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भारतीय गैर न्यायिक

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Rs. 100

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ONE HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

पश्चिमबंगा पश्चिम बंगाल WEST BENGAL

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24/10/17

R.N. 143505/17

Certified that the document is admitted to registration. The signature sheets and the endorsement sheets attached with this document are the part of this document.

District Sub-Registrar-II
Alipore, South 24 Parganas

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DEVELOPMENT AGREEMENT

THIS DEED OF DEVELOPMENT AGREEMENT is made this the 24th day of October, 2017 (Two Thousand Seventeen) *BETWEEN* ;

17 OCT 2017

Serial No. 1976 Date
Name
Address ADVOCATE, ALIPORE JUDGES COURT, KOL-27
Value Rs. 1.00
BIDYUT KR. SAHA
Licence Stamp Vendor
Alipore Judges' Court, 24 Pgs (S)

Licensed Stamp Vendor Vendor Signature

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Partha Saha
S/o Late R.N Saha
Alipore police court
Kol-27
Bond writer
Lic. No. 132

(1) **SRI SWAPAN CHAKRABORTY**, having PAN : AIJPC7990E, son of Late Dwijendra Lal Chakraborty, by faith : Hindu, by nationality : Indian, by occupation : Retired Person, residing at 22/1, Satyen Roy Branch Road, Post Office : Behala, Police Station : Behala, Kolkata : 700034, (2) **SMT. KRISHNA MUKHERJEE**, having PAN : AFPPM6649R, daughter of Late Dwijendra Lal Chakraborty and wife of Late Ranjit Kumar Mukherjee, by faith : Hindu, by nationality : Indian, by occupation : Retired Person, residing at 71/1/1B, Satyen Roy Road, Post Office : Behala, Police Station : Behala, Kolkata : 700034, (3) **KALPANA** alias **LINA PUSHILAL**, having PAN : BEZPP8734C, daughter of Late Dwijendra Lal Chakraborty and wife of Sri Surendra Nath Pushilal, by faith : Hindu, by nationality : Indian, by occupation : House-Wife, residing at Flat No.C-3, Happy Home Co-operative, 164, Lake Gardens, Post Office : Lake Gardens, Police Station : Lake Jhuma, Kolkata : 700045, (4) **SMT. SEEMA CHATTERJEE**, having PAN : AESPC7061B, daughter of Late Dwijendra Lal Chakraborty and wife of Late Bimalendu Chatterjee, by faith : Hindu, by Nationality : Indian, by occupation : House-Wife, residing at 71/3/6, Satyen Roy Road, Post Office : Behala, Police Station : Behala, Kolkata : 700034, (5) **SMT. BULBUL CHAKI**, having PAN : AJXPC2500M, daughter of Late Dwijendra Lal Chakraborty and wife of Late Ashis Kumar Chaki, by faith : Hindu, by nationality : Indian, by occupation : House-Wife,

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residing at 22/1, Satyen Roy Branch Road, Post Office : Behala, Police Station : Behala, Kolkata : 700034, (6) **SMT. JAYANTI CHAKRABORTI**, having PAN : AETPC2050B, daughter of Late Dinendra Nath Mukherjee and wife of Late Sailesh Chakraborti, by faith : Hindu, by nationality : Indian, by occupation : House-Wife, residing at 1/13, Arabinda Nagar Colony, Post Office & Police Station : Jadavpur, Kolkata : 700032, (7) **SMT. RIA CHAKRABORTI**, having PAN : AFFPC0710B, daughter of Late Sailesh Chakraborty, by faith : Hindu, by nationality : Indian, by occupation : Household Work, residing at 1/13, Arabinda Nagar Colony, Post Office & Police Station : Jadavpur, Kolkata : 700032, (8) **SRI SANKHA CHAKRABORTY**, having PAN : AELPC0002P, son of Late Dwijendra Lal Chakraborty, by faith : Hindu, by nationality : Indian, by occupation : Service, residing at 22/1, Satyen Roy Branch Road, Post Office : Behala, Police Station : Behala, Kolkata : 700034, (9) **SMT. SIKHA BHATTACHARJEE**, having PAN : AXUPB6746M, daughter of Late Kartick Chandra Chakraborty and wife of Sri Snehangshu Bhattacharjee, by faith : Hindu, by nationality : Indian, by occupation : House-Wife, residing at GF-14, Narayani Apartment", Zarda Bagan, Jyangra, Rajarhat, Gopalpur (M), Post Office : Dasbandhunagar, Police Station : Baguiati, Kolkata : 700059, (10) **SMT. SHILA BHATTACHARJEE**, having PAN : BPRPB3450E, daughter of Late Kartick Chandra Chakraborty and wife of Sri Dipti Bhattacharjee, by faith : Hindu, by

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nationality : Indian, by occupation : House-Wife, residing at C-59, 1st Floor, Gosta Tala, New Scheme, Kamdahari, Garia, Post Office & Police Station : Garia, Kolkata : 700084, (11) **SMT. SOMA KUSHARI**, having PAN : BBVPK7413E, daughter of Late Kartick Chandra Chakraborty and wife of Sri Sujit Kushari, by faith : Hindu, by nationality : Indian, by occupation : House-Wife, residing at V.I.P. Lake View, Block-B, Flat-109, P.W.D. Chalpatty Road, Baguiati, Post Office : Baguiati, Pin : 700059, 24 Parganas (North), (12) **DR. SAKTI CHAKRABORTI**, having PAN : ACHPC4263E, son of Late Kartick Chandra Chakraborty, by faith : Hindu, by nationality : Indian, by occupation : Medical Practitioner, residing at 30/9, Chinar Park, Hatiara, Kaikhali, Post Office : Rajarhat Gopalpur, Police Station : Airport, Kolkata : 700136 and (13) **SRI SANJIB CHAKRABORTY**, having PAN : AFSPC9706L), son of Late Kartick Chandra Chakraborty, by faith : Hindu, by Nationality : Indian, by occupation : Service, residing at NAFRA, H.O. West Kameng, Post Office : Rupa, Police Station : Rupa, Arunachal Pradesh, hereinafter severally and collectively called "the **OWNERS**" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include each of their respective heirs, executors, administrators, legal representatives and assigns) of the **ONE PART**.

AND

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SUN RAY DEVCON PRIVATE LIMITED, having PAN : AAPCS0973G, having its registered Office at 21/4, Aswini Dutta Road, Post Office : Sarat Banerjee Road, Police Station : Lake, Kolkata : 700029, being represented by its Directors, (1) **SRI JAY S. KAMDAR**, having PAN : AKWPK2270L and (2) **SRI TUSHAR S. KAMDAR**, having PAN : AKWPK2271M, both sons of Late Sharad H. Kamdar, both are of 38A/26, Jyotish Roy Road, Post Office : New Alipore, Police Station : Behala, Kolkata : 700053, District : 24 Parganas (South), hereinafter called "the **DEVELOPER**" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor-in-office and assigns) of the **OTHER PART**.

WHEREAS by a Deed of Bandayabastha (Settlement) dated 9th June, 1950 made between Bishnu Pada Mondal and Rakhal Chandra Chakraborty, the said Bishnu Pada Mondal conveyed, transferred and assigned **ALL THAT** piece and parcel of land admeasuring 30 (Thirty) Cottahs more or less being a portion of Calcutta Municipal Corporation (formerly South Suburban Municipality) Holding No.78, Satyen Roy Branch Road (formerly

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Holding No.78/74), Behala at Ward No.120, more specifically described in the **SCHEDULE** thereto and the said Deed of Bandayabastha (Settlement) dated 9th June, 1950 registered with the Office of the Sub-Registrar Sadar at Alipore and recorded in Book No.I, Volume No.43, Pages 175 to 177, Being No.2290 for the year 1950.

AND WHEREAS subsequent to the said Deed of Settlement and/or Bandyabastha dated 9th June, 1950, the said Bishnu Pada Mondal and the said Rakhal Chandra Chakraborty for the beneficial enjoyment of respective plots of land entered into a mutual Deed of Exchange of their respective right, title and interest in their respective plots of land held by them under C.S. Plot No.7591, Touzi No.386, Khatian No.2048, Mouza : Behala, Village : Jagatpur, Pargana : Balia, which were more particularly mentioned and described in the **SCHEDULE – "KA"** & **"KHA"** to the said Deed of Exchange dated 27th December, 1950 and registered at the Office of the Sub-Registrar Sadar at Alipore and recorded in Book No.1, Volume No.187, Pages 54 to 56, Being No.6208 for the year 1950.

AND WHEREAS by the said Deed of Exchange dated 27th December, 1950 property mentioned in **SCHEDULE – "KA"** to the

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said Deed measuring about 2½ (Two & Half) Cottahs of land belonging to the said Bishnu Pada Mondal was transferred to the said Rakhal Chandra Chakraborty situated on the North-Eastern side of Dag No.7591 in exchange of the land measuring 2 (Two) Cottahs 2 (Two) Chittacks in the said Dag No.7591, Khatian No.2048, Mouza : Behala, by the said Rakhal Chandra Chakraborty in favour of the said Bishnu Pada Mondal comprised in and being part of the said Dag No.7591, Touzi No.2048, Mouza : Behala, Parganа : Balia, Village : Jagatpur, in the District of 24 Parganas.

AND WHEREAS in the manner aforesaid the said Rakhal Chandra Chakraborty became the sole and absolute Owner of the said 30 (Thirty) Cottahs of land absolutely and forever.

AND WHEREAS the said Rakhal Chandra Chakraborty subsequently got his name recorded in the Record of Rights and in the Assessment Department of the South Suburban Municipality, which was subsequently merged with Calcutta Municipal Corporation as recorded Owner and subsequently the record was altered and joint names of his two sons Dwijendra Lal Chakraborty and Kartick Chandra Chakraborty were recorded as Owners in equal shares.

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AND WHEREAS from the documents itself and from the Record of Rights it appears that Rakhal Chandra Chakraborty was the absolute Owner inter-alia 30 (Thirty) Cottahs of land under C.S Plot No.7591, Touzi No.386, Khatian No.2048, Mouza : Behala, Pargana : Balia, Village : Jagatpur, under Joint Sub-Registration Office at Alipore and Behala in the District of 24 Parganas and remained in peaceful khas possession thereof in terms of the aforesaid Settlement/Bandyabastha dated 9th June, 1950.

AND WHEREAS the said Rakhal Chandra Chakraborty died intestate sometime in or about 1954 leaving him surviving his two sons viz. Dwijendra Lal Chakraborty and Kartick Chandra Chakraborty as his only heirs and legal representatives.

AND WHEREAS the said Dwijendra Lal Chakraborty and Kartrick Chandra Chakrabiorty after the death of their father viz. said Rakhal Chandra Chakraborty became the absolute joint Owners of or otherwise well and sufficiently entitled to **ALL THAT** the said 30 (Thirty) Cottahs of bastu land korfa comprised in Mouza : Behala, Pargana : Balia, under C.S. Plot No.7591, under Khatian No.2048 and held jointly by the said Dwijendra Lal Chakraborty and Kartick Chandra Chakraborty.

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AND WHEREAS in course of such possession, the said Kartick Chandra Chakraborty died on or about 5th March, 1987 leaving him surviving two sons and four daughters as his heirs and legal representatives and none else as his share holders.

AND WHEREAS the widow of the said Kartick Chandra Chakraborty died and only son and daughter of the said Kartick Chandra Chakraborty remained in absolute possession and occupation thereof and subsequently the said son and daughter of the said Kartick Chandra Chakraborty, since deceased, obtained from Alipore Court a Succession Certificate and/or proper representation to the said estate of the said deceased, which was granted to and in favour of the eldest son of the said Kartick Chandra Chakraborty known as Shakti Chakraborty to collect all the debts of the said deceased.

AND WHEREAS now from the relevant records of the South Suburban Municipality and of the Calcutta Municipal Corporation and the relevant Settlement Record of Rights it appears that the two sons and four daughters of the said Kartick Chandra Chakraborty, since deceased viz. Dr. Shakti Chakraborty, Sanjib Chakraborty, Smt. Mridula Ghatak, Smt. Shikta Bhattacharya, Smt. Shila Bhattacharya and Smt. Soma

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Kushari along with their uncle Dwijendra Lal Chakraborty became the absolute joint Owners of the said Premises No.78, Satyen Roy Branch Road (formerly 78/74), Behala, Calcutta : 34, under Ward No.120 of the Calcutta Municipal Corporation.

AND WHEREAS thereafter said Dwijendra Lal Chakraborty also died on or about 16th February, 1997 leaving behind him surviving his three sons viz. Sailesh Chakraborty, Swapan Kumar Chakraborty, Sankha Chakraborty and four daughters viz. Smt. Krishna Mukherjee, Smt. Kalpana alias Lina Pushilal, Smt. Seema Chatterjee and Smt. Bulbul Chaki, as his only legal heirs and successors, who jointly inherited the undivided share of aforesaid property left by their father as per Hindu Succession Act, 1956. Be it noted that wife of said Dwijendra Lal Chakraborty predeceased him long earlier.

AND WHEREAS in the manner stated above, the said Dr. Shakti Chakraborty, Sanjib Chakraborty, Smt. Mridula Ghatak, Smt. Shikta Bhattacharya, Smt. Shila Bhattacharya, Smt. Soma Kushari, Sailesh Chakraborty, Swapan Kumar Chakraborty, Sankha Chakraborty, Smt. Krishna Mukherjee, Smt. Kalpana alias Lina Pushilal, Smt. Seema Chatterjee and Smt. Bulbul Chaki became the joint Owners of the aforesaid property

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absolutely seized and possessed the same as joint Owners thereof.

