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भारतीय नैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100



ONE HUNDRED RUPEES

भारत INDIA INDIA NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

S NO. 18434/2017

W 619574

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT made this the 13TH day of

FEBRUARY, 2017 (Two thousand and Seventeen) B E T W E E N

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

[Signature]
District Sub-Registrar-I
ipore South 24 Pargana

13 FEB 2017

13 JAN 2017

9311

No. Rs. 100/- Date....

Name:

Address:

Vendor:

Alipur Collectorate, 24 Pgs. (S)

SUBHANKAR DAS

STAMP VENDOR

Alipur Police Court, Kol - 27

Rabindra Nath

Advocate

Alipur Judge's Court
Kolkata-27

Del.

[Handwritten signature]



Kausik Chatterjee
S/o. Lt. Nilmal Chatterjee
84/4, M. G. Road,
Kolkata - 700082
P.O. Hamidpur
P.S. : Thakurpukur and Hamidpur
Business.

✓
District Sub-Registrar-I
Alipore, South 24 Parganas

13 FEB 2017

BETWEEN :

308
1) SRI ADITYA KUMAR GUPTA (having I.T. PAN ADUPG 1525D) and 2) SRI ARUN KUMAR GUPTA (having I.T. PAN ADTPG 6522F), both sons of Late Shew Narayan Gupta, by faith Hindu, by Nationality Indian, by occupation Business, both residing at 19/7, Iswar Ganguly Lane, Kolkata 700026, Police Station Bhowanipore now Kalighat, hereinafter jointly called and referred to as the **OWNERS OF THE LAND/FIRST PARTY** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, executors, administrators, legal representatives and assigns) of the **ONE PART :**

A N D

M/s. GUPTA PROPERTIES, a Proprietorship concern having its office at 2, Dharmadas Row, P.O. & P.S. Kalighat, Kolkata 700026, represented by its sole Proprietor, ^PASHOK KUMAR GUPTA (having I.T. PAN AHXPG 8486A)DUPG 1525D) son of Late Girija Prasad Gupta, by faith – Hindu, by occupation Business, residing at 233, Kalighat Road, P.O. & P.S. Kalighat, Kolkata 700026, hereinafter called and referred to as the **DEVELOPER/ SECOND PARTY** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) of the **OTHER PART.**

WHEREAS one Jagat Mohon Banerjee son of Late Bijoy Mohan Banerjee and Smt. Rama Ghosal wife of Sunil Ghosal, were the absolute and lawful owners in respect of ALL THAT piece and parcel of land measuring an area 7 Cottah 13 Chittaks 28 sq.ft. more or less. together with structure standing thereon lying or situate at and being municipal Holding/Premises No. 19/7, Iswar Ganguly Lane, Kolkata 700026, under Police Station

308



✓

District Sub-Registrar-I
Alipore, South 24 Parganas

13 FEB 2017

Bhowanipore, at present within the limits of Ward No. 83 of the Kolkata Municipal Corporation, which was acquired by them by way of inheritance in accordance with the Hindu Law of Succession.

AND WHEREAS while had been in peaceful khas possession and enjoyment of the aforesaid property without any interruption and free from all encumbrances and attachments whatsoever said Jagat Mohon Banerjee and Smt. Rama Ghosal by and under a Deed of Conveyance dated 15th September, 2001 sold, transferred and conveyed the aforesaid property (fully mentioned in the Schedule hereunder written) unto and in favour of 1) SRI RABINDRA KUMAR GUPTA 2) SRI ADITYA KUMAR GUPTA 3) SRI ARUN KUMAR GUPTA and 4) ANUP KUMAR GUPTA for the valuable consideration as mentioned in the said deed duly registered in the office of the office of the Addl. Registrar at Assurances, Calcutta and recorded in Book No. I, Volume No. 1, pages 1 to 26, Being No. 2549 for the year 2003.

AND WHEREAS by virtue of aforesaid purchase said 1) SRI RABINDRA KUMAR GUPTA 2) SRI ADITYA KUMAR GUPTA 3) SRI ARUN KUMAR GUPTA and 4) ANUP KUMAR GUPTA jointly acquired and became the absolute and lawful owners of demarcated plot of land measuring 7 Cottahs 13 Chittaks 28 sq.ft. more or less together with structure standing thereon or part thereof lying or situate at and being premises No. 19/7, Iswar Ganguly Lane, Kolkata, morefully mentioned and described in the schedule hereunder written and hereinafter referred to as "the said property" and the said First Party hereto have been in peaceful possession and enjoyment of the said property without any interruption and free from all encumbrances whatsoever.

AND WHEREAS while being seized and possessed of the aforesaid property or part thereof said Anup Kumar Gupta died intestate as bachelor on 17.04.2010 leaving behind surviving

his mother, namely, **SMT. PARVATI DEVI**, as the only heir and successor who inherited the undivided 1/4th share over the aforesaid property by way of inheritance and/or succession, left by her son said Anup Kumar Gupta, since deceased.

AND WHEREAS thus said 1) **SRI RABINDRA KUMAR GUPTA** 2) **SRI ADITYA KUMAR GUPTA** 3) **SRI ARUN KUMAR GUPTA** and 4) **SMT. PARVATI DEVI**, became the joint owners of ALL THAT piece and parcel of land measuring 7 Cottahs 13 Chittaks 28 sq.ft. more or less together with structure standing thereon or part thereof (each having undivided 1/4th share or interest therein) lying or situate at and being premises No.19/7, Iswar Ganguly Lane, Kolkata.

