

891/19

T-838/19



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

E 133130

E 133130

1.558
 28/11/19
 37385

DEVELOPMENT AGREEMENT

THIS INDENTURE made on this the 31st day of December, 2018,

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

Contd/P2

Addl. District Sub-Registrar
Behala, South 24 Parganas

28 JAN 2019

নং ২৩২ তাং ১২/১১/১৯ মূল্য ৫০০০/-

ক্ষেত্রার নাম..... AVISHEK GUHA..

Advocate

সং..... High Court, Calcutta.

130/A, Sagar Manja Road,

Parnasree, Kolkata-700060

বেহালা এ. ডি. এম. আর. অফিস



১৩০৬০



IDENTIFIED BY ME

Avishek Guha

Advoca

AVISHEK GUHA

Advocate

High Court, Calcutta

130/A, Sagar Manja Road,

Parnasree, Kolkata-700060

Enrolment No. F/2226/2010

A.D.S.R. Behala

28 JAN 2019

Dist.- South 24 Pgs.

Major Information of the Deed

Deed No :	I-1607-00838/2019	Date of Registration	28/01/2019
Query No / Year	1607-0000037385/2019	Office where deed is registered	
Query Date	08/01/2019 2:44:42 PM	A.D.S.R. BEHALA, District: South 24-Parganas	
Applicant Name, Address & Other Details	AVISHEK GUHA HIGH COURT, CALCUTTA, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9831225973, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4310] Other than Immovable Property, Security Bond [Rs : 1,00,000/-]		
Set Forth value:	Market Value		
Rs. 10,00,000/-	Rs. 96,31,538/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,070/- (Article:48(g))	Rs. 28/- (Article:E, E, E)		
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: Sarat Chatterjee Road, Premises No: 156, , Ward No: 131 Pin Code : 700060







Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu		8 Katha 13 Chatak	9,70,000/-	96,01,538/-	Width of Approach Road: 19 Ft.
Grand Total :					11.2406Dec	9,70,000 /-	96,01,538 /-	

Structure Details :

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




Major Information of the Deed :- I-1607-00838/2019-28/01/2019

and Lord Details :



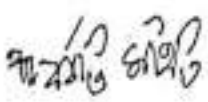
Sl. No	Name, Address, Photo, Finger print and Signature	Photo	Fingerprint	Signature
1	<p>Mr DULAL MAITY Son of Late Ankur Chandra Maity Executed by: Self, Date of Execution: 31/12/2018 Admitted by: Self, Date of Admission: 28/01/2019, Place : Office</p>			<i>Dulal Maity</i>
<p>18/A, Sarat Chatterjee Road, P.O:- PARNASREE PALLY, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700060 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ERQPM5532N, Status :Individual, Executed by: Self, Date of Execution: 31/12/2018 Admitted by: Self, Date of Admission: 28/01/2019, Place : Office</p>				
2	<p>Mr KARTIK CHANDRA MAITY Son of Late Ankur Chandra Maity Executed by: Self, Date of Execution: 31/12/2018 Admitted by: Self, Date of Admission: 28/01/2019, Place : Office</p>			<i>Kartik chandra maity</i>
<p>18/A, Sarat Chatterjee Road, P.O:- PARNASREE PALLY, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700060 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BMJPM1745A, Status :Individual, Executed by: Self, Date of Execution: 31/12/2018 Admitted by: Self, Date of Admission: 28/01/2019, Place : Office</p>				
3	<p>Mrs USHA HALDER Wife of Mr Rasamay Halder Executed by: Self, Date of Execution: 31/12/2018 Admitted by: Self, Date of Admission: 28/01/2019, Place : Office</p>			<i>Goutam Maity</i>
<p>38/A, Jayrampur Jala Road, P.O:- PARNASREE PALLY, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700060 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AXVPH3390Q, Status :Individual, Executed by: Self, Date of Execution: 31/12/2018 Admitted by: Self, Date of Admission: 28/01/2019, Place : Office</p>				

Major Information of the Deed :- I-1607-00838/2019-28/01/2019


29/01/2019 Query No:-16070000037385 / 2019 Deed No :- 160700838 / 2019, Document is digitally signed.

Name	Photo	Fingerprint	Signature
Mrs ASHALATA MONDAL Wife of Mr Gopal Mondal Executed by: Self, Date of Execution: 31/12/2018 , Admitted by: Self, Date of Admission: 28/01/2019 ,Place : Office	 28/01/2019	 LTI 28/01/2019	 28/01/2019

P.O:- Jagadishpur Hat, P.S:- Llluah, District:-Howrah, West Bengal, India, PIN - 711114 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: EENPM2596J, Status :Individual, Executed by: Self, Date of Execution: 31/12/2018 , Admitted by: Self, Date of Admission: 28/01/2019 ,Place : Office

Name	Photo	Fingerprint	Signature
Miss PARBATI MAITY Daugther of Late Ankur Chandra Maity Executed by: Self, Date of Execution: 31/12/2018 , Admitted by: Self, Date of Admission: 28/01/2019 ,Place : Office	 28/01/2019	 LTI 28/01/2019	 28/01/2019

18/A, Sarat Chatterjee Road, P.O:- Parnasree Pally, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700060 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: ERNPM1267F, Status :Individual, Executed by: Self, Date of Execution: 31/12/2018 , Admitted by: Self, Date of Admission: 28/01/2019 ,Place : Office

Name	Photo	Fingerprint	Signature
Mrs MANI MAITY Wife of Late Sunil Maity Executed by: Self, Date of Execution: 31/12/2018 , Admitted by: Self, Date of Admission: 28/01/2019 ,Place : Office	 28/01/2019	 LTI 28/01/2019	 28/01/2019



8/16/A, Nivedita Sarani, P.O:- PARNASREE PALLY, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700060 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BIGPM6559R, Status :Individual, Executed by: Self, Date of Execution: 31/12/2018 , Admitted by: Self, Date of Admission: 28/01/2019 ,Place : Office

Name	Photo	Fingerprint	Signature
Miss TAPASHI MAITY, (Alias: Mr TAPASHI MANNA) Wife of Mr Amitava Manna Executed by: Self, Date of Execution: 31/12/2018 , Admitted by: Self, Date of Admission: 28/01/2019 ,Place : Office	 28/01/2019	 LTI 28/01/2019	 28/01/2019

Major Information of the Deed :- 1-1607-00838/2019-28/01/2019

29/01/2019 Query No:-1607000037385 / 2019 Deed No :- 160700838 / 2019, Document is digitally signed.


2/92D, Rabindra Nagar, P.O:- PARNASREE PALLY, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700060 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AWXPM8222B, Status :Individual, Executed by: Self, Date of Execution: 31/12/2018
 , Admitted by: Self, Date of Admission: 28/01/2019 ,Place : Office

Name	Photo	Fingerprint	Signature
Miss SWAPNA MAITY Daugther of Late Sunil Maity Executed by: Self, Date of Execution: 31/12/2018 , Admitted by: Self, Date of Admission: 28/01/2019 ,Place : Office			<i>Swapna Maity</i>
	28/01/2019	LTI 28/01/2019	28/01/2019

8/16/A, Nivedita Sarani, P.O:- PARNASREE PALLY, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700060 Sex: Female, By Caste: Hindu, Occupation: Student, Citizen of: India, PAN No.:: BIGPM6814B, Status :Individual, Executed by: Self, Date of Execution: 31/12/2018
 , Admitted by: Self, Date of Admission: 28/01/2019 ,Place : Office

Name	Photo	Fingerprint	Signature
Miss SUMANA MAITY Daugther of Late Sunil Maity Executed by: Self, Date of Execution: 31/12/2018 , Admitted by: Self, Date of Admission: 28/01/2019 ,Place : Office			<i>Sumana Maity</i>
	28/01/2019	LTI 28/01/2019	28/01/2019



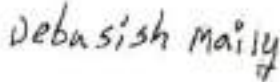
8/16/A, Nivedita Sarani, P.O:- PARNASREE PALLY, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700060 Sex: Female, By Caste: Hindu, Occupation: Student, Citizen of: India, PAN No.:: ERNPM1767C, Status :Individual, Executed by: Self, Date of Execution: 31/12/2018
 , Admitted by: Self, Date of Admission: 28/01/2019 ,Place : Office

Name	Photo	Fingerprint	Signature
Mrs SATHI MAITY Wife of Late Swapan Maity Executed by: Self, Date of Execution: 31/12/2018 , Admitted by: Self, Date of Admission: 28/01/2019 ,Place : Office			<i>Sathi Maity</i>
	28/01/2019	LTI 28/01/2019	28/01/2019

18/A, Sarat Chatterjee Road, P.O:- Parnasree Pally, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700060 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: EGVPM1492P, Status :Individual, Executed by: Self, Date of Execution: 31/12/2018
 , Admitted by: Self, Date of Admission: 28/01/2019 ,Place : Office

Major Information of the Deed :- I-1607-00838/2019-28/01/2019



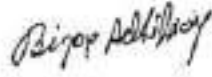


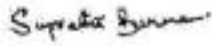
2019/2019 Deed No :- 160700838 / 2019, Document is digitally signed.

Name	Photo	Fingerprint	Signature
Mr DEBASISH MAITY Son of Late Swapan Maity Executed by: Self, Date of Execution: 31/12/2018 , Admitted by: Self, Date of Admission: 28/01/2019 ,Place : Office	 <small>28/01/2019</small>	 <small>LTI 28/01/2019</small>	 <small>28/01/2019</small>
18/A, Sarat Chatterjee Road, P.O:- Parnasree Pally, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700060 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: EODPM9792G, Status :Individual, Executed by: Self, Date of Execution: 31/12/2018 , Admitted by: Self, Date of Admission: 28/01/2019 ,Place : Office			

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	SB CONSTRUCTIONS 31/190, Central Government Quarters, Upendra Nath Banerjee Road, P.O:- Parnasree Pally, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700060 , PAN No.:: ADUFS9284R, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
1	Mr BINOY ADHIKARY Son of Late Madan Adhikary Date of Execution - 31/12/2018, , Admitted by: Self, Date of Admission: 28/01/2019, Place of Admission of Execution: Office	 <small>Jan 28 2019 2:05PM</small>	 <small>LTI 28/01/2019</small>	 <small>28/01/2019</small>
25, New Parnasree Pally, P.O:- Parnasree Pally, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700060, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACAPA7397E Status : Representative, Representative of : SB CONSTRUCTIONS (as PARTNER)				
2	Name	Photo	Finger Print	Signature
2	Mr SUPRATIK BURMAN (Presentant) Son of Late B K Burman Date of Execution - 31/12/2018, , Admitted by: Self, Date of Admission: 28/01/2019, Place of Admission of Execution: Office	 <small>Jan 28 2019 2:12PM</small>	 <small>LTI 28/01/2019</small>	 <small>28/01/2019</small>
31/190, Central Government Quarters, Upendra Nath Banerjee Road, P.O:- Parnasree Pally, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700060, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AHNPB5313P Status : Representative, Representative of : SB CONSTRUCTIONS (as PARTNER)				

Major Information of the Deed :- I-1607-00836/2019-28/01/2019

29/01/2019 Query No:-1607000037385 / 2019 Deed No :- 160700838 / 2019, Document is digitally signed.