AND WHEREAS meanwhile Sailesh Chakraborty died intestate on 27th June, 2016 leaving behind him surviving Smt. Jayanti Chakrabori as widow and one daughter viz. Ria Chakraborty as his only legal heirs and successors, who jointly at present fare the Owners of undivided share of Sailesh Chakraborty in respect of the aforesaid property as per Hindu Succession Act, 1956.

AND WHEREAS during peaceful enjoyment of the aforesaid property jointly along with said Smt. Mridula Ghatak, they sold, transferred and conveyed some portions of their aforesaid property and at present retained land measuring 12 (Twelve) Cottahs of land along with said Smt. Mridula Ghatak and duly mutated their names along with said Smt. Mridula Ghatak with the Office of the Kolkata Municipal Corporation, which is at present known and numbered as Municipal Premises No.78, Satyen Roy Branch Road (mailing address 22/1, Satyen Roy Branch Road), Police Station : Behala, Kolkata : 700034, within the limits of the Kolkata Municipal Corporation, under Ward

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No.120, District : 24 Parganas (South), morefully described in the **FIRST SCHEDULE** hereunder written and hereinafter referred to as "the **SAID PREMISES**" and absolutely seized and possessed the same jointly by mutating their names with the Office of the Kolkata Municipal Corporation and paying taxes thereto.

AND WHEREAS the Owners herein jointly decided to develop their undivided 11/12th share of the said premises, morefully described in the **SECOND SCHEDULE** hereunder written and hereinafter referred to as "the **SAID PROPERTY**" for its use and benefit for themselves and for that the Party hereto of the One Part decided to enter into this Agreement with the Party hereto of the Other Part as per terms and conditions as set forth hereunder below for the proposed development work of the said property.

AND WHEREAS the Owners have declared and represented as under :-

1. The property of the Owners are absolutely free from all encumbrances, mortgages, attachments, lien and lispendences whatsoever and howsoever.

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2. That the said property as well as the said premises does not attract the provisions of the Urban Land (Ceiling and Regulation) Act, 1976 or any other enactment at present in vogue.

3. That the Owners are not defaulter in payment of tax or any other statutory liability leading to first charge or to attachment and/or sale of the said property as well as the said premises under Public Demands Recovery Act.

4. That the Owners have not heretofore entered into any Agreement for Sale of the said property as well as the said premises or any portion thereof nor have they bound themselves by any such condition as would lead to a proceeding under Specific Relief Act in relation to the said property as well as the said premises or any portion thereof.

5. That they have absolute right and indivisible title and absolute power and authority to deal their said property and every part thereof in any manner they may prefer.

AND WHEREAS the structure which stands on the said property is in a dilapidated condition, not fit for habitation and

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not proper for reasonable safe and suitable accommodation of the present Owners and the members of their families.

AND WHEREAS the Owners are desirous to have their said property developed for better utilization of the space available therein.

AND WHEREAS the Owners are not in a position to develop the said property on their own having lack of knowledge in the matter of construction of Building.

AND WHEREAS the Owners were in search of a Developer who has sufficient funds and due experience and having necessary infrastructure and interest to promote and develop the said property by constructing a proposed Building/s by investing necessary funds required for the purpose of construction and other incidentals thereof.

AND WHEREAS the Developer approached the Owners with the proposal that it would be able to construct a proposed Building/s upon the said property consisting of several Flat/s, Car Parking Space/s and other space/s as per Building Rules &

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Regulations of the Kolkata Municipal Corporation after obtaining necessary Plan sanctioned from the Kolkata Municipal Corporation with their own funds and resources.

AND WHEREAS to avoid ambiguity and future disputes as to the meaning of repeated use of some words, phrases and/or expression in these presents, the Parties hereto have agreed to define the said words, phrases and/or expressions as follows :-

ARTICLE : 'I'

(DEFINITIONS)

1. **OWNERS** :-

Shall mean (1) **SRI SWAPAN CHAKRABORTY**, son of Late Dwijendra Lal Chakraborty, by faith : Hindu of 22/1, Satyen Roy Branch Road, Post Office : Behala, Police Station : Behala, Kolkata : 700034, (2) **SMT. KRISHNA MUKHERJEE**, wife of Late Ranjit Kumar Mukherjee of 71/1/1B, Satyen Roy Road, Post Office : Behala, Police Station : Behala, Kolkata : 700034, (3) **KALPANA** alias **LINA PUSHILAL**, wife of Sri Surendra Nath Pushilal of Flat No.C-3, Happy Home Co-operative, 164, Lake Gardens, Post Office : Lake Gardens, Police Station : Lake

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Jhuma, Kolkata : 700045, (4) **SMT. SEEMA CHATTERJEE**, wife of Late Bimalendu Chatterjee of 71/3/6, Satyen Roy Road, Post Office : Behala, Police Station : Behala, Kolkata : 700034, (5) **SMT. BULBUL CHAKI**, wife of Late Ashis Kumar Chaki of 22/1, Satyen Roy Branch Road, Post Office : Behala, Police Station : Behala, Kolkata : 700034, (6) **SMT. JAYANTI CHAKRABORTI**, wife of Late Sailesh Chakraborty of 1/13, Arabinda Nagar Colony, Post Office & Police Station : Jadavpur, Kolkata : 700032, (7) **SMT. RIA CHAKRABORTI**, daughter of Late Sailesh Chakraborty of 1/13, Arabinda Nagar Colony, Post Office & Police Station : Jadavpur, Kolkata : 700032, (8) **SRI SANKHA CHAKRABORTY**, son of Late Dwijendra Lal Chakraborty of 22/1, Satyen Roy Branch Road, Post Office : Behala, Police Station : Behala, Kolkata : 700034, (9) **SMT. SIKHA BHATTACHARJEE**, wife of Sri Snehangshu Bhattacharjee of GF-14, Narayani Apartment", Zarda Bagan, Jyangra, Rajarhat, Gopalpur (M), Post Office : Dasbandhunagar, Police Station : Baguiati, Kolkata : 700059, (10) **SMT. SHILA BHATTACHARJEE**, wife of Sri Dipti Bhattacharjee of C-59, 1st Floor, Gosta Tala, New

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Scheme, Kamdahari, Garia, Post Office & Police Station : Garia, Kolkata : 700084, (11) **SMT. SOMA KUSHARI**, having PAN : BBVPK7413E, wife of Sri Sujit Kushari, by faith : Hindu, by nationality : Indian, by occupation : House-Wife, residing at V.I.P. Lake View, Block-B, Flat-109, P.W.D. Chalpatty Road, Baguiati, Post Office : Baguiati, Pin : 700059, 24 Parganas (North), (12) **DR. SAKTI CHAKRABORTI**, son of Late Kartick Chandra Chakraborty of 30/9, Chinar Park, Hatiara, Kaikhali, Post Office : Rajarhat Gopalpur, Police Station : Airport, Kolkata : 700136 and (13) **SRI SANJIB CHAKRABORTY**, son of Late Kartick Chandra Chakraborty of NAFRA, H.O. West Kameng, Post Office : Rupa, Police Station : Rupa, Arunachal Pradesh and each of their respective heirs, executors, administrators, legal representatives and assigns.

2. **DEVELOPER** :-

Shall mean **SUN RAY DEVCON PRIVATE LIMITED**, having its registered Office at 21/4, Aswini Dutta Road, Post Office : Sarat Chatterjee Road, Police Station : Lake, Kolkata : 700029, being represented by its Directors, (1)

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SRI JAY S. KAMDAR and (2) **SRI TUSHAR S. KAMDAR**, both sons of Late Sharad H. Kamdar, both are of 38A/26, Jyotish Roy Road, Post Office : New Alipore, Police Station : Behala, Kolkata : 700053, District : 24 Parganas (South) and its successors-in-office and assigns.

3. **THE SAID PROPETY** :-

Shall mean **ALL THAT** undivided 11/12th share of the land measuring about 12 (Twelve) Cottahs more or less, together with structure standing thereon, situate and lying at Mouza : Behala, Pargana : Balia, Touzi No.386, under Khatian No.2048, appertaining to C.S. Plot No.7591, being known and numbered as Municipal Premises No.78, Satyen Roy Branch Road (mailing address 22/1, Satyen Roy Branch Road), Police Station : Behala, Kolkata : 700034, within the limits of the Kolkata Municipal Corporation, under Ward No.120, District : 24 Parganas (South).

4. **BUILDING PLAN** :-

Shall mean and include all the drawings, specifications for construction, maps or Plan as shall be sanctioned in

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the name of the Owners by the Kolkata Municipal Corporation and/or other relevant Authority for the purpose of development of the land and construction of multistoried Building/s thereon consisting of several residential Flats and commercial space/s, Car Parking Space/s and other space/s etc. on the said property and/or modification thereof made or caused by the Developer in the name of the Owners duly signed by the Owners or their duly authorized agents or Attorney and approved.

5. **ARCHITECT/L.B.S.** :-

Shall mean a qualified Architect/L.B.S. who will be appointed by the Developer for the purpose or preparation of Plan and for development of the said property or any other Architects as may be appointed from time to time by the Developer and the Developer shall inform the Owners of such appointment.

6. **BUILDING** :-

Shall mean the proposed multistoried Building/s to be constructed on the said property as per sanctioned Plan,

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drawings and specifications of constructions, morefully described in the **FIFTH SCHEDULE** hereunder written.

7. **OWNERS' ALLOCATION** :-

Shall mean that in this project the Owners shall be given at the first instance free of cost entitled to get 40% of the total F.A.R. out of 100% of the total F.A.R. in respect of their undivided 11/12th share of the said property from the proposed Building/s in finished, complete and in habitable condition, which consists of several Flat/s, commercial space/s, Car Parking Space/s, Garage/s according to the sanctioned Building Plan together with undivided proportionate share of land including the common areas, Space/s, amenities and facilities therein provided morefully described in the **THIRD SCHEDULE** hereunder written. The Owners shall be given the aforesaid allocation in lieu of their said property being allowed for development by the Developer. The aforesaid allocation of the Owners will be settled after sanction of the Building Plan on the basis of mutual understanding and for that fresh Supplementary Agreement will be executed in future by the Parties herein, which will be treated as part of the present Agreement.

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8. **DEVELOPER'S ALLOCATION** :-

Shall mean the rests and remaining portions of the proposed Building/s in the said property save and except the Owners' allocation. The said rests and remaining areas means several Flat/s, Car Parking Space/s and other space/s and proportionate undivided share in the land and common areas and Space/s, amenities and facilities provided therein staircases and the Developer shall have the right to sell, lease out and/or rent out the same in whole or in part together with proportionate undivided share in the of land of the said property, morefully described in the **FOURTH SCHEDULE** hereunder written, with right to enter into Agreement for Sale of Flat/s, Car Parking Space/s and other space/s with right on common areas and Space/s to the intending Flat Buyer and to take advances and total consideration from him/her/them without any objection or interruption from the Owners.

9. **SALEABLE AREA** :-

Shall mean the Flat/s, Car Parking Space/s and other space/s in the proposed Building/s, which are available

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for independent use and occupation of the Transferee/s and/or Purchaser/s together with the undivided proportionate share in the land areas of the Building/s and the common areas provisions utilities and facilities attached therein required for such independent user.

10. **COMMON AREAS AND FACILITIES** :-

Shall mean unless the context otherwise require, entrance, corridors all ways paths, stair ways, staircase and its landing, lift, driveways, common lavatories, pump rooms, overhead and underground water tank, septic tank, boundary wall, water pump motor/s and other facilities, which may be used and enjoyed in common by all the occupants or Flat/s, Car Parking Space/s and other space/s of the Building/s as required for the maintenance and/or management of facilities of the Building/s and also the items specified in Section 3(d) of the West Bengal Apartment Ownership Act, 1972.

11. **COMMON EXPENSES** :-

Shall mean unless the context otherwise require all the expenses, ground rents, property maintenance charges

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dues and outgoings and all other common expenses within the meaning of the West Bengal Apartment Ownership Act, 1972 in respect of the Flats as may be determined jointly by the Owners and the Developer until an Association is formed by the Transferee/s and/or Purchasers of the said Flats in the Building/s to be constructed thereon.

12. **SUPER BUILT UP AREA** :-

Shall mean the built up area of a Flat together with its proportionate share in the staircase, lift, landing, passage and like share in all constructed areas and each such Flat shall be entitled to all advantages and right of user in common of all the Flat/s, Space/s shall the common areas, common utilities as may be provided in the proposed Building/s.

13. **TOGETHER** :-

With its grammatical variation shall mean the transfer by way of sale of the Flats, Garage and Space/s excepting the Owners' allocation to be transferred by the Developer for consideration to the intending Transferee/s and/or

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Purchasers of Flats and SPACE/S in the Building/s to be constructed thereon.

14. **TRANSFEREE(S)/PURCHASER(S)** :-

Shall mean the person, Firm, Limited Company, Association of persons or any other Legal Body to whom any Flat/s, commercial Space/s and Car Parking Space/s in the proposed Building/s to be constructed thereon will be transferred.

15. A. Words imparting singular shall include plural and vise versa.

B. Words imparting masculine gender shall include feminine and neuter gender and similarly words imparting neuter gender shall include masculine and feminine genders.

ARTICLE : "II"

(TITLE AND DECLARATION)

1. The Owners hereby declare that they have good and absolute right, title and interest in the said property as mentioned in the **SECOND SCHEDULE** hereunder written without any claim of any right, title or interest of any

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person/s adversely against them. The Developer is free and at liberty to make such investigations with regard to the title of the Owners.