AND WHEREAS by and under a Deed of Gift dated 15.11.2016 said **SMT. PARVATI DEVI** forever transferred and conveyed her undivided 1/4th share over the aforesaid property by way of absolute free gift unto and in favour of her two sons namely, 1) **SRI ADITYA KUMAR GUPTA** and 2) **SRI ARUN KUMAR GUPTA** and the said deed was duly registered in the office of the District Sub Registrar – I, Alipore, South 24-Parganas and recorded in Book No. I, Volume No. 1601/2016, pages 103873 to 103896, Being No. 160103464 for the year 2016.

AND WHEREAS similarly by and under another Deed of Gift dated 15.11.2016 said **SRI RABINDRA KUMAR GUPTA** forever transferred and conveyed his undivided 1/4th share over the aforesaid property by way of absolute free gift unto and in favour of his two brothers namely, 1) **SRI ADITYA KUMAR GUPTA** and 2) **SRI ARUN KUMAR GUPTA** and the said deed was duly registered in the office of the District Sub Registrar – I, Alipore, South 24-Parganas and recorded in Book No. I, Volume No. 1601/2016, pages 103693 to 103715, Being No. 160103456 for the year 2016.

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AND WHEREAS in the premises the 1) SRI ADITYA KUMAR GUPTA and 2) SRI ARUN KUMAR GUPTA became the joint owners of ALL THAT piece and parcel of land measuring 7 Cottahs 13 Chittaks 28 sq.ft. more or less together with structure standing thereon or part thereof (each having undivided $\frac{1}{2}$ share or interest therein) lying or situate at and being premises No.19/7, Iswar Ganguly Lane, Kolkata, morefully mentioned and described in the First Schedule hereunder written and as such lawful owners got their names mutated in the assessment of the Kolkata Municipal Corporation..

AND WHEREAS the Owners/First Party hereto are desirous to develop or otherwise commercially exploit the said property but due to financial stringencies and lack of experience the owners have approached the Second Party/Developer to construct the proposed building(s) in accordance with the sanctioned building plan to be approved and/or sanctioned by the concerned authority AND the Second Party herein has agreed to develop the said property by making construction of a building into and over the said plots of land more fully mentioned and described in the First schedule hereunder written at the cost and expenses of the Second Party/Developer herein.

The for the purpose of aforesaid development of the said property by way of making construction of a new building and/or buildings the owners have represented to the Builder as follows :

The Owners are the absolute owners of the said property morefully mentioned in the First Schedule hereunder written.

The said property is free from all encumbrances and the same is in khas and vacant possession of the owner and no person or persons other than the said owners have any right of occupancy or otherwise in the premises.

There are no suits litigations or legal proceedings pending in respect of the said premises or any part thereof.

No persons other than the Owners have any right, title and/or interest of any nature whatsoever in the premises or any part thereof.



The premises or any part thereof is not affected by any requisition or acquisition or any alignment of any authority or authorities and the same is not affected under any proceedings of Urban Land (Ceiling and Regulations) Act, 1976.

The owners have not in anyway dealt with the said premises whereby the right, title and interest of the owners as to the ownership is and/or maybe liable to be affected in any nature whatsoever.

Relying on the aforesaid representations of the owners and believing the same to be true and correct the Developer/Builder has agreed to undertake the development work of the said property/premises fully mentioned in the schedule hereunder written on the terms conditions hereinafter appearing.,

NOW THIS AGREEMENT WITNESSETH AND BOTH THE PARTIES HERETO HAVE AGREED AND DECLARE as follows :

1. That the First Party/Owners do hereby appoint and engage the Second Party as the Builder/Developer to cause necessary development by making construction of the building(s) into and over the said property morefully mentioned in the FIRST SCHEDULE hereunder written
2. That the First Party/Owners hereby undertakes to make out a good marketable title of the property under reference and further declare that the said property/properties is/are free from all encumbrances and attachments and there is no legal proceedings pending before any Court of Law and/or Tribunal relating to the said property or any part thereof.
3. That the First Party hereby further declares that the property under reference is not subject matter of any lien, charges, mortgages, acquisition/requisition or other proceedings and no

order of attachment is pending under the Income Tax Act, Wealth Tax Act, Gift Tax Act and/or for the assessment dues pending pertaining to the property under reference.

4. That the Second Party/Developer shall erect and construct the buildings as per the sanctioned plan(s) to be had and obtained from the Local Municipality or otherwise as may be permissible under the Building Rules comprising of several self contained flats, apartments, garage, shop rooms, show rooms/commercial spaces etc. at their own costs and expenses and the First Party shall however sign all papers, documents, declarations as may be required for obtaining the sanction and also for completion of the said building and shall also co-operate with the Developer to enable them to complete the building at the earliest. Be it mentioned herein that the Owners hereto shall execute and register a proper Deed of Amalgamation or any other documents (including General Power of Attorney in favour of the Developer herein) for the purpose of smooth construction works into and over the property under reference and all cost and expenses initially to be borne and paid by the Developer.

