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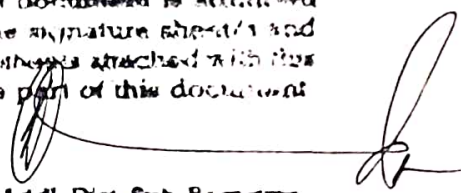
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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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Certified that the document is admitted to registration, the signature thereof and the evidence therein attached with this document are the part of this document


 Addl. Dist. Sub-Registrar
 Utopore, South 24 Parganas

26 JUL 2016

THIS AGREEMENT made this the 26th day of July
 Two Thousand Sixteen BETWEEN SMT. BANI BHADRA (PAN- ~~BZTPB~~
 0525J), wife of Late Amar Krishna Bhadra, by Nationality Indian, by faith
 Hindu, by occupation House wife, residing at 45, Arabinda Road, Post Office -
 Konnagar, Police Station Uttarpara, District - Hoogly, Pin 712235,
 hereinafter referred to as the "OWNER"/ "FIRST PARTY" (which expression
 shall mean and include unless otherwise excluded by or repugnant to the
 context her heirs, executors, administrators, legal representatives, successors
 and assigns) of the ONE PART;

239
1000/115

25 JUL 2016

41659

No. Rs. 1000 Date.

Name: Pradip Chatterjee

Address:

Vendor:

Advocate
Alipur Judge's Court
Kolkata-27

Alipur Collectorate, 24 Pgs. (S)
SUBHANSHU DAS
STAMP VENDOR
Alipur Police Court, Kol-27



Signature.....
26 JUL 2016
ADDL. DIST. SUB-REGISTRAR
ALIPORE, SOUTH 24 PGS.

Somenath Bhadra.
Late: Anwar Krishna Bhadra
45, Arabinda Road,
P.O.: - Konnagar
P.S.: - Ullarpara
Dist.: - Haugra.
West Bengal
Pin: - 712 235

A N D

PARAMOUNT CONSTRUCTION, a registered Partnership Firm, having its registered office at 39A, Lake Gardens, Police Station Lake, Kolkata 700 045, represented by its Partners 1. SRI PRASENJIT PAKHIRA (PAN AFTPP5914N), son of Sri Gopal Chandra Pakhira, by faith Hindu, by occupation Business, residing at 39A, Lake Gardens, Police Station Lake, Kolkata 700 045; 2.SRI SANKAR MALAKAR (PAN AKGPM9211P), son of Late Sri Ratish Chandra Malakar, by faith Hindu, by occupation Business, residing at 3/40 Netaji Nagar, Police Station Nataji Nagar, Kolkata 700 040, hereinafter referred to as the "DEVELOPER"/"SECOND PARTY" (which term or expression shall unless excluded otherwise by or repugnant to the context or subject be deemed to mean and include their heirs, executors, legal representatives, administrators and successors in office and assigns) of the OTHER PART;

WHEREAS:-

(A). Owner/First Party is the sole and absolute owner in respect of ALL THAT piece and parcel of messuage, tenement, hereditament and land admeasuring 1 (One) Kattah 8 (Eight) Chattaks 2 ½ (Two and Half) Sq.feet be the same a little more or less, comprised in Mouza Kaklia, Pargana Panchannagram, J.L.No.40, Touzi No.151, Dag No. 869 under Khatian No.30 and 34 with structures thereon, lying situated at being Premises No.58, at present 58/51, Prince Anwar Shah Road, Police Station – Tollygunge, Kolkata 700 045 within the limits of ward No.93, Borough-X of the Kolkata Municipal Corporation more fully and specifically described in the SCHEDULE hereunder written OR HOWSOEVER otherwise the said property be called known numbered described and distinguished by way of purchase as detailed in Annexure I.

(B) **The Owner/First party is desirous of developing the said property.**

(C) The Developer/Second Party approached the Owner/First Party with a proposal for development of the aforesaid property of the Owner/First Party at the cost and expense of the Developer/Second Party on the basis of a Building Plan to be sanctioned by The Kolkata Municipal Corporation.

(D) The Owner/First Party has accepted the proposal of the Developer/Second Party and has agreed to entrust upon the Developer the work of development of the said property and the Developer has also accepted the offer of the Owner and has agreed to develop the said property by constructing building at the said premises in accordance with the building plan to be sanctioned by the Kolkata Municipal Corporation and on the basis of certain mutually agreed and settled terms and conditions as follows:-

NOW THIS AGREEMENT WITNESSETH as follows:

ARTICLE - I DEFINITIONS

Unless be contrary or repugnant to the subject or context the following words and expressions shall have the meaning assigned to those as hereinafter mentioned.

1.1 Owner/First Party shall mean and include **SMT. BANI BHADRA** (PAN), wife of Late. Amar Krishna Bhadra, by Nationality Indian, by faith Hindu, by occupation House wife, residing at 3/A, N. C. Mitra Lane, Post Office - Konnagar, Police Station - Uttarpara, District - Hoogly, Pin: 712 235 and shall also mean and include her heirs, executors, administrators, legal representatives, successors and assignees.