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Identifier Details :

Name & address

Mr Avishek Guha
 Son of Late Ashok Kumar Guha
 130/A, Sagar Manna Road, P.O.- Parnasree Pally, P.S.- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700060, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, Identifier Of Mr DULAL MAITY, Mr KARTIK CHANDRA MAITY, Mrs USHA HALDER, Mrs ASHALATA MONDAL, Miss PARBATI MAITY, Mrs MANI MAITY, Miss TAPASHI MAITY, Miss SWAPNA MAITY, Miss SUMANA MAITY, Mrs SATHI MAITY, Mr DEBASISH MAITY, Mr BINOY ADHIKARY, Mr SUPRATIK BURMAN

28/01/2019

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr DULAL MAITY	SB CONSTRUCTIONS-1.02188 Dec
2	Mr KARTIK CHANDRA MAITY	SB CONSTRUCTIONS-1.02188 Dec
3	Mrs USHA HALDER	SB CONSTRUCTIONS-1.02188 Dec
4	Mrs ASHALATA MONDAL	SB CONSTRUCTIONS-1.02188 Dec
5	Miss PARBATI MAITY	SB CONSTRUCTIONS-1.02188 Dec
6	Mrs MANI MAITY	SB CONSTRUCTIONS-1.02188 Dec
7	Miss TAPASHI MAITY	SB CONSTRUCTIONS-1.02188 Dec
8	Miss SWAPNA MAITY	SB CONSTRUCTIONS-1.02188 Dec
9	Miss SUMANA MAITY	SB CONSTRUCTIONS-1.02188 Dec
10	Mrs SATHI MAITY	SB CONSTRUCTIONS-1.02188 Dec
11	Mr DEBASISH MAITY	SB CONSTRUCTIONS-1.02188 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr DULAL MAITY	SB CONSTRUCTIONS-9.09090900 Sq Ft
2	Mr KARTIK CHANDRA MAITY	SB CONSTRUCTIONS-9.09090900 Sq Ft
3	Mrs USHA HALDER	SB CONSTRUCTIONS-9.09090900 Sq Ft
4	Mrs ASHALATA MONDAL	SB CONSTRUCTIONS-9.09090900 Sq Ft
5	Miss PARBATI MAITY	SB CONSTRUCTIONS-9.09090900 Sq Ft
6	Mrs MANI MAITY	SB CONSTRUCTIONS-9.09090900 Sq Ft
7	Miss TAPASHI MAITY	SB CONSTRUCTIONS-9.09090900 Sq Ft
8	Miss SWAPNA MAITY	SB CONSTRUCTIONS-9.09090900 Sq Ft
9	Miss SUMANA MAITY	SB CONSTRUCTIONS-9.09090900 Sq Ft
10	Mrs SATHI MAITY	SB CONSTRUCTIONS-9.09090900 Sq Ft
11	Mr DEBASISH MAITY	SB CONSTRUCTIONS-9.09090900 Sq Ft

Major Information of the Deed :- I-1607-00838/2019-28/01/2019

29/01/2019 Query No:-1607000037385 / 2019 Deed No 1 - 160700838 / 2019, Document is digitally signed.

Page RR of RR

Endorsement For Deed Number : I - 160700838 / 2019

On 08-01-2019

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 95,31,538/-

Sandip

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

On 28-01-2019

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

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

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

Presented for registration at 13:35 hrs on 28-01-2019, at the Office of the A.D.S.R. BEHALA by Mr SUPRATIK BURMAN .

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

Execution is admitted on 28/01/2019 by 1. Mr DULAL MAITY, Son of Late Ankur Chandra Maity, 18/A, Road: Sarat Chatterjee Road, , P.O: PARNASREE PALLY, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700060, by caste Hindu, by Profession Retired Person, 2. Mr KARTIK CHANDRA MAITY, Son of Late Ankur Chandra Maity, 18/A, Road: Sarat Chatterjee Road, , P.O: PARNASREE PALLY, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700060, by caste Hindu, by Profession Business, 3. Mrs USHA HALDER, Wife of Mr Rasamay Halder, 38/A, Road: Jayrampur Jala Road, , P.O: PARNASREE PALLY, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700060, by caste Hindu, by Profession House wife, 4. Mrs ASHALATA MONDAL, Wife of Mr Gopal Mondal, P.O: Jagadishpur Hat, Thana: Liluah, , Howrah, WEST BENGAL, India, PIN - 711114, by caste Hindu, by Profession House wife, 5. Miss PARBATI MAITY, Daughter of Late Ankur Chandra Maity, 18/A, Road: Sarat Chatterjee Road, , P.O: Parnasree Pally, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700060, by caste Hindu, by Profession Others, 6. Mrs MANI MAITY, Wife of Late Sunil Maity, 8/16/A, Road: Nivedita Sarani, , P.O: PARNASREE PALLY, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700060, by caste Hindu, by Profession Business, 7. Miss TAPASHI MAITY, Alias Mr TAPASHI MANNA, Wife of Mr Amitava Manna, 2/92D, Rabindra Nagar, P.O: PARNASREE PALLY, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700060, by caste Hindu, by Profession House wife, 8. Miss SWAPNA MAITY, Daughter of Late Sunil Maity, 8/16/A, Road: Nivedita Sarani, , P.O: PARNASREE PALLY, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700060, by caste Hindu, by Profession Student, 9. Miss SUMANA MAITY, Daughter of Late Sunil Maity, 8/16/A, Road: Nivedita Sarani, , P.O: PARNASREE PALLY, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700060, by caste Hindu, by Profession Student, 10. Mrs SATHI MAITY, Wife of Late Swapan Maity, 18/A, Road: Sarat Chatterjee Road, , P.O: Parnasree Pally, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700060, by caste Hindu, by Profession House wife, 11. Mr DEBASISH MAITY, Son of Late Swapan Maity, 18/A, Road: Sarat Chatterjee Road, , P.O: Parnasree Pally, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700060, by caste Hindu, by Profession Business

Indetified by Mr Avishek Guha, , Son of Late Ashok Kumar Guha, 130/A, Road: Sagar Manna Road, , P.O: Parnasree Pally, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700060, by caste Hindu, by profession Advocate

Major information of the Deed :- I-1607-00838/2019-28/01/2019

Admission of Execution (Under Section 50, W.B. Registration Rules, 1962) [Representative]

Execution is admitted on 28-01-2019 by Mr BINOY ADHIKARY, PARTNER, SB CONSTRUCTIONS (Partnership Firm), 31/190, Central Government Quarters, Upendra Nath Banerjee Road, P.O:- Parnasree Pally, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700060

Indetified by Mr Avishek Guha, . . Son of Late Ashok Kumar Guha, 130/A, Road: Sagar Manna Road, . P.O: Parnasree Pally, Thana: Behala, . South 24-Parganas, WEST BENGAL, India, PIN - 700060, by caste Hindu, by profession Advocate

Execution is admitted on 28-01-2019 by Mr SUPRATIK BURMAN, PARTNER, SB CONSTRUCTIONS (Partnership Firm), 31/190, Central Government Quarters, Upendra Nath Banerjee Road, P.O:- Parnasree Pally, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700060

Indetified by Mr Avishek Guha, . . Son of Late Ashok Kumar Guha, 130/A, Road: Sagar Manna Road, . P.O: Parnasree Pally, Thana: Behala, . South 24-Parganas, WEST BENGAL, India, PIN - 700060, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 28/- (E = Rs 28/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 28/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 25/01/2019 11:40AM with Govt. Ref. No: 192018190333987421 on 25-01-2019, Amount Rs: 28/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK00XCTJU0 on 25-01-2019, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,070/- and Stamp Duty paid by Stamp Rs 5,000/- by online = Rs 5,070/-

Description of Stamp
1. Stamp: Type: Impressed, Serial no 133130, Amount: Rs.5,000/-, Date of Purchase: 12/11/2018, Vendor name: Sasanka Sekhar Roychowdhury
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 25/01/2019 11:40AM with Govt. Ref. No: 192018190333987421 on 25-01-2019, Amount Rs: 5,070/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK00XCTJU0 on 25-01-2019, Head of Account 0030-02-103-003-02

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

Major Information of the Deed :- I-1607-00838/2019-28/01/2019

28/01/2019 Query No:-1607000037385 / 2019 Deed No J - 160700838 / 2019, Document is digitally signed.

• Deed of Registration under section 60 and Rule 69,
• Registered in Book - I
• Volume number 1607-2019, Page from 25672 to 25740
• Deed No 160700838 for the year 2019.



Sandip

Digitally signed by SANDIP BISWAS
Date: 2019.01.29 16:58:56 +05:30
Reason: Digital Signing of Deed.

(Sandip Biswas) 29/01/2019 16:55:14
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BEHALA
West Bengal.

(This document is digitally signed.)