2. The Owners hereby undertake and assure that the Developer will be entitled to construct and complete the entire proposed Building/s after demolition of the whole existing structure with all responsibilities and benefits as agreed by and between the parties and the Developer will be further entitled to transfer by way of sale, lease out and rent out without having any liability of the Owners of the Developer's allocation in one lot or in several lots with proportionate undivided share in the land of the said property without any interference of or from the Owners or any other person/s claiming through under or in trust for the Owners. The sale proceeds of the salvage of the existing structure shall be credited to the Developer and the Owners shall have no claim to the said sale proceeds.

ARTICLE : "III"

(EXPLORATION AND DEVELOPMENT RIGHTS)

The Owners hereby grant exclusive right to the Developer to build up and accept the said property for the construction of the

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proposed Building/s and the Developer shall be entitled to enter into Contract/s or Agreement/s with any person/s, Company/ies or Concern/s at its own risk and responsibility without encumbering the said property of the Owners in any manner whatsoever.

ARTICLE : "IV"

(POWER OF ATTORNEY)

The Owners shall grant to the Developer or its Partners such irrevocable registered Development Power of Attorney in favour of the Developer or its Partners as may be required for the purpose of obtaining sanctioned Building Plan and all necessary permissions and approvals from the relevant Authorities in connection with construction of the proposed Building/s and to bring electricity and water supply connections and for the purpose of to execute Deed of Conveyance for sale, transfer of the Flats, commercial space/s, Car Parking Space/s and other Space/s of the proposed Building/s including undivided proportionate share of land except the Owners' allocation of the proposed Building/s to any intending Purchaser/s on settled terms for sale at any price and by taking earnest money or full payment of consideration.

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ARTICLE : "V"

(PROCEDURE)

1. The Owners have appointed the Developer as the Developer of the said property including the Owners' portion and the Developer has accepted such appointment on the terms and conditions hereunder contained.

2. The development of the said property shall be in the following manner :-

   A. Simultaneously with the execution hereof, the Owners shall hand over to the Developer original Deed/s, Corporation papers and other title related papers and documents relating to the said property. If any such document is not available to them that suppose to be available to them, then the Developer shall make such arrangement to avail the same at the cost and expenses of the Owners. It is clarified that the Developer shall from time to time allow inspection of the original documents kept with them or any of their representatives or to any person or persons and Authority or Authorities as may be

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requested by the Owners till the completion of the whole project. Upon completion of the whole project and the formation of any Association and/or Committee for the maintenance and management of the proposed Building/s, the Developer and/or any other holders or custodians of all or any of the original documents shall hand over the original documents to the Association and/or Committee for their custody.

B. The Owners herein within 30 (Thirty) days from the date of execution of this Agreement clear the Municipal taxes as is now pending in respect of the said property.

C. The Developer shall at its own endeavour mutate the names of the Owners with the Office of the Kolkata Municipal Corporation.

D. The Developer shall at its own cost being the Attorney of the Owners herein shall mutate the names of the Owners with B.L. & L.R.O. and shall

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also obtain land ceiling clearance from the Authority concerned for construction of the proposed Building/s on the said property and for that a total time limit shall be allotted to the Developer for 36 (Thirty-Six) months from the date of execution of this Agreement for Development.

E. After obtaining the land ceiling clearance, the Developer as Attorney of the Owners at its own costs and expenses and for and on behalf of the Owners shall cause the Plan/s of the proposed Building/s to be prepared and deposit the same before sanctioning Authority/ies for the approval and/or sanction of the same and get the Plan/s approved and/or sanctioned along with other permissions, clearances or approvals for the said development and for that a total time duration to be allowed as 24 (Twenty-Four) months after expiration of the aforesaid land ceiling clearance and from the date of sanction of the Building Plan/s and/or from the date of handing over peaceful vacant possession of the said property by the Owners to the Developer

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herein, whichever will be the later, the Developer be allowed to construct the proposed Building/s within a span of 36 (Thirty-Six) months from the date of execution of this Agreement for Development.

F. The Owners shall not be entitled to raise any kind of dispute regarding the construction of the project and/or other related matter of the project. It is further clarified that after the notice of completion of the project, it would be deemed that the project has been duly constructed and completed by the Developer.

G. That if after due service of notice of shifting by the Developer to the Owners, the Owners or any one of them fail/s, neglect/s, refuse/s and/or delay/s to take delivery of the possession of his/their Unit/s in the proposed Building/s in the said property within the notice period then it would be construed that the Owners have taken possession of their allotment in the proposed Building/s on the expiry of term of the said notice.

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H. All applications, Plan/s, papers and documents required to be deposited or submitted by the Developer for the approval and/or sanction of the Plan/s and/or for the development of the project shall be prepared by the Developer at its own costs and expenses and submit or deposit the same in the names of the Owners. The Developer shall also bear all costs and expenses and make deposits for the sanction of the Plan/s for the construction in the proposed Building/s to be constructed in the said property.

I. At any time after the execution of this Agreement, the Developer shall have the right and shall be entitled to enter into the said property and to do all preparatory works, as may be necessary for the project.

J. Subject to Force Majeure and incidences beyond the control of the Developer, the Developer shall within a period 36 (Thirty-Six) months from the date of execution of this Agreement for Development, shall

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complete the construction of the proposed Building/s in the said project at its own costs and expenses and deliver vacant and peaceful possession of the Flat/s, Space/s comprised in the Owners' allocation to the Owners in habitable condition as per the particulars mentioned in the **THIRD SCHEDULE** hereunder written. The Owners may extend time for a further period as the same may be reasonably required, as per prayer of the Developer.

K. The Developer shall construct the proposed Building/s in the manner as may be permissible under the Building/s Regulations and Laws of the Kolkata Municipal Corporation and in conformity with the Plans.

ARTICLE : "VI"

(POSSESSION AND CONSTRUCTION)

1. It has been agreed by an between the Owners and the Developer to construct, erect and complete the proposed Building/s in the said property and that the Developer

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shall have the entire responsibility for construction of the proposed Building/s and the Owners shall have no responsibility towards construction of the proposed Building/s.

2. The Developer agreed to commence work after obtaining full vacant possession of the said property or from the date of obtaining of the Building/s sanction Plan by the Developer, whichever will be the latter.

3. The Developer shall upon completion of construction and making the portion habitable deliver the Owners' allocation prior to delivering possession to any of its Purchaser/s of any space/s out of its allocation.

4. From the date of delivery of possession of the Owners' allocation and till separate assessment by the Kolkata Municipal Corporation, the Parties hereto shall contribute proportionately the taxes and other statutory outgoings of the said property.

5. The Developer agrees to complete the construction of the proposed Building/s and properly finish the same within

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a period of 36 (Thirty-Six) months from the date of execution of this Agreement for Development.

ARTICLE : "VII"

(COMMON FACILITIES)

1. As soon as the proposed Building/s in the said property is completed and made fully habitable for residential, partly commercial purpose, upon obtaining necessary certificate for occupation from the Architect/L.B.S. as provided under the Kolkata Municipal Act and the Rules and Regulations thereunder made, the Developer shall give written notice to the Owners requiring them to take possession of the Owners' allocation in the Building/s and thereafter the Owners shall take possession of their allocation as herein provided for and if no actionable deviation made by the Developer in the construction the Owners shall give and grant unto the Developer a certificate in respect of their allocation in full satisfaction.

2. Till all the Flat/s and Space/s within the Developer's allocation are sold away, the Developer in consultation with the Owners shall frame rules for occupation, user

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and enjoyment of the residential Flats and other Space/s in the proposed Building/s and till formation of a Body of the Co-Owners of the Building/s including the Owners herein and the Purchaser/s of the Developer's allocation, it will be the responsibility of the Developer to arrange for maintenance of the common areas and the common utilities of the Building/s and therefore the Developer will be entitled to realize the cost proportionately from occupiers of the several Flat/s, Space/s, for a limited period of 6 (Six) month only.

ARTICLE : "VIII"

(COMMON RESTRICTION)

It has been agreed by and between the Parties hereto that the Owners' allocation in the Building/s shall be subject to the same restriction on transfer and use as would be applicable to the Developer's allocation in the proposed Building/s intended for the common benefits of all occupiers of the entire completed Building which shall include the following :-

1. The Owners and the Developer or the nominee/s of the Developer during the subsistence of this Agreement shall

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not use or permit to use their respective portions in the Building/s or any portion thereof for carrying on any obnoxious, illegal and immoral trade or activity nor use the same for any purpose which may cause any nuisance, obstruction or hazard in the property or any part thereof.

2. No party shall demolish or permit to demolish any wall or other structure in their respective portions or any part thereof or make any structural alteration therein without the consent of all other Co-Owners and without obtaining necessary permission from the concerned statutory Authorities.

3. Both the Parties shall abide by all laws, bye-laws, rules and regulations of the Government and/or Local Bodies and shall be responsible for any violation and/or breach of any of the laws, bye-laws, rules and regulations in their respective allocations.

4. The respective Allottees shall keep the interior walls, sewers, drains, pipes and other fittings and fixtures, floor and ceiling etc. in their respective allocation of the

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proposed Building/s in good and reparable condition and in particular so as not to cause any damage to the Building/s or any other space or accommodation therein and shall keep the other indemnified from and against the consequences of any breach thereof.

5. No Party or persons/s claiming through any of the Parties herein shall keep or store anything in any of the common areas nor shall otherwise cause any hindrance in any manner whatsoever to the use of the common areas and the common utilities by the Co-Owners for the purpose they are meant.

6. No Party shall throw or accumulate any filth, rubbish, waste or refuse or permit the same to be thrown or accumulated in or around the Building/s or in the compound, corridors or any other portion of the common areas of the Building/s and the said property.

7. In the event of any transfer being made by the Parties of their respective allocations, the above conditions shall be made applicable to and binding upon the Transferee/s.

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ARTICLE : "IX"

(SETTLEMENT OF DISPUTES)

Any dispute between the Parties arising in the course or execution of the project herein shall be settled amicably, failure of which either of the Parties may prefer approaching the Court of Law for necessary redressal, but the Owners shall not be entitled to an order of injunction to stop the works of the proposed Building/s unless there be a case of illegal construction by the Developer.

ARTICLE : "X"

(COMMON RIGHTS AND OBLIGATION OF OWNERS AND DEVELOPER)

The terms and conditions which have been agreed to by and between the Parties relating to such development verbally are reduced into writing hereunder.

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGRED BY AND BETWEEN THE PARTIES HERETO as follows :-

1. The Owners agree to appoint and do hereby appoint the Party of the Other Part herein, as the Developer in respect

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of the said property morefully described in the **SECOND SCHEDULE** hereunder written and the Owners hereby grant/appoint/permission/license to the Developer for development of the land for the purpose of construction of the proposed Building/s thereon and the Developer doth hereby accepts such appointment to act as Developer. The said appointment is irrevocable save and except the Developer must not commit any fault in carrying out the development work in the said property as per the Building/s Plan and the Developer shall not cause any breach of the terms stated herein.

2. Subject to the sanction of the Building/s Plan, the Developer shall develop and promote the said property, by way of construction of multistoried Building/s. The Developer shall at its own costs construct, erect and complete the Building/s with good and standard sound quality materials as may be specified by the Architects/L.B.S. from time to time. The details of the Specification of construction and the materials to be used for such purpose are mentioned and described in the **FIFTH SCHEDULE** hereunder written.

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3. The Developer shall provide in the proposed Building/s as its own cost pump, water storage tank with overhead reservoirs, electric connection, lift and other facilities as are required to be provided in residential and/or multistoried Building/s having self contained Apartment/s or Flat/s, Car Parking Space/s and other space/s.

4. All costs charges and expenses for construction including Architects/L.B.S. fees shall be discharged by the Developer and the Owners shall bear no responsibility in this context.

5. Simultaneously with the execution of the Agreement, the Developer shall be entitled to negotiate with the any other person, if there be any to obtain their respective **"No Objection"** in respect of the proposed construction/ development of the said property agreeing to provide space to them as per law.

6. All costs and expenses pertaining to the sanction of the Building/s Plan including the payment of requisite fees

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and other incidental expenses payable to such sanctioning Authority shall be borne by the Developer.

7. To enable the Developer to carry out its obligations, rights authorities and entitlements under this Agreement, the Owners shall simultaneously grant and execute in favour of the Developer Company, represented by (1) **SRI JAY S. KAMDAR** and (2) **SRI TUSHAR S. KAMDAR** by a registered Development Power of Attorney and/or General Power of Attorney, which will be irrevocable by the Owners save and except on commission of a default by the Developer in complying with the terms and conditions of this Agreement.

8. That the Developer shall pay a sum of Rs.10,00,000/- (Rupees Ten Lac) only towards the adjustable advance to the Owners, out of which a sum of Rs.5,00,000/- (Rupees Five Lac) only has already paid prior to execution and registration of this Agreement and Rs.5,00,000/- (Rupees Five Lac) only to be paid within 7 days from the date of execution and registration of this instant Agreement and shall also pay a further sum of Rs.5,00,000/- (Rupees Five Lac) only towards the forfeit money to the Owners

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herein within 1 (One) month from the date of execution and registration of this Agreement.

9. All the legal heirs of the Owners above named shall also abide by and confirm such Power of Attorney in favour of the Developer.

10. The Developer shall construct the said property strictly in accordance with the Building Plan and the rules regulation and bye-laws of the Kolkata Municipal Corporation Act, for the time being in force. If necessary, modification and deviation of Plan shall be approved by the Authority concerned with the consent of Owners.