1.2 Developer shall mean and include **PARAMOUNT CONSTRUCTION**, a registered Partnership Firm, having its registered office at 39A, Lake Gardens, Police Station Lake, Kolkata 700 045, represented by its Partners 1. **SRI PRASENJIT PAKHIRA** (PAN AFTPP5914N), son of Sri Gopal Chandra Pakhira, by

faith Hindu, by occupation Business, residing at 39A, Lake Gardens, Police Station Lake, Kolkata 700 045; 2.SRI SANKAR MALAKAR (PAN AKGPM9211P), son of Late Sri Ratish Chandra Malakar, by faith Hindu, by occupation Business, residing at 3/40 Netaji Nagar, Police Station Nataji Nagar, Kolkata 700 040, and shall mean and include their heirs, executors, legal representatives, administrators and successors in office and assigns.

1.3 PREMISES shall mean and include ALL THAT piece and parcel of message, tenement, hereditament and land admeasuring 1 (One) Kattah 8 (Eight) Chattaks 2 ½ (Two and Half) Sq. feet be the same a little more or less, comprised in Mouza Kaklia, Pargana Panchannagram, J.L.No.40, Touzi No.151, Dag No. 869 under Khatian No.30 and 34 with structures thereon, lying situated at being Premises No.58, at present 58/51, Prince Anwar Shah Road, Police Station - Tollygunge, Kolkata 700 045 within the limits of ward No.93, Borough- X of the Kolkata Municipal Corporation, as described in the First Schedule hereunder written and herein referred to as the "Said Property".

1.4 LAND shall mean the land comprised in the Said Property.

1.5 PROPOSED / NEW BUILDING shall mean the Building proposed to be constructed at the Said Premises by the Developer consisting of Ground floor plus Four upper floors as permitted under Building Rules containing several self contained Flats/Units/Apartments including Car Parking spaces, service areas as may be permitted for construction at the Said Premises in accordance with the Plan to be sanctioned by The Kolkata Municipal Corporation and according to specification as mentioned in the Third Schedule hereunder written.

1.6 PLAN shall mean the Plan for construction of the proposed Building to be approved and sanctioned by the Kolkata Municipal Corporation and or any such competent authority or authorities as the case may be and shall also, wherever the context permits, include such plans, drawings, designs, elevations, and specifications as are prepared by the architect including such modification,

amendments, alterations, variations, thereof made or caused to be made by Developer from time to time as may be permitted by the Authorities concerned including The Kolkata Municipal Corporation.

1.7 ARCHITECT shall mean the Architect of the proposed Building who may be appointed by the Developer from time to time at his discretion and own cost.

1.8 COMMON AREAS, SERVICES, FACILITIES AND AMENITIES shall mean and include corridors, hallways, stairways, pathways and passageways, driveways, lavatories, generators, lift, generator's room, lift machine room, caretaker's room, Servants' privy in the Ground Floor to be provided by the Developer, pump room, underground and overhead tank, water pump and motor and other facilities which may be mutually agreed upon between the Owner and Developer required for the establishment, common, enjoyment, and maintenance.

If any shop are constructed in the said building 1st party shall be entitled one shop room fitted with shutter.

1.9 COMMON EXPENSES shall mean and include all expenses to be incurred and or paid by all the Unit owners, proportionately, for the management and maintenance of the premises, after the project is completed;

1.10 BUILTUP AREA shall mean the entire covered area, as be sanctioned by the Kolkata Municipal Corporation and shall include the plinth area of the Units including the plinth area of the bathrooms and balconies if any appurtenant thereto and also the thickness of the walls (external or internal) and pillars and the area of the common portions PROVIDED THAT if any wall be common between 2 (two) units then $\frac{1}{2}$ (one & Half) of the area under such wall shall be included in such unit;

1.11 SALEABLE SPACE shall mean the space in the building available for independent use and occupation after making due provisions for common facilities and the space required therefore.

1.12 TRANSFER shall include transfer of possession by conveyance or by any other means adopted for effecting what is understood as transfer of spaces and or Flats/Units in the proposed building together with proportionate undivided and impartible right, title, interest and share in the land comprised in the premises to the Purchasers thereof.

1.13 TRANSFEREE shall mean a person, people, firm, bank, limited company, association of persons to whom any portion in the building has been transferred.

1.14 UNIT OR SPACE FOR OCCUPATION shall mean the units or flat and spaces or other covered and or built up areas in the new building which is capable of being exclusively owned, used and/or enjoyed by the Owners, Developer and the transferee and which is not the common area.

1.15. UNIT OWNER shall mean any person acquires holds and/ or owns any unit, flat, apartment, space in the new building and shall include the Owner and the Developer, for the Units held by them, from time to time.

1.16. OWNER'S AREA shall mean the entire First Floor of proposed New building Together With 2 (Two) Numbers of Car Parking Spaces in the in the Ground Floor of said new building proposed to be constructed according to the sanctioned plan completed and finished as per specification as mentioned in the Third Schedule hereunder written together with undivided proportionate right, title and interest in common areas, services facilities and amenities available therein and upon the land comprising the said Premises as described in First schedule hereunder written and as Consideration for permitting the Developer to develop the said Premises. The Owner's allocation is more fully and particularly described in the Third schedule hereunder written;

1.17. OWNER shall not be accountable or to be liable for any donation to any social or Political organization, the same shall be sort out by the developer and liable to mitigate matter by their own efforts.

