

Directorate of Registration & Stamp Revenue
e-Challan

19-202021-013989034-8

17/11/2020 23:20:11

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Payment Txn No. : 28041562

Payment Mode : Net Banking-SELF

Payment Gateway SBI EPay-Dena Bank

BRN Date: 17/11/2020 23:26:42

SBI ePay txn Date. 17/11/2020 23:22:35

PAYMENTOR'S DETAILS

Contact No. : Tanmoy Sarker
Email :
Address : Barrackpore sub divisional court
User Type : Others
Query Year

Id No. 2001493845/4/2020
Mobile No. +91 9051547945

PAYMENT DETAILS

No.	Identification No.	Head of A/C	Description	Head of A/C	Amount [₹]
1	2001493845/4/2020		Property Registration- Registration Fees	0030-03-104-001-16	21
2	2001493845/4/2020		Property Registration- Stamp duty	0030-02-103-003-02	9920
Total Amount:					9941

Amount in Words : Rupees Nine Thousand Nine Hundred Forty One Only.

1. SRI PRADIP KUMAR DAS (Holding PAN : ADCPD1133E and AADHAAR : 5886 8253 0475), son of Late Girindra Nath Das, by faith – Hindu, by nationality – Indian, by occupation – Retired Person, residing at 8F, Umakanta Sen Lane, Ground Floor, P.O. - Ghugudanga, P.S. - Chitpur, Kolkata – 700030, and
2. SRI PRANAB KUMAR DAS (Holding PAN : ACOPD3096K and AADHAAR : 3742 5789 9917), son of Late Girindra Nath Das by faith – Hindu, by nationality – Indian, by occupation – Retired Person, residing at 8F, Umakanta Sen Lane, 1st Floor, P.O. - Ghugudanga, P.S. - Chitpur, Kolkata – 700030;

Both hereinafter jointly called and referred to as the OWNERS (which expression shall unless be excluded by or repugnant to the context be deemed to include their respective heirs, executors, administrators, legal representatives and assigns) of the ONE PART.

A N D

L.N. CONSTRUCTION (Holding PAN : AAHFL7632C), a Partnership Firm having its office at 58/1A, Anath Nath Deb Lane, P.O. – Belgachia, P.S. – Tala, Kolkata – 700037 being represented by its Partners namely 1) SRI MALAY DAS (Holding PAN : ANLPD4156E and AADHAAR : 3442 8259 1495), son of Late Nakul Das, by nationality – Indian, by occupation – Business, by faith – Hindu, residing at 33/8, Anath Nath Deb Lane, P.O. – Belgachia, P.S. – Tala, Kolkata – 700037, 2) SRI SANJAY PRASAD (Holding PAN : AFIPP9406N and AADHAAR : 9039 5186 7562), son of Sri Prithbi Chand Prasad, by nationality – Indian, by occupation – Business, by faith – Hindu, residing at 97C, Indra Biswas Road, P.O. – Belgachia, P.S. – Tala, Kolkata – 700037, 3) SRI PRABIR KARAN (Holding PAN : ASVPK2936J and AADHAAR : 2532 5896 8299), son of Sri Sambhu Karan, by nationality – Indian, by occupation – Business, by faith – Hindu, residing at 11/H/13, Paikpara Row, P.O. – Belgachia, P.S. – Chitpur, Kolkata – 700037, 4) SRI PRAKASH MALI (Holding PAN : CYEPM3142D and AADHAAR : 2475 1675 3895), son of Late Ghanshyam Mali, by nationality – Indian, by occupation – Business, by faith – Hindu, residing at 45/5/H/6, Indra Biswas Road, P.O. – Belgachia, P.S. – Tala, Kolkata – 700037, 5) SRI KAUJSHIK KARAN (Holding PAN : BGDPK2914B and AADHAAR : 2778 1695 529 -4), son of Sri Biswanath Karan, by nationality – Indian, by occupation – Business,

by faith – Hindu, residing at 11/H/13, Paikpara Row, P.O. – Belgachia, P.S. – Chitpur, Kolkata – 700037 and 6) SRI SANJAY MALI (Holding PAN : DBZPM2220K and AADHAAR : 6087 4969 3971), son of Sri Ramesh Mali, by nationality – Indian, by occupation – Business, by faith – Hindu, residing at 45/1, Indra Biswas Road, P.O. – Belgachia, P.S. – Tala, Kolkata – 700037, hereinafter called and referred to as the "DEVELOPER" (which term or expression shall unless otherwise excluded by or repugnant to the subject or context be deemed to mean and include its partners, successors, successor-in-office, administrators and assigns) of the OTHER PART.