5. That the Developer/Second Party shall demolish the existing structure, if any, and shall commence construction of the proposed building on the said plots of land. The first party shall have no claim over the building materials of the existing building standing upon the said land or part thereof.

6. That it is hereby expressly agreed by and between the parties herein that in lieu of the cost of the land and debris and on completion of the proposed building the Second Party/Developer will provide and deliver up the possession of ALL THAT 50% (Fifty percent) constructed area (to be constructed by the Developer herein) in the proposed building morefully mentioned in the Second Schedule hereunder written (hereinafter for the sake of brevity referred to as the Owners' allocation) and the Developer shall also pay a sum



of Rs.6,60,000/- (Rupees Six Lakhs and Sixty thousand) only being non-refundable/ forfeited amount (the receipt of which the First Party hereto doth hereby admit and acknowledge as per Memo below) and the remaining portion of the building i.e. 50% constructed area in the proposed building (save and except owners' allocation) shall absolutely belong to the Developer, particulars whereof morefully mentioned in the Third Schedule hereunder written (hereinafter for the sake of brevity referred to as the Developers' allocation).

7. The Owners/First Party shall not make any further claim for any further amount or any space in the proposed building against the Developer/Second Party under any circumstances whatsoever save and except the Owners' allocation as stated hereinbefore and morefully and elaborately mentioned in the Second Schedule hereunder written. The remaining portion of the proposed building (save and except owners' allocation) shall absolutely belong to the Developer particulars whereof mentioned in the Third Schedule hereunder written and hereinafter referred to as "the Developer's allocation".

8. That it is hereby expressly agreed that the Owners/First Party will remain liable and responsible for making payment of Municipal rates, taxes, ground rent etc. till the date of execution of these presents and the Owners shall immediately with the execution of this agreement shall handover and deliver the peaceful, vacant possession of the said property to the Developer herein.

9. That with the execution of these presents the Owners/First Party shall also produce the Original Deeds/Mutation Certificate/Tax Bill and other papers documents relating to the said property in favour of the Developer/Second Party herein


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10. That the Second Party/Developer shall be entitled to deal with and/or negotiate with the intending prospective Purchaser/buyer(s) in respect of the several flat/car parking space/shop/show room/commercial space etc. and other spaces in the proposed building i.e. Developer's allocation (save and except owners' allocation) in such way or manner which the Developer at their own discretion shall think fit and proper for which neither the Owners/First Party nor their heirs, successors or nominee(s) shall have any claim, demand or raise any objection in future whatsoever.

11. That the Developer shall be entitled to enter into agreement with the intending purchaser/buyer(s) in respect of the flats/car parking spaces/ shops/show room etc. in the proposed building out of Developer's allocation (save and except owners' allocation) along with undivided proportionate share of land and other common spaces thereto under such terms and conditions and at such consideration which the Developer at their own discretion shall time to time think and fit and the Developer shall be entitled to receive the advance/earnest money and the balance consideration amount and to grant valid receipt in favour of the prospective purchaser(s).

12. That the First Party/Owners hereby undertakes and assures to execute and register proper Deed of Conveyance in favour of the Developer or their nominated person(s) i.e. prospective /intending purchaser/buyer(s) in respect of the several flat, garage, shop and others spaces (out of Developer's allocation) in the proposed building save and except owners' allocation without making any further claim, demand or objection whatsoever.

13. That all the costs and expenses towards construction cost and all other charges and expenses relating to the proposed construction/building shall be borne and paid by the Developer out of their own fund.

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14. That all arrears of rates and taxes and other charges and expenses incidental or relating to the said property (till the date of execution of this agreement) shall be borne and paid by the Owners out of their own fund.

15. That for smooth running of the proposed construction and other allied works the Owners/First Party hereby agreed to grant in favour of the Developer a Deed of General Power of Attorney to do all act, deeds and things for the expeditious construction of the proposed building and to take appropriate steps from time to time.

16. That it is hereby expressly agreed by and between the parties that the First Party/Owners shall not have any, claim, demand or interest into and over the flats, garage, shop and other spaces belong to the Developer (i.e. Developer's allocation, particulars whereof mentioned in the Third Schedule hereunder written) in the proposed building which will be constructed on the schedule below property at the cost and expenses of the Developer and similarly the Developer shall be liable and responsible to construct the proposed building in accordance with the sanctioned building plan and also for making payment of the consideration amount to the Owners in the manner as mentioned above.

17. That the Developer shall obtain all necessary permission and/or consent from the concerned authority at their own cost and responsibility and the Owners shall not be called for to invest any amount to that effect.

18. That in case of breach of any of the terms of the agreement, the parties hereto who suffers such breach may seek for proper redress before the competent Court of Law.

19. That the Developer hereby undertake to construct and complete the proposed building in accordance with the plan, design and specification duly accorded by the concerned authority



within a stipulated period of **24 months** from the date of sanction/ commencement of construction of the said building..

20. That the time for completion of construction of the proposed building is hereby fixed for **24 Months** from the date of sanction of building plan but in case of natural calamity or other unforeseen circumstances the time for completion of the building will be suitably extended for a further period of six months by mutual consent.

21. The Developer shall construct and complete the construction of the said flat/building in all respect by using best quality of building materials available in the local market within the period as aforesaid provided that the Developer shall not be deemed to be a defaulter in case of being prevented by force majeure i.e. uncalled situation like earth quake, flood, strike, local disturbances etc..