1.18. DEVELOPER'S AREA shall mean the remaining such number of Units or Flats in the New building and car parking spaces in the Ground Floor of the new building proposed to be constructed in said premises together with proportionate rights title and interest in the common areas, services and facilities and amenities and upon the land comprising the said Premises as described in First schedule hereunder written together with the absolute right to use the same on the part of the Developer and together with exclusive right to use and enjoy 50% of the roof excluding service area. The Developers' allocation is more fully and particularly described in the Fourth schedule hereunder written;

1.19. PROJECT shall mean the work of development undertaken to be done by the Developer in pursuance hereof till the development of the premises be completed and possession of the completed Units is taken over by the unit Owners;

1.20. PROPORTIONATE shall mean with all its cognate variations shall mean such ratio, the Built up Area or covered Area of any Unit or Units be in relation to the Built up Area or Covered Area of all the Units in the new building.

1.21. CORPORATION shall mean the Kolkata Municipal Corporation and shall also include the Kolkata Metropolitan Development Authority and other concerned authorities which may recommend, comment upon, approve and/or sanction the Plans;

1.22. SINGULAR shall include the Plural and vice versa.

1.23. MASCULINE shall mean feminine and vice versa.

ARTICLE - II: TITLE INDEMNITY AND DECLARATIONS :

1. The Owner hereby declare that the Owner has good and absolute right, title, interest and share in the said Premises freed from all encumbrances, without any claim of right or interest of any other person or persons claiming under or in trust for the Owner and the Owner has a good marketable title to enter into this agreement with the Developer and the Owner hereby undertakes to indemnify and keep the Developer indemnified against any and every part or claim action and demand whatsoever that may arise relating to the title of the Owner in respect of the Said Premises.

2. The Owner hereby also assures and declare that there is no excess vacant land within the meaning of the Urban Land (Ceiling and Regulation) Act 1976 on the said Premises.

3. The Developer hereby undertakes to construct and complete a ground plus Three storied building as be allowed or be permitted by the Building Rules of The Kolkata Municipal Corporation on the said Premises at its own cost and expenses strictly according to the sanctioned plan and specifications thereof without any interference from any person or persons claiming through under or in trust for the Owner.

4. The Owner shall have no liability for and the Developer further undertakes to indemnify and keep the Owner saved, harmless and indemnified against all losses, damages, costs, claims, charges expenses and proceedings that may arise in pursuance hereof including;

i) all claims or demands that may be made due to anything done by the Developer during demolition/construction of the New Building, including, claims by the owner of adjoining properties, for damage to their buildings;

ii) all claims and demands of the suppliers, contractors, workmen and agents of the Developer, on any account whatsoever, including, any accident or other loss;

- iii) any demand and/or claim made by the Unit Owners of the Developer' Area;
and
- iv) any action taken by the Corporation and/or any other authority for any illegal or faulty construction or otherwise of the New Buildings;

ARTICLE - III, COMMENCEMENT :

This agreement shall be deemed to have come into effect on and from the date of execution of these presents and all acts deeds and things shall be done by the Developer on the basis of the terms and conditions herein contained and confirmed by this Agreement.

ARTICLE - IV BUILDING :

1. The Developer shall at it's own costs construct one Ground plus Three ✓ storied Building as be permissible under building rules of The Kolkata Municipal Corporation on the said Premises in accordance with the specification of the sanctioned plan(s) with good standard materials, fittings, floorings and fixtures' duly approved by the Architect and according to the specification mentioned in the Second schedule hereunder that the entire project shall be completed within 24 (Twenty four) months from the date of Agreement or delivery of possession whichever is earlier by the Owner which may be later subject to force majeure, flood, strike and getting clearance from necessary or appropriate authority or authorities.
2. The Developer shall install and provide at is own cost in the building and or the premises water storage tanks, overhead tank and reservoir and/or other facilities including electrical fittings, fixtures water and drainage system required to be provided in the building in terms of the sanctioned building plan or under any appropriate authority bye laws or regulations under any consent sanction or approval relating to the construction of the building on the said land as per plan of the Architect subject to sanction by the authorities concerned as aforementioned.

3. It is agreed by and between the parties hereto that delivery of possession of the Owner's shall always be a precondition to the Delivery of possession of the Developer's area to third parties.

4. The Owner hereby gives the Developer exclusive right for construction of such Building or Buildings in the said Premises during the subsistence of this agreement as per the building plan (to be sanctioned).