WHEREAS by an Indenture of Conveyance dated 02.01.1959 registered at the office of the Sub-Registrar, Sealdah, District 24-Paraganas and recorded in Book No. 1, Volume No. 2, Pages from 216 to 223, being Deed No. 4 for the year of 1959 made between one Sri Rabindra Nath Saha therein referred to as the Vendor of the one part and one Girindra Nath Das therein referred to as the Purchaser of the other part, said Sri Rabindra Nath Saha at or for the valuable consideration therein mentioned granted sold transferred conveyed assigned and assured unto and in favour of said Girindra Nath Das ALL THAT piece or parcel of bastu land being Plot No. 5 measuring more or less 1 (one) Cottah 9 (nine) Chittacks and 35 (thirty five) Square Feet at Dihi Panchannagram, Mouza - Birpara, the then Holding No. 16/17, within the then Calcutta Corporation under Ward No. 31, Premises No. 8, Umakanta Sen Lane (presently numbered as Premises No. 8F, Umakanta Sen Lane, under P.S. - Chitpur within the local limits of K.M.C. under Ward No. 4, Kolkata - 700030) togetherwith right of construction thereon in accordance with the Building Plan being No. 165/C, Dated - 23.12.1958 duly sanctioned by the then Calcutta Corporation along with right of common passage, common user of drain and all other easement rights appertaining thereto the aforesaid land being butted and bounded as on the north by Plot No. 6, on the east by 30' ft. wide common passage, on the south by Plot No. 4 and on the west by Premises No. 7, Umankanta Sen Lane.

AND WHEREAS said Girindra Nath Das while seizing, possessing and enjoying the aforesaid property as absolute owner thereof constructed a two storied residential building thereon as per sanctioned Building Plan being No. 165/C Dated 23.12.1958.

AND WHEREAS the said Girindra Nath Das duly mutated his name in the assessment records of Calcutta Municipal Corporation in respect of the said land and two storied building and the said land and two storied building was numbered as Premises No. 8F, Umakanta Sen Lane from the competent authority vide Assessee No. 11-004-18-0095-1.

AND WHEREAS said Girindra Nath Das died intestate on 16.05.1979 leaving behind him surviving his widow namely Smt. Amita Das and two sons namely 1) Sri Pradip Kumar Das and 2) Sri Pranab Kumar Das as his legal heirs and successors in accordance with the Hindu Succession Act, 1956.

AND WHEREAS said Smt. Amita Das died intestate on 11.02.1994 leaving behind surviving her said two sons namely 1) Sri Pradip Kumar Das and 2) Sri Pranab Kumar Das as her only legal heirs and successors as per Hindu Succession Act, 1956.

AND WHEREAS thus by virtue of recital stated hereinabove said 1) Sri Pradip Kumar Das and 2) Sri Pranab Kumar Das became the absolute owners of and absolutely seized and possessed of and/or otherwise well and sufficiently entitled to ALL THAT piece or parcel of bastu land measuring about 1 (one) Cottah 9 (nine) Chittacks and 35 (thirty five) Square Feet be the same a little more or less togetherwith a two storied building standing thereon lying and situate at and being municipal Premises No. 8F, Umakanta Sen Lane, Kolkata – 700030 within the jurisdiction of Chitpur Police Station under the local limits of Kolkata Municipal Corporation in Ward No. 4 within the jurisdiction of A.D.S.R., Sealdah in the District of South 24 Parganas.

AND WHEREAS by an Indenture of Partition dated 27.09.2010 registered at the office of the A.D.S.R., Sealdah, District South 24-Paraganas and recorded in Book No. I, Volume No. 6, Pages from 5636 to 5658, being Deed No. 02822 for the year of 2010 made between said Sri Pradip Kumar Das therein referred to as the Party of the First Part of one part and Sri Pranab Kumar Das therein referred to as the Party of the Second Part of the other part, said property was partitioned in equal proportion by metes and bounds among them on the terms and covenants stipulated thereunder.