BETWEEN 1) SRI DULAL MAITY (PAN ERQPM5532N), son of Late Ankur Chandra Maity, 2) SRI KARTIK CHANDRA MAITY (PAN BMJPM1745A), son of Late Ankur Chandra Maity, 3) SMT. USHA HALDER (PAN AXVPH3390Q), wife of Sri Rasamay Halder and daughter of Late Ankur Chandra Maity, 4) SMT. ASHALATA MONDAL (PAN EENPM2596J), wife of Sri Gopal Mondal and daughter of Late Ankur Chandra Maity, 5) MISS. PARBATI MAITY (PAN ERNPM1267F), daughter of Late Ankur Chandra Maity, 6) SMT. MANI MAITY (PAN BIGPM6559R), wife of Late Sunil Maity, 7) SMT. TAPASHI MAITY alias SMT. TAPASHI MANNA (PAN AWXPM8222B), wife of Sri Amitava Manna and daughter of Late Sunil Maity, 8) MISS. SWAPNA MAITY (PAN BIGPM6814B), daughter of Late Sunil Maity, 9) MISS. SUMANA MAITY (PAN ERNPM1767C), daughter of Late Sunil Maity, 10) SMT. SATHI MAITY (PAN EGVPM1492P), wife of Late Swapan Maity and 11) SRI DEBASISH MAITY (PAN EODPM9792G), son of Late Swapan Maity, all are by Faith- Hindu, by Nationality- Indian, by Occupation- No. 1 Retired, Nos. 2, 6 and 11 are Business, No. 3, 4, 7 and 10 are Housewife, No. 5 No Income, No. 8 and 9 are Student, No. 1, 2, 5, 10 and 11 are residing at 18/A, Sarat Chatterjee Road, P.O. Parnasree

Pally, P.S. Parnasree, Kolkata- 700060, District- South 24 Parganas, No. 3 residing at 38/A, Joyrampur Jala Road, P.O. Parnasree Pally, P.S. Parnasree, Kolkata- 700060, District- South 24 Parganas, No. 4 residing at Village- Jagadishpur Biswas Para, P.O. Jagadishpur Hat, P.S. Liluah, Pincode- 711114, District- Howrah, No. 6, 8 and 9 residing at S/16/A, Nibedita Sarani, P.O. Parnasree Pally, P.S. Parnasree, Kolkata- 700060, District- South 24 Parganas and No. 7 residing at 2/92D, Rabindra Nagar, P.O. Parnasree Pally, P.S. Parnasree, Kolkata- 700060, District- South 24 Parganas, hereinafter collectively called and referred to as the **LANDOWNERS/FIRST PARTY** (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include their legal heirs, successors, administrators, executors, representatives and assigns) of the **FIRST PART.**

AND

"M/S. SB CONSTRUCTIONS" (PAN ADUFS9284R), a Partnership Firm, having its Office at 31/190, Central Government Quarters, Upen Banerjee Road, P.O. Parnasree Pally, Police Station- Parnasree, Kolkata- 700060,

District- 24 Parganas South, represented by its two Partners, 1) **SRI BINOY ADHIKARY (PAN AOAPA7397E)**, son of Late Madan Adhikary, by Faith- Hindu, by Nationality- Indian, by Occupation- Business, residing at 25, New Parnasree Pally, P.O. Parnasree Pally, P.S. Parnasree, Kolkata- 700060, District- South 24 Parganas and 2) **SRI SUPRATIK BURMAN (PAN AHNPB5313P)**, son of Late B.K. Burman, by Faith- Hindu, by Nationality- Indian, by Occupation- Business, residing at 31/190, Central Government Quarters, Upen Banerjee Road, P.O. Parnasree Pally, Police Station- Parnasree, Kolkata- 700060, District- 24 Parganas South, hereinafter called and referred to as the **BUILDER/DEVELOPER/SECOND PARTY** (which term or expression be deemed to mean and include its successors-in-office and assigns) of the **SECOND PART.**

WHEREAS by virtue of a Registered Partition Deed dated 8th day of February, 1964, one Sri Ankur Chandra Maity alias Sri Akrur Chandra Maity (since deceased), son of Late Kirtibas Maity, become the owner of **ALL THAT** piece and parcel of land measuring more or less 6 Cottahs 13 Chittacks lying and situate at Mouza- Behala, Pargana- Balia, J.L. No. 2, R.S. No. 83, Touzi No. 346, comprising of R.S.

Khatian No. 1826, 2212, 2233, 4224, 4225, 4430 and 4431, Dag Nos. 353, 647, 690, 698, 729 and 685/1197 under the the then South Suburban Municipality now under Kolkata Municipal Corporation (S.S. Unit), P.S. then Behala now Parnasree, within the District- then 24 Parganas now South 24 Parganas (hereinafter referred to as "Said Land") more fully and particularly mentioned and described in the Schedule hereunder written and hereinafter referred to and the said Partition Deed duly registered in the Office of Joint Sub- Registrar of Alipore at Behala and recorded therein in Book No. 1, Volume No. 6, Pages No. 290 to 297, Being No. 328 for the year 1964.

AND WHEREAS said Sri Ankur Chandra Maity alias Sri Akrur Chandra Maity (since deceased), became the absolute Owner of the said property and had been possessing the same by mutating his name before the Kolkata Municipal Corporation (S.S. Unit) being Premises No. 156, Sarat Chatterjee Road, P.O. Parnasree Pally, P.S. Parnasree, Kolkata- 700060, District- South 24 Parganas, within the limits of the Kolkata Municipal Corporation, under Ward No. 131, District- 24 Parganas (South) and paying taxes regularly thereto and having Assessee No. 41-131-17-0154-3.

AND WHEREAS while thus seized and possessed of the said property the said Ankur Chandra Maity alias Sri Akrur Chandra Maity died intestate on 31.12.1979. leaving behind him four sons namely 1) Sri Dulal Maity, the Landowner No. 1 herein, 2) Sri Kartik Chandra Maity, the Landowner No. 2 herein, 3) Sri Sunil Maity (since

deceased) and 4) Sri Swapan Maity (since deceased) and three daughters namely 1) Smt. Usha Halder, 2) Smt. Ashalata Mondal and 3) Miss. Parbati Maity, who all duly inherited the undivided share of the aforesaid property left by said Ankur Chandra Maity alias Sri Akrur Chandra Maity (since deceased), as per the HINDU SUCCESSION ACT, 1956, as the wife of said Ankur Chandra Maity alias Sri Akrur Chandra Maity (since deceased), namely Nandi Rani Maity predeceased him in the year 1975.

AND WHEREAS said Sunil Maity died intestate on 09.07.2007, leaving behind him his wife namely Smt. Mani Maity, his three daughters namely 1) Smt. Tapashi Maity alias Smt. Tapashi Manna, 2) Miss. Swapna Maity and 3) Miss. Sumana Maity, who all duly inherited the undivided share of the aforesaid property left by said Sunil Maity (since deceased), as per the HINDU SUCCESSION ACT, 1956.

AND WHEREAS said Swapan Maity died intestate on 15.12.2016, leaving behind him his wife namely Smt. Sathi Maity and one and only son namely Sri Debashis Maity, who both duly inherited the undivided share of the aforesaid property left by said Swapan Maity (since deceased), as per the HINDU SUCCESSION ACT, 1956.

AND WHEREAS now the Landowners become the absolute Owners in respect of the First Schedule Property and have been enjoying the same by getting usufructs therefrom and has been enjoying without any interruption whatsoever.

AND WHEREAS with a view to develop the First Schedule Property and erect a Multistoried Building with Lift facility thereon the Owners invited the Developer to undertake the charge of such development and/or constructional work over the land as described in the First Schedule Property below, free from all encumbrances.

AND WHEREAS the Developer herein, who has earned sufficient goodwill in the field of development of the land and construction of the building, being agreed with the said proposal of Owners and agreed to undertake the charge of such Constructional work and/or development works of the land as described in the First Schedule Property below.

NOW THIS AGREEMENT WITNESSETH AS FOLLOWS : -

ARTICLE - I

DEFINITIONS

OWNERS : 1) SRI DULAL MAITY (PAN ERQPM5532N), son of Late Ankur Chandra Maity, **2) SRI KARTIK CHANDRA MAITY (PAN BMJPM1745A)**, son of Late Ankur Chandra Maity; **3) SMT. USHA HALDER (PAN AXVPH3390Q)**, wife of Sri Rasamay Halder and daughter of Late Ankur Chandra Maity, **4) SMT. ASHALATA MONDAL (PAN EENPM2596J)**, wife of Sri Gopal Mondal and daughter of Late Ankur Chandra Maity, **5) MISS. PARBATI MAITY (PAN ERNPM1267F)**, daughter of Late Ankur Chandra Maity, **6) SMT. MANI MAITY (PAN BIGPM6559R)**, wife of Late Sunil Maity, **7) SMT. TAPASHI MAITY alias SMT. TAPASHI MANNA (PAN AWXPM8222B)**, wife of Sri Amitava Manna and daughter of Late Sunil Maity, **8) MISS. SWAPNA MAITY (PAN BIGPM6814B)**, daughter of Late Sunil Maity, **9) MISS. SUMANA**

MAITY (PAN ERNPM1767C), daughter of Late Sunil Maity, 10) SMT. SATHI MAITY (PAN EGVPM1492P), wife of Late Swapan Maity and 11) SRI DEBASISH MAITY (PAN EODPM9792G), son of Late Swapan Maity, all are by Faith- Hindu, by Nationality- Indian, by Occupation- No. 1 Retired, Nos. 2, 6 and 11 are Business, No. 3, 4, 7 and 10 are Housewife, No. 5 No Income, No. 8 and 9 are Student, No. 1, 2, 5, 10 and 11 are residing at 18/A, Sarat Chatterjee Road, P.O. Parnasree Pally, P.S. Parnasree, Kolkata- 700060, District- South 24 Parganas, No. 3 residing at 38/A, Joyrampur Jala Road, P.O. Parnasree Pally, P.S. Parnasree, Kolkata- 700060, District- South 24 Parganas, No. 4 residing at Village- Jagadishpur Biswas Para, P.O. Jagadishpur Hat, P.S. Liluah, Pincode- 711114, District- Howrah, No. 6, 8 and 9 residing at 8/16/A, Nibedita Sarani, P.O. Parnasree Pally, P.S. Parnasree, Kolkata- 700060, District- South 24 Parganas and No. 7 residing at 2/92D, Rabindra Nagar, P.O. Parnasree Pally, P.S. Parnasree, Kolkata- 700060, District- South 24 Parganas, shall mean and their legal heirs, successors, excutors, representatives and assigns as the case may be.

DEVELOPER: "M/S. SB CONSTRUCTIONS" (PAN ADUFS9284R), a Partnership Firm, having its Office at 31/190, Central Government Quarters, Upen Banerjee Road, P.O. Parnasree Pally, Police Station- Parnasree, Kolkata- 700060, District- 24 Parganas South, represented by its two Partners, 1) **SRI BINOY ADHIKARY (PAN AOAPA7397E)**, son of Late Madan Adhikary, by Faith- Hindu, by

Nationality- Indian, by Occupation- Business, residing at 25, New Parnasree Pally, P.O. Parnasree Pally, P.S. Parnasree, Kolkata- 700060, District- South 24 Parganas and 2) **SRI SUPRATIK BURMAN (PAN AHNPB5313P)**, son of Late B.K. Burman, by Faith- Hindu, by Nationality- Indian, by Occupation- Business, residing at 31/190, Central Government Quarters, Upen Banerjee Road, P.O. Parnasree Pally, Police Station- Parnasree, Kolkata- 700060, District- 24 Parganas South, shall mean its' successors in Office and assigns as the case may be.