11. The Developer is hereby empowered by the Owners to apply and obtain on their behalf and in their names the quotas for steel, cement bricks etc. as may be allocated by the respective Authorities for the purpose of development of the said property at the cost of the Developer and further shall be entitled to obtain temporary or permanent connection of electric service line, water supply line and drainage and to obtain other essential services, utilities, required for the Development of the said property and

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making the same habitable and tenantable but all such costs and values of materials and expenses shall be paid and borne by the Developer and the Owners will not be liable for the same.

12. The Owners hereby agree and undertake to deliver the vacant possession of the said property to the Developer for the purpose of development and construction of proposed Building/s on execution of this Agreement without any objection or hindrances.

13. The Owners shall if required, at the cost of the Developer shall amalgamate the said property with other adjacent property/ies, if there be any, enabling the developer to construct a residential complex in and around the locality but in every cases the owners shall get the 40% of the total F.A.R. out of 100% of the total F.A.R. in respect of their undivided 11/12th share of the said property from the proposed constructional works.

14. The Developer has agreed to deliver possession of the Owners' allocation in the proposed Building/s within the

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stipulated period of 36 (Thirty-Six) months from the date of execution of this Agreement for Development.

15. Immediately on completion of the Owners' allocation in all respect along with completion of all common Space/s providing all common facilities in the Building/s in the said property, the Developer shall give notice in writing to the Owners requiring the Owners to take possession of the Owners' allocation in the Building/s and there being no dispute regarding the completion of the Building/s in terms of this Agreement and according to the Specification and the Building/s Plan thereof and certificate of the Architect/ L.B.S. being produced to that effect and then after 30 (Thirty) days from the date of service of such notice, and at all times thereafter the Owners shall exclusively be liable for payment of all property taxes, rates, dues and other public outgoings and impositions whatsoever payable in respect of the said Owners' allocation and the said rates and taxes are to be calculated on pro-rata basis with reference to the saleable area in the Building/s, if they are levied on the Building/s as a whole.

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16. On completion of the construction of the entire Building/s, the Owners and the Developer shall punctually and regularly pay for their respective allocation, the said rate and taxes to the concerned Authorities or otherwise as may be mutually agreed upon between the Owners and the Developer and both the Parties shall keep each other indemnified against all claims, actions, demands, costs and charges and proceedings whatsoever directly or indirectly instituted against or suffered by or paid by either of them as the case may be consequent upon a default by the Owners or the Developer in this behalf.

17. As and from the date of satisfactory handing over the Owners' allocation as mentioned above in all respects and duly acknowledged by the Owners in writing and/or after 30 (Thirty) days from the date of service of notice by the Developer to the Owners for accepting the possession of their allocation, the Owners shall be responsible to pay and bear and shall forthwith pay on demand to the Developer the service charges for the common facilities in the Building/s with respect of the Owners' allocation and

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said charges may include proportionate share on premium for the insurance of the Building/s viz. fire and equipments etc. including replacement repair and maintenance charges and expenses of all common wiring, pipes, electrical and mechanical equipments, transformers, pumps, motors whatsoever as may be mutually agreed upon from time to time.

18. Any transfer of any part of the Owners' allocation in the Building/s shall be subject to the other provisions hereof and the Transferee/s shall thereafter be responsible in respect of the space transferred to pay the said rates and service charges proportionately for the said common facilities.

19. The Owners' allocation in the Building/s shall be subject to the same restrictions on transfer and use as are applicable to the Developer's allocation in the Building/s intended for the common benefits of all occupiers of the proposed Building/s which shall include the following

20. No formal Deed of Transfer in respect of the Owners' allocation shall be required. But the Owners shall at the

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request of the Developer sign and execute all such further necessary Deeds, papers, documents and writings for completion of construction and/or sale of the said Developer's allocation or any portion thereof provided that the Developer as the constituted Attorney of the Owners shall also be entitled to sign and execute such deeds, papers writings and documents as may be required from time to time therefore.

21. If the said development work and/or the construction work is suspended due to Force Majeure like natural calamity, earth quake, strike, riot or civil commotion or promulgation of any law etc. which be beyond the control of the Developer, then in such event the stipulated time as aforesaid shall be extended for such period as may be mutually agreed between the Parties. But the market condition and Developer's paucity of fund or financial difficulty shall not be considered to be the reasons beyond control of the Developer.

22. The Developer will also keep the Owners saved, harmless and indemnified against all claims losses expenses and

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proceedings as may be occasioned by the reasons mentioned hereunder.

A. The Developer shall pay for violation of rules and regulations prescribed under the Kolkata Municipal Corporation Act and/or infringement of such act or deviation from the sanctioned Building Plan causing payment of fines or penalty imposed by the said Authority for such violation of the Building/s Plan.

B. All claims and demands of the suppliers of Building materials etc. of the said property or all claims arising due to any accident suffered by employees/workmen engaged by the Developer to carry out development work in the said property shall be borne by the Developer. The Developer shall solely be liable for compensation for such accident/s, if any, in terms of the Workmen's Compensation Act.

C. All claims and demands of the Owners and Occupiers of the adjoining properties due to damage

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or loss suffered by them in course of hazards in construction work of the said property shall be borne by the Developer.

23. Both Owners and the Developer shall not use or permit to use their respective allocations in the Building/s or any portion thereof for carrying on any unlawful or illegal and immoral trade or activity nor use thereof for any purpose which may cause nuisance hazard to the other occupiers of the proposed Building/s.

24. Neither Party shall demolish or permit to demolish any wall or other structure in their respective allocations or any portion thereof or make structural alteration thereof without the previous consent of the Owner/Developer or the Association when formed, but such consent shall not be withheld unreasonably.

25. The respective Allottees shall keep the interiors and walls, sewers, drains, pipes and other fittings and fixtures and appurtenances and floor and ceiling etc. in each of their respective allocations in the proposed Building/s in good

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working condition and repair and in particular so as not to cause any damage to the Building/s or any other of their space or accommodation therein.

26. No goods or other items shall be kept by the Owners or the Developer or the Transferee/s for display or use or otherwise in the corridor or other places of common use in the proposed Building/s and in case any obstacle is caused in a manner thereto the person doing so shall be responsible to remove the same at the risk and cost of the other. Neither of the Parties shall be entitled to put up any advertisement and/or display hoarding on the exterior walls of the proposed Building/s.

27. The Owners shall permit the Developer and its servants and agents without workmen and others at the reasonable time and by prior notice to enter into and upon the Owners' allocation and every part thereof for the purpose of maintenance or repairing any part of the proposed Building/s and/or for the purpose of repairing maintaining, rebuilding, cleaning, lighting and of common facilities and/or for the purpose of maintaining, repairing

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and testing drains, water pipes and electric wires and for other similar purposes.

28. The Owners hereby agree and covenant with the Developer that they will mutate their own names at their own costs and expenses with the Kolkata Municipal Corporation Authority after the Owners obtain permission of their allocation in a habitable condition and the Developer shall co-operate with the Owners in this respect.

29. The Developer's allocation in the proposed Building/s in the said property is meant for sale as ownership Flats. As such the Owners and the necessary Parties shall sign and execute all Deeds of Conveyances, documents and writings relating to such sale and transfer to the intending Purchaser/s of the said Flats at a price determined by the Developer and the Owners shall not have nor can have any demand or claim thereon of any nature whatsoever.

30. The Developer is at liberty to advertise for sale of the said ownership Flat/s, Space/s, Car Parking Space/s during

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the Development/construction of the Building/s on the said property and receive advance or consideration from the intending Purchaser/s on Agreement against sale of such Flat/s, Car Parking Space/s, Space/s and proportionate land value and shall be entitled to take appropriate the entire amount of sale proceeds from such Purchaser/s in respect of Developer allocated share the proposed Building/s.

31. The Owners hereby agree and covenant with the Developer not to do any act, deed or thing whereby the Developer may be prevented from selling, assigning and/or disposing, if any, of the Developer's allocation in the Building/s in the said property.

32. The Owners shall not let-out, grant, lease, mortgage and/or charge the said property as well as the said premises or any portion thereof without the consent in writing of the Developer during the period of construction.

33. The Owners hereby agree and covenant with the Developer to transfer the undivided proportionate share

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allocable and attributable to the Developer's allocation in favour of the Developer or its nominee/s in such part/s as the Developer shall require and for the aforesaid purpose shall obtain all necessary approvals, consents and permission.

34. The Parties hereto shall do all acts, deeds and things and sign execute register and deliver all documents and deeds as may be required by the other to enable the Parties to own use, occupy and enjoy the respective areas and the Parties hereto shall full and absolute right to deal with or transfer their respective areas in the manner as they respectively think fit and proper.

35. The Developer shall have no right title and interest whatsoever in the Owners' allocation and undivided proportionate share pertaining thereof in common facilities and amenities which shall solely and exclusively belong and continue to belong to the Owners and similarly the Owners shall have no right or claim in respect of the Developer's Allocation as herein provided.

36. The Developer shall have no right to claim for payment reimbursement of any cost, expenses or charges incurred

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towards construction of the Owners' allocation and of the undivided proportionate share in the common areas/Space/s, common facilities and amenities of the proposed Building/s. Hence the Owners shall never be liable to pay and/or refund such cost or expenses to the Developer.

37. The Developer shall in completion of the proposed Building/s, put the Owners in undisputed possession of the Owners' allocation together with all rights in common areas/Space/s common utility portion of the proposed Building/s and the open space thereof.

38. The Developer hereby agrees and covenants with the Owners not to do any act, deed or thing whereby the Owners would be prevented from enjoying, selling, assigning, and/or disposing of any portion of the Owners' allocation in the said proposed Building/s in the said property.

39. The Developer shall be entitled to negotiate with prospective Buyers and/or Purchaser/s for sale of Flat/s

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and other area/s of the Building/s belonging to the Developer's allocation and also enter into Agreement for Sale with the intending Purchaser/s and to receive earnest money thereof and receive the full consideration amount towards sale of Developer's allocation and appropriate the same and the Owners hereby confirm that the Owners shall have no claim or demand over the said consideration or amounts in future under any circumstances whatsoever and howsoever.

40. The Owners confirm and undertake that if so required by the Developer, the Owners shall join as Confirming Party to all Agreement/s and other document/s of transfer that may be entered into by the Developer for sale and/or otherwise transfer of the Flat/s, Space/s in the proposed Building/s of the Developer's allocation without raising any objection and claiming any additional consideration money.

41. It is understood that from time to time to facilitate, the construction of the proposed Building/s by the Developer various Deeds, matters and things not herein specified

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may be required to be done by the Developer and for which the Developer may need the Authority of the Owners and various application and other documents may be required to be signed or made by the Owners relating to the specific provisions may be reasonably required to be done in the manner and the Owners shall execute any such authorization as may be required by the Developer for the said purpose and the Owners also undertake to sign and execute all such additional applications and other documents as the case may be provided that all such acts, deeds, matters and things do not in any way infringe the rights of the Owners and/or go against the spirit of this Agreement.

42. In case, any Party fails or defaults in carrying out obligations or contravene any of the terms and conditions of this Agreement, then and in such event the other Party shall without prejudice to their rights stated herein be entitled to and/or start legal proceeding both criminal and civil against the defaulting Party and for Specific Performance of Contract together with right to claim damages and for other relief.

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43. The proposed Building/s in the said property shall be christened as "SUN SAIBA" which shall be inscribed and marked on a marble piece and be fixed on the front wall of the Building/s. It will be displayed prominently to the visitor and open to public eye. The Developer is also permitted to inscribe its name in a visible place of the Building/s as Developer.

44. The Owners shall not stop work of the Developer at any stage during construction by bringing a suit against the Developer and all order of injunction so long or there is no actionable deviation from the sanctioned Building Plan and/ or abandonment of work and/or breach of any covenants by the Developer.

45. The Owners shall execute Agreement/s for Sale and Deed/s of Conveyance in favour of the intending Purchaser/s if necessary when required by intending Purchaser/s in respect of Flat/s, Car Parking Space/s, Space/s including proportionate undivided share in land of Developer's allocation in the proposed Building/s in the said property before the Registration Office/s.

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46. Alipore Judges' Court as the case may be shall have jurisdiction to entertain and try all actions suits and proceedings arising out of these presents between the Parties hereto.

THE FIRST SCHEDULE ABOVE REFERRED TO

(DESCRIPTION OF THE SAID PREMISES)

ALL THAT piece and parcel of land measuring about 12 (Twelve) Cottahs more or less, together with structure standing thereon, situate and lying at Mouza : Behala, Pargana : Balia, Touzi No.386, under Khatian No.2048, appertaining to C.S. Plot No.7591, being known and numbered as Municipal Premises No.78, Satyen Roy Branch Road (mailing address 22/1, Satyen Roy Branch Road), Police Station : Behala, Kolkata : 700034, within the limits of the Kolkata Municipal Corporation, under Ward No.120, Additional District Sub-Registry Office at Behala, District : 24 Parganas (South), together with all right, title, interest and right of easement attached thereto and the same is butted and bounded by :-

ON THE NORTH	:	House of Barun Das & Joydeb Chanda ;
ON THE SOUTH	:	14' wide Satyen Roy Branch Road ;
ON THE EAST	:	Jagatpur Rukmini Vidya Mandir Boys School ;
ON THE WEST	:	House of D.L. Chakraborti.

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Alipore, South 24 Parganas

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THE SECOND SCHEDULE ABOVE REFERRED TO

(DESCRIPTION OF THE SAID PROPERTY)

ALL THAT piece and parcel of undivided 11/12th share of the land measuring about 12 (Twelve) Cottahs more or less i.e. land measuring comes to undivided 11 (Eleven) Cottahs more or less, together with undivided share of structure standing thereon at being Municipal Premises No.78, Satyen Roy Branch Road (mailing address 22/1, Satyen Roy Branch Road), Police Station : Behala, Kolkata : 700034, within the limits of the Kolkata Municipal Corporation, under Ward No.120, District : 24 Parganas (South), morefully described in the first schedule hereinabove written.