22. The Developer shall have the right and authority to execute and register the Deed of Conveyance(s) or any other documents unto and in favour of the intending/prospective purchaser(s) on the basis of the General Power of Attorney in respect of the flats/car parking spaces/shop etc. belonging to the Developer (i.e. Developer's allocation). The Owners/First Party shall have no right and authority to revoke cancel or rescind this agreement or the General Power of Attorney until such time construction of the building is completed and sale and transfer of the remaining portions (other than Owners' allocation) is completed. The Owners hereby agreed to make themselves available at the time of registration of the Deed of Conveyance(s) in favour of the intending Purchaser(s) to execute the same as the Owner/Vendor in respect of the property under reference.

23. That both the parties will indemnify or keep indemnified the other party against all loss and damages out of their own obligation as stated hereinbefore and in the event of any



disputes or differences relating to this agreement the parties shall have the right and option to take appropriate steps against the other party in accordance with the Laws of the land.

24. All the terms, conditions and stipulations of this agreement is irrevocable by either of the parties to this agreement till the completion of the transaction in between the parties hereto and the legal heirs, successors shall be bind upon the terms and conditions as contained herein.

OWNERS' OBLIGATION

1. The owners do hereby agree and covenant with the Developer not to do any act deed or thing whereby the Developer may be prevented from selling, assigning and/or disposing of any part of the Developer's allocation in the building at the said premises.

2 The owners do agree and covenant with the Developer not to cause any interference or hindrance in the construction of the said building to be constructed by the Developer excepting on reasonable and lawful grounds.

3 The Owners shall produce all Original title deeds/Tax Bill etc. . relating to the said property as and when required by the Developer and shall be deemed to have been produced and verified strictly at the time of execution of these presents.

4 The owners do hereby agree and covenant with the Developer not to transfer, assign, mortgage or grant any lease/tenancy and/or to create any charge over the said property or any part thereof without the consent in writing of the Developer during the period of construction.

5. The owners shall obtain necessary permission from the competent authority

DEVELOPER'S OBLIGATION

- 1 The developer hereby agrees and covenants with the owner to complete the construction of the proposed building out of their own funds within 24 months Months from the date of sanction /commencement of construction of the building by using the best quality available in the local market.
2. The Developer hereby agrees and covenants with the owners not to violate any of the provisions or rules applicable for construction of the said building and the terms and conditions hereinabove and herein after stated and the developer shall have not any right, title and interest whatsoever in the owner's allocation together with the proportionate share of land and other rights which shall solely and exclusively belong and to belong to the owner similarly the owner shall not have any right or claim in respect of Developer's allocation as herein provided.

MISCELLANEOUS

- 1 The Owners and the Developer have entered into this agreement purely as a contract and nothing contained herein shall be deemed to construe as a Partnership between the parties hereto or as a Joint Ventures in any manner whatsoever nor shall the parties hereto construe as an Association of persons.
- 2 Any notice required to be given by the Developer to the Owner shall without prejudice to any other mode of service available be deemed to have been served on the owner, if delivered by hand and duly acknowledged or sent by pre-paid registered post with acknowledgement due to the last known or recorded address of owner and vice versa.
3. From the date of completion of the building the Developer and/or its transferees and the owners and/or their transferees shall be liable to pay and bear proportionate charges of taxes payable in respect of their respective space.
4. All disputes and/or differences touching any affair of this agreement between the parties hereto shall be referred to Arbitration and such Arbitration shall be in accordance with the Provisions of Arbitration and Conciliation Act, 1996.



JURISDICTION

For adjudication of dispute and differences between the parties hereto in any matter relating to the terms and conditions arising out of these presents, the Court within the District of South 24-Parganas including the Hon'ble High Court, Calcutta having jurisdiction over the building shall be the actual forum.

FIRST SCHEDULE AS REFERRED TO ABOVE

(Description of the entire land whereon or whereupon the building will be constructed)

ALL THAT piece and parcel of demarcated plots of land measuring an area 7 Cottahs 13 Chittaks 28 Sq.ft. more or less together with old and delapidated structure (R.T. shed – 1200 sq.ft.) standing thereon or part thereof lying or situate at and being premises No. 19/7, Iswar Ganguly Lane, Kolkata, Kolkata 700026, under Police Station Bhowanipore now Kalighat, A.D.S.R. Office at Alipore, within the limits of Ward No.83 of the Kolkata Municipal Corporation TOGETHER WITH all easement rights benefits, facilities and other advantages attached therein and the said property in its entirety is butted and bounded in the manner following ;

North by : 17/3, Iswar Ganguly Lane

South by : 19/8, Iswar Ganguly Lane

East by : Iswar Ganguly Lane (10'-9" wide KMC Road

West by : Land of K.M.C.