SAID PROPERTY : Multistoried Building with Lift facility to be constructed on and upon the First Schedule land as per plan to be prepared and got sanctioned by the Builder/Developer from the Kolkata Municipal Corporation along with common facilities, benefits, amenities at land measuring more or less 6 Cottahs 13 Chittacks, lying and situated at lying and situate at Mouza- Behala, Pargana- Balia, J.L. No. 2, R.S. No. 83, Touzi No. 346, comprising of R.S. Khatian No. 1826, 2212, 2233, 4224, 4225, 4430 and 4431, Dag Nos. 363, 647, 690, 698, 729 and 685/1197 under the Kolkata Municipal Corporation Ward No. 131, within the District- South 24 Parganas under P.S. previously Behala now Parnasree, being Premises No. 156, Sarat Chatterjee Road, P.O. Parnasree Pally, P.S. Parnasree, Kolkata- 700060, District- South 24 Parganas, within the limits of Ward No. 131, of the Kolkata Municipal Corporation, as described in the Schedule below.

PROPOSED BUILDING MEANS: the proposed Multistoried Building with Lift facility to be constructed over the land as described in the Schedule below.

COMMON AREAS: shall mean the passage, ways, stair ways, staircase, roof, gates, common lavatory, all rainwater pipes, sewerage, fittings, manhole, pit, gullies, Kolkata Municipal Corporation filtered water connection and the pipe lines, water pump and over head Tank, underground water reservoir, boundary wall, court yard, electric connection, electric supply to common areas and facilities, electric fixtures, in the common areas, main switch, electric meter room and other facilities which will be provided by the Developer from time to time, the particulars of such common areas are more clearly written in **FOURTH SCHEDULE** hereunder:

OWNERS' ALLOCATION:

- 1) The Landowner No. 1 shall have to be allotted 1 (One) No. of self contained Flat measuring more or less 1000 sq.ft. super built up area on the First Floor, South Facing of the proposed Multistoried Building with Lift facility as per Sanctioned Plan of Kolkata Municipal Corporation.
- 2) The Landowner No. 2 shall have to be allotted 1 (One) No. of self contained Flat measuring more or less 750 sq.ft. super built up area on

the First Floor, East Facing of the proposed Multistoried Building with Lift facility as per Sanctioned Plan of Kolkata Municipal Corporation.

3) Payment of non- refundable amount of Rs. 8,00,000/- (Rupees Eight Lacs) only shall be paid by the Developer to the Landowner No. 3 herein as follows:

i) Payment of Rs. 1,00,000/- (Rupees One Lac) only to be paid by the Developer to the Landowner No. 3, herein at the time of start of the Building.

ii) Payment of Rs. 2,00,000/- (Rupees Two Lacs) only to be paid by the Developer to the Landowner No. 2, herein after the completion of second slab casting.

iii) Payment of Rs. 2,00,000/- (Rupees Two Lacs) only to be paid by the Developer to the Landowner No. 2, herein after the completion of fourth slab casting.

iv) Payment of Rs. 2,00,000/- (Rupees Two Lacs) only to be paid by the Developer to the Landowner No. 2, herein after the completion of flooring.

v) Payment of Rs. 1,00,000/- (Rupees One Lac) only to be paid by the Developer to the Landowner No. 3, herein after the completion of the Building.

4) Payment of non- refundable amount of Rs. 8,00,000/- (Rupees Eight Lacs) only shall be paid by the Developer to the Landowner No. 4 herein as follows:

i) Payment of Rs. 1,00,000/- (Rupees One Lac) only to be paid by the Developer to the Landowner No. 4, herein at the time of start of the Building.

ii) Payment of Rs. 2,00,000/- (Rupees Two Lacs) only to be paid by the Developer to the Landowner No. 4, herein after the completion of second slab casting.

iii) Payment of Rs. 2,00,000/- (Rupees Two Lacs) only to be paid by the Developer to the Landowner No. 4, herein after the completion of fourth slab casting.

iv) Payment of Rs. 2,00,000/- (Rupees Two Lacs) only to be paid by the Developer to the Landowner No. 4, herein after the completion of flooring.

- v) Payment of Rs. 1,00,000/- (Rupees One Lac) only to be paid by the Developer to the Landowner No. 4, herein after the completion of the Building.
- 5) The Landowner No. 5 shall have to be allotted 1 (One) No. of self contained Flat measuring more or less 250 sq.ft. super built up area on the First Floor, East facing of the proposed Multistoried Building with Lift facility as per Sanctioned Plan of Kolkata Municipal Corporation and also payment of non- refundable amount of Rs. 1,00,000/- (Rupees One Lac) only shall be paid by the Developer to the Landowner No. 5 herein at the time of possession of the Flat.
- 6) The Landowner Nos. 6, 7, 8 and 9 shall have to be allotted jointly 1 (One) No. of self contained Flat measuring more or less 700 sq.ft. carpet area, Second Floor, North facing of the proposed Multistoried Building with Lift facility as per Sanctioned Plan of Kolkata Municipal Corporation.
- 7) The Landowner Nos. 10 and 11 shall have to be allotted jointly 1 (One) No. of self contained Flat measuring more or less 750 sq.ft. super built up area on the First Floor, North facing of the proposed Multistoried

Building with Lift facility as per Sanctioned Plan of Kolkata Municipal Corporation.

8) The Landowner Nos. 1 to 11 shall have to be allotted jointly 2 (Two) Nos. of self contained Flat measuring more or less 250 sq.ft. super built up area **each** on the Ground Floor, of the proposed Multistoried Building with Lift facility as per Sanctioned Plan of Kolkata Municipal Corporation.

Be it noted that the above allocations among the Owners may alter subject to Planning change at the time of physical measurement of the said property or any other Rules as per Kolkata Municipal Corporation Building Rule, 2009.

*** Above allocation among the Owners shall be effective only after registration of a Partition Deed amongst them.

DEVELOPERS' ALLOCATION: shall mean the entire built-up area in the proposed Multistoried Building with Lift facility Plan to be sanctioned by the Kolkata Municipal Corporation authority other than the Flats of the Owners as specifically written above in "Owners' Allocations" alongwith undivided proportionate share of right and interest in the First Schedule land together with all common facilities, benefits, amenities, easements on the First Schedule land and the said proposed building to be constructed on the said land measuring more or less 6 Cottahs 13 Chittacks, lying and situated Mouza- Behala, Pargana- Balia, J.L. No. 2, R.S. No. 83, Touzi No. 346, comprising of R.S. Khatian No. 1826, 2212,

2233, 4224, 4225, 4430 and 4431, Dag Nos. 363, 647, 690, 698, 729 and 685/1197 under the Kolkata Municipal Corporation Ward No. 131, within the District- South 24 Parganas under P.S. previously Behala now Parnasree, being Premises No. 156, Sarat Chatterjee Road, P.O. Parnasree Pally, P.S. Parnasree, Kolkata- 700060, District- South 24 Parganas, within the limits of Ward No. 131, of the Kolkata Municipal Corporation more fully and particularly described in the First Schedule written hereunder.

ARTICLE - II **COMMENCEMENT**

The date of commencement of the building work shall be reckoned with effect from the date of signing of this presents in respect of the proposed construction on the First Schedule land and the work shall be completed within **42 (Forty Two) months** from the date of signing of this presents, subject to bonafide force majeure circumstances beyond the control of the Developer. Time is the essence of this contract.

ARTICLE - III **OWNERS' RIGHT AND REPRESENTATIONS**

The Owners are absolutely seized and possessed of and/or otherwise well and sufficiently entitled to **ALL THAT** the said land more or less 6 Cottahs 13 Chittacks, lying and situated Mouza- Behala, Pargana- Balia, J.L. No. 2, R.S. No. 83, Touzi No. 346, comprising of R.S. Khatian No. 1826, 2212, 2233, 4224, 4225, 4430 and 4431, Dag Nos. 363, 647, 690, 698, 729 and 685/1197 under the Kolkata Municipal Corporation Ward No. 131, within the District- South 24 Parganas under P.S. previously Behala now Parnasree, being Premises No. 156, Sarat Chatterjee Road, P.O. Parnasree Pally, P.S. Parnasree, Kolkata- 700060, District- South 24 Parganas, within the limits of Ward No. 131, of the

Kolkata Municipal Corporation, D.S.R. II. at Alipore and A.D.S.R. Behala, within the limits of the Kolkata Municipal Corporation, **Ward No. 131**, Kolkata- 700060, morefully and particularly described in the First Schedule written hereunder or any portion thereof and the said Property is free from all encumbrances, liens, lispence, charges. Moreover, the Landowners till this day have not entered into any agreement for sale or Joint Venture Agreement with any third party in respect of the said property. The said premises is free from all encumbrances, charges, liens, lispence, attachments, trusts, acquisitions, requisitions whatsoever or howsoever.

If any defect in Title shall be found or if anybody shall dispute the Title of the Landowners in respect of the said premises or any suit or action or proceeding shall be initiated regarding the Title of the Landowners in respect of the said premises then and in that event, it shall be the responsibility of the Landowners to defend such suits, proceedings, or actions at their own costs and the Landowners hereby further agree to keep the Developer indemnified against all actions, suit, proceedings and cost, charges and expenses in respect thereof. The Landowners have every right to raise any objection or taking any step at any point of time if there is any violation of clauses of this Agreement.

ARTICLE - IV DELVELOPER'S RIGHT

The Landowners hereby grant right to the Developer to construct, erect and build the proposed Multistoried Building with Lift facility as per Sanctioned Building Plan after demolition of the existing structures and the materials, debris which shall come out from such demolition shall be taken by the Developer.

ARTICLE - V CONSTRUCTION

In consideration of the Landowners having agreed to permit the Developer to commercially exploit the said premises by constructing, erecting and building i.e. building in accordance with the sanctioned plan as may be required by the Developer, the Developer has agreed to provide the Owners' allocation in full. The said Owners' allocation along

with the entire building shall be constructed and completed with good and standard materials which he must mention to "Owners" and the said building should be a decent building and shall contain all amenities which are normally provided for a decent building for residential purpose. The Landowners shall not be liable to pay or contribute nor shall the Developer be entitled to call upon the Landowners to pay and contribute any amount in the construction and completion of the building and/or the said Landowners' allocation.

ARTICLE - VI **PROCEDURE**

The Landowners shall grant to the Developer and/or their nominated person or persons a registered Power of Attorney as may be required for the purpose of obtaining all necessary permissions and approvals from the different authorities in connection with the construction of the building and also for pursuing and following up the matter with the appropriate authority for the purpose of selling the undivided share of land for the flat of the Developer's allocation to their nominated person or persons at the rate to be fixed by the Developer.