THE THIRD SCHEDULE ABOVE REFERRED TO

(DESCRIPTION OF THE OWNERS' ALLOCATION)

ALL THAT in the instant joint venture project the Owners shall be given at the first instance free of cost entitled to get 40% of the total F.A.R. out of 100% of the total F.A.R. in respect of their undivided 11/12th share of the said property from the proposed Building/s in finished, complete and in habitable condition, according to the sanctioned Building Plan together with undivided proportionate share of land including the common areas.

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THE FOURTH SCHEDULE ABOVE REFERRED TO

(DESCRIPTION OF THE DEVELOPER'S ALLOCATION)

ALL THAT rests and remaining 60% share of the proposed Building/s in the said property save and except the Owners' allocation. The said rests and remaining areas means several Flat/s, Car Parking Space/s and other space/s and proportionate share including common Space/s, places, staircases and the Developer shall have the right to sell, mortgage, lease out and/or rent out the same in whole or in part together with proportionate share of land at the said property, with right to enter into Agreement/s for Sale of Flat/s, Car Parking Space/s and other space/s with right on common areas and places to the intending Buyer/s etc. and to take advances and entire consideration from him/her/them without any objection or interruption from the Owners and also to sale its allocation to the intending Purchaser/s, after handing over possession of the Owners' allocation.

THE FIFTH SCHEDULE ABOVE REFERRED TO

(DESCRIPTION OF SPECIFICATION OF THE BUILDING/S)

- **BUILDING** :-

  Building designed or R.C.C. foundation of multistoried.

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- **FOUNDATION** :-

  Building designed of R.C.C. foundation.

- **STEEL** :-

  Steel quality available in the market.

- **CEMENT** :-

  Standard quality available in the market.

- **STONE CHIPS** :-

  Standard quality available in the market.

- **SAND** :-

  Course sand and other sand shall be required.

- **BRICKS** :-

  1st and 2nd class available in the market.

- **FLOORING** :-

  Bed rooms, toilet, drawing/dining will be finished with marble.

- **TOILET** :-

  Toilet will be of marble flooring with 6' high glaze tile all around.

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- **PAINTING** :-

All internal walls will be finished the plaster Paris. All external paintings will be with cement based paints. All doors and windows will be enamel paints.

- **SANITARY** :-

All internal pipe line will be concealed type. Soil lines are to be connected to underground, drainage pipes terminating in Corporation line, colour basin, colour commodes, Essco fittings.

- **WATER SUPPLY** :-

Water will be supplied from the supply of Kolkata Municipal Corporation.

- **DOORS** :-

All doors will be made up of commercial flash doors, main entrance door will be teak finish.

- **WINDOWS** :-

Aluminum sliding with glass fittings.

- **ELECTRICAL** :-

Electrical points for light, fan, and refrigerator.

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Alipore, South 24 Parganas

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❖ **WORKS** :-

P.V.C. wiring and complete with distribution board sub-distribution board, switch board with piano type switches and 5 & 25 amp. plug point electrical points will be provided as per design given by architect.

❖ **ELECTRICAL** :-

All conceal wiring.

❖ **LIFT** :-

Lift will be provided.

THE SIXTH SCHEDULE ABOVE REFERRED To

(DESCRIPTION OF SPECIFICATION OF COMMON AREAS)

1. **AREAS** :-

A. Entrance and exits to the said property and the Building/s.

B. Darwans room, if any.

C. Boundary walls and main gate of the said property.

D. Lift and lift machine room.

E. Staircase, stair head room and lobbies on all the floors.

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F. Entrance lobby, electric/utility room, water pump room, if any and the Office room, to be used by the Association/Committee, if any.

G. Common installations on the roof and in the Ground Floor and also in each floor.

H. Right to access on the roof above the top of the floor of the Building/s.

I. The open land in the said property, foundation columns, beams, supports, common passage and boundary walls of the Building/s.

2. **WATER PLUMBING AND DRAINAGE** :-

A. Drainage and sewerage lines and other installations for the same (except only those as are installed within the exclusive area of any unit) or exclusively for the same.

B. Water supply system of the whole Building.

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C. Water pump, underground and overhead water reservoirs together with all common plumbing installations for carriage of water (save only those are within the exclusive area of any unit and/or exclusively for its use.

3. **ELECTRICALS INSTALLATIONS** :-

A. Electrical wiring and other fittings (excluding only those as are installed within the exclusive area of any Unit or exclusively for its use).

B. Lighting of common portions.

C. Electrical installations for receiving electricity from suppliers and meters for recording the supply.

D. Electric installation for lift.

E. Machineries and accessories, if any (at extra cost).

4. **OTHERS** :-

Such other common parts, areas, equipments, installations, fittings, fixtures and Space/s in or around the said property and the Building/s as are necessary for passage to and/or user of the units in common by the Co-Owners.

District Sub-Registrar-II
Alipore, South 24 Parganas

24 OCT 2017

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

SIGNED, SEALED AND DELIVERED by the Parties at Kolkata in the presence of :-

WITNESSES :-

1. Subhasis Basu
1/26 Netaji Nagar
Kol-92

2. Sagata Chakraborty
22/1, Satyen Roy Branch
Road Behala Kol-34

Signature of the **OWNERS**

For SUN RAY DEVCON PRIVATE LIMITED
Director

For SUN RAY DEVCON PRIVATE LIMITED
Director

Signature of the **DEVELOPER**

Drafted by us :-

SANTANU ADHIKARY
Advocate
Alipore Judges' Court, Kol : 27.

Computer Typed by :-

DEBASISH NASKAR
Alipore Judges' Court, Kol : 27.

District Sub-Registrar-II
Alipore, South 24 Parganas

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MEMO OF RECEIPT

RECEIPT of and from the within named Developer the within mentioned sum of Rs.5,00,000/- (Rupees Five Lac) only towards part consideration out of the total agreed amount of Rs.15,00,000/- (Rupees Fifteen Lac) only, as per Memo below :-

MEMO

Sl. No.	Date	Cheque No/UTR No	Bank With Branch	Amount
1.	11.08.2017	IOBAR	520170811004863 99 (INDIAN OVERSEAS BANK) KALIGHAT BRANCH	5,00,000/-
			Total :	Rs.5,00,000/-
(Rupees Five Lac) Only				

WITNESSES :-

1. Subhasis Basu
   1/26 Netaji Nagar
   Kol-92

2. Sangata Chakraborty
   22/1 Satyen Roy Branch
   Road Behala Kol-34

Sangita Chakraborty
Kalpana Agarwal
Ria Chakraborty
Basanti Chakraborty
Shila Bhattacharjee
Sankha Chakraborty
Krishna Mukherjee
Seema Chatterjee
Bulbul Chatterjee
Sikha Bhattacharjee
Sanjib Chakraborty
Soma Kushary

Signature of the **OWNERS**

District Sub-Registrar-II
Alipore, South 24 Parganas

24 OCT 2017

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Left Hand					
Right Hand					

NAME JAY . S . KAMDAR
SIGNATURE J.K

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Left Hand					
Right Hand					

NAME Tushar S. Kamdar
SIGNATURE

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Left Hand					
Right Hand					

NAME SNAPAN CHAKRABORTY .
SIGNATURE Chakraborty

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Left Hand					
Right Hand					

NAME KRISHNA MUKHERJEE
SIGNATURE Krishna Mukherjee

District Sub-Registrar-II
Alipore, South 24 Parganas

24 OCT 2017

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Left Hand					
Right Hand					

NAME KALPANA PUSHILAL,
SIGNATURE Kalpana Pushilal

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Left Hand					
Right Hand					

NAME SEEMA CHATTERJEE
SIGNATURE Seema Chatterjee

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

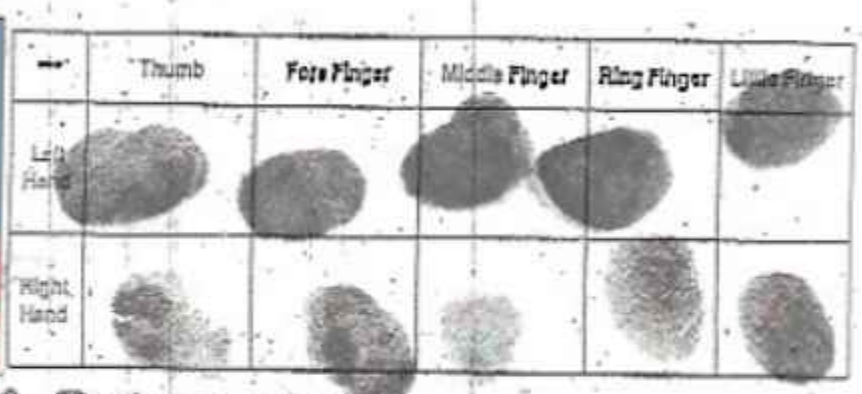
NAME BULBUL CHAKI
SIGNATURE Bulbul Chaki

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

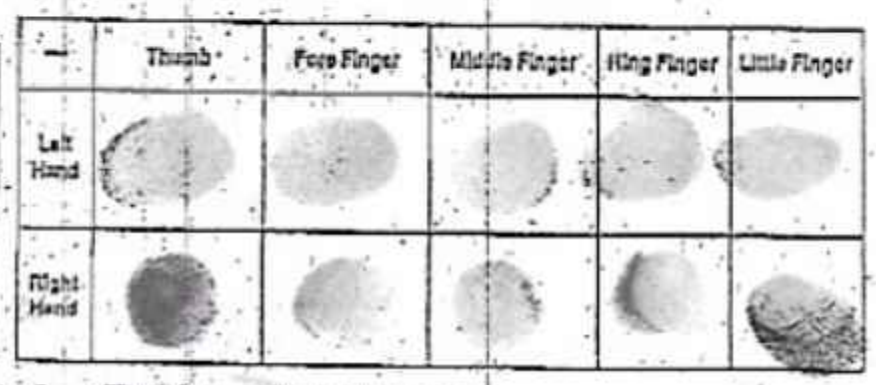
NAME SANKHA CHAKRABORTY.
SIGNATURE Sankha Chakraborty

District Sub-Registrar-II
Alipore, South 24 Parganas

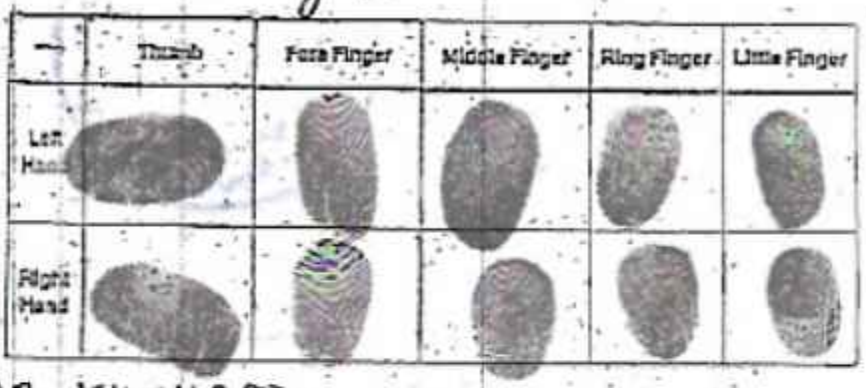
24 OCT 2017



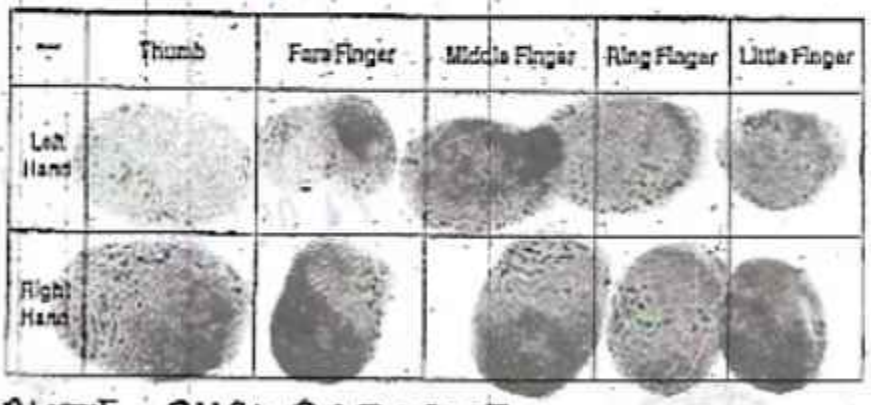
NAME SIKHA BHATTACHARJE
SIGNATURE Sikha Bhattacharjee



NAME SHILA BHATTACHARJEE
SIGNATURE Shila Bhattacharjee



NAME SOMA KUSHARY
SIGNATURE Soma Kushary



NAME DR. SAKTI CHAKRABORTI
SIGNATURE

District Sub-Registrar-II
Alipore, South 24 Parganas

24 OCT 2017

PRESENTANT

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

NAME SANJIB CHAKRABORTY.
SIGNATURE Sanjib chakraborty

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Left Hand					
Right Hand					

NAME JAYANTI CHAKRABORTI
SIGNATURE Jayanti chakraborti

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

NAME RIA CHAKRABORTI.
SIGNATURE Ria chakraborti

PHOTO

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

NAME :
SIGNATURE

District Sub-Registrar-II
Alipore, South 24 Parganas

24 OCT 2017


आयकर विभाग
भारत सरकार
INCOME TAX DEPARTMENT
GOVT OF INDIA
SWAPAN CHAKRABORTY
DWIJENDRA LAL CHAKRABORTY
20/02/1948
AIJPC7880E

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

AFPPM6649R

नाम /NAME

KRISHNA MUKHERJEE

पिता का नाम /FATHER'S NAME

DWIJENDRA LAL MUKHERJEE

जन्म तिथि /DATE OF BIRTH

28-02-1941

हस्ताक्षर /SIGNATURE

Krishna Mukherjee

आयकर आयुक्त, (पदा.), कोल.