NOW THIS AGREEMENT FURTHER WITNESSETH AND IT IS HEREBY MUTUALLY AGREED BY AND BETWEEN THE OWNERS AND THE DEVELOPER as follows:

1. The Owner simultaneously with the execution of this agreement shall permit the Developer to enter into the said premises with absolute authority to built, erect, construct and complete the Building on the said land or premises after demolishing the existing structure and or rooms and commercially exploit the same. The Developer shall be entitled to appropriate the old building material of the existing structure and or room when the same will be demolished.
2. That simultaneously with the execution of these presents, the Owners shall execute and register a General Power of Attorney in favour of the Developer permitting the Developer to enter into agreements for sale of units/car parking spaces under the Developer's allocation from the prospective purchasers and to execute and register deeds of conveyances to such purchasers for sale and transfer of units/shops/car parking spaces from the Developer's allocation only.
3. The Developer shall be entitled to hold and remain in possession of the Premises in part performance of this Agreement, during the subsistence hereof;

4. Simultaneously with the execution hereof the Owner shall hand over photocopies of all documents of title and other papers relating to the premises to the Developer.
5. At any time after the execution of agreement hereafter, the Developer shall have the right and shall be entitled to enter upon the premises and do soil testing survey of the premises and other preparatory work, as may be necessary for the preparation, submission and obtaining sanction of the plan at the cost and expenses of Developer.
6. SUBJECT TO force majeure and reasons beyond the control of the Developer, within 24 (Twenty four) months from the date of Agreement or delivery of possession of the said premises, whichever is later, the Developer shall complete construction of the New Building and deliver possession of Owner's Area to the Owner in habitable and absolutely complete condition, as per the particulars mentioned in the SECOND SCHEDULE hereto, SUBJECT TO the Owner meeting his obligations hereunder. The Developer shall be entitled to have an extension for a period of 6 months beyond the period of 18 months if required;
7. The new Building shall be for residential and commercial purposes;
8. Roof shall remain common to all Purchaser.
9. The Owner shall give such other consents, sign such papers, documents, deeds and undertakings and render such cooperation, as be required by the Developer, for the sanction of the Plans or otherwise, for the construction and completion of the New Building, i.e., the Project;

10. At any time after the execution of these presents, the Developer shall be entitled to use the Premises for setting up a temporary site office and/or quarters for its watch and ward and other staff and shall further be entitled to put up boards and signs for advertising the Project;
11. The Developer has entered into a Developer agreement with the Owner of adjacent Premises No.58/51A, Prince Anwar Shah Road for development of the said premises. The Developer shall be entitled to have Premises No.58/51, Prince Anwar Shah Road amalgamated with Premises No.58/51A, Anwar Shah Road to form a single joint unit for better and effectual development of the amalgamated property;
12. If the Developer failed to complete the Project within the time, the developer shall forward a letter to the owner for extension of time for period of 6(six) months. In case of incomplete the same within the said period the developer shall surrender to the owner of the project, in that event the owner shall have right to invite to any other person to complete the project without any obstruction from the end of the developer.
13. In connection with the aforesaid, it is agreed and clarified as follows:-
 - (a). The Plans for the New Building shall be got prepared by the Architects and shall be submitted to the Corporation for necessary sanction in the name of the Owner but at the cost of the Developer. The Developer shall also cause such changes to be made in the Plans as the Architects may approve and/or as shall be required by the concerned authorities, from time to time with prior approval of the Owners;
 - (b). In case it be required to pay any outstanding dues to the Corporation or any other out goings and liabilities in respect of the

Premises, till the date of these presents, then the Owner shall pay such dues and bear the costs and expenses thereof;

(c). During continuation of the project and/or construction of the proposed new building at the said premises till the date of delivery of possession of the Owner's Area to the Owner and other unit Owners', the Developer shall be at liberty to do all works as be required for the Project and to utilize the existing water and electricity connections in the Premises, at its own costs and expenses. The Developer shall have the right to obtain temporary connections of utilities for the Project and the Owner shall sign and execute all papers and documents necessary therefore;

14. The Owner's Area shall be constructed by the Developer for and on behalf of the Owner and/or his nominees. The rest of the New Building shall be constructed by the Developer on behalf of himself and/or his nominees. The parties hereto shall hold/sell the undivided proportionate share in the Land appurtenant to their respective areas and the Developer shall be entitled to convey and transfer the Developer's Area to Unit Owners' procured by the Developer.
15. The Owner and the Developer shall be entitled absolutely to their respective areas and shall be at liberty to deal therewith in any manner they deem fit and proper SUBJECT HOWEVER TO the general restrictions for mutual advantage inherent in the Ownership Flat Schemes. They will also be at liberty to enter into agreements for sale of their respective areas and the parties shall, in consultation with each other finalize covenants regarding Common Portions, Common Expenses and other matters of Common interest. The form of such agreement to be utilized by the parties shall be such as be finalized by the advocates in consultation with the parties, in accordance with the practices prevailing in respect of ownership flat buildings in Kolkata.

