the Ground Floor strictly as per sanctioned building plan to be obtained from the Kolkata Municipal Corporation TOGETHER WITH proportionate share and/or interest in the open space, ultimate Roof/Terrace of the proposed New Building AND TOGETHER WITH undivided proportionate share and/or interest in the land and in the common portions and installations, particularly described in the **SECOND SCHEDULE** written hereunder.

m) **DEVELOPER ALLOCATION** shall mean 55% of the built up area of the proposed G+IV storied building which includes the entire Second Floor and the entire Fourth Floor constructed area and the balance of the said 55% will be adjusted on the Ground Floor strictly as per sanctioned building plan to be obtained from the Kolkata Municipal Corporation TOGETHER WITH proportionate share and/or interest in the open space, ultimate Roof/Terrace of the proposed New Building AND TOGETHER WITH undivided proportionate share and/or interest in the land and in the common portions and installations, except owners' allocation particularly described in the **SECOND SCHEDULE** written hereunder.

n) **TRANSFER** shall mean and include transfer by possession or by any other means for effectuating the transfer of space of Flat or other Units lawfully in accordance with the terms and conditions of this Agreement and implementation of this project even though such transfer may not amount to transfer within the meaning of the Transfer of Property act.

o) **TRANSFeree OR PURCHASER** shall mean a natural person or persons or Firm or Limited Company or Association of persons or Body Corporate to whom any space in the Building/Buildings may have been agreed to be transferred or has actually been transferred.

p) **PROPORTIONATE OR PROPORTIONATELY** shall according to its context mean the proportion which the super built up areas of any particular unit may bear to the entire super built up area for the purpose of determining the share of rates and taxes and common expenses and service charges maintenance charges and it shall mean the proportion which the super built up area of any unit may bear to the land on which the said Unit is complete for the purpose of execution the Conveyance.

- q) **UNIT OR FLAT** shall mean any residential Flats, shop, commercial or other areas in the proposed New Building, which is capable of being exclusively owned, used or enjoyed by any Unit Owner.
- r) **UNIT OWNER** shall mean according to its context all Owners of different Units in the New Buildings including the Developer and the Owners in respect of such Units as may remain unsold or be retained by them respectively.
- s) **FORCE MAJEURE** shall mean flood, earthquake, riot, war, storm, tempest, fire, civil commotion, air raid and/or any notice from the corporation or any other statutory body or prohibitory order of Court restraining the construction of the New Buildings at the Premises and/or changes in any Municipal Law or Laws.
- t) Singular number will include plural and vice versa.
- u) **MASCULINE GENDER** shall include feminine gender and vice versa.
2. The Developer shall at its own costs and expenses get the building Plan sanctioned for construction of multi storied Building from K.M.C. and shall make necessary changes, modifications and/or revisions of the said sanctioned plan as may from time to time however, subject to the prior approval of the Owners.
3. The Developer shall complete the construction of the Owner's allocation good and standard quality materials in a substantial and Workrmanlike manner and in conformity in every respect as mentioned in FIFTH SCHEDULE within 24 (Twenty Four) months from the date of getting the sanctioned Plan from K.M.C. (said Plan to be sanctioned from K,M.C. within 6 months from the date of signing of this Agreement) or from the date of getting the vacant possession of the SAID PROPERTY whichever is later unless the Developer is prevented by any force majeure i.e. flood, earthquake, riot, war, storm, tempest, civil commotion, strike, non availability of electric connection, lock out, legal dispute, notification or commission beyond the control of the Developer and in such event the period for completion of construction work shall be excluded which is covered by force majeure.
4. The Developer shall construct and complete at their own cost and expenses the multistoried building on the said premises strictly as per at plan to be sanctioned by the K.M.C.
5. The Developer do hereby declare and undertake to make arrangement for reasonable/suitable alternate accommodation for the Owners at its entire costs and

expenses during the construction period i.e. from the date of taking possession of the said property by the Developer from the Owners up to handing over full complete possession of the Owners allocation to the Owners. Developer will also pay the shifting charges as well as rental charges etc. from the SAID PROPERTY to the alternate accommodation and from the alternate accommodation to the owners' allocation.

6. The Developer shall cause to arrange a Tripartite Agreement amongst the Owners herein being the First Part, and the Developer herein being the Second Part and the Owner/Owners of the aforesaid proposed alternative accommodation being the Third Part for the purpose of effectuating the terms as laid down in Clause No.5 above and the said Tripartite Agreement shall be executed amongst the above parties prior to handing over the possession of the existing property to the Developer by the Owners.