By virtue thereof the Developer shall sell and transfer the undivided proportionate share in the land underneath the building comprising in the portion of the Developer allocation after handing over and making over the said Owners' allocation with their satisfaction with the possession letter and letter of acceptance. The building completion certificate may be obtained from the Kolkata Municipal Corporation and the cost will be born by the Developer herein. The Developer shall execute the necessary Deed of Sale as Constituted Attorney of the Owners in respect of the Developer's allocation as aforesaid at the absolute exclusion of any claim, demand, objection, interference and intervention of the Landowners on any account and under any circumstances whatsoever.

The Developer shall spend all the money for all necessary permission for the said construction. Subsequent to that of making the plan by the Architect and sanctioned by the Kolkata Municipal Corporation, the Developer shall undertake the construction work in the said premises. The Developer shall undertake the said construction by the standard materials and the specification of materials as given in the Schedule hereunder and the Landowners shall not raise any objection or obstruction or method of construction and the Landowners shall not do any thing by which the Developer may be restrained from doing or completing the constructional work of the said building in the said premises.

All the men and machinery and materials will be supplied by the Developer at his own costs and expenses.

The Developer shall be entitled to all the materials etc. to come up after dismantlement of the existing building at the First Schedule property without any claim and demand of the Landowners and/or any persons claim up under them.

All the electrical goods, sewerage goods, water pipe line, bricks, sands, irons, windows, doors, stone chips and all other materials in relation to construction will be supplied by the Developer at his own costs and the Landowners can not raise any objection for the same. All costs will be borne by the Developer regarding construction. The particular of such specification of construction are more clearly written in Fifth Schedule hereunder.

That the supervision of the construction of building will be undertaken by the Developer and the Landowners shall not raise any objection, save in case of violation of any of the Clauses of this Development Agreement. All negotiations for the necessary permissions for the construction of the building and also for electric connection, water connection, sewerage system will be done by the Developer.

That the Developer shall negotiate the terms and conditions with the intending Purchaser(s) for the Flat(s) of the Developer's allocation and shall receive the entire consideration money from the intending Purchaser of the said Flat (s) and shall discharge money receipt for the same. It is the absolute discretion of the Developer that the Developer shall nominate and/or select the intending Purchaser for the Developer allocation in the said premises and the owners shall not be liable for any act done by the Developer and the Developer exclusively shall be liable for the same.

The Landowners shall grant a Development Power of Attorney to the Developer appointing them as their Attorney to negotiate with terms and conditions with the intending Purchaser, to collect consideration either in part or in full in respect of the Developer allocation to admit and effect registration and to do all acts, deeds and things as found necessary for transferring the Developer's allocation portion.

The Developer shall use in the said construction the standard and approved quality of materials as specified herein. The Developer shall remain obliged to hand over to the Landowners a copy of the Sanctioned Building Plan before commencement of the construction work.

No adjustment on the Landowners' Allocation shall be allowed on any account whatsoever.

Land at the said premises approximately measuring about 6 Cottahs 13 Chittacks and if it appears that the area of the land deviates a little

more or less, the Landowners shall not allow any adjustment of Landowners' Allocation on such account.

ARTICLE - VII
POSSESSION AND CONSTRUCTION

It has been agreed between the Landowners and the Developer that the construction, erection and completion of the said building shall be completed within **42 months** from the date of signing of this presents, subject to bonafide force majeure circumstances beyond the control of the Developer. The Developer shall on completion of new building, put the Landowners in possession of the Owners' allocation in complete and habitable condition together with all rights in common specified as common areas and parts and/or facilities in the said building.

That the Owners shall be entitled to transfer or otherwise deal with the Owners' Allocation or portion thereof at the sole discretion of the Owners. The Developer has exclusive right to transfer the Developer's Allocation portion to the nominated persons of the Developer.

It is expressly agreed and declared that the Developer shall be entitled to Developer's Allocation in the said building after possession is made over to the Owners of the Owners' allocated portion constructed by the Developer. The construction of the Owners' allocation shall be done by the Developer for and on behalf of and on account of the Owners and the Developer shall only be acting as Developer on behalf of the Owners. The Developer shall be entitled to sell the Developer's allocation as hereinabove mentioned together with the undivided proportionate share in the land and shall be entitled to deal with or dispose of the Developer's allocation.

The Landowners shall co-operate with the Developer in obtaining quotas, entitlements and other allocation of or for cement, steel, bricks, and other building material for construction of the said new building for construction of the said new building and obtaining temporary and permanent connection of water (filtered and unfiltered) electricity and if possible separate drainage, sewerage and gas etc. for the said building. All costs, charges and expense including architect's fees shall be paid, discharged and borne by the developer and the Owners shall have not liability in this context.

ARTICLE - VIII
BUILDING

The Developer shall be authorized in the name of the Owners in so far as is necessary to apply for quotas of or for cement, steel, bricks, and other

building materials allocable to the Owners for the construction for and obtain temporary and permanent connection of water, electricity, power, drainage, sewerage and/or gas to the portion of new building and other inputs and facilities required for the construction or enjoyment of a portion of the building for which purpose, the Owners shall execute in favour of the Developer a General Power of Attorney and other authorization as shall be required by the Developer.

The Developer shall at his own costs and expenses and without creating any financial or other liabilities of the Owners construct and complete the said building and various units/flats and/or apartments thereto and/or modification shall be made in the Landowners' allocation with the consent of the Landowners in writing.

ARTICLE -IX
DEVELOPERS' ALLOCATION

Shall mean the entire built-up area in the proposed Multistoried Building Plan with Lift facility to be sanctioned by the Kolkata Municipal Corporation authority other than the Flats of the Owners as specifically written above in "Owners' Allocations" alongwith undivided proportionate share of right and interest in the First Schedule land together with all common facilities, benefits, amenities, easements on the First Schedule land and the said proposed building to be constructed on the said land measuring more or less 6 Cottahs 13 Chittacks, lying and situated Mouza- Behala, Pargana- Balia, J.L. No. 2, R.S. No. 83, Touzi No. 346, comprising of R.S. Khatian No. 1826, 2212, 2233, 4224, 4225, 4430 and 4431, Dag Nos. 363, 647, 690, 698, 729 and 685/1197 under the Kolkata Municipal Corporation Ward No. 131, within the District- South 24 Parganas under P.S. previously Behala now Parnasree, being Premises No. 156, Sarat Chatterjee Road, P.O. Parnasree Pally, P.S. Parnasree, Kolkata- 700060, District- South 24 Parganas, within the

limits of Ward No. 131, of the Kolkata Municipal Corporation more fully and particularly described in the First Schedule written hereunder.

ARTICLE -X
NOTICE OF POSSESSION & PAYMENT OF TAXES

1. After completion of the Landowners' allocation as per the plan, the Developer shall issue a letter to the Landowners at their address before the delivery of possession. On receipt of the said letter, the Landowners shall first take possession of the Owners' allocation being free from all encumbrances and then the Developer as a Constituted Attorney of the Owners shall execute Deed of Conveyance in respect of the Developer allocation to the respective intending Purchaser (s) duly nominated by the Developer.

2. The Developer shall be liable to pay the taxes from the date of taking possession of the Schedule below property till completion of the building and after taking possession and fulfillment of Owners' allocation, the Owners shall pay proportionate share of taxes for allotted portion's taxes on proportionate share basis from the date of possession of the said allocated portion.

ARTICLE -XI
DUTIES & OBLIGATIONS AND/OR REGISTRATION

1. Both the Landowners and the Developer shall abide by all laws, regulations, bye-laws, and rules and regulations imposed by the Government local bodies and as the case may be and shall attend answer and be responsible for any deviation and/or breach of any laws, bye-laws and rules and regulations.

2. The Landowners and the Developer shall keep the interior walls of their allocation clean and harmless including sewer, drains pipes and other fittings comprised therein.

3. Simultaneously with execution hereof the Owners shall hand over possession of the First Schedule premises to the Developer for the purpose of, in connection with and in relation to the proposed construction work.

4. That the Developer shall take responsibility of demolishing the structure, existing in the Schedule below premises at his own costs and waste material which may come out from such demolition shall be taken by the Developer.

ARTICLE - XII
OWNERS' INDEMNITY

The Landowners hereby agree that the Developer shall be entitled to the Developer's allocation as aforesaid and shall enjoy the said allocation without any interference and/or disturbance provided that the Developer perform and fulfill all the terms and conditions herein.

ARTICLE -XIII
DEVELOPER'S INDEMNITY

The Developer hereby agrees to keep the Landowners indemnified against all Third party claims and actions arising out of any act or admission or omission of the Developer.

The Developer hereby undertakes to keep the Landowners indemnified, against all actions, suit, costs, proceedings, and claims that may arise out of the constructions of the said building.

ARTICLE -XIV
MISCELLANEOUS

1. The Landowners and the Developer have entered into this Agreement purely as a contract and nothing contained herein shall be deemed to construe as Partnership between the parties hereto in any manner nor shall the parties hereto constituted as an Association of person.
2. It is understood that from time to time to facilitate the construction of the building by the Developer various deeds, matters and things not herein specified may be required to be done by the Developer and may need of the Owners and various applications and other documents may be required to be signed or made by the Owners which specified provision may not have been mentioned herein. The Owners hereby undertake to do all such acts, deeds, matters and the Owners

shall execute all such additional applications and other documents as same may be provided that all such acts, deeds and things do not in any way infringe on the right of the Owners and/or against the spirit of this Agreement.

3. Any notice required to be given by the Developer shall without prejudice to any other mode of service available be deemed to have been served on the Owners if delivered by hand and duly acknowledged or sent by prepaid registered post with A/D and shall likewise be deemed to have been served on the Developer if delivered or sent by prepaid registered post to the Developer at the recorded address.

4. The Developer and the Owners shall mutually frame scheme for the management and administration of the said building and/or common parts therein.

5. The Developer shall pay all Kolkata Municipal Corporation, taxes in respect of the Schedule below property and also electricity charges to be paid in respect of Owners' allocated portion from the date of taking over possession of the Schedule below property till the date of completion of the building and handing over possession of the same to the Owners.

6. The intending Purchaser, Flat Owners, Developer and the Landowners shall not do any such thing for which the mutation in respect of the respective flat is obstructed or objected by the Kolkata Municipal Corporation or any concerning authority.

7. Any dispute or differences which may arise between the parties or their representatives, with regard to the construction, meaning and effect of this Deed or any party thereof, or the rights and liabilities under this Deed, the parties hereto will right to seek redressal forum and the proper legal forum.