The Owners shall be entitled to all monies that be received from the Unit Owners of the Owner's Area, whether the same be by way of earnest money, part consideration, construction cost, sale price and/or otherwise and the Developer shall be entitled to all such monies receivable in respect of the Developer's Area PROVIDED HOWEVER THAT the monies payable and/or deposits for Common Purposes and Common Expenses shall be receivable only by the Developer from all the Unit Owners as fully mentioned hereafter ;

16. At any time after delivery of possession to the Owner of the Owner's Area, the undivided proportionate share in the Land appurtenant thereto shall be retained by the Owner and the balance undivided proportionate share in the Land shall be transferred and conveyed, absolutely, by the Owner to the Developer and/or its nominees and the consideration for the same shall be the cost of construction of the Owner's Area and no other amount shall be payable to the Owner. The cost of preparation, stamping and registration of the Conveyances shall be borne and paid by the Transferees;
17. It is further clarified as follows:
 - (a) The Developer shall at its own cost and expense provide electricity connection i.e. main cable from CESC Ltd. up to the meter room and or meter board, common meter (s) for pump, lift, and service areas for entirety of the New Building;
 - (b) Upon completion of the New Building and/or floors therein, the Unit Owners shall maintain and manage the same as per the rules in conformity with the other buildings containing ownership flats. The Developer and the Owner and/or their transferees, if any, shall comply with the said rules and/or regulations and shall proportionately pay all costs, charges, expenses and out going in respect of the maintenance and management;

(c) All municipal rates, taxes and out goings, including arrears, in respect of the Premises, till the date of these presents shall be for and to the account of the Owner and thereafter, the same shall be borne and paid by the Developer, till the completion of the Project and delivery of possession of the respective units to the Owner and other unit owners, the same shall be borne and paid by the respective Unit Owners, to the extent of their respective areas;

(d) If so required by the Developer under law, the Owner shall join and/or cause such persons as may be necessary to join as confirming parties in any document, conveyance and/or any other document of transfer that the Developer may enter into with any person who desires to acquire Units comprised in the Developer's Area and similarly, the Developer shall join in respect of the Owner's Area;

18. The Owner shall, from time to time, grant such powers or authorities to the Developer and/or its nominees, concerning the Project, for the Developer's doing the various works envisaged hereunder, including, entering into agreements for sale and/or construction of the New Building and/or portions thereof (excluding the Owner's Area) and to receive all amounts in pursuance thereof. However the Owners shall not in any way be responsible or liable for any such amount received by the Developer;
19. The Developer shall indemnify and keep the Owner indemnified in respect of all costs, expanses, damages, liabilities, claims and/or proceedings arising out of any act done by the Developer, in pursuance of the authorities granted as aforesaid.

20. That in the consideration of the Developer completing the Construction of the proposed new building and the Owner's taking possession of their respective allotments in the said new building, the Developer shall be entitled to hand over or transfer the remaining Flats Apartment with parking space to the prospective Buyers from out of the Developer area Together With proportionate right in common area, services, facilities and amenities and together with proportionate right, title and interest in the Land as mentioned in the Fifth Schedule hereunder written. The Owner shall sell grant transfer convey assign and assure and hereby agrees to Register appropriate Deeds of Conveyance for the transfer of property interest title amenities etc. in the said land and Building to be constructed, to an unto the Developer or his nominee nominees, transferee or transferees assign or assignees and in respect of the proportionate undivided share or interest in remaining land of the said property.
21. That it is hereby clearly understood by and between the parties hereto that so far as the consideration of the money is concerned in respect of the sale by the Developer out of his allocation as may be mentioned in the said Deeds of conveyance, the Owner shall have no claim, right, interest and or demand over the same or any part thereof in the any circumstances whatsoever.
22. That the Owner shall at request of the Developer, execute in the favour of the Developer as per law such other documents, papers memorandum and Deeds in furtherance of these presents, which the Developer may require from the Owner from time to time for smooth progress of construction of the proposed Building, use and occupation thereof ;

nominee nominees, transferee or transferees assign or assignees and in respect of the proportionate undivided share or interest in remaining land of the said property.

20. That it is hereby clearly understood by and between the parties hereto that so far as the consideration of the money is concerned in respect of the sale by the Developer out of his allocation as may be mentioned in the said Deeds of conveyance, the Owner shall have no claim, right, interest and or demand over the same or any part thereof in the any circumstances whatsoever.
21. That the Owner shall at request of the Developer, execute in the favour of the Developer as per law such other documents, papers memorandum and Deeds in furtherance of these presents, which the Developer may require from the Owner from time to time for smooth progress of construction of the proposed Building, use and occupation thereof ;

ANNEXURE - I (DEVOLUTION OF TITLE)

I]. By an indenture of conveyance dated 22nd day of August, 1958, Jibendra Kishore Acharyya Choudhury and Nabayug Acharyya jointly granted, sold, transferred and conveyed a piece and parcel of land measuring 3 Kattahs 0 Chattak 5 Sq.feet, be the same a little more or less comprised in Mouza kaklia, Pargana Panchannagram, J.L.No.40, Touzi No.151, Dag No. 869 under Khatian No.30 and 34 with structures thereon, lying situated at being Premises No.58, thereafter 58/51, at present 58/51A, Prince Anwar Shah Road, Police Station - Lake, Kolkata 700 045 unto and in favour of Smt. Bivarani Bhadra and Smt. Bani Bhadra. The said indenture of conveyance was duly executed and registered in the office of Sub Registrar at Alipore in Book No.I, Volume No.131, Pages from 127 to 137, being Deed No.7464 for the Year 1958.