7. The Developer shall on getting vacant possession of the entirety of the said Property or part of the said Property, if practicable convenient and permissible demolish the existing old messuages, tenements, dwelling houses and all structures and walls and remove all debris, old building materials at their own cost and developers are entitled to get the sale prices of said all debris, old building materials.

8. All the original title deeds of the said premises shall be kept with the Owners and the Owners undertakes to produce Original Title Deeds as and when required by the Developer for inspection of the said Deed, but in presence of the owner/s.

9. The Developers shall be exclusively entitled to the Developer's allocation with exclusive right to enter into Agreement for sale, transfer, let out, lease out for a long term dispose off or otherwise deal with the same in such part or portions as they may deem fit and proper and appropriate the premium, rent or the sale proceeds thereof without any right, title, claim or interest therein whatsoever of the Owners and the Owners shall not in any way interfere with or disturb the quite and peaceful possession of the Developer's Allocation and that the Developer will be entitled to deliver possession of any portion of the Developer's allocation to any such intending buyer, transferee, lessee and tenant etc. and no further consent of the Owners shall be required and this Agreement by itself shall be deemed to be the consent of the Owners. The Owners shall be exclusively entitled to the Owner's allocation with exclusive right to enter into Agreement for sale, transfer, let out, lease out for a long term or dispose off or otherwise deal with the same in such part or portions as they may deem fit and proper and appropriate the premium, rent or the sale proceeds thereof without any right, title, claim or interest therein whatsoever of the Developer

and the Developer shall not in any way interfere with or disturb the quiet and peaceful possession of the Owner's allocation and that the Owners shall be entitled to deliver possession of any portion of the Owner's allocation to any such intending buyer, transferee, lessee and tenant etc. and no further consent of the Developer shall be required and this Agreement by itself shall be deemed to be the consent of the Developers.

10. It is agreed that the Roof will be proportionately used and enjoyed by the Owners and Developer. If it is possible for the Developer to construct further Floor, then the constructed area will be owned and enjoyed by the Developer and the Owners by 50% each. All expenses for getting the Plan sanctioned for construction of further Floor/s will be borne by the Owners and Developer.

11. It is agreed by and between the Parties herein that the Developer will complete the construction of the new Building as per specification mentioned in the SECOND SCHEDULE and within the stipulated period of 24 (Twenty Four) months, failing which, the Developer shall pay compensation of Rs. 20,000/- (Rupees Twenty Thousand) only per month for such delay beyond 24 (Twenty Four) months excluding period of force majeure to the Owners.

12. The Owner's/Developer's allocation shall be subject to the same restrictions covenants and conditions as may be contained in the Agreement for Sale/Deed of Conveyance/Transfer/Lease to be executed by the Owner's/Developer in favour of their buyers/transferees/lessees of their respective allocation and that the Owner's/Developer and/or prospective buyers/transferees/lessees of the owner's/Developers allocation shall be liable to pay the proportionate costs, charges and expenses in respect of the maintenance of the Building and the common parts/areas and facilities.

13. That the Owner shall execute such number of Deeds of Conveyance or Conveyances in respect of undivided proportionate in the said Land comprised in the said Premises in respect of Developer's allocation directly in favour of the Developer and/or their nominee or nominees, transferee or transferees and/or its nominee or nominees in such part or parts as may be desired and requested by the Developer.

14. The Developer shall be entitled to retain, appoint and employ such licensed contractors, engineers, surveyors, masons, mistries, caretakers, managers, supervisors, durwans, guards and other staffs and employees at such remunerations, salaries, fees and charges as the Developer shall at its discretion think proper for the

purpose of construction and completing the said building and for obtaining electricity, sewerage, drainage and all other connection at the said premises at the entire cost and expenses of the Developer. The Developer alone shall be responsible for the payment of salaries, wages, remuneration, compensation and other charges to all such persons who may be retained, engaged or appointed by the Developer.

15. The Owner and his agents and representatives shall be entitled during the construction to inspect the progress of the construction work and the Developer shall accord all facilities thereof.

16. Any damage causing from accidents or otherwise to the workmen or to any other person whatsoever or otherwise to any other property shall be borne and effectually make good by the said Developer at their own costs, charges and expenses and the Owner shall not be liable or responsible with regard thereto or for any such accident the Developer shall keep the Owner, his heirs, executors and estate and effects reasonably and adequately safe, harmless and indemnified against all claims, demands, rights and actions in respect thereof.