AND WHEREAS by virtue of said Deed of Partition dated 27.09.2010 said Sri Pradip Kumar Das allotted with ALL THAT piece or parcel of entire Ground Floor measuring

about 946 Square Feet super built-up area be the same a little more or less consisting of 2 (two) bedrooms, 1 (one) dining, 1 (one) kitchen, 1 (one) W.C, 1 (one) bath, 1 (one) corridor togetherwith 1 (one) puja room measuring about 31 Sq.ft. super built up area more or less on the roof of first floor of the said premises morefully described therein as LOT "A" in SECOND SCHEDULE written thereunder morefully delineated in the map or plan annexed therewith bordered in "RED" colour alongwith undivided proportionate share of the land comprised in the said premises togetherwith all easement rights in common areas, roof, swears, drains, water, watercourses, light, liberties, easements, appendages and appurtenances whatsoever mentioned therein.

AND WHEREAS in terms of said Deed of Partition dated 27.09.2010 said Sri Pranab Kumar Das allotted with ALL THAT piece or parcel of entire First Floor measuring about 908 Square Feet super built-up area be the same a little more or less consisting of 2 (two) bedrooms, 1(one) dining, 1 (one) kitchen, 1 (one) W.C. togetherwith 1 (One) store room measuring about 69 Sq.ft. more or less on the roof of first floor morefully described therein as LOT "B" in THIRD SCHEDULE written thereunder morefully delineated in the map or plan annexed therewith bordered in "YELLOW" colour alongwith undivided proportionate share of the land comprised in the said premises togetherwith all easement rights in common areas, roof, swears, drains, water, watercourses, light, liberties, easements, appendages and appurtenances whatsoever mentioned therein.

AND WHEREAS said Sri Pradip Kumar Das mutated his name in the assessment records of Kolkata Municipal Corporation in respect of his aforesaid allotted property and obtained Assessee Number – 110041800951 from the Kolkata Municipal Corporation.

AND WHEREAS said Sri Pranab Kumar Das duly mutated his name in the assessment records of Kolkata Municipal Corporation in respect of his aforesaid allotted property vide Assessee Number – 110041805780 from the Kolkata Municipal Corporation.

AND WHEREAS by virtue of a Deed of Gift dated registered at the office of the A.R.A, Kolkata being Deed No. 4304 for the year of 2020 made between said Pradip Kumar Das therein referred to as the Donor of the one part and

Pradip Kumar Das

Pranab Kumar Das therein referred to as the Donee of the other part, said Pradip Kumar Das in consideration of natural love and affection gifted and transferred ALL THAT piece or parcel of undivided 97.7 Sq.ft. super built up area more or less out of his aforesaid allotted property alongwith undivided proportionate share of the land comprised in the said premises togetherwith all easement rights in common areas, roof, swears, drains, water, watercourses, light, liberties, easements, appendages and appurtenances whatsoever therein mentioned unto and in favour of said Pranab Kumar Das.

AND WHEREAS by virtue of a Deed of Gift dated registered at the office of the A.R.A., Kolkata being Deed No. 4303 for the year of 2020 made between said Pranab Kumar Das therein referred to as the Donor of the one part and Pradip Kumar Das therein referred to as the Donee of the other part, said Pranab Kumar Das in consideration of natural love and affection gifted and transferred ALL THAT piece or parcel of undivided 97.7 Sq.ft. super built up area more or less out of his aforesaid allotted property alongwith undivided proportionate share of the land comprised in the said premises togetherwith all easement rights in common areas, roof, swears, drains, water, watercourses, light, liberties, easements, appendages and appurtenances whatsoever therein mentioned unto and in favour of said Pradip Kumar Das.

AND WHEREAS thus by virtue of recital stated hereinabove said Pradip Kumar Das and said Pranab Kumar Das became the owners of and are now absolutely seized and possessed of and/or otherwise well and sufficiently entitled to ALL THAT piece or parcel of bastu land measuring about 1 (one) Cottah 9 (nine) Chittacks and 35 (thirty five) Square Feet be the same a little more or less together with a two storied residential building standing thereon lying and situate at and being the municipal Premises No. 8F, Umakanta Sen Lane, Kolkata - 700030, Police Station - Chitpur under the local limits of Kolkata Municipal Corporation in Ward No. 4 within the jurisdiction of A.D.S.R., Sealdah in the District of South 24 Parganas hereinafter referred to as the "SAID PROPERTY/SAID PREMISES" morefully and particularly mentioned and described in the First Schedule hereinafter appearing.