COMMISSIONER OF INCOME-TAX(P.O.), KOLKATA

Krishna Mukherjee

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

KALPANA PUSHILAL
DWIJENDRALAL CHAKRAVORTY
01/07/1913
Permanent Account Number
BEZPP8734C

Signature

Kalpana Pushilal

Seema Chatterjee

Bulbul Chakl.

Jayanti chakraborti

Ria Chakraborty

Santha Chakraborty
Santha Chakraborty


आयकर विभाग
भारत सरकार
INCOME TAX DEPARTMENT
GOVT. OF INDIA
SIKHA BHATTACHARJEE
KARTIC CHANDRA CHAKRABORTI
03/05/1950
AXUPB6746M

Shila Bhattacherjee

PERMANENT ACCOUNT NUMBER

BBVPK7413E

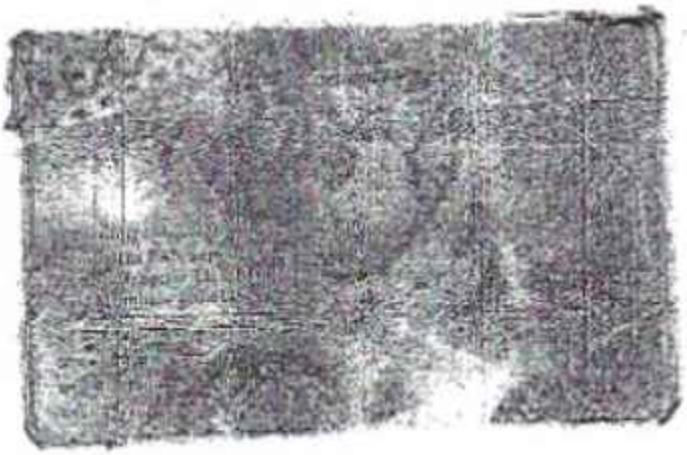
SOMA KUSHARY

KARTICK CHANDRA CHAKRABORTY

Soma Kushary


आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
SAKTI CHAKRABARTI
K C CHAKRABARTI
ACHPC4203E


आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
SANJIB CHAKRABORTY
KARTIK CHAKRABORTY
AFSPC5706L



For SUN RAY DEVCON PRIVATE LIMITED

Director

For SUN RAY DEVCON PRIVATE LIMITED

Director


आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
JAY S KAMDAR
SHARD H KAMDAR
12/06/1992
AKWPK2270L


आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT OF INDIA
TUSHAR S KAMDAR
SHARAD H KAMDAR
19/07/1983
AKWPK2271M

RECEIVED
Financial Assistant / Sub-Registrar
Alipore, South 24 Parganas
Date: 23-10-17

सत्यमेव जयते

Government of West Bengal
Directorate of Registration & Stamp Revenue
e-Assessment Slip

Query No / Year	1602-0001433505/2017	Office where deed will be registered
Query Date	20/10/2017 9:22:17 AM	D.S.R. - I SOUTH 24-PARGANAS, District: South 24-Parganas
Applicant Name, Address & Other Details	PARTHA SANA ALIPORE POLICE COURT,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9830737513, Status :Deed Writer	
Transaction		Additional Transaction
[0110] Sale, Development Agreement or Construction agreement		[4305] Declaration [No of Declaration : 2], [4311] Receipt [Rs : 5,00,000/-]
Set Forth value		Market Value
Rs. 2/-		Rs. 1,88,68,289/-
Total Stamp Duty Payable(SD)		Total Registration Fee Payable
Rs. 40,021/- (Article:48(g))		Rs. 5,053/- (Article E, E, B, M(b), H)
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
Remarks		

Land Details :

District: South 24-Parganas, Thana: Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Satyen Roy Branch Road, , Premises No. 78, Ward No: 120 Pin Code : 700034

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu		11 Katha	1/-	1,67,68,289/-	Property is on Road
	Grand Total :				18.15000000Dec	1 /-	1,67,68,289 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	2800 Sq Ft.	1/-	21,00,000/-	Structure Type: Structure
	Gr. Floor, Area of floor : 1400 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete Floor No: 1, Area of floor : 1400 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete				
	Total :	2800.00000 sq ft	1 /-	21,00,000 /-	

District Sub-Registrar Alipore

Land Lord Details :

Sl No	Name & address	Status	Execution Admission Details :
1	Shri SWAPAN CHAKRABORTY Son of Late DWIJENDRA LAL CHAKRABORTY,22/1, SATYEN ROY BRANCH ROAD, Post Office: BEHALA, Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700141 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No. AJPC7990E, Status :Individual, Executed by: Self , To be Admitted by: Self	Individual	Executed by: Self , To be Admitted by: Self
2	Smt KRISHNA MUKHERJEE Wife of Late RANJIT KUMAR MUKHERJEE,71/1/1B,SATYEN ROY BRANCH ROAD, Post Office: BEHALA, Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700034 Sex: Female, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No. AFPPM6649R, Status :Individual, Executed by: Self , To be Admitted by: Self	Individual	Executed by: Self , To be Admitted by: Self
3	KALPANA PUSHILAL, (Alias: LINA PUSHILAL) Wife of Shri SURENDRA NATH PUSHILAL,FLAT NO C3, HAPPY HOME CO OPERATIVE 164, LAKE GARD, Post Office: LAKE, Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN - 700034 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. BEZPP8734C, Status :Individual, Executed by: Self , To be Admitted by: Self	Individual	Executed by: Self , To be Admitted by: Self
4	Smt SEEMA CHATTERJEE Wife of Late BIMALENDU CHATTERJEE,71/3/6, SATYEN ROY ROAD, Post Office: BEHALA, Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700034 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. AESPC7061B, Status :Individual, Executed by: Self , To be Admitted by: Self	Individual	Executed by: Self , To be Admitted by: Self
5	Smt BULBUL CHAKI Daugther of Late ASHIS KUMAR CHAKI,22/1, SATYEN ROY BRANCH ROAD, Post Office: BEHALA, Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700034 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. AJXPC2500M, Status :Individual, Executed by: Self , To be Admitted by: Self	Individual	Executed by: Self , To be Admitted by: Self
6	Smt JAYANTI CHAKRABORTI Wife of Late SAILES CHAKRABORTI,1/13, ARABINDA NAGAR COLONY, Post Office: JADAVPUR, Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN - 700032 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. AETPC2050B, Status :Individual, Executed by: Self , To be Admitted by: Self	Individual	Executed by: Self , To be Admitted by: Self
7	Smt RIA CHAKRABARTI Daugther of Late SAILES CHAKRABARTI,1/13, ARABINDA NAGAR COLONY, Post Office: JADAVPUR, Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN - 700032 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. AFFPC0710B, Status :Individual, Executed by: Self , To be Admitted by: Self	Individual	Executed by: Self , To be Admitted by: Self

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

GRN:	19-201718-009458603-1	Payment Mode	Online Payment
GRN Date:	23/10/2017 11:47:55	Bank :	Indian Overseas Bank
BRN :	201710230666755	BRN Date:	23/10/2017 11:50:11

DEPOSITOR'S DETAILS

Id No. : 16020001433505/1/2017
[Tender Number]

Name :	SUN RAY DEVCON PVT LTD
Contact No. :	Mobile No. : +91 9830718888
E-mail :	sunconstructionsun@yahoo.in
Address :	214 ASWINI DUTTA ROAD KOLKATA 700029
Applicant Name :	Mr PARTHA SANA
Office Name :	
Office Address :	
Status of Depositor :	Buyer/Claimants
Purpose of payment / Remarks :	Sale, Development Agreement or Construction agreement

PAID

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	16020001433505/1/2017	Property Registration- Stamp duty	0030-02-103-003-02	40021
2	16020001433505/1/2017	Property Registration- Registration Fees	0030-03-104-001-16	5053
		Total		45074

In Words : Rupees Forty Five Thousand Seventy Four only

8 Smt SANGHA CHAKRABORTY Daughter of Late DWIJENDRA LAL CHAKRABORTY22/1 SATYEN ROY BRANCH ROAD, P.O.- BEHALA, P.S.- Behala, District-South 24 Parganas, West Bengal, India, PIN - 700034 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AEIPC0002P, Status :Individual, Executed by: Self , To be Admitted by: Self	Individual	Executed by: Self , To be Admitted by: Self
9 Smt SIKHA BHATTACHARJEE Wife of Shri SNEHANGSHU BHATTACHARJEEGF 14, NARAYANI APARTMENT ZARDA BAGAN JAYANGRA RAJ, P.O: DASHANDHUNAGAR, P.S: Baguiati, District-North 24-Parganas, West Bengal, India, PIN - 700059 , Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AXUPB0745M, Status :Individual, Executed by: Self , To be Admitted by: Self	Individual	Executed by: Self , To be Admitted by: Self
10 Smt SHILA BHATTACHARJEE Wife of Shri DIPTI BHATTACHARJEEC 59 1ST FLOOR GOSTA PALA, NEW SCHEME, KAMDAHRI GA, P.O.- GARIA, P.S.- Garia, District- South 24 Parganas, West Bengal, India, PIN - 700084 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BPRPB3450F, Status :Individual, Executed by: Self , To be Admitted by: Self	Individual	Executed by: Self , To be Admitted by: Self
11 Smt SOMA KUSHARY Wife of Shri SUJIT KUSHARYVIP LAKE VIEW BLOCK , FLAT NO. PWD CHAI PATTY ROAD, P.O.- BAGUIATI, P.S:- Baguiati, District-North 24 Parganas, West Bengal, India, PIN - 700059 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BHVPK7413L, Status :Individual, Executed by: Self , To be Admitted by: Self	Individual	Executed by: Self , To be Admitted by: Self
12 Sri SAKTI CHAKRABARTI Son of Late KARTICK CHANDRA CHAKRABARTY30/9, CHINAR PARK, HATIARA KAIKHALI, P.O.- RAJARHAT GOPALPUR, P.S:- Airport, District-North 24-Parganas, West Bengal, India, PIN - 700136 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: ACHPC4263E, Status :Individual, Executed by: Self , To be Admitted by: Self	Individual	Executed by: Self , To be Admitted by: Self
13 Sri SANJIB CHAKRABORTY Son of Late KARTIC CHANDRA CHAKRABORTYNAFRA H.O WEST KAMENG, P.O.- RUPA, P.S.- RUPA, District: West Kameng, Arunachal Pradesh, India, PIN - 790003 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AISPC9706L, Status :Individual, Executed by: Self , To be Admitted by: Self	Individual	Executed by: Self , To be Admitted by: Self

Developer Details :

Sl No	Name & address	Status	Execution Admission Details :
1	SUN RAY DEVCON PRIVATE LIMITED 21/4 ASWINI DUTTA ROAD, P.O: SARAT BOSE ROAD, P.S:- Lake, District -South 24 Parganas, West Bengal, India, PIN - 700029 , PAN No.:: AAPCS0973G, Status :Organization, Executed by: Representative	Organization	Executed by: Representative

Developer Details :

Sl No	Name & address	Status	Execution Admission Details :
1	SUN RAY DEVCON PRIVATE LIMITED (Private Limited Company) ,21/4, ASWINI DUTTA ROAD,, Post Office: SARAT BOSE ROAD, Lake, District:-South 24-Parganas, West Bengal, India, PIN - 700029 PAN No. AAPCS0973G, Status :Organization, Executed by: Representative	Organization	Executed by: Representative

Representative Details :

Sl No	Name & Address	Representative of
1	Shri JAY S KAMDAR Son of Late SHARAD H KAMDAR38A/26, JYOTISH ROY ROAD,, Post Office: NEW ALIPORE, Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700053 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AKWPK2270L	SUN RAY DEVCON PRIVATE LIMITED (as DIRECTOR)
2	Shri TUSHAR S KAMDAR Son of Late SHARAD H KAMDAR38A/26, JYOTISH ROY ROAD,, Post Office: NEW ALIPORE, Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700053 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AKWPK2271M	SUN RAY DEVCON PRIVATE LIMITED (as DIRECTOR)

Identifier Details :

Name & address
Mr PARTHA SANA Son of Late R N SANA ALIPORE POLICE COURT, Post Office: ALIPORE, Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027, Sex: Male, By Caste: Hindu, Occupation: Deed Writer, Citizen of: India, , Identifier Of Smt KRISHNA MUKHERJEE, KALPANA PUSHILAL, Smt SEEMA CHATTERJEE, Smt BULBUL CHAKI, Smt JAYANTI CHAKRABORTI, Smt RIA CHAKRABARTI, Shri SANKHA CHAKRABORTY, , Smt SIKHA BHATTACHARJEE, Smt SHILA BHATTACHARJEE, Smt SOMA KUSHARY, Dr SAKTI CHAKRABORTI, Shri SANJIB CHAKRABORTY, Shri JAY S KAMDAR, Shri TUSHAR S KAMDAR