8. That if there be any tenant then all responsibility will be borne by the Developer.

9. That the Developer shall complete the construction of the Multistoried Building with Lift facility as per the sanctioned Plan issued by the Kolkata Municipal Corporation, within 42 months from the date of signing of this presents and if the Developer fails to complete the construction of the said Building within the said stipulated time, subject to bonafide force majeure circumstances beyond the control of the Developer, then the Developer shall pay a sum of Rs. 2,500/- (Rupees Two Thousand and Five Hundred) only per month towards compensation till handing over possession of the Owners' allocation to each Owner respectively.

10. That it has been decided by and between both the Parties that all the Original Papers of the said property shall be handed over by the First Part to the Second Part at the time of signing of this presents.

ARTICLE XV
FORCE MAJEURE CLAUSE

The Landowners and the Developer hereto shall not be considered to be liable for any obligation hereunder to the extent that the performance of the respective obligations prevented by the existence of bonafide force majeure shall be suspended during duration of the force majeure.

ARTICLE XVI
ARBITRATION

In case of any dispute and difference or question arising between the parties hereto with regard to this Agreement, the same shall be referred to Arbitration under the provision of the Indian Arbitration & Reconciliation Act, 1996 and/or any other statutory modification and/or Re-enactment.

FIRST SCHEDULE OF THE PROPERTY :

Description of the Land

ALL THAT the said land measuring more or less 6 Cottahs 13 Chittacks lying and situated at Mouza- Behala, Pargana- Balia, J.L. No. 2, R.S. No. 83, Touzi No. 346, comprising of R.S. Khatian No. 1826, 2212, 2233, 4224, 4225, 4430 and 4431, Dag Nos. 363, 647, 690, 698, 729 and 685/1197 under the Kolkata Municipal Corporation Ward No. 131, within the District- South 24 Parganas under P.S. previously Behala now Parnasree, being Premises No. 156, Sarat Chatterjee Road, P.O. Parnasree Pally, P.S. Parnasree, Kolkata- 700060, District- South 24 Parganas, D.S.R. II. at Alipore and A.D.S.R. Behala, within the limits of

the Kolkata Municipal Corporation, Ward No. 131, Kolkata - 700060, and the same is butted and bounded in the manner follows:-

- ON THE NORTH** : By Land of the Landowners herein;
- ON THE SOUTH** : By 19'- 00" wide K.M.C. Road;
- ON THE EAST** : By House of Sri Swapah Bose and Others;
- ON THE WEST** : By House of Smt. Nanda Rani Maity;

SECOND SCHEDULE ABOVE REFERRED TO
(OWNERS' ALLOCATION)

- 1) The Landowner No. 1 shall has to be allotted 1 (One) No. of self contained Flat measuring more or less 1000 sq.ft. super built up area on the First Floor, South Facing of the proposed Multistoried Building with Lift facility as per Sanctioned Plan of Kolkata Municipal Corporation.
- 2) The Landowner No. 2 shall has to be allotted 1 (One) No. of self contained Flat measuring more or less 750 sq.ft. super built up area on the First Floor, East Facing of the proposed Multistoried Building with Lift facility as per Sanctioned Plan of Kolkata Municipal Corporation.
- 3) Payment of non- refundable amount of Rs. 8,00,000/- (Rupees Eight Lacs) only shall be paid by the Developer to the Landowner No. 3 herein as follows:

- i) Payment of **Rs. 1,00,000/- (Rupees One Lac)** only to be paid by the Developer to the Landowner No. 3, herein at the time of start of the Building.
 - ii) Payment of **Rs. 2,00,000/- (Rupees Two Lacs)** only to be paid by the Developer to the Landowner No. 2, herein after the completion of second slab casting.
 - iii) Payment of **Rs. 2,00,000/- (Rupees Two Lacs)** only to be paid by the Developer to the Landowner No. 2, herein after the completion of fourth slab casting.
 - iv) Payment of **Rs. 2,00,000/- (Rupees Two Lacs)** only to be paid by the Developer to the Landowner No. 2, herein after the completion of flooring.
 - v) Payment of **Rs. 1,00,000/- (Rupees One Lac)** only to be paid by the Developer to the Landowner No. 3, herein after the completion of the Building.
- 4) Payment of non- refundable amount of **Rs. 8,00,000/- (Rupees Eight Lacs)** only shall be paid by the Developer to the Landowner No. 4 herein as follows:

- i) Payment of Rs. 1,00,000/- (Rupees One Lac) only to be paid by the Developer to the Landowner No. 4, herein at the time of start of the Building.
 - ii) Payment of Rs. 2,00,000/- (Rupees Two Lacs) only to be paid by the Developer to the Landowner No. 4, herein after the completion of second slab casting.
 - iii) Payment of Rs. 2,00,000/- (Rupees Two Lacs) only to be paid by the Developer to the Landowner No. 4, herein after the completion of fourth slab casting.
 - iv) Payment of Rs. 2,00,000/- (Rupees Two Lacs) only to be paid by the Developer to the Landowner No. 4, herein after the completion of flooring.
 - v) Payment of Rs. 1,00,000/- (Rupees One Lac) only to be paid by the Developer to the Landowner No. 4, herein after the completion of the Building.
- 5) The Landowner No. 5 shall has to be allotted 1 (One) No. of self contained Flat measuring more or less 250 sq.ft. super built up area on the First Floor, East facing of the proposed Multistoried Building with Lift facility as per Sanctioned Plan of Kolkata Municipal Corporation and also

payment of non- refundable amount of Rs. 1,00,000/- (Rupees One Lac) only shall be paid by the Developer to the Landowner No. 5 herein at the time of possession of the Flat.

6) The Landowner Nos. 6, 7, 8 and 9 shall have to be allotted jointly 1 (One) No. of self contained Flat measuring more or less 700 sq.ft. carpet area, Second Floor, North facing of the proposed Multistoried Building with Lift facility as per Sanctioned Plan of Kolkata Municipal Corporation.

7) The Landowner Nos. 10 and 11 shall have to be allotted jointly 1 (One) No. of self contained Flat measuring more or less 750 sq.ft. super built up area on the First Floor, North facing of the proposed Multistoried Building with Lift facility as per Sanctioned Plan of Kolkata Municipal Corporation.

8) The Landowner Nos. 1 to 11 shall have to be allotted jointly 2 (Two) Nos. of self contained Flat measuring more or less 250 sq.ft. super built up area **each** on the Ground Floor, of the proposed Multistoried Building with Lift facility as per Sanctioned Plan of Kolkata Municipal Corporation.

Be it noted that the above allocations among the Owners may alter subject to Planning change at the time of physical measurement of the

said property or any other Rules as per Kolkata Municipal Corporation Building Rule, 2009.

Above allocation among the Owners shall be effective only after registration of a Partition Deed amongst them.

THIRD SCHEDULE ABOVE REFERRED TO

(DEVELOPER'S ALLOCATION)

DEVELOPER'S ALLOCATION: Shall mean the entire built-up area in the proposed Multistoried Building Plan with Lift facility to be sanctioned by the Kolkata Municipal Corporation authority other than the Flats of the Owners as specifically written above in "Owners' Allocations" alongwith undivided proportionate share of right and interest in the First Schedule land together with all common facilities, benefits, amenities, easements on the First Schedule land and the said proposed building to be constructed on the said land measuring more or less 6 Cottahs 13 Chittacks, lying and situated Mouza- Behala, Pargana- Balia, J.L. No. 2, R.S. No. 83, Touzi No. 346, comprising of R.S. Khatian No. 1826, 2212, 2233, 4224, 4225, 4430 and 4431, Dag Nos. 363, 647, 690, 698, 729 and 685/1197 under the Kolkata Municipal Corporation Ward No. 131, within the District- South 24 Parganas under P.S. previously Behala now Parnasree, being Premises No. 156, Sarat Chatterjee Road, P.O. Parnasree Pally, P.S. Parnasree, Kolkata- 700060, District- South 24 Parganas, within the limits of Ward No. 131, of the Kolkata Municipal Corporation, more fully and particularly described in the First Schedule written here in before.

FOURTH SCHEDULE**COMMON AREAS**

- a. The land on which the building is located, all easement and quasi-easements rights, dominant heritage etc. belonging to land and building.
- b. The foundation columns, griders, supports main wall, lobbies, stair, staircase, ways, roof, entrance and exits of the building.
- c. The easements and wards.
- d. Installation of common services such as powers, lights, water, sewerage etc.
- e. Tanks pump, meters, compressors, pipes and tubes and general apparatus and installations existing for common use and passage and paths etc.
- f. All other parts of this property necessary for convenient to the existence, maintenance and safety of the building and common enjoyment or normally in common use.
- g. Boundary walls.
- h. Electric meter, Lift and Lift Room, pump and switches fixed in the common areas.

FIFTH SCHEDULE
(Specification of Construction)

1. **R.C.C. Work:** reinforcement: for column, beams, slab, etc. as per drawing, concrete with stone chips gravies, medium course of sand, cement and rod with ISI Mark.
2. **Brick-work:** Bricks should be used at Brick work (8"-5"-3") as and when necessary.
3. **Plaster work:** any wall plaster (inside or outside) and any ceiling plaster would be with cement/sand.
4. **Paris work:** All walls (inside Flat) will be of Paris.

5. **Floor work:** Cast in Ceramic Floor Tiles (10"X10") to all floor and 3" height skirting to all rooms.
6. 3" skirting, dado unto 5" height staircase landing.
7. Cooking platform made by the black stone with 3' height glaze tiles.
8. Wall of bath rooms casted with glaze tiles (6" X 6")with of 6' height.
9. Door frame should be with wood according to the door size.
10. Door 1'-0" thick of commercial flush door finished on main door and necessary fittings.
11. **Windows:** Aluminium sliding windows fitted with M.S. Grill.
12. **Water supply:** main source of water would be stored on to the underground reservoir. Water should be supplied to each flat from the overhead tank. Main waterline, from overhead tank through pump by polythene pipe of standard make all connections between overhead reservoirs to each flat.
13. **Sanitary and Plumbing:** Septic tank would be as per Building Plan specification. It would be connected with the main sewerage system of the Kolkata Municipal Corporation (underground). All soil pipe would be of C.I. 4" dia properly fixed with the wall and connected with the septic tank.
14. **Sink and Basin:** One black stone sink would be provided at the Kitchen and One porcelain Basin will be provided at the Toilet.
15. **Bath room:** One No. of Commode with PVC Flush in each Toilet, One Shower in each Toilet and Two Nos. of tap in each Toilet. All porcelain material would be of commercial make and white colors.

16. Electric: Excluding bulb, tube, fan exhaust fan, A.C. point etc. Owners would not spend for main meter (440 Volt) deposit, service charge and/or any expenses towards CESC Ltd for the main meter only and the wire should be of I.S.I. marked. All individual meters will be borne by the Landowners.