17. The Owners shall execute Deed of Conveyance or Conveyances in respect of each Flat/Unit constructed space TOGETHER WITH undivided impartiable variable proportionate share or interest in the Land of the said Property in respect of each Flat/Unit/constructed space in favour of the Purchaser/Purchasers, transferee/transferees with the consent and concurrence of the Developers and Developers will also join as Confirming Party.

18. The Owner shall not create any encumbrances or charge or impediment of any nature whatsoever or enter into any Agreement which shall have the effect of causing impediment to the Developers, construction, in respect of the said building till the entire project is completed within the stipulated time mentioned herein above.

19. The Owner and the Developer and or their prospective buyer or buyers shall be liable to pay and deposit for the proportionate costs, charges and expenses in respect of their holding of Flat, constructed space for H.T. line, CESC deposit, Management Committee Membership, Maintenance and Sinking Fund deposit etc. The said amount shall be paid by the Owner/Developer and/or their prospective buyer or buyers/transferees/lessees as and when asked by the Developer and before taking possession of their holding of Flat, constructed space. All balance deposits on account of maintenance/membership and sinking fund deposit shall be transferred by the

Developer to the Management Committee/Society of the building within six months of the completion of the building.

20. The possession of the Owner's allocation shall be deemed to have been taken by them as and when the same is completed and Completion Certificate obtained from KMC and notice for taking possession along with copy of Completion Certificate of KMC is given and/ or the possession is taken by them whichever is earlier for the purpose of payment of rates, taxes and common expenses and maintenance charges. The Developer shall, if so required by the Owner and/or their prospective buyers / transferees, shall execute and register all letter of attornment, agreement, transfer Deed in respect of the Owner's, allocation at the cost of the Owner or his prospective buyers / transferees.

21. That the Owners shall from time to time sign and execute such other papers and documents and shall do such other and further acts, deeds, things and matters as may be reasonably required by the Developer for the purpose of this Agreement.

22. All costs with regard to the promotion of the building shall be borne by the Developer and Owner shall not bear any cost for the said proposed project for new constructions.

23. All the parties to the Agreement covenant with each other that after the signing of this Agreement will give full effect to this Agreement and act upon the same without any default the intention of the parties being that the project will be expeditiously and fully completed by the Developer.

24. The Owners have entered into this Agreement purely on principal to principal basis and nothing herein contained shall be construed or deemed to be a partnership or joint venture between them and the Developer.

25. The Owners shall at the time of signing of this Agreement execute Registered Power-Of-Attorney in favour of the Developer or the nominee or nominees of the Developer in respect of the said Building of the SAID PREMISES for development, authorizing them jointly and/ or severally and at the costs and expenses of the Developer to do lawful acts, deeds, matters and things pertaining to the development of the said Building of the SAID PREMISES and/ or sale, transfer, convey any part or portion of the said Building of the SAID PREMISES and for the purpose to approach the authorities appointed under any law for the time being in force and in respect of any act, deed, matter and thing which may be done or incurred court proceedings,

affidavits and such other papers as may from time to time be required in this behalf. Said Power of Attorney will not be rescinded or revoked prior to lawful cancellation of this Agreement.

26. All Kolkata Municipal Corporation and other rates and taxes and other outgoings accruing due in respect of the said Property upto the date of delivery of possession by the Owners to the Developer shall be borne and paid and to the account of the Owners and those accruing due in respect thereof for the period thereafter shall be borne and paid by the Developer and the other Co-Owner of the said Property.

27. The parties to this Agreement may enter into further Agreement if the situation demands and the same will be treated to be part of this Agreement.

28. Developer shall sell, convey, transfer the Developer's Allocation as defined in this Agreement or part thereof including proportionate in Land with Premises share at the said Property to the intending buyer/ buyers and to sign and verify all such deeds, documents as and when such occasion will arise, subject to the possessions of the owners allocation is made ready and delivered to the owners and after handing over the possession of the Owners allocation at the first priority basis.