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Shri SWAPAN CHAKRABORTY	SUN RAY DEVCON PRIVATE LIMITED-1.29643 Dec
2	Smt KRISHNA MUKHERJEE	SUN RAY DEVCON PRIVATE LIMITED-1.29643 Dec
3	KALPANA PUSHILAL	SUN RAY DEVCON PRIVATE LIMITED-1.29643 Dec
4	Smt SEEMA CHATTERJEE	SUN RAY DEVCON PRIVATE LIMITED-1.29643 Dec
5	Smt BULBUL CHAKI	SUN RAY DEVCON PRIVATE LIMITED-1.29643 Dec
6	Smt JAYANTI CHAKRABORTI	SUN RAY DEVCON PRIVATE LIMITED-1.29643 Dec
7	Smt RIA CHAKRABARTI	SUN RAY DEVCON PRIVATE LIMITED-1.29643 Dec
8	Shri SANKHA CHAKRABORTY	SUN RAY DEVCON PRIVATE LIMITED-1.29643 Dec
9	Shri SANKHA CHAKRABORTY	SUN RAY DEVCON PRIVATE LIMITED-1.29643 Dec
10	Smt SIKHA BHATTACHARJEE	SUN RAY DEVCON PRIVATE LIMITED-1.29643 Dec
11	Smt SHILA BHATTACHARJEE	SUN RAY DEVCON PRIVATE LIMITED-1.29643 Dec
12	Smt SOMA KUSHARY	SUN RAY DEVCON PRIVATE LIMITED-1.29643 Dec
13	Dr SAKTI CHAKRABORTI	SUN RAY DEVCON PRIVATE LIMITED-1.29643 Dec
14	Shri SANJIB CHAKRABORTY	SUN RAY DEVCON PRIVATE LIMITED-1.29643 Dec

Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Shri SWAPAN CHAKRABORTY	SUN RAY DEVCON PRIVATE LIMITED-186.667 Sq Ft
2	Smt KRISHNA MUKHERJEE	SUN RAY DEVCON PRIVATE LIMITED-186.667 Sq Ft
3	KALPANA PUSHILAL	SUN RAY DEVCON PRIVATE LIMITED-186.667 Sq Ft
4	Smt SEEMA CHATTERJEE	SUN RAY DEVCON PRIVATE LIMITED-186.667 Sq Ft
5	Smt BULBUL CHAKI	SUN RAY DEVCON PRIVATE LIMITED-186.667 Sq Ft
6	Smt JAYANTI CHAKRABORTI	SUN RAY DEVCON PRIVATE LIMITED-186.667 Sq Ft
7	Smt RIA CHAKRABARTI	SUN RAY DEVCON PRIVATE LIMITED-186.667 Sq Ft
8	Shri SANKHA CHAKRABORTY	SUN RAY DEVCON PRIVATE LIMITED-186.667 Sq Ft
9	Shri SANKHA CHAKRABORTY	SUN RAY DEVCON PRIVATE LIMITED-186.667 Sq Ft
10		SUN RAY DEVCON PRIVATE LIMITED-186.667 Sq Ft
11	Smt SIKHA BHATTACHARJEE	SUN RAY DEVCON PRIVATE LIMITED-186.667 Sq Ft
12	Smt SHILA BHATTACHARJEE	SUN RAY DEVCON PRIVATE LIMITED-186.667 Sq Ft
13	Smt SOMA KUSHARY	SUN RAY DEVCON PRIVATE LIMITED-186.667 Sq Ft
14	Dr SAKTI CHAKRABORTI	SUN RAY DEVCON PRIVATE LIMITED-186.667 Sq Ft
15	Shri SANJIB CHAKRABORTY	SUN RAY DEVCON PRIVATE LIMITED-186.667 Sq Ft

Note:

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days for e-Payment. Assessed market value & Query is valid for 44 days i.e. upto 03/12/2017 for registration.
3. Standard User charge of Rs. 240/-(Rupees Two hundred fourty) only includes all taxes per document upto 17 (seventeen) pages and Rs 7/- (Rupees seven) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.

Major Information of the Deed

Deed No :	**I-1602-09467/2017**	**Date of Registration**	**24/10/2017**
Query No / Year	**1602-0001433505/2017**	**Office where deed is registered**	
Query Date	**20/10/2017 9:22:17 AM**	D.S.R. -II SOUTH 24-PARGANAS, District South 24-Parganas	
Applicant Name, Address & Other Details	PARTHA SANA ALIPORE POLICE COURT,Thana : Alipore, District : South 24 Parganas, WEST BENGAL , Mobile No. : 9830737513, Status :Deed Writer		
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. 1,88,68,289/-	
Stampduty Paid(SD)		**Registration Fee Paid**	
Rs. 40,121/- (Article:48(g))		Rs. 5,053/- (Article:E, E, B, M(b), H)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip (Urban area)		

Land Details :

District: South 24 Parganas, P.S.- Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Satyen Roy Branch Road, , Premises No. 78, Ward No. 120

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu		11 Katha	1/-	1,67,68,289/-	Property is on Road
	Grand Total :				**18.15Dec**	**1 /-**	**167,68,289 /-**	

Structure Details :

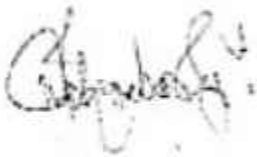
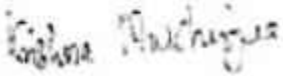
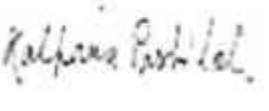
Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	2800 Sq Ft.	1/-	21,00,000/-	Structure Type: Structure

Gr. Floor, Area of floor : 1400 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete

Floor No. 1, Area of floor : 1400 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete

	Total :	**2800 sq ft**	**1 /-**	**21,00,000 /-**

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	**Name**	**Photo**	**Fringerprint**	**Signature**
	Shri SWAPAN CHAKRABORTY Son of Late DWIJENDRA LAL CHAKRABORTY Executed by: Self, Date of Execution: 24/10/2017 , Admitted by: Self, Date of Admission: 24/10/2017 ,Place : Office	 24/10/2017	 LTI 24/10/2017	 24/10/2017
	77/1, SATYEN ROY BRANCH ROAD, P.O:- BEHALA, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700141 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: AIJPC7990E, Status :Individual, Executed by: Self, Date of Execution: 24/10/2017 , Admitted by: Self, Date of Admission: 24/10/2017 ,Place : Office			
2	**Name**	**Photo**	**Fringerprint**	**Signature**
	Smt KRISHNA MUKHERJEE Wife of Late RANJIT KUMAR MUKHERJEE Executed by: Self, Date of Execution: 24/10/2017 , Admitted by: Self, Date of Admission: 24/10/2017 ,Place : Office	 24/10/2017	 LTI 24/10/2017	 24/10/2017
	71/1/1B,SATYEN ROY BRANCH ROAD, P.O:- BEHALA, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700034 Sex: Female, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: AFPPM6649R, Status :Individual, Executed by: Self, Date of Execution: 24/10/2017 , Admitted by: Self, Date of Admission: 24/10/2017 ,Place : Office			
3	**Name**	**Photo**	**Fringerprint**	**Signature**
	KALPANA PUSHILAL, (Alias: LINA PUSHILAL) Wife of Shri SURENDRA NATH PUSHILAL Executed by: Self, Date of Execution: 24/10/2017 , Admitted by: Self, Date of Admission: 24/10/2017 ,Place : Office	 24/10/2017	 LTI 24/10/2017	 24/10/2017
	FLAT NO C3, HAPPY HOML CO OPLRATIVE 164, LAKE GARD, P.O:- LAKE, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN - 700034 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BEZPP8734C, Status :Individual, Executed by: Self, Date of Execution: 24/10/2017 , Admitted by: Self, Date of Admission: 24/10/2017 ,Place : Office			

4	Name	Photo	Fringerprint	Signature
	Smt SEEMA CHATTERJEE Wife of Late BIMALENDU CHATTERJEE Executed by: Self, Date of Execution: 24/10/2017 , Admitted by: Self, Date of Admission: 24/10/2017 ,Place : Office	 24/10/2017	 LTI 24/10/2017	Seema Chatterjee 24/10/2017

71/3/6, SATYEN ROY ROAD, P.O:- BEHALA, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700034 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AESPC7061B, Status :Individual, Executed by: Self, Date of Execution: 24/10/2017
, Admitted by: Self, Date of Admission: 24/10/2017 ,Place : Office

5	Name	Photo	Fringerprint	Signature
	Smt BULBUL CHAKI Daugther of Late ASHIS KUMAR CHAKI Executed by: Self, Date of Execution: 24/10/2017 , Admitted by: Self, Date of Admission: 24/10/2017 ,Place : Office	 24/10/2017	 LTI 24/10/2017	Bulbul Chaki 24/10/2017

22/1, SATYEN ROY BRANCH ROAD, P.O:- BEHALA, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700034 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AJXPC2500M, Status :Individual, Executed by: Self, Date of Execution: 24/10/2017
, Admitted by: Self, Date of Admission: 24/10/2017 ,Place : Office

6	Name	Photo	Fringerprint	Signature
	Smt JAYANTI CHAKRABORTI Wife of Late SAILES CHAKRABORTI Executed by: Self, Date of Execution: 24/10/2017 , Admitted by: Self, Date of Admission: 24/10/2017 ,Place : Office	 24/10/2017	 LTI 24/10/2017	Jayanti Chakraborti 24/10/2017

1/13, ARABINDA NAGAR COLONY, P.O:- JADAVPUR, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN - 700032 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AETPC2050B, Status :Individual, Executed by: Self, Date of Execution: 24/10/2017
, Admitted by: Self, Date of Admission: 24/10/2017 ,Place : Office

7	Name	Photo	Fringerprint	Signature
	Smt RIA CHAKRABARTI Daugther of Late SAILES CHAKRABARTI Executed by: Self, Date of Execution: 24/10/2017 , Admitted by: Self, Date of Admission: 24/10/2017 ,Place : Office	 24/10/2017	 24/10/2017	Ria Chakraborti 24/10/2017

1/13, ARABINDA NAGAR COLONY, P.O:- JADAVPUR, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN - 700032 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AFFPC0710B, Status :Individual, Executed by: Self, Date of Execution: 24/10/2017
, Admitted by: Self, Date of Admission: 24/10/2017 ,Place : Office

	Name	Photo	Fringerprint	Signature
8	**Shri SANKHA CHAKRABORTY** Daughter of Late DWIJENDRA LAL CHAKRABORTY Executed by: Self, Date of Execution: 24/10/2017 , Admitted by: Self, Date of Admission: 24/10/2017 ,Place : Office	 24/10/2017	LTI 24/10/2017	24/10/2017

22/1,SATYEN ROY BRANCH ROAD, P.O:- BEHALA, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700034 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AFLPC0002P, Status :Individual, Executed by: Self, Date of Execution: 24/10/2017
, Admitted by: Self, Date of Admission: 24/10/2017 ,Place : Office

	Name	Photo	Fringerprint	Signature
9	**Smt SIKHA BHATTACHARJEE** Wife of Shri SNEHANGSHU BHATTACHARJEE Executed by: Self, Date of Execution: 24/10/2017 , Admitted by: Self, Date of Admission: 24/10/2017 ,Place : Office	 24/10/2017	LTI 24/10/2017	24/10/2017

GF 14, NARAYANI APARTMENT ZARDA BAGAN JAYANGRA RAJ, P.O:- DASBANDHUNAGAR, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700059 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AXUPB6746M, Status :Individual, Executed by: Self, Date of Execution: 24/10/2017
, Admitted by: Self, Date of Admission: 24/10/2017 ,Place : Office

	Name	Photo	Fringerprint	Signature
10	**Smt SHILA BHATTACHARJEE** Wife of Shri DIPTI BHATTACHARJEE Executed by: Self, Date of Execution: 24/10/2017 , Admitted by: Self, Date of Admission: 24/10/2017 ,Place : Office	 24/10/2017	LTI 24/10/2017	24/10/2017

C 59 1ST FLOOR GOSTA TALA, NEW SCHEME, KAMDAHRI GA, P.O:- GARIA, P.S:- Garia, District:-South 24-Parganas, West Bengal, India, PIN - 700084 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BPRPB3450F, Status :Individual, Executed by: Self, Date of Execution: 24/10/2017
, Admitted by: Self, Date of Admission: 24/10/2017 ,Place : Office

11	Name	Photo	Fringerprint	Signature
	Smt SOMA KUSHARY Wife of Shri SUJIT KUSHARY Executed by: Self, Date of Execution: 24/10/2017 , Admitted by: Self, Date of Admission: 24/10/2017 ,Place : Office	 24/10/2017	 LTI 24/10/2017	Soma Kushary 24/10/2017

VIP LAKE VIEW BLOCK , FLAT 109, PWD CHALPATTY ROAD, P.O:- BAGUIATI, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700059 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BBVPK7413E, Status :Individual, Executed by: Self, Date of Execution: 24/10/2017
, Admitted by: Self, Date of Admission: 24/10/2017 ,Place : Office

12	Name	Photo	Fringerprint	Signature
	Dr SAKTI CHAKRABARTI Son of Late KARTICK CHANDRA CHAKRABARTY Executed by: Self, Date of Execution: 24/10/2017 , Admitted by: Self, Date of Admission: 24/10/2017 ,Place : Office	 24/10/2017	 LTI 24/10/2017	24/10/2017

30/9, CHINAR PARK, HATIARA KAIKHALI, P.O:- RAJARHAT GOPALPUR, P.S:- Airport, District:-North 24-Parganas, West Bengal, India, PIN - 700136 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: ACHPC4263E, Status :Individual, Executed by: Self, Date of Execution: 24/10/2017
, Admitted by: Self, Date of Admission: 24/10/2017 ,Place : Office