SECOND SCHEDULE AS REFERRED TO ABOVE

(OWNERS' ALLOCATION)

ALL THAT 50% (Fifty percent) constructed area in the proposed (new) building consisting of several flat/rooms etc together with proportionate undivided share of the land underneath the building and all other common rights, benefits, and facilities attached therein and the Owners shall also get a sum of Rs.6,60,000/- (Rupees Six Lakhs and Sixty thousand) only being non refundable/forfeited amount in the manner following :

- | | |
|---|-------------------|
| i) At the time of signing of this agreement | .. Rs. 3,60,000/- |
| ii) After obtaining sanctioned Plan from K.M.C. | .. Rs. 3,00,000/- |

THIRD SCHEDULE REFERRED TO ABOVE

(DEVELOPER'S ALLOCATION)

ALL THAT remaining constructed area (i.e. 50% of the total constructed area) in the proposed (new) building consisting of several self contained flats, garage/car parking etc. in the proposed building to be constructed by the Developer as per sanctioned plan (save and except owners' allocation as mentioned above together with undivided proportionate share in the land and other common right over the common spaces in the proposed building.

SPECIFICATION OF THE.....

FOUNDATION	:	The foundation of the building shall be RCC frame worked as specified by the structural engineer mentioned in the sanctioned plan.
STRUCTURE	:	The main structure of the building shall be of RCC frame structure comprising of RCC columns beams slabs etc. as specified by the structural engineer mentioned in the sanctioned plan.
FOUNDATION	:	The depth of the foundation will be 4 feet from the ground level. The slab thickness will be 4 feet and roof slab thickness will be 4 ½ as specified by the structural engineer mentioned in the sanctioned plan.
ELEVATION	:	Attractive designed front elevation with exclusive finish.
WALLS	:	The external walls of the building be 200/125 mm thick brick and partition wall inside the flats shall be of 75 mm and 125 mm thick, both to be bounded with cement mortar of 1:6 and 1:4 respectively.
PLASTERING	:	All internal surface shall be plastered with 12 mm thick cement sand (1:6 and 1:5) finished with wall putty Birla wall casse. All external walls shall be plastered with 15/20 mm thick cement and sand (1:5) and painted with cement paints (two or more coats) of reputed branded company available in market.
FLOORING AND SKIRTING	:	All and other flooring and skirting inside the flat including the balcony shall be made with marble with 6" high skirting.
DOORS	:	All doors frame will be made of Sal Wood (100 * 65 mm) and all doors shall be commercial type flush door of 36 mm coated with primer paint. Toilets will have PVC framed and door. The main door shall be provided with eye hole and aluminum T-bolt will be provided with all internal doors and collapsible gate,
WINDOWS	:	All sliding window shall be steel frame with integrated grill and will be fitted with glass panes.
TOILET FITTINGS	:	The toilets will have marble flooring. Wall shall have 8' dado of glazed ceramic tiles. All toilets will be provided with concealed plumbing for water. Each bath room shall have European W.C, one cistern. Each toilet will have one concealed stop cock along with one shower point and two tap points. One hand wash basin point will be provided in dining place.
KITCHEN FITTINGS FIXTURES	:	The kitchen will have marble flooring. The kitchen shall have cooking table with Granite finished and glazed tiles full heights. The kitchen will be provided with steel kitchen sink with two taps.
ROOF	:	Proper roof treatment with water proofing.

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STAIRS	:	All landings and steps of the stair case will be made of marble.
ELECTRICALS	:	All electrical lines to be concealed having first class copper wires of proper gauge with earthing arrangements, all switch boards to be sheet metal with front cover of parapet sheet with switch/plus/sockets etc. are to be provided on all electrical points.
ELECTRICAL	:	Bed rooms - Five light points, one fan point, one multi plug point (5 amp), one A.C. Point and other A.C. point provision (room and dining room). Toilets - One light point, one exhaust fan point, one geyser point and fan point. .Living / dining room - Two light points, two fan point, one plug point (5 amp) and one Refrigerator point, washing machine point. Kitchen granite one light point, one fan point (5 amp), one water purifier point and one grinder point. Bill - One bell point in front of the main door. Roofs - Two light points. Ground - Adequate light points. Ground Floor - total opening common areas of the Ground Floor is to be laid with net cement with gray cement.
WATER SUPPLY	:	One underground water reservoir for storing the Kolkata Municipal Corporation supplied water and overhead water reservoir as per the instruction of the KMC are to be provided with adequate horse power capacity of pump of reputed branded company available in the market and supreme make pipe and fiat in said all tap with wall 'mix char ASCO brand.
WATER ARRANGEMENT	:	K.M.C. water connection in the building. Alternate arrangement of water will be arranged extra on extra charge that equally shared by all the flat owners mutually and all plumbing works will be done properly.
ELECTRIFICATION	:	P.V.C. wiring fully concealed.
EXTRA WORK	:	Special fittings, floorings, fixtures in the flat will be provided at extra cost to be deposited before execution of the work subject to feasibility.
SPECIAL WORK	:	1) Roshan dar with window setting, 2) Porcelain sink in kitchen (188/24") 3) T. V. and computer point. 4) One plug point laid down stair for electric iron. 5) Entire cooking top made by green marble slab should be laid in north-west side. 6) kitchen shelves below cooking counter will be black stone. 7) Toilet rod and marble slab in toilet.

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

SIGNED & SEALED AT KOLKATA

IN THE PRESENCE OF

WITNESSES :

① Rabindra Nath Das
128M, R.K. Sarani
Behala, Kolkata - 60.

White Kumar Gupta

*Arun Kumar Gupta
(Arun Gupta)*

② Soumen Ghosal
Bulapur,
P.S. Haridapur,
KOL-104.