17. Common points: Nos. Of common point for main gate, passage surroundings the building, pump, stair, and gate (copper wire with fittings).

18. Bed Room: 2 (Two) Nos. of Light Point, 1 (One) No. of fan point, 1 (One) No. of plug point at Board (15 Amp) at bed room (copper wire with fittings).

19. Drawing/Dining: 2 (Two) Nos. of Light point, 2 (Two) Nos. of fan point, 1 (One) No. of plug point at Board (15 Amp), 1 (One) No. of plug point for television and Refrigerator respectively (copper with fittings)

20. Bath room: 1 (One) No. Light point, 1 (One) No. plug point (15 Amp) at Board, (copper wire with fittings)

21. Kitchen: 1 (One) No. Light point, power point (15 Amp) at Board

22. Balcony: 1 (One) No. Light point (Copper wire with fittings).

MAIN GATE: One M.S. sheet Gate or grill gate with locking arrangements and 4 feet height boundary wall with plaster and paint.

PAINTING: Exterior portion of the building would be finished with cement based paint (standard make 2 coats, interior wall would be of cement based paint).

Any Extra Work apart from the specifications mentioned here in above will be charged as extra.

IN WITNESS WHEREOF the parties hereto set and subscribed their respective hand and seal on the day month and year first above written.

SIGNED & DELIVERED
By the LANDOWNERS
In presence of:

1. Malay Lal
Biswakhal
Suresh Chandra
Kohli

Dulal Maity

Kartick Chandramaiti



(USHA HALDER)

LTI of Govt Usha
Holder by the Pen c

Goutam Maity



(ASHALATA MONDAL)

LTI of Govt Ashalata
Mondal by the Pen c

Goutam Maity

ମାୟା ମାୟା

ମାୟା ମାୟା
Tapasvi Manu

Swapna Maity
Sumana Maity

ମାୟା ମାୟା

Debasish Maity

2. Goutam Maity
18/A, Sarat Chatterjee
Road. Kol- 700060.

SIGNATURE OF THE LANDOWNERS

SIGNED, SEALED & DELIVERED
By the BUILDER/DEVELOPER
in presence of:

1. Malayal
Begashah
Satahikam
Kah-141

S B Constructions
Rajendra Kumar
Partner
Suman Kumar
Partner

SIGNATURE OF THE BUILDER/DEVELOPER

2. Gouram Maity
18/A, Sarat Chatterjee
Road, Kol-700060

Drafted and Prepared by me:

Avishek Guha

AVISHEK GUHA
ADVOCATE
HIGH COURT, CALCUTTA

AVISHEK GUHA
Advocate
High Court, Calcutta
130/A, Sagar Manna Road,
Parnasree, Kolkata-700060
Enrolment No. F/2226/2010



	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name. SRI DULAL MAITY
Signature *Dulal Maity*



	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name. SRI KARTIK CHANDRA MAITY
Signature *Kartik chandra Maity*



	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name. SMT. USHA HALDER
Signature *Usha Halder by the Pen of Goutam Maity*



	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name. SMT. ASHALATA MONDAL
Signature *Ashalata Mondal by the Pen of Goutam Maity*



	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name. MISS. PARBATI MAITY

Signature *ପାର୍ବତୀ ମାୟା*



	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name. SMT. MANI MAITY

Signature *ମାନି ମାୟା*



	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name. SMT. TAPASHI MAITY alias SMT. TAPASHI MANNA

Signature *Tapashi Manna*



left hand					
right hand					

Name. MISS. SWAPNA MAITY

Signature *Swapna Maity*



Sumana Maity

left hand					
right hand					

Name. MISS. SUMANA MAITY

Signature..... Sumana Maity.....



Sathi Maity

left hand					
right hand					

Name. SMT. SATHI MAITY

Signature..... Sathi Maity.....



Debashis Maity

left hand					
right hand					

Name. SRI DEBASHIS MAITY

Signature..... Debashis Maity.....



left hand					
right hand					

Name. SRI BINOY ADHIKARY

Signature *Binoy Adhikary*



left hand					
right hand					

Name. SRI SUPRATIK BURMAN

Signature *Supratik Burman*

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

BRN: 19-201819-033396742-1

Payment Mode Online Payment

GRN Date: 25/01/2019 11:38:58

Bank : State Bank of India

BRN : IK00XCTJU0

BRN Date: 25/01/2019 11:40:11

DEPOSITOR'S DETAILS

Id No. : 16070000037385/7/2019

(Query No./Query Year)

Name : AVISHEK GUHA

Contact No. :

Mobile No. +91 9831225973

E-mail : guha_avishek@yahoo.com

Address : HIGH COURT CALCUTTA

Applicant Name : Mr AVISHEK GUHA

Office Name :

Office Address :

Status of Depositor : Advocate

Purpose of payment / Remarks :

Sale, Development Agreement or Construction agreement
Payment No. 7

PAYMENT-DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount
1	16070000037385/7/2019	Property Registration- Stamp duty	0030-02-103-003-02	5070
2	16070000037385/7/2019	Property Registration- Registration Fees	0030-03-104-001-16	28
Total				5098

In Words : Rupees Five Thousand Ninety Eight only



Government of West Bengal
Directorate of Registration & Stamp Revenue

e-Assessment Slip

Query No / Year	1607-0000037385/2019	Office where deed will be registered
Query Date	08/01/2019 2:44:42 PM	A.D.S.R. BEHALA, District: South 24-Parganas
Applicant Name, Address & Other Details	AVISHEK GUHA HIGH COURT, CALCUTTA, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9831225973, Status : Advocate	
Transaction	Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4310] Other than Immovable Property, Security Bond [Rs : 1,00,000/-]	
Set Forth value	Market Value	
Rs. 10,00,000/-	Rs. 96,31,538/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 10,070/- (Article:48(g))	Rs. 28/- (Article:E, E, E)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 5,000/-
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: Sarat Chatterjee Road, Premises No: 156, , Ward No: 131 Pin Code : 700060

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu		8 Katha 13 Chatak	9,70,000/-	96,01,538/-	Width of Approach Road: 19 Ft.
Grand Total :					11.2406Dec	9,70,000 /-	96,01,538 /-	

Structure Details :

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

Land Lord Details :

Sl No	Name & address	Status	Execution Admission Details :
1	Mr DULAL MAITY Son of Late Ankur Chandra Maity 18/A, Sarat Chatterjee Road, P.O.- PARNASREE PALLY, P.S.- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700060 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of India, PAN No.: ERQPM5532N, Status :Individual, Executed by: Self . To be Admitted by: Self	Individual	Executed by: Self . To be Admitted by: Self
2	Mr KARTIK CHANDRA MAITY Son of Late Ankur Chandra Maity 18/A, Sarat Chatterjee Road, P.O.- PARNASREE PALLY, P.S.- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700060 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No.: BMJPM1745A, Status :Individual, Executed by: Self . To be Admitted by: Self	Individual	Executed by: Self . To be Admitted by: Self
3	Mrs USHA HALDER Wife of Mr Rasamay Halder 38/A, Jayrampur Jala Road, P.O.- PARNASREE PALLY, P.S.- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700060 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of India, PAN No.: AXVPH3390Q, Status :Individual, Executed by: Self . To be Admitted by: Self	Individual	Executed by: Self . To be Admitted by: Self
4	Mrs ASHALATA MONDAL Wife of Mr Gopal Mondal P.O.- Jagadishpur Hat, P.S.- Liluah, District:-Howrah, West Bengal, India, Pin - 711114 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of India, PAN No.: EENPM2596J, Status :Individual, Executed by: Self . To be Admitted by: Self	Individual	Executed by: Self . To be Admitted by: Self
5	Miss PARBATI MAITY Daughter of Late Ankur Chandra Maity 18/A, Sarat Chatterjee Road, P.O.- Parnasree Pally, P.S.- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700060 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of India, PAN No.: ERNPM1267F, Status :Individual, Executed by: Self . To be Admitted by: Self	Individual	Executed by: Self . To be Admitted by: Self
6	Mrs MANI MAITY Wife of Late Sunil Maity 8/16/A, Nivedita Sarani, P.O.- PARNASREE PALLY, P.S.- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700060 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No.: BIGPM6559R, Status :Individual, Executed by: Self . To be Admitted by: Self	Individual	Executed by: Self . To be Admitted by: Self
7	Miss TAPASHI MAITY, (Alias: Mr TAPASHI MANNA) Wife of Mr Amitava Manna 2/92D, Rabindra Nagar, P.O.- PARNASREE PALLY, P.S.- Behala, District:-South 24-Parganas, West Bengal, India, Pin - 700060 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of India, PAN No.: AAWXPM6222B, Status :Individual, Executed by: Self . To be Admitted by: Self	Individual	Executed by: Self . To be Admitted by: Self

8	Miss SWAPNA MAITY Daughter of Late Sunil Maity8/16/A, Nivedita Sarani, P.O:- PARNASREE PALLY, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700060 Sex: Female, By Caste: Hindu, Occupation: Student, Citizen of: India, PAN No.: BIGPM6814B, Status: Individual, Executed by: Self . To be Admitted by: Self	Individual	Executed by: Self . To be Admitted by: Self
9	Miss SUMANA MAITY Daughter of Late Sunil Maity8/16/A, Nivedita Sarani, P.O:- PARNASREE PALLY, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700060 Sex: Female, By Caste: Hindu, Occupation: Student, Citizen of: India, PAN No.: ERNPM1767C, Status: Individual, Executed by: Self . To be Admitted by: Self	Individual	Executed by: Self . To be Admitted by: Self
10	Mrs SATHI MAITY Wife of Late Swapan Maity18/A, Sarat Chatterjee Road, P.O:- Parnasree Pally, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700060 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: EGVPM1492P, Status: Individual, Executed by: Self . To be Admitted by: Self	Individual	Executed by: Self . To be Admitted by: Self
11	Mr DEBASISH MAITY Son of Late Swapan Maity18/A, Sarat Chatterjee Road, P.O:- Parnasree Pally, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700060 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: EODPM9792G, 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	SB CONSTRUCTIONS 31/190, Central Government Quarters, Upendra Nath Banerjee Road, P.O:- Parnasree Pally, P.S:- Behala, District:-South 24- Parganas, West Bengal, India, PIN - 700060 . PAN No.: ADUFS9284R, Status: Organization, Executed by: Representative	Organization	Executed by: Representative

Representative Details :

Sl No	Name & Address	Representative of
1	Mr BINOY ADHIKARY Son of Late Madan Adhikary25, New Parnasree Pally, P.O:- Parnasree Pally, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700060 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, . PAN No.: AOAPA7397E	SB CONSTRUCTIONS (as PARTNER)