13	Name	Photo	Fringerprint	Signature
	Shri SANJIB CHAKRABORTY Son of Late KARTIC CHANDRA CHAKRABORTY Executed by: Self, Date of Execution: 24/10/2017 , Admitted by: Self, Date of Admission: 24/10/2017 ,Place : Office	 24/10/2017	 LTI 24/10/2017	24/10/2017

NAFRA H.O. WEST KAMENG, P.O:- RUPA, P.S:- RUPA, District:-West Kameng, Arunachal Pradesh, India, PIN - 790003 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AFSPC9706L, Status :Individual, Executed by: Self, Date of Execution: 24/10/2017
, Admitted by: Self, Date of Admission: 24/10/2017 ,Place : Office

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**SUN RAY DEVCON PRIVATE LIMITED** 21/4, ASWINI DUTTA ROAD,, P.O:- SARAT BOSE ROAD, P.S:- Lake, District:-South 24 Parganas, West Bengal, India, PIN - 700029 , PAN No.:: AAPCS0973G, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	**Name**	**Photo**	**Finger Print**	**Signature**
	Shri JAY S KAMDAR (Presentant) Son of Late SHARAD H KAMDAR Date of Execution - 24/10/2017, , Admitted by: Self, Date of Admission: 24/10/2017, Place of Admission of Execution: Office	 Oct 24 2017 1:31PM	 LTI 24/10/2017	24/10/2017
	38A/26, JYOTISH ROY ROAD,, P.O.- NEW ALIPORE, P.S - Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700053, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AKWPK2270L Status : Representative, Representative of : SUN RAY DEVCON PRIVATE LIMITED (as DIRECTOR)			
2	**Name**	**Photo**	**Finger Print**	**Signature**
	Shri TUSHAR S KAMDAR Son of Late SHARAD H KAMDAR Date of Execution - 24/10/2017, , Admitted by: Self, Date of Admission: 24/10/2017, Place of Admission of Execution: Office	 Oct 24 2017 1:33PM	 LTI 24/10/2017	24/10/2017
	38A/26, JYOTISH ROY ROAD,, P.O:- NEW ALIPORE, P.S:- Behala, District -South 24 Parganas, West Bengal, India, PIN - 700053, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AKWPK2271M Status : Representative, Representative of : SUN RAY DEVCON PRIVATE LIMITED (as DIRECTOR)			

Identifier Details :

Name & address	
Mr PARTHA SANA Son of Late R N SANA ALIPORE POLICE COURT, P.O.- ALIPORE, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027, Sex: Male, By Caste: Hindu, Occupation: Deed Writer, Citizen of: India, , Identifier Of Shri SWAPAN CHAKRABORTY, Smt KRISHNA MUKHERJEE, KALPANA PUSHILAL, Smt SEEMA CHATTERJEE, Smt BULBUL CHAKI, Smt JAYANTI CHAKRABORTI, Smt RIA CHAKRABARTI, Shri SANKHA CHAKRABORTY, Smt SIKHA BHATTACHARJEE, Smt SHILA BHATTACHARJEE, Smt SOMA KUSHARY, Dr SAKTI CHAKRABARTI, Shri SANJIB CHAKRABORTY, Shri JAY S KAMDAR, Shri TUSHAR S KAMDAR	
	24/10/2017

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri SWAPAN CHAKRABORTY	SUN RAY DEVCON PRIVATE LIMITED-1.29643 Dec
2	Smt KRISHNA MUKHERJEE	SUN RAY DEVCON PRIVATE LIMITED-1.29643 Dec
3	KALPANA PUSHILAL	SUN RAY DEVCON PRIVATE LIMITED-1.29643 Dec
4	Smt SEEMA CHATTERJEE	SUN RAY DEVCON PRIVATE LIMITED-1.29643 Dec
5	Smt BULBUL CHAKI	SUN RAY DEVCON PRIVATE LIMITED-1.29643 Dec
6	Smt JAYANTI CHAKRABORTI	SUN RAY DEVCON PRIVATE LIMITED-1.29643 Dec
7	Smt RIA CHAKRABARTI	SUN RAY DEVCON PRIVATE LIMITED-1.29643 Dec
8		SUN RAY DEVCON PRIVATE LIMITED-1.29643 Dec
9	Shri SANKHA CHAKRABORTY	SUN RAY DEVCON PRIVATE LIMITED-1.29643 Dec
10	Smt SIKHA BHATTACHARJEE	SUN RAY DEVCON PRIVATE LIMITED-1.29643 Dec
11	Smt SHILA BHATTACHARJEE	SUN RAY DEVCON PRIVATE LIMITED-1.29643 Dec
12	Smt SOMA KUSHARY	SUN RAY DEVCON PRIVATE LIMITED-1.29643 Dec
13	Dr SAKTI CHAKRABARTI	SUN RAY DEVCON PRIVATE LIMITED-1.29643 Dec
14	Shri SANJIB CHAKRABORTY	SUN RAY DEVCON PRIVATE LIMITED-1.29643 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Shri SWAPAN CHAKRABORTY	SUN RAY DEVCON PRIVATE LIMITED-186.66666700 Sq Ft
2	Smt KRISHNA MUKHERJEE	SUN RAY DEVCON PRIVATE LIMITED-186.66666700 Sq Ft
3	KALPANA PUSHILAL	SUN RAY DEVCON PRIVATE LIMITED-186.66666700 Sq Ft
4	Smt SEEMA CHATTERJEE	SUN RAY DEVCON PRIVATE LIMITED-186.66666700 Sq Ft
5	Smt BULBUL CHAKI	SUN RAY DEVCON PRIVATE LIMITED-186.66666700 Sq Ft
6	Smt JAYANTI CHAKRABORTI	SUN RAY DEVCON PRIVATE LIMITED-186.66666700 Sq Ft
7	Smt RIA CHAKRABARTI	SUN RAY DEVCON PRIVATE LIMITED-186.66666700 Sq Ft
8		SUN RAY DEVCON PRIVATE LIMITED-186.66666700 Sq Ft
9	Shri SANKHA CHAKRABORTY	SUN RAY DEVCON PRIVATE LIMITED-186.66666700 Sq Ft
10		SUN RAY DEVCON PRIVATE LIMITED-186.66666700 Sq Ft
11	Smt SIKHA BHATTACHARJEE	SUN RAY DEVCON PRIVATE LIMITED-186.66666700 Sq Ft
12	Smt SHILA BHATTACHARJEE	SUN RAY DEVCON PRIVATE LIMITED-186.66666700 Sq Ft
13	Smt SOMA KUSHARY	SUN RAY DEVCON PRIVATE LIMITED-186.66666700 Sq Ft
14	Dr SAKTI CHAKRABARTI	SUN RAY DEVCON PRIVATE LIMITED-186.66666700 Sq Ft
15	Shri SANJIB CHAKRABORTY	SUN RAY DEVCON PRIVATE LIMITED-186.66666700 Sq Ft

Endorsement For Deed Number : I - 160209467 / 2017

On 23-10-2017

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 1,88,68,789/-

Rina Chaudhury
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. -II SOUTH 24-PARGANAS
South 24-Parganas, West Bengal

On 24-10-2017

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 17:35 hrs on 24-10-2017, at the Office of the D.S.R. -II SOUTH 24-PARGANAS by Shri JAY S KAMDAR .

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

Execution is admitted on 24/10/2017 by 1. Shri SWAPAN CHAKRABORTY, Son of Late DWIJENDRA LAL CHAKRABORTY, 22/1, SATYEN ROY BRANCH ROAD, P.O: BEHALA, Thana: Behala, , South 24 Parganas, WEST BENGAL, India, PIN - 700141, by caste Hindu, by Profession Retired Person, 2. Smt KRISHNA MUKHERJEE, Wife of Late RANJIT KUMAR MUKHERJEE, 71/1/1B,SATYEN ROY BRANCH ROAD, P.O: BEHALA, Thana: Behala, , South 24 Parganas, WEST BENGAL, India, PIN - 700034, by caste Hindu, by Profession Retired Person, 3. KALPANA PUSHILAL , Alias LINA PUSHILAL, Wife of Shri SURENDRA NATH PUSHILAL, FLAT NO C3, HAPPY HOME CO OPERATIVE 164, LAKE GARD, P.O: LAKE, Thana: Jadavpur, , South 24 Parganas, WEST BENGAL, India, PIN - 700034, by caste Hindu, by Profession House wife, 4. Smt SEEMA CHATTERJEE, Wife of Late BIMALENDU CHATTERJEE, 71/3/6, SATYEN ROY ROAD, P.O: BEHALA, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700034, by caste Hindu, by Profession House wife, 5. Smt BULBUL CHAKI, Daughter of Late ASHIS KUMAR CHAKI, 22/1, SATYEN ROY BRANCH ROAD, P.O: BEHALA, Thana: Behala, , South 24 Parganas, WEST BENGAL, India, PIN - 700034, by caste Hindu, by Profession House wife, 6. Smt JAYANTI CHAKRABORTI, Wife of Late SAILES CHAKRABORTI, 1/13, ARABINDA NAGAR COLONY, P.O: JADAVPUR, Thana: Jadavpur, , South 24 Parganas, WEST BENGAL, India, PIN - 700032, by caste Hindu, by Profession House wife, 7. Smt RIA CHAKRABARTI, Daughter of Late SAILES CHAKRABARTI, 1/13, ARABINDA NAGAR COLONY, P.O: JADAVPUR, Thana: Jadavpur, , South 24 Parganas, WEST BENGAL, India, PIN - 700032, by caste Hindu, by Profession House wife, 8. Shri SANKHA CHAKRABORTY, Daughter of Late DWIJENDRA LAL CHAKRABORTY, 22/1,SATYEN ROY BRANCH ROAD, P.O: BEHALA, Thana: Behala, , South 24 Parganas, WEST BENGAL, India, PIN - 700034, by caste Hindu, by Profession Service, 9. Smt SIKHA BHATTACHARJEE, Wife of Shri SNEHANGSHU BHATTACHARJEE, GF 14, NARAYANI APARTMENT ZARDA BAGAN JAYANGRA RAJ, P.O: DASBANDHUNAGAR, Thana: Baguiati, , North 24 Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by Profession House wife, 10. Smt SHILA BHATTACHARJEE, Wife of Shri DIPTI BHATTACHARJEE, C 59 1ST FLOOR GOSTA TALA NEW SCHEME, KAMDAHRI CA, P.O: GARIA, Thana: Garia, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession House wife, 11. Smt SOMA KUSHARY, Wife of Shri SUJIT KUSHARY, VIP LAKE VIEW BLOCK , FLAT 109, PWD CHALPATTY ROAD, P.O: BAGUIATI, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by Profession House wife, 12. Dr SAKTI CHAKRABARTI, Son of Late KARTICK CHANDRA CHAKRABARTI, 2/19, CHINAR PARK, HATIARA KAIKHALI, P.O: RAJARHAT GOPALPUR, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700136, by caste Hindu, by Profession Others, 13. Shri SANJIB CHAKRABORTY, Son of Late KARTIC CHANDRA CHAKRABORTY, NAFRA H.O: WEST KAMENG, P.O: RUPA, Thana: RUPA, West Kameng, ARUNACHAL PRADESH, India, PIN - 790003, by caste Hindu, by Profession Service

Indetified by Mr PARTHA SANA, , , Son of Late R N SANA, ALIPORE POLICE COURT, P.O. ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Deed Writer

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

Execution is admitted on 24-10-2017 by Shri JAY S KAMDAR, DIRECTOR, SUN RAY DEVCON PRIVATE LIMITED (Private Limited Company), 21/4, ASWINI DUTTA ROAD,, P.O.- SARAT BOSE ROAD, P.S:- Lake, District:-South 24-Parganas, West Bengal, India, PIN - 700029

Indetified by Mr PARTHA SANA, , , Son of Late R N SANA, ALIPORE POLICE COURT, P.O. ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Deed Writer

Execution is admitted on 24-10-2017 by Shri TUSHAR S KAMDAR, DIRECTOR, SUN RAY DEVCON PRIVATE LIMITED (Private Limited Company), 21/4, ASWINI DUTTA ROAD,, P.O.- SARAT BOSE ROAD, P.S:- Lake, District:-South 24-Parganas, West Bengal, India, PIN - 700029

Indetified by Mr PARTHA SANA, , , Son of Late R N SANA, ALIPORE POLICE COURT, P.O. ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Deed Writer

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 5,053/- (B = Rs 5,000/- ,E - Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 5,053/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 23/10/2017 11:50AM with Govt. Ref. No: 192017180094586031 on 23-10-2017, Amount Rs: 5,053/-, Bank: Indian Overseas Bank (IOBA0000015), Ref. No. 201710230666755 on 23-10-2017, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

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

Description of Stamp

1. Stamp, Type: Impressed, Serial no 19986, Amount: Rs.100/-, Date of Purchase: 17/10/2017, Vendor name: Bidyut Kr Saha

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 23/10/2017 11:50AM with Govt. Ref. No: 192017180094586031 on 23-10-2017, Amount Rs: 40,021/-, Bank: Indian Overseas Bank (IOBA0000015), Ref. No. 201710230666755 on 23-10-2017, Head of Account 0030-02-103-003-02

Rina Chaudhury

Rina Chaudhury
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. -II SOUTH 24 PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1602-2017, Page from 280890 to 280991

being No 160209467 for the year 2017.

Seal of the District Sub-Registrar II, South 24 Parganas, South 24 Parganas

Digitally signed by RINA CHAUDHURY
Date: 2017.10.25 14:45:33 +05:30
Reason: Digital Signing of Deed

(Rina Chaudhury) 25/10/2017 14:45:29

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. -I I SOUTH 24-PARGANAS

West Bengal.

(This document is digitally signed.)