**THE FIRST SCHEDULE ABOVE REFERRED TO :
THE SAID PREMISES**

ALL THAT the piece and parcel of Bastu Land measuring about more or less 5 Cottahs 12 Chittacks TOGETHER WITH two Storied residential Building Standing thereon measuring more or less 3312 Sq.ft in Ground Floor and 3312 Sq.ft. in First Floor at and being Premises No.4, Fakir Chakraborty Lane, P.S. Burtolla, Kolkata-700006 under Kolkata Municipal Corporation Ward No.18, which is butted and bounded in the manner following :

ON THE NORTH : Fakir Chakraborty Lane

ON THE EAST : Partly by 5, Fakir Chakraborty Lane and partly by 29, Goran Hata Street

ON THE SOUTH : Partly by 1/2, 1/3, 1/4, 1/6, Fakir Chakraborty Lane and partly by 33, Goran Hata Street.

ON THE WEST : 1/2, and 2, Fakir Chakraborty Lane

THE SECOND SCHEDULE ABOVE REFERRED TO :

(Allocation)

1. **OWNERS' ALLOCATION:** shall mean 45% of the built up area of the proposed G+IV storied building which includes the entire First Floor and the entire Third Floor constructed area and the balance of the said 45% will be adjusted on the Ground Floor strictly as per sanctioned building plan to be obtained from the Kolkata Municipal Corporation together with undivided impartiable proportionate share of Land with common areas facilities and amenities to be attributed and provided in the said newly proposed Building at and being Premises No.4, Fakir Chakraborty Lane, under Police Station Burtolla, ward No.-18 of the Kolkata Municipal Corporation, Kolkata-700006, more fully and particularly described in the First schedule written above to be constructed as per specification given hereunder in the FIFTH SCHEDULE.

2. **DEVELOPER'S ALLOCATION :** shall mean 55% of the built up area of the proposed G+IV storied building which includes the entire Second Floor and the entire Fourth Floor constructed area and the balance of the said 55% will be adjusted on the Ground Floor strictly as per sanctioned building plan to be obtained from the Kolkata Municipal Corporation together with undivided impartiable proportionate share of Land with common areas facilities and amenities to be attributed and provided in the said newly proposed Building at and being Premises No. 4, Fakir Chakraborty Lane, under Police Station Burtolla, ward No.-18 of the Kolkata Municipal Corporation, Kolkata-700006 more fully and particularly described in the First schedule Written above to be constructed as per specification given hereunder in the FIFTH SCHEDULE.

**THIRD SCHEDULE AS REFERRED TO ABOVE;
(The Common portions)**

1. Entrance and exists.
2. Boundary Walls and main gate.
3. Entrance lobby, electric utility space,
4. Water-pump with electric motor space.
5. Staircase and landings and caretaker's room and common toilet 8a privy on the ground floor.
6. Drainage and sewerage lines and other installation for the same except only those which are installed within the exclusive area of any unit for its use.

7. Electric Sub-station and electrical wiring and other fitting exclusively only those as are installed within the exclusive area of any unit for its use.
8. Water pump, water reservoir, together with all common plumbing installation for carriage of water excluding only such parts of installations and fittings as area exclusively within and for the unit.
9. Lift, lift machine room, lift landing.
10. Such other common parts, areas, equipments, installations, fittings, fixtures and spaces in or around the land and buildings are necessary for passage to and/or user of the units in common by the co-owners.
11. The ultimate roof and the area of common portion may be varied or decreased as per further modification and/ or change of the plan for making further construction.

FOURTH SCHEDULE AS REFERRED TO ABOVE

(Common expenses to be borne proportionate by all the occupiers of the building including the owners and the Developer after completion)

1. Expenses of maintaining, repairing redecorating of the building gutters and rain water pipes of the building, water pipes, gas pipes and electric pipes, wires and installations, under or upon the building and enjoyed or used by the purchaser in common with the owner and the other occupiers/ purchaser and the main entrance, passages, landing and staircase of the building as enjoyed by the purchaser/ s or used by the purchaser/s in common as aforesaid and the boundary walls of the building and its compound etc.
2. Costs of cleaning and lightening the passage, landing spaces, staircases and other parts of the building and enjoyed or used by the owners or occupiers in common aforesaid.
3. The costs of decorating the exterior of the building.
4. The costs of the salaries of caretakers, clerks,-bill collectors, sweepers, malis, masons, etc, if any, to be appointed by the Association of the owners of the flat and before formation of such Association by the owners.
5. Costs of working and maintenance of light and service of the common areas and facilities.
6. Costs of working and maintenance pf water pumps, electric motors and its equipments.