2	Mr SUPRATIK BURMAN Soy of Late B K Burman 31/100, Central Government Quarters, Upendra Nath Banerjee Road, P.O - Parnasree Pally, P.S - Behala, District -South 24-Parganas, West Bengal, India, PIN - 700060 Sex Male, By Caste Hindu, Occupation: Business, Citizen of India, PAN No : AINP915313P	SB CONSTRUCTIONS (as PARTNER)
---	--	-------------------------------

Identifier Details :

Name & address
Mr Avabek Guha Soy of Late Ashok Kumar Guha G/A, Sagar Manna Road, P.O - Parnasree Pally, P.S - Behala, District -South 24-Parganas, West Bengal, India, PIN - 700060, Sex Male, By Caste Hindu, Occupation: Advocate, Citizen of India, Identifier Of Mr DULAL MAITY, Mr KARTIK CHANDRA MAITY, Mrs USHA HALDER, Mrs ASHALATA MONDAL, Miss PARBATI MAITY, Mrs MANI MAITY, Miss TAPASHI MAITY, Miss SWAPNA MAITY, Miss SUMANA MAITY, Mrs SATHI MAITY, Mr DEBASISH MAITY, Mr BINDY ADHIKARY, Mr SUPRATIK BURMAN

Transfer of property for L1

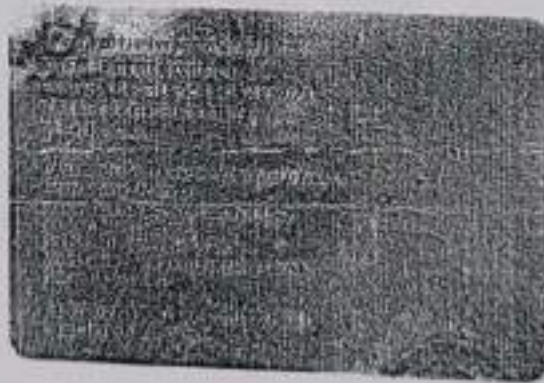
Sl.No	From	To, with area (Name-Area)
1	Mr DULAL MAITY	SB CONSTRUCTIONS-1.02188 Dec
2	Mr KARTIK CHANDRA MAITY	SB CONSTRUCTIONS-1.02188 Dec
3	Mrs USHA HALDER	SB CONSTRUCTIONS-1.02188 Dec
4	Mrs ASHALATA MONDAL	SB CONSTRUCTIONS-1.02188 Dec
5	Miss PARBATI MAITY	SB CONSTRUCTIONS-1.02188 Dec
6	Mrs MANI MAITY	SB CONSTRUCTIONS-1.02188 Dec
7	Miss TAPASHI MAITY	SB CONSTRUCTIONS-1.02188 Dec
8	Miss SWAPNA MAITY	SB CONSTRUCTIONS-1.02188 Dec
9	Miss SUMANA MAITY	SB CONSTRUCTIONS-1.02188 Dec
10	Mrs SATHI MAITY	SB CONSTRUCTIONS-1.02188 Dec
11	Mr DEBASISH MAITY	SB CONSTRUCTIONS-1.02188 Dec

Transfer of property for S1

Sl.No	From	To, with area (Name-Area)
1	Mr DULAL MAITY	SB CONSTRUCTIONS-9.09090900 Sq Ft
2	Mr KARTIK CHANDRA MAITY	SB CONSTRUCTIONS-9.09090900 Sq Ft
3	Mrs USHA HALDER	SB CONSTRUCTIONS-9.09090900 Sq Ft
4	Mrs ASHALATA MONDAL	SB CONSTRUCTIONS-9.09090900 Sq Ft
5	Miss PARBATI MAITY	SB CONSTRUCTIONS-9.09090900 Sq Ft
6	Mrs MANI MAITY	SB CONSTRUCTIONS-9.09090900 Sq Ft
7	Miss TAPASHI MAITY	SB CONSTRUCTIONS-9.09090900 Sq Ft
8	Miss SWAPNA MAITY	SB CONSTRUCTIONS-9.09090900 Sq Ft
9	Miss SUMANA MAITY	SB CONSTRUCTIONS-9.09090900 Sq Ft
10	Mrs SATHI MAITY	SB CONSTRUCTIONS-9.09090900 Sq Ft
11	Mr DEBASISH MAITY	SB CONSTRUCTIONS-9.09090900 Sq Ft

Note:

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 07/02/2019) for e-Payment. Assessed market value & Query is valid for 44 days (i.e. upto 21/02/2019) for registration.
3. Standard User charge of Rs. 240/- (Rupees Two hundred forty) 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.



आयकर विभाग
INCOME DEPARTMENT
KARTI CHANDRA MAITY
AKUR CHANDRA MAITY
01/01/1951
BANGALURU
GOVT OF INDIA

[Heavily obscured and illegible text block]

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA



व्यक्तिगत लेखा संख्या कार्ड
Personal Account Number Card
EENPM2596J

श्री. अ. म. डाल
श्री. अ. म. डाल

01/01/2020





आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

MANI MAITY

RUHINI ADHIKARY

01/06/1964

Permanent Account Number

BIGPM6559R

शानि माये

Signature



02122010

इस कार्ड के खोने / पाने पर कृपया सूचित करें / लौटाने :
आयकर पैन सेवा इकाई, एन एस डी एल
तीरसरी मंजील, सफायर चेंबर्स,
बानेर टेलिफोन एक्सचेंज के नजदीक,
बानेर, पुना - 411 045.

If this card is lost / someone's lost card is found,
please inform / return to :
Income Tax PAN Services Unit, NSDL
3rd Floor, Sapphire Chambers,
Near Baner Telephone Exchange,
Baner, Pune - 411 045.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: tininfo@nsdl.co.in

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

TAPASHI MAITY

SUNIL MAITY

07/10/1984
Permanent Account Number

AWXPM8222B

Tapashi Maity
Signature




12122008

यह कार्ड केवल / only for PAN services card / सिर्फ
आयकर सेवा सेवा कार्ड, एन एन डी सी
एन डी सी कार्ड, टाइम्स टॉवर, कान्हा मिल्स कंपाउंड,
एन. बी. मार्ग, लोअर पार्स, मुंबई - 400 013.

If this card is lost / someone's lost card is found,
please inform / सूचना दी
Income Tax PAN Services Dept, NSDL,
1st Floor, Times Tower,
Kanaha Mills Compound,
S. B. Marg, Lower Parsi, Mumbai - 400 013.
Tel: 91-22-2496-4201, Fax: 91-22-2493-0664,
email: taxinfo@nsdl.co.in

आयकर विभाग **भारत सरकार**
INCOME TAX DEPARTMENT **GOVT. OF INDIA**



स्थायी लेखा संख्या पत्र
Permanent Account Number Card
ERNPM1767C

नाम / Name
SUMANA MAITY

पति का नाम / Father's Name
SUNIL MAITY

व्यक्ति का जन्म / Date of Birth
30/03/1997


Sumana Maity
OWNER / Signatory



इस कार्ड को खोने / खोने पर प्रत्येक व्यक्ति को / खोने पर
 सरकार को सेवा शुल्क / एन एन सी यू
 5 की दर, नवी दिल्ली, पिन को. 110 011, एन 1, एन 2, एन 3,
 एन 4 कॉलोनी, नए दर्रा बांग्ला चौक,
 पूना - 411 014.

If this card is lost / someone's lost card is found,
 please inform / return to :
 Income Tax PAN Services Unit, NSDL,
 5th Floor, Market Street,
 Plot No. 241, Survey No. 997B,
 Model Colony, Near Deep Banglow Chowk,
 Pune - 411 014.

Tel: 91-20-2721 8081, Fax: 91-20-2721 8081
 e-mail: helpline@nsdl.co.in

आयकर विभाग
INCOME TAX DEPARTMENT

स्वप्ना माई
SWAPNA MAITY

सुनिल माई
SUNIL MAITY

24/09/1990
 Permanent Account Number
BIGPM6814B

Signature

भारत सरकार
GOVT. OF INDIA





If this card is lost / someone's lost card is found,
 please inform / return to:
 Income Tax PAN Services Unit, NSDL,
 3rd Floor, Sophia's Chambers,
 Near Datta Telephone Exchange,
 Bangur, Pune - 411 005

If this card is lost / someone's lost card is found,
 please inform / return to:
 Income Tax PAN Services Unit, NSDL,
 3rd Floor, Sophia's Chambers,
 Near Datta Telephone Exchange,
 Bangur, Pune - 411 005
 Tel: 91-20-2721 8050, Fax: 91-20-2721 8081
 e-mail: income@nsdl.co.in

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी खाता संख्या कार्ड
Permanent Account Number Card

EGVPM1492P



नाम / Name
SATHI MAITY

पिता का नाम / Father's Name
BASANTA ADAK

जन्म की तारीख / Date of Birth
27/01/1978

हस्ताक्षर / Signature



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT OF INDIA



पत्रिका संख्या
PAN Card
EODPM9792G



DEBARSH MAITY

24/11/2011



यदि कार्ड खोने / चुराने का सुझाव मिले / लीक हो
आयकर विभाग को सूचित करें, पता: आयकर विभाग
5 वीं मंजिल, एन.टी.डी. बिल्डिंग, प्लॉट नं. 241, एन.टी.डी. 110077/8
नई दिल्ली, दिल्ली-110077
दूर - 411 016

If this card is lost / someone's name card is found
Please report / return to
Income Tax Department, NSD
5th Floor, N.T.D. Building
Plot No. 241, N.T.D. 110077/8
New Delhi, Delhi-110077
Phone - 411 016

Tel: 411 016

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AOAPA7397E



नाम/ Name
BINOY ADHIKARY

पिता का नाम/ Father's Name
MADAN MOHAN ADHIKARY

जन्म की तारीख/ Date of Birth
04/09/1979

Binoj Adhikary
हस्ताक्षर/ Signature



21062018

आयकर विभाग

INCOME TAX DEPARTMENT

SUPRATIK BURMAN

BARINDRA KUMAR BURMAN

22/11/1965

Permanent Account Number

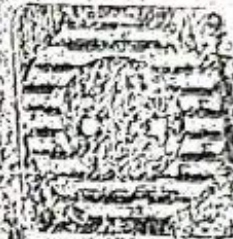
AHNPB5313P

Signature



भारत सरकार

GOVT. OF INDIA



Supratra Burman.

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

ADUFS9284R



नाम / Name
SB CONSTRUCTIONS

19122018

निगमन/गठन की तारीख
Date Of Incorporation/Formation
03/07/2018

S B Constructions

Partner

Supratra Burman
Partner