SIGNATURE OF THE OWNERS

GUPTA PROPERTIES

*Ashok W. Gupta
Proprietor*

SIGNATURE OF THE DEVELOPER

Contd....P/19

Adw

RECEIVED from the within named Developer the within mentioned sum of Rs. 3,60,000/-
(Rupees Three Lakhs and Sixty thousand) only being non-refundable/forfeited amount
/consideration as per memo below :

M E M O

1. Cheque No. 000027 dt. 13/2/17 HDFC Bank, Chowringhee Br.	₹ 86,000/-
2. Cheque No. 000028 dt. 13/2/17 Do -	₹ 26,000/-
3. Cash dt. 13/2/17.	₹ 1,88,000/-
	<hr/> Rs. 3,60,000/- <hr/>

(Rupees Three Lakhs and Sixty thousand only)

WITNESSES:

① Rabindra Nath Das
128M, R. K. Sarani
Behala, Kolkata - 60.

Hitya Kumar Gupta

② Soumen Ghosh
Dulapur. P.S. Habdarpur
KOL- 700104

Arun Kumar Gupta

SIGNATURE OF THE OWNERS

Drafted by me and prepared at my office :

Rabindra Nath Das

(RABINDRA NATH DAS)

Advocate

Alipore Police Court, Kolkata 700027.

ENROLMENT NO. - WB/103/2002

Thumb 1st finger Middle Finger Ring Finger Small Finger

PHOTO	left hand					
	right hand					

Name

Signature



Thumb 1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name ADITYA KUMAR GUPTA

Signature Aditya Kumar Gupta

Thumb 1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name ARUN KUMAR GUPTA

Signature Arun Kumar Gupta

Thumb 1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name ASHOK KUMAR GUPTA

Signature Ashok Kumar Gupta

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

GRN: 19-201617-004099617-2

GRN Date: 20/01/2017 11:55:10

BRN: 25012017048

Payment Mode Counter Payment

Bank: HDFC Bank

BRN Date: 25/01/2017 00:00:00

DEPOSITOR'S DETAILS

Name: GUPTA PROPERTIES

Contact No.:

E-mail:

Address:

Applicant Name: Mr RABINDRA NATH DAS

Office Name:

Office Address:

Status of Depositor: Buyer/Claimants

Purpose of payment / Remarks: Sale, Development Agreement or Construction agreement
Payment No 4

Id No. : 16011000018434/4/2017

[Query No./Query Year]

Mobile No. : +91 9874989824

2, DHARMADAS ROW KOLKATA-700026

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount [₹]
1	16011000018434/4/2017	Property Registration- Registration Fees	0030-03-104-001-16	7302
2	16011000018434/4/2017	Property Registration- Stamp duty	0030-02-103-003-02	39921

In Words : Rupees Forty Seven Thousand Two Hundred Twenty Three only

Total

47223

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
ADUPG1525D



नाम /NAME
ADITYA GUPTA

पिता का नाम /FATHER'S NAME
SEW NARAYAN GUPTA

जन्म तिथि /DATE OF BIRTH
04-12-1981

हस्ताक्षर /SIGNATURE

Aditya Gupta

(Signature)

आयकर आयुक्त, प.अ. XI
COMMISSIONER OF INCOME-TAX, W.B. - XI

इस कार्ड के खो / गिल जाने पर कृपया जारी करने
वाले प्राधिकारी को सूचित / यापन कर दें
संयुक्त आयकर आयुक्त(पट्टि, एवं तकनीकी),
पी-7,
धीरंजी स्क्वायर,
कलकत्ता - 700 069.

In case this card is lost/found, kindly inform/return to
the issuing authority :
Joint Commissioner of Income-tax (Systems & Technical),
P-7,
Chowringhee Square,
Calcutta- 700 069.