II). The said Smt. Bivaram Bhadra and Smt. Bani Bhadra after purchase of the aforesaid property had been in joint possession of the said property having raised structures thereon and duly mutated their names in the records of The Calcutta Municipal Corporation and on mutation the said property was renumbered as 58/51, Prince Anwar Shah Road, Police Station - Lake, Kolkata 700 045 within the limits of ward No.93, Borough X of the Kolkata Municipal Corporation.

III). Bivaram Bhadra while in joint possession of the aforesaid property, died intestate leaving behind her surviving her son Sri Tapan Kumar Bhadra and one married daughter Smt. Chanda Ghosh as her heirs and legal representatives who jointly inherited the undivided $\frac{1}{2}$ right, title, interest and share in the aforesaid property that the said late Bivaram Bhadra died possessed of.

IV). Sri Tapan Kumar Bhadra, Smt. Chanda Ghosh and Smt. Bani Bhadra while in joint possession of the aforesaid property, by a registered deed of partition dated 5th September, 1981, got the aforesaid property partitioned by metes and bounds amongst the parties thereto. By virtue of the aforesaid partition, a specifically demarcated land admeasuring 1 (One) Kattah 8 (Eight) Chattaks $2\frac{1}{2}$ (Two and Half) Sq.feet was jointly allotted to Sri Tapan Kumar Bhadra and Smt. Chanda Ghosh and another specifically demarcated land admeasuring 1 (One) Kattah 8 (Eight) Chattaks $2\frac{1}{2}$ (Two and Half) Sq.feet out of the aforesaid property was allotted to Smt. Bani Bhadra to the exclusion others under the said partition.

V) The Owner is thus the sole and absolute owner in possession of ALL THAT piece and parcel of messuage, tenement, hereditament and land admeasuring 1 (One) Kattah 8 (Eight) Chattaks $2\frac{1}{2}$ (Two and Half) Sq.feet be the same a little more or less, comprised in Mouza Kaklia, Pargana Panchannagram, J.L.No.40, Touzi No.151, Dag No. 869 under Khatian No.30 and 34 with structures thereon, lying situated at being Premises No.58, at present 58/51, Prince

Anwar Shah Road, Police Station - Lake, Kolkata 700 045 within the limits of ward No.93, Borough X of the Kolkata Municipal Corporation.

ANNEXURE -II (SCHEDULES)

FIRST SCHEDULE ABOVE REFERRED:

(Description of the entire land)

ALL THAT piece and parcel of messuage, tenement, hereditament and land admeasuring 1 (One) Kattah 8 (Eight) Chattaks 2 ½ (Two and Half) Sq.feet be the same a little more or less, comprised in Mouza Kaklia, Pargana Panchannagram, J.L.No.40, Touzi No.151, Dag No. 869 under Khatian No.30 and 34 with structures thereon, lying situated at being Premises No.58 since renumbered as 58/51, Prince Anwar Shah Road, Police Station - Lake, Kolkata 700 045 within the limits of ward No.93, Borough X of the Kolkata Municipal Corporation, which is butted and bounded as follows:

On the North by: Premises No. 58/51A, Prince Anwar Shah Road;

On the South by: Premises No.58/56, Prince Anwar Shah Road;

On the East by: Anwar Shah Road;

On the West by: Premises No.58/50, Prince Anwar Shah Road;

OR HOWSOEVER otherwise the said property be called known numbered described and distinguished.

SECOND SCHEDULE ABOVE REFERRED TO:

(Specification of Construction)

1. FOUNDATION: Reinforced cement concrete with tie beam.
2. SUPER STRUCTURE : Reinforced cement concrete framed structure.
3. BRICK WALL: 8 inch thick external and 5 inch thick internal.
4. FINISHES: Room with Plaster of Paris, white marble
Kitchen - Black Stone counter and sink with Glazed tiles 2 feet above
Toilet - Marble floor, with glazed tiles up to 6 feet height.
5. DOORS: Flush Doors having Sal wood frame with synthetic enamel paint.
6. WINDOWS: Alluminium full open window with mild steel grill.
7. FIXTURES: Ceramic WC (Anglo and European) and wash Basin with PVC Cistern.
8. INTERNAL FINISH: Plaster of Parish running over Plaster.

9. EXTERNAL FINISH: Cement based paint over plaster.
10. ELECTRICAL: Concealed copper wiring with Plastic mould switches.
11. PIPELINE: Water supply - P.V.C, Soil - P.V.C
12. POWER SUPPLY: WBSEB 220 Volt Main Supply with separate Meter for Individual Apartments.
- 12.1. Lift : 4 passenger capacity to be provided.

THIRD SCHEDULE ABOVE REFERRED TO:

(OWNER'S AREA)

OWNER'S AREA shall mean the entire First Floor of proposed New building Together With 2 (Two) Numbers of Car Parking Spaces in the in the Ground Floor of said new building proposed to be constructed according to the sanctioned plan completed and finished as per specification as mentioned in the Third Schedule hereunder written together with undivided proportionate right, title and interest in common areas, services facilities and amenities available therein and upon the land comprising the said Premises, as described in First schedule hereunder written.