7. Kolkata Municipal corporation's taxes and other taxes and/or any levies for Individual Flat/Unit.
8. Insurance of the building or any such equipments against all types of risks, if any.
9. capital or recurring expenditure for replacement of all or any item comprised in the general common parts and portions and common facilities.
10. Common other expenses as necessary or incidental for the maintenance of the said building and/or other taxes until separately assessed.

**FIFTH SCHEDULE AS REFERRED TO ABOVE :
(Specification of Construction)**

1. **R.C.C. work Re-enforcement:** for column, beams, slab etc. as per drawing concrete with stone chips gravies, medium coarse of sand and reputed ISO mark Cement.
2. **Plaster work :** Any wall plaster (inside or outside) and any ceiling plaster would be with cement/sand, internal walls will be finished with plaster of Paris.
3. **Floor :** All flooring shall be fitted with "Marware or Kumari" brand marbles.
4. **Door :** All door frames shall be fitted with Salwood except Bedroom doors and Main Entrance Door which will be of 2" (Two) inches flush wood and bathroom/kitchen/verandah doors will be of 1.5 inch thick flush doors/PVC doors.
5. **Window :** All widows shall be fitted with ISO mark Aluminium frame with anodized.
6. **Toilet :** Floor of all toilets shall be fitted with dado finished marble with glazed tiles upto 7' (Seven) feet height.
7. **Kitchen :** Kitchen will be open and floor will be fitted with marble. Kitchen platform topped with Granite slab. Dado upto 4' (Four) feet above from the kitchen platform with glazed tiles.
8. **Electrical Works :** All electric wiring shall be connected with copper wire and suitably located lights, fans, plugs, telephone etc. points of ISO make. Anchor brand

- switches and Finolex brand wires shall be used and AC point/Inverter/ MCB Board shall be provided in each flat or flats / unit or units.
9. **Roof** : Open space and roof will be made by net cement.
10. **Sanitary and Fitting** : Parryware brand (White) commode/basin, one hand shower. Fitting will be of Esco brand only.
11. **Bath Room** : Indian/English type with cistern. All porcelain material would be of standard ISO make and white colour. Two nos. of Bib Cock with brush and one no. shower connection would be provided. Toilet wall upto 7' (Seven) feet height glazed tiles.
12. **Common Points** : 2 Common point for main gate, passage surrounding stairs, all entrance gates, the building, pump room, caretaker's room, landing room, terrace (copper wire fittings).
13. **Bed Room** : Light points, Fan points, power points at Board at bed side (copper wire fittings).
14. **Drawing/Dining** : Light points, power points at board power point for television and fridge. One white coloured wash basin will be provided in Drawing/ Dining Hall.
15. **Bath Room** : Light points, power point at board, Exhaust Fan point plus plug point.
16. **Kitchen** : Light point, power point at board, Exhaust Fan plug point.
17. **Balcony** : Light point, plug point.
18. **Entrance of the Flat / Unit** : One door Ball point.
19. **Garage** : One Light point.
20. **Electric Connection** : The security deposit, cost of obtaining electric connection and main meters from C.E.S.C. alongwith the service line shall be borne by the Owners and Developer or his prospective buyers.
21. **Paintings** : The exterior portion of the building shall be finished with one coat primer and two coat weather shield/snowcem paints.

IN WITNESS WHEREOF the parties hereto have executed these presents on the day month and year first above written.

SIGNED SEALED AND DELIVERED

at Kolkata in the Presence of:

Witnesses:

1. *Arundhati Ghosh*
553A, Rabindra Sarani
PS. Shyambazar
Kolkata - 700003
2. *Alok Kumar*
557, Rabindra Sarani
Kolkata - 700003

Sudesh Ch Roy
Gopa Roy
Sangeeta Roy
Bijon Kumar Roy
Bipya Lakshmi Tah
(NEE Roy)

OWNERS

Bashundhara Construction and Develop.

Sayan Khan
Proprietor

DEVELOPER

Drafted by me :

Amit Chaudhury

Amit Chaudhury
Advocate

High Court, Calcutta

Enrolment No. WB/1870/1995

SPECIMEN FORM FOR TEN FINGERPRINTS



Swadesh Ch. Roy.

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				



Gopa Roy.

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				



Sangeta Roy.