Aditya Kumar Gupta

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
ADTPG6522F



नाम /NAME
ARUN GUPTA

पिता का नाम /FATHER'S NAME
SEW NARAYAN GUPTA

जन्म तिथि /DATE OF BIRTH
16-09-1964

हस्ताक्षर /SIGNATURE

Arun Gupta

K. Das
आयकर-आयुक्त, प.सं.-XI

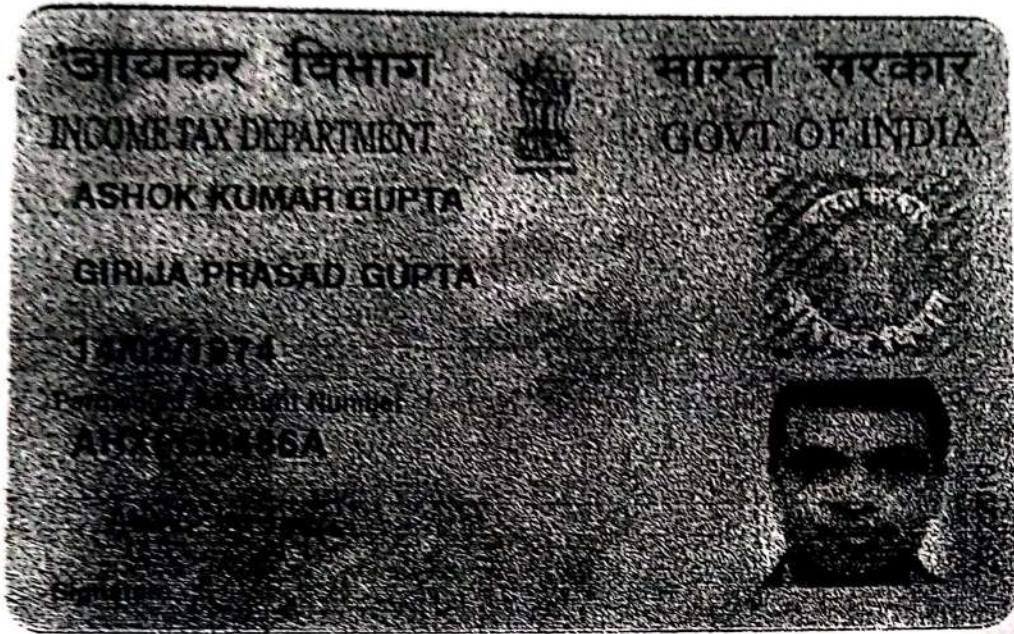
COMMISSIONER OF INCOME-TAX, W.B. - XI

Arun Kumar Gupta

इस कार्ड के खो / मिल जाने पर कृपया जाँची करने
वाले प्राधिकारी-को सूचित / वापस कर दें
संयुक्त आयकर आयुक्त(पद्धति एवं तकनीकी),
पी-7,
चौरंगी स्क्वायर,
कलकत्ता - 700 069.

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

Joint Commissioner of Income-tax(Systems & Technical),
P-7,
Chowringhee Square,
Calcutta- 700 069



Ashok Kumar Gupta



ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

WB / 18 / 112 / 504153

IDENTITY CARD

পরিচয় পত্র



Elector's Name

নির্বাচকের নাম

Chatterjee Koushik

চাটার্জী কৌশিক

Father/Mother/
Husband's Name

পিতা/মাতা/স্বামীর নাম

Nirmal

নির্মল

Sex

লিঙ্গ

M

পুং

Age as on 1.1.1995

১.১.১৯৯৫-এ বয়স

28

২৮

Koushik Chatterjee

Address

Sodpur Road, C.M.C-122, Behala,
South 24-Parganas.

ঠিকানা

সোদপুর রোড, সি.এম.সি-১২২, বেহালা,
দক্ষিণ ২৪ পরগণা।

নির্মল

Facsimile Signature
Electoral Registration Officer

নির্বাচক নিবন্ধন অধিকারিক

For 112 - BEHALA EAST
Assembly Constituency

১১২ - বেহালা পূর্ব
বিধানসভা নির্বাচন ক্ষেত্র

Place ALIPORE

স্থান আলিপুর

Date 18.09.95

তারিখ ১৮.০৯.৯৫

Major Information of the Deed

Deed No :	I-1601-00311/2017	Date of Registration	13/02/2017
Query No / Year	1601-1000018434/2017	Office where deed is registered	
Query Date	18/01/2017 6:14:00 PM	D.S.R. - I SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	RABINDRA NATH DAS ALIPORE POLICE COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9874989824, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 6,60,000/-]		
Set Forth value	Market Value		
Rs. 31,60,000/-	Rs. 1,52,10,513/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 40,021/- (Article:48(g))	Rs. 7,302/- (Article:E, E, B, M(b), H)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :




District: South 24-Parganas, P.S:- Kalighat, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: ISWAR GANGULY LANE, , Premises No. 19/7, Ward No: 83

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	-	7 Katha 13 Chatak 28 Sq Ft	28,00,000/-	1,48,50,513/-	Width of Approach Road: 11 Ft.,
Grand Total :					12.9548Dec	28,00,000 /-	148,50,513 /-	

Structure Details :




Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1200 Sq Ft.	3,60,000/-	3,60,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		1200 sq ft	3,60,000 /-	3,60,000 /-	

Land Lord Details :

Sl No	Name, Address, Photo, Finger print and Signature			
1	Name	Photo	Fingerprint	Signature
	Mr ADITYA KUMAR GUPTA Son of Late SHAW NARAYAN GUPTA Executed by: Self, Date of Execution: 13/02/2017 , Admitted by: Self, Date of Admission: 13/02/2017 ,Place : Office	 13/02/2017	 LTI 13/02/2017	 13/02/2017

21/02/2017 Query No:-16011000018434 / 2017 Deed No :I - 160100311 / 2017, Document is digitally signed.



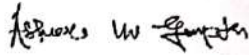


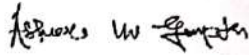


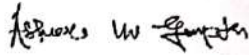
197, ISWAR GANGULY LANE, P.O:- BHAWANIPURE, P.S:- Bhawanipore, Kolkata, District:-South 24 Parganas, West Bengal, India, PIN - 700026 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ADUPG1525D, Status :Individual

Name	Photo	Fingerprint	Signature
Mr ARUN KUMAR GUPTA Son of Late SHEW NARAYAN GUPTA Executed by: Self, Date of Execution: 13/02/2017 , Admitted by: Self, Date of Admission: 13/02/2017 ,Place : Office	 13/02/2017	 LTI 13/02/2017	 13/02/2017
197, ISWAR GANGULY LANE, P.O:- KALIGHAT, P.S:- Bhawanipore, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700026 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ADTPG6522F, Status :Individual			