FOURTH SCHEDULE ABOVE REFERRED TO:

(DEVELOPER'S AREA)

DEVELOPER'S AREA shall mean and include all the remaining such number of Units or Flats in the New building and car parking spaces, covered spaces in the Ground Floor of the new building proposed to be constructed in said premises (except First Floor of proposed New building Together With 2 (Two) Numbers of Car Parking Spaces in the in the Ground Floor being the allocation of the Owner), Together With proportionate rights title and interest in the common areas, services and facilities and amenities and upon the land comprising the said Premises as described in First schedule hereunder written together with the absolute right to use the same on the part of the Developer and together with exclusive right to use and enjoy 50% of the roof excluding service area.

IN WITNESS WHEREOF the Parties hereto have hereunto set and subscribed their signatures unto these presents the day month and year first above written.

Signed and Delivered by the
Owner at Kolkata in presence of:

1. Subnath Sarkar,
13/A, Anabikunda Road,
Kotmagor, Hooghly.
2. Sanat Biswas
116, Prince Anwar Shah Road,
Kol - 700045.

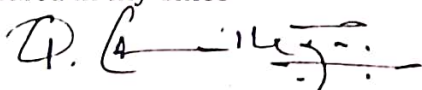
Signed and Delivered by the
Developer at Kolkata in presence of:

1. Subnath Sarkar.

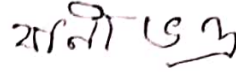
2. Sanat Biswas

Readover an explain in
Bengali - Soomenath Bhadra.

Drafted by me and
prepared in my office



(Pradip Chatterjee, Advocate, WB/745/87)



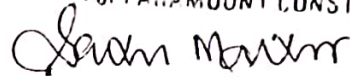
BANI BHADRA

For PARAMOUNT CONSTRUCTION


Partner/Authorised Signatory

PRASENJIT PAKHIRA



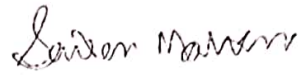
For PARAMOUNT CONSTRUCTION


SANKAR MALAKAR
Partner/Authorised Signatory




Seller, Buyer and Property Details

Land Lord & Developer Details



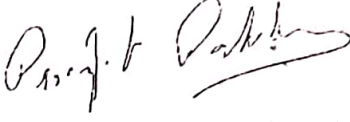


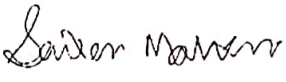
Presentant Details

SL No.	Name, Address, Photo, Finger print and Signature of Presentant		
1	Mr SANKAR MALAKAR 3/40 NETAJI NAGAR, P.O. - REGENT PARK, P.S. - Patuli, District -South 24-Parganas, West Bengal, India, PIN - 700040	 26/07/2016 12:53:21 PM	 LTI 26/07/2016 12:53:27 PM
	 26/07/2016 12:53:38 PM		

Land Lord Details

SL No.	Name, Address, Photo, Finger print and Signature		
1	Smt BANI BHADRA Wife of Late AMAR KRISHNA BHADRA 45 ARABINDA ROAD, P.O:- KONNAGAR, P.S:- Uttarpara, District:-Hooghly, West Bengal, India, PIN - 712235 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. BZTPB0525J,; Status : Individual; Date of Execution : 26/07/2016; Date of Admission : 26/07/2016; Place of Admission of Execution : Office	 26/07/2016 12:53:56 PM	 LTI 26/07/2016 12:54:09 PM
	 26/07/2016 12:55:02 PM		

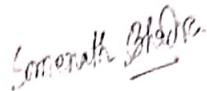
Developer Details

SL No.	Name, Address, Photo, Finger print and Signature		
1	PARAMOUNT CONSTRUCTION 39A LAKE GARDENS, P.O:- LAKE GARDENS, P.S:- Lake, District -South 24-Parganas, West Bengal, India, PIN - 700045; Status : Organization; Represented by representative as given below:-		
1(1)	Mr PRASENJIT PAKHIRA 39A LAKE GARDENS, P.O:- LAKE GARDENS, P.S:- Lake, District:-South 24-Parganas, West Bengal, India, PIN - 700045 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AFTPP5914N,; Status : Representative; Date of Execution : 26/07/2016; Date of Admission : 26/07/2016; Place of Admission of Execution : Office	 26/07/2016 12:52:42 PM	 LTI 26/07/2016 12:52:47 PM
		 26/07/2016 12:53:05 PM	
(2)	Mr SANKAR MALAKAR 3/40 NETAJI NAGAR, P.O:- REGENT PARK, P.S:- Patuli, District:-South 24-Parganas, West Bengal, India, PIN - 700040 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AKGPM9211P,; Status : Representative; Date of Execution : 26/07/2016; Date of Admission : 26/07/2016; Place of Admission of Execution : Office	 26/07/2016 12:53:21 PM	 LTI 26/07/2016 12:53:27 PM
		 26/07/2016 12:53:38 PM	

B. Identifire Details

Identifler Details			
SL No.	Identifier Name & Address	Identifier of	Signature

Identifier Details

Sl No.	Identifier Name & Address	Identifier of	Signature
1	Mr SOMENATH BHADRA Son of Late AMAR KRISHNA BHADRA 45 ARABINDA ROAD, P.O:- KONNAGAR, P.S:- Uttarpara, District:- Hooghly, West Bengal, India, PIN - 712235 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India,	Smt BANI BHADRA, Mr PRASENJIT PAKHIRA, Mr SANKAR MALAKAR	 26/07/2016 12:55:28 PM