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				

SPECIMEN FORM FOR TEN FINGERPRINTS



Bijay Kumar Roy



Little



Ring



Middle

(Left Hand)



Fore



Thumb



Thumb



Fore



Middle

(Right Hand)



Ring



Little



Bipoy Lakshmi Tah (NEE Roy)



Little



Ring



Middle

(Left Hand)



Fore



Thumb



Thumb



Fore



Middle

(Right Hand)



Ring



Little



Syar Khan



Little



Ring



Middle

(Left Hand)



Fore



Thumb



Thumb



Fore



Middle

(Right Hand)



Ring



Little


~~~~~  
Dated this 30<sup>th</sup> day of May, 2018  
~~~~~

B E T W E E N

SRI SWADEHS CHANDRA ROY & ORS..

...OWNERS

A N D

**M/S. BASHUNDHARA CONSTRUCTION &
DEVELOPER**

... DEVELOPER

DEVELOPMENT AGREEMENT

AMIT CHAUDHURY
Advocate
High Court, Calcutta
608, Rabindra Sarani,
Kolkata-700003
Mob:-9433138426
Email: amitchaudhuryadvocate@gmail.com

Major Information of the Deed

Deed No :	I-1902-01925/2018	Date of Registration :	30/05/2018
Query No / Year	1902-0000766366/2018	Office where deed is registered	
Query Date	16/05/2018 6:28:37 PM	A R A - II KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	Amil Chaudhury High Court, Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9433138426, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
	Rs. 2,67,28,349/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 40,020/- (Article:48(g))	Rs. 21/- (Article:E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip (Urban area)		

Land Details :

District: Kolkata, P.S:- Burtola, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Fakir Chakraborty Lane, Premises No. 4, Ward No: 18







Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu		3105 Sq Ft		1,13,52,676/-	Property is on Road
L2			Commercial use		1035 Sq Ft		1,13,52,673/-	Property is on Road
TOTAL :					9.4875Dec	0 /-	227,05,349 /-	
Grand Total :					9.4875Dec	0 /-	227,05,349 /-	

Structure Details :



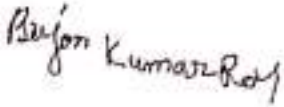



Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2	6528 Sq Ft.	0/-	40,23,000/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 1608 Sq Ft., Commercial Use, Cemented Floor, Age of Structure: 74 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 4920 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 74 Years, Roof Type: Pucca, Extent of Completion: Complete</p>					
Total :		6528 sq ft	0 /-	40,23,000 /-	

Major Information of the Deed :- I-1902-01925/2018-30/05/2018

Land Lord Details :

Name,Address,Photo,Finger print and Signature			
Sl No	Name	Photo	Signature
1	Shri Swadesh Chandra Roy Son of Late Gopi Krishna Roy Executed by: Self, Date of Execution: 30/05/2018 , Admitted by: Self, Date of Admission: 30/05/2018 ,Place : Office	 30/05/2018	 LTI 30/05/2018
4,, Fakir Chakraborty Lane, P.O:- Beadon Street, P.S:- Burtola, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700006 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ACUPR1074K, Status :Individual, Executed by: Self, Date of Execution: 30/05/2018 , Admitted by: Self, Date of Admission: 30/05/2018 ,Place : Office			
2	Smt Gopa Roy Wife of Late Sarat Chandra Roy Executed by: Self, Date of Execution: 30/05/2018 , Admitted by: Self, Date of Admission: 30/05/2018 ,Place : Office	 30/05/2018	 LTI 30/05/2018
4,, Fakir Chakraborty Lane, P.O:- Beadon Street, P.S:- Burtola, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700006 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BEUPR7549A, Status :Individual, Executed by: Self, Date of Execution: 30/05/2018 , Admitted by: Self, Date of Admission: 30/05/2018 ,Place : Office			
3	Smt Sangeeta Roy Daugther of Late Sarat Chandra Roy Executed by: Self, Date of Execution: 30/05/2018 , Admitted by: Self, Date of Admission: 30/05/2018 ,Place : Office	 30/05/2018	 LTI 30/05/2018
4, Fakir Chakraborty Lane, P.O:- Beadon Street, P.S:- Burtola, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700006 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ATFPR7819E, Status :Individual, Executed by: Self, Date of Execution: 30/05/2018 , Admitted by: Self, Date of Admission: 30/05/2018 ,Place : Office			