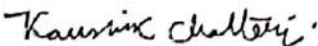
Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	M/S GUPTA PROPERTIES 2, DHARMADAS ROW, P.O:- KALIGHAT, P.S:- Kallighat, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700026 Form 60/61 supplied, Status :Organization

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature								
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr ASHOK KUMAR GUPTA Son of Late GIRIJA PRASAD GUPTA Date of Execution - 13/02/2017, , Admitted by: Self, Date of Admission: 13/02/2017, Place of Admission of Execution: Office </td> <td>  Feb 13 2017 12:59PM </td> <td>  LTI 13/02/2017 </td> <td>  13/02/2017 </td> </tr> </tbody> </table> <p>233, KALIGHAT ROAD, P.O:- KALIGHAT, P.S:- Kalighat, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700026, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AHXPG8486A, Status : Representative, Representative of : M/S GUPTA PROPERTIES (as PROPRIETOR)</p>	Name	Photo	Finger Print	Signature	Mr ASHOK KUMAR GUPTA Son of Late GIRIJA PRASAD GUPTA Date of Execution - 13/02/2017, , Admitted by: Self, Date of Admission: 13/02/2017, Place of Admission of Execution: Office	 Feb 13 2017 12:59PM	 LTI 13/02/2017	 13/02/2017
Name	Photo	Finger Print	Signature						
Mr ASHOK KUMAR GUPTA Son of Late GIRIJA PRASAD GUPTA Date of Execution - 13/02/2017, , Admitted by: Self, Date of Admission: 13/02/2017, Place of Admission of Execution: Office	 Feb 13 2017 12:59PM	 LTI 13/02/2017	 13/02/2017						

Identifier Details :

Name & address	
Mr KAUSHIK CHATTERJEE Son of Late NIRMAL CHATTERJEE 84/4, M G EROAD P.S- HARIDEVPUR, P.O:- HARIDEVPUR, P.S:- Behala, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700082, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , Identifier Of Mr ADITYA KUMAR GUPTA, Mr ARUN KUMAR GUPTA, Mr ASHOK KUMAR GUPTA	13/02/2017
	

Transfer of property for L1		
No	From	To. with area (Name-Area)
	Mr ADITYA KUMAR GUPTA	M/S GUPTA PROPERTIES-6.4774 Dec
	Mr ARUN KUMAR GUPTA	M/S GUPTA PROPERTIES-6.4774 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr ADITYA KUMAR GUPTA	M/S GUPTA PROPERTIES-600 Sq Ft
2	Mr ARUN KUMAR GUPTA	M/S GUPTA PROPERTIES-600 Sq Ft

Endorsement For Deed Number : I - 160100311 / 2017

On 18-01-2017

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,52,10,513/-

Debasis Patra

**Debasis Patra
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal**

On 13-02-2017

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

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

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

Presented for registration at 12:50 hrs on 13-02-2017, at the Office of the D.S.R. - I SOUTH 24-PARGANAS by Mr ASHOK KUMAR GUPTA ,.

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

Execution is admitted on 13/02/2017 by 1. Mr ADITYA KUMAR GUPTA, Son of Late SHAW NARAYAN GUPTA, 19/7, ISWAR GANGULY LANE, P.O: BHAWANIPORE, Thana: Bhawanipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700026, by caste Hindu, by Profession Business, 2. Mr ARUN KUMAR GUPTA, Son of Late SHEW NARAYAN GUPTA, 197, ISWAR GANGULY LANE, P.O: KALIGHAT, Thana: Bhawanipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700026, by caste Hindu, by Profession Business

Indetified by Mr KAUSHIK CHATTERJEE, , , Son of Late NIRMAL CHATTERJEE, 84/4, M G EROAD P.S- HARIDEVPUR, P.O: HARIDEVPUR, Thana: Behala, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700082, by caste Hindu, by profession Others

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

Execution is admitted on 13-02-2017 by Mr ASHOK KUMAR GUPTA, PROPRIETOR, M/S GUPTA PROPERTIES, 2, DHARMADAS ROW, P.O:- KALIGHAT, P.S:- Kalighat, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700026

Identified by Mr KAUSHIK CHATTERJEE, , Son of Late NIRMAL CHATTERJEE, 84/4, M G EROAD P.S- HARIDEVPUR, P.O: HARIDEVPUR, Thana: Behala, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700082, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 7,302/- (B = Rs 7,249/- ,E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 7,302/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 27/01/2017 12:00AM with Govt. Ref. No: 192016170040996172 on 20-01-2017, Amount Rs: 7,302/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 25012017048 on 27-01-2017, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,021/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 39,921/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 9311, Amount: Rs.100/-, Date of Purchase: 13/01/2017, Vendor name: Subhankar Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 27/01/2017 12:00AM with Govt. Ref. No: 192016170040996172 on 20-01-2017, Amount Rs: 39,921/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 25012017048 on 27-01-2017, Head of Account 0030-02-103-003-02



Debasis Patra
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1601-2017, Page from 10645 to 10676

being No 160100311 for the year 2017.



Digitally signed by DEBASIS PATRA
Date: 2017.02.21 11:32:13 +05:30
Reason: Digital Signing of Deed.

Debas

(Debasis Patra) 21-02-2017 11:32:12
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)