C. Transacted Property Details

Sch No.	Property Location	Land Details			Market Value(In Rs.)	Other Details
		Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)		
L1	District: South 24-Parganas, P.S:- Lake, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Pr Anwar Shah Road, , Premises No. 58/51, Ward No: 93		1 Katha 8 Chatak 2.5 Sq Ft	1/-	90,20,834/-	Proposed Use: Bastu, Property is on Road

Structure Details

Sch No.	Structure Location	Area of Structure	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
F0	Gr. Floor	100 Sq Ft.	0/-		Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete
S1	On Land L1	100 Sq Ft.	1/-	30,000/-	Structure Type: Structure

D. Applicant Details

Details of the applicant who has submitted the requisition form	
Applicant's Name	PRADIP CHATTERJEE
Address	ALIPORE JUDGES COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027
Applicant's Status	Advocate

Office of the A.D.S.R. ALIPORE, District: South 24-Parganas

Endorsement For Deed Number : I - 160505012 / 2016

Query No/Year	16050001004115/2016	Serial no/Year	1605005803 / 2016
Deed No/Year	I - 160505012 / 2016		
Transaction	[0110] Sale, Development Agreement or Construction agreement		
Name of Presentant	Mr SANKAR MALAKAR	Presented At	Office
Date of Execution	26-07-2016	Date of Presentation	26-07-2016

Remarks

On 19/07/2016

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 90,50,834/-



(Amitava Chanda)

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

On 26/07/2016

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

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

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

Presented for registration at 12:39 hrs on : 26/07/2016, at the Office of the A.D.S.R. ALIPORE by Mr SANKAR MALAKAR ,.

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

Execution is admitted on 26/07/2016 by

Smt BANI BHADRA, Wife of Late AMAR KRISHNA BHADRA, 45 ARABINDA ROAD, P.O: KONNAGAR, Thana: Uttarpara, , Hooghly, WEST BENGAL, India, PIN - 712235, By caste Hindu, By Profession House wife Identified by Mr SOMENATH BHADRA, Son of Late AMAR KRISHNA BHADRA, 45 ARABINDA ROAD, P.O: KONNAGAR, Thana: Uttarpara, , Hooghly, WEST BENGAL, India, PIN - 712235, By caste Hindu, By Profession Business

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

Execution is admitted on 26/07/2016 by

Mr PRASENJIT PAKHIRA PARTNERS, PARAMOUNT CONSTRUCTION, 39A LAKE GARDENS, P.O:- LAKE GARDENS, P.S:- Lake, District:-South 24-Parganas, West Bengal, India, PIN - 700045 Mr PRASENJIT PAKHIRA, Son of Mr GOPAL CHANDRA PAKHIRA, 39A LAKE GARDENS, P.O: LAKE GARDENS, Thana:

Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700045, By caste Hindu, By profession Business
Indetified by Mr SOMENATH BHADRA, Son of Late AMAR KRISHNA BHADRA, 45 ARABINDA ROAD, P.O
KONNAGAR, Thana: Uttarpara, , Hooghly, WEST BENGAL, India, PIN - 712235, By caste Hindu, By
Profession Business

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

Execution is admitted on 26/07/2016 by

Mr SANKAR MALAKAR PARTNERS, PARAMOUNT CONSTRUCTION, 39A LAKE GARDENS, P.O - LAKE
GARDENS, P.S:- Lake, District:-South 24-Parganas, West Bengal, India, PIN - 700045 Mr SANKAR
MALAKAR, Son of Late RATISH CHANDRA MALAKAR, 3/40 NETAJI NAGAR, P.O: REGENT PARK, Thana:
Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700040, By caste Hindu, By profession Business
Indetified by Mr SOMENATH BHADRA, Son of Late AMAR KRISHNA BHADRA, 45 ARABINDA ROAD, P.O:
KONNAGAR, Thana: Uttarpara, , Hooghly, WEST BENGAL, India, PIN - 712235, By caste Hindu, By
Profession Business

Payment of Fees

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

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,020/- and Stamp Duty paid by Draft Rs
10,020/-, by Stamp Rs 100/-

Description of Stamp

1. Rs 100/- is paid on Impressed type of Stamp, Serial no 41659, Purchased on 25/07/2016, Vendor named S
Das.

Description of Draft

1. Rs 5,000/- is paid, by the Draft(8554) No: 000443619552, Date: 26/07/2016, Bank: STATE BANK OF INDIA
(SBI), ALIPORE COURT TREASRY BR.
2. Rs 5,020/- is paid, by the Draft(other) No: 000381926842, Date: 25/07/2016, Bank: STATE BANK OF INDIA
(SBI), HAZRA ROAD.



(Amitava Chanda)

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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1605-2016, Page from 137323 to 137351
being No 160505012 for the year 2016.



Digitally signed by AMITAVA CHANDA
Date: 2016.07.28 16:46:29 +05:30
Reason: Digital Signing of Deed.

Amitava Chanda) 28-07-2016 16:46:28
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
West Bengal.

(This document is digitally signed.)