Major Information of the Deed :- I-1902-01925/2018-30/05/2018

4	Name	Photo	Fingerprint	Signature
	Shri Bijon Kumar Roy Son of Late Gopi Krishna Roy Executed by: Self, Date of Execution: 30/05/2018 , Admitted by: Self, Date of Admission: 30/05/2018 ,Place : Office	 <small>30/05/2018</small>	 <small>LTI 30/05/2018</small>	 <small>30/05/2018</small>
4, Fakir Chakraborty Lane, P.O:- Beadon Street, P.S:- Burtola, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700006 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ACUPR1075J, Status :Individual, Executed by: Self, Date of Execution: 30/05/2018 , Admitted by: Self, Date of Admission: 30/05/2018 ,Place : Office				
5	Name	Photo	Fingerprint	Signature
	Smt Bijoy Lakshmi Tah Nee Roy Daughter of Late Basudev Tah Executed by: Self, Date of Execution: 30/05/2018 , Admitted by: Self, Date of Admission: 30/05/2018 ,Place : Office	 <small>30/05/2018</small>	 <small>LTI 30/05/2018</small>	 <small>30/05/2018</small>
Madan Doctor Lane, P.O:- Lakurdi, P.S:- Barddhaman, Burdwan, District:-Burdwan, West Bengal, India, PIN - 713122 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AMPPT2549C, Status :Individual, Executed by: Self, Date of Execution: 30/05/2018 , Admitted by: Self, Date of Admission: 30/05/2018 ,Place : Office				

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Basundhara Construction And Developer 76, Ramkanta Bose Street, P.O:- Bagbazar, P.S:- Shyampukur, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700003 , PAN No.:: EBZPK5105G, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature								
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Shri Sagar Khan (Presentant) Son of Shri Alok Kumar Khan Date of Execution - 30/05/2018, , Admitted by: Self, Date of Admission: 30/05/2018, Place of Admission of Execution: Office </td> <td>  <small>May 30 2018 12:25PM</small> </td> <td>  <small>LTI 30/05/2018</small> </td> <td>  <small>30/05/2018</small> </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Shri Sagar Khan (Presentant) Son of Shri Alok Kumar Khan Date of Execution - 30/05/2018, , Admitted by: Self, Date of Admission: 30/05/2018, Place of Admission of Execution: Office	 <small>May 30 2018 12:25PM</small>	 <small>LTI 30/05/2018</small>	 <small>30/05/2018</small>
Name	Photo	Finger Print	Signature						
Shri Sagar Khan (Presentant) Son of Shri Alok Kumar Khan Date of Execution - 30/05/2018, , Admitted by: Self, Date of Admission: 30/05/2018, Place of Admission of Execution: Office	 <small>May 30 2018 12:25PM</small>	 <small>LTI 30/05/2018</small>	 <small>30/05/2018</small>						

Major Information of the Deed :- I-1902-01925/2018-30/05/2018

76, Ramkanta Bose Street, P.O:- Bagbazar, P.S:- Shyampukur, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700003, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: EBZPK5105G Status : Representative, Representative of : Basundhara Construction And Developer (as Proprietor)

Identifier Details :

Name & address

Shri Animesh Mondal
 Son of Late Dhananjoy Mondal
 553A, Rabindra Sarani, P.O:- Bagbazar, P.S:- Shyampukur, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700003,
 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , Identifier Of Shri Swadesh Chandra Roy, Smt Gopa
 Roy, Smt Sangeeta Roy, Shri Bijon Kumar Roy, Smt Bijoy Lakshmi Tah Nee Roy, Shri Sagar Khan

30/05/2018

Animesh Mondal

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri Swadesh Chandra Roy	Basundhara Construction And Developer-1.42313 Dec
2	Smt Gopa Roy	Basundhara Construction And Developer-1.42313 Dec
3	Smt Sangeeta Roy	Basundhara Construction And Developer-1.42313 Dec
4	Shri Bijon Kumar Roy	Basundhara Construction And Developer-1.42313 Dec
5	Smt Bijoy Lakshmi Tah Nee Roy	Basundhara Construction And Developer-1.42313 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Shri Swadesh Chandra Roy	Basundhara Construction And Developer-0.474376 Dec
2	Smt Gopa Roy	Basundhara Construction And Developer-0.474376 Dec
3	Smt Sangeeta Roy	Basundhara Construction And Developer-0.474376 Dec
4	Shri Bijon Kumar Roy	Basundhara Construction And Developer-0.474376 Dec
5	Smt Bijoy Lakshmi Tah Nee Roy	Basundhara Construction And Developer-0.474376 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Shri Swadesh Chandra Roy	Basundhara Construction And Developer-1305.60000000 Sq Ft
2	Smt Gopa Roy	Basundhara Construction And Developer-1305.60000000 Sq Ft
3	Smt Sangeeta Roy	Basundhara Construction And Developer-1305.60000000 Sq Ft
4	Shri Bijon Kumar Roy	Basundhara Construction And Developer-1305.60000000 Sq Ft
5	Smt Bijoy Lakshmi Tah Nee Roy	Basundhara Construction And Developer-1305.60000000 Sq Ft

Major Information of the Deed :- I-1902-01925/2018-30/05/2018

Endorsement For Deed Number : I - 190201925 / 2018

On 18-05-2018

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 2,67,28,349/-



Asit Kumar Joarder

**ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA**

Kolkata, West Bengal

On 30-05-2018

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 12:12 hrs on 30-05-2018, at the Office of the A.R.A. - II KOLKATA by Shri Sagar Khan .

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

Execution is admitted on 30/05/2018 by 1. Shri Swadesh Chandra Roy, Son of Late Gopi Krishna Roy, 4., Road: Fakir Chakraborty Lane, , P.O: Beadon Street, Thana: Burtola, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN- 700006, by caste Hindu, by Profession Retired Person, 2. Smt Gopa Roy, Wife of Late Sarat Chandra Roy, 4., Road: Fakir Chakraborty Lane, , P.O: Beadon Street, Thana: Burtola, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700006, by caste Hindu, by Profession House wife, 3. Smt Sangeeta Roy, Daughter of Late Sarat Chandra Roy, 4, Road: Fakir Chakraborty Lane, , P.O: Beadon Street, Thana: Burtola, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700006, by caste Hindu, by Profession House wife, 4. Shri Bijon Kumar Roy, Son of Late Gopi Krishna Roy, 4, Road: Fakir Chakraborty Lane, , P.O: Beadon Street, Thana: Burtola, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700006, by caste Hindu, by Profession Retired Person, 5. Smt Bijoy Lakshmi Tah Nee Roy, Daughter of Late Basudev Tah, Madan Doctor Lane, P.O: Lakurdi, Thana: Barddhaman, , City/Town: BURDWAN, Burdwan, WEST BENGAL, India, PIN - 713122, by caste Hindu, by Profession House wife

Indetified by Shri Animesh Mondal, , Son of Late Dhananjoy Mondal, 553A, Rabindra Sarani, P.O: Bagbazar, Thana: Shyampukur, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700003, by caste Hindu, by profession Service

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

Execution is admitted on 30-05-2018 by Shri Sagar Khan, Proprietor, Basundhara Construction And Developer (Sole Proprietorship), 76, Ramkanta Bose Street, P.O:- Bagbazar, P.S:- Shyampukur, Kolkata, District-Kolkata, West Bengal, India, PIN - 700003

Indetified by Shri Animesh Mondal, , Son of Late Dhananjoy Mondal, 553A, Rabindra Sarani, P.O: Bagbazar, Thana: Shyampukur, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700003, by caste Hindu, by profession Service

Major Information of the Deed :- I-1902-01925/2018-30/05/2018

Payment of Fees

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

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 21/05/2018 12.00AM with Govt. Ref. No: 192018190239263382 on 16-05-2018, Amount Rs: 21/-, Bank: Bank of Boroda (BARB0INDIAE), Ref. No. 88573332 on 21-05-2018, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,020/- and Stamp Duty paid by Stamp Rs 10/-, b online = Rs 40,010/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 021550, Amount: Rs 10/-, Date of Purchase: 30/04/2018, Vendor name: A K Maity

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 21/05/2018 12.00AM with Govt. Ref. No: 192018190239263382 on 16-05-2018, Amount Rs: 40,010/-, Bank: Bank of Boroda (BARB0INDIAE), Ref. No. 88573332 on 21-05-2018, Head of Account 0030-02-103-003-02



Asit Kumar Joarder

**ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA**

Kolkata, West Bengal

Major Information of the Deed :- I-1902-01925/2018-30/05/2018

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1902-2018, Page from 69853 to 69895

being No 190201925 for the year 2018.



AK

Digitally signed by ASIT KUMAR
JOARDER
Date: 2018.06.04 15:30:02 +05:30
Reason: Digital Signing of Deed.

(Asit Kumar Joarder) 04-06-2018 15:29:49
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
West Bengal.

(This document is digitally signed.)