Pranab Kumar Das

AND WHEREAS thus said Pradip Kumar Das and Pranab Kumar Das are now in absolute enjoyment of the said property particularly mentioned in the First Schedule peaceably freely and absolutely without any hindrance and/or interruptions from any corner whatsoever togetherwith right to sell, convey and/or transfer the same or part thereof at any consideration and/or enter into agreements on such terms and conditions as the said Pradip Kumar Das and Pranab Kumar Das shall deem fit and proper.

AND WHEREAS the Owners of the said property namely SRI PRADIP KUMAR DAS and SRI PRANAB KUMAR DAS being desirous of development of the said Property more particularly mentioned and described in the First Schedule hereinafter appearing by demolishing the existing old and dilapidated residential building standing thereon in accordance with the building plan to be sanctioned from the competent authority of Kolkata Municipal Corporation, were searching for a competent Developer and in this regard the Developer herein having come to know about the desire of the Owners and accordingly approached them for undertaking the proposed development of the said Premises by way of construction of a ground plus three storied residential building thereon and being satisfied about the title of the Owners, agreed to raise the construction thereon.

AND WHEREAS the Owners herein have agreed to the proposal of the Developer herein on the terms and conditions as mentioned hereunder.

AND WHEREAS the Developer herein has agreed to raise the construction of the said proposed G+III storied residential building thereon at its own cost and expenses in accordance with the building plan to be sanctioned from Kolkata Municipal Corporation.

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

ARTICLE - I

Definitions : In this Indenture the terms as used shall, unless there is anything contrary and/or repugnant to the subject or context be deemed, to have the following meaning :-

- OWNERS** : Shall mean SRI PRADIP KUMAR DAS and SRI PRANAB KUMAR DAS and include their respective heirs, successors, executors, legal representatives, administrators and / or assigns.
- 1.2. **DEVELOPER** : shall mean L.N. CONSTRUCTION and include its partners, successors, successor-in-office, administrators and/or assigns.
- 1.3. **'TITLE DEEDS'** shall mean –
- a) Deed of Conveyance dated 02.01.1959 registered at the office of the Sub-Registrar, Sealdah, District 24-Paraganas and recorded in Book No. 1, Volume No. 2, Pages from 216 to 223, being Deed No. 4 for the year of 1959.
 - b) Deed of Partition dated 27.09.2010 registered at the office of the A.D.S.R., Sealdah, District South 24-Paraganas and recorded in Book No. 1, Volume No. 6, Pages from 5636 to 5658, being Deed No. 02822 for the year of 2010.
- 1.4. **SAID LAND** : Shall mean ALL THAT piece and parcel of land containing by estimation an area of bastu land measuring about 1 (one) Cottah 9 (nine) Chittacks and 35 (thirty five) Square Feet be the same a little more or less lying situate at and being municipal Premises No. 8F, Umakanta Sen Lane, Kolkata – 700030 under the Police Station of Chitpur within the limits of Kolkata Municipal Corporation in Ward No. 4 and within the jurisdiction of A.D.S.R., Sealdah in the District of South 24 Parganas more fully described in the First Schedule hereunder written.
- 1.5. **SAID PREMISES** :- Shall mean the official identity of the Municipal Premises hereunder written in the **First Schedule**.
- 1.6. **'SAID PROPERTY'** shall mean the Property particularly mentioned and described in the **First Schedule** hereunder written.
- 1.7. **NEW BUILDING** : - Shall mean the proposed multistoried residential building to be constructed on the owners' 'Said Land/Said Property'.
- 1.8. **BUILDING PLAN** :- Shall mean and include the plan or plans, elevations, designs, drawings and specifications of the new building to be sanctioned from the Kolkata Municipal Corporation.
- 1.9. **OWNERS' ALLOCATION** : Shall mean two residential flats and two car parking spaces more fully and collectively described in the Second Schedule hereunder allocable to the owners in a good finished and habitable condition and constructed as per specification mentioned in the Fourth Schedule hereunder for their exclusive use

and enjoyment together with undivided proportionate common rights in common portions and common amenities as per Fifth Schedule hereunder written together with undivided impartible proportionate share of freehold right in the demised land written hereunder in the First Schedule.

1.10. **DEVELOPER'S ALLOCATION** : Shall mean and include rest of the constructed area of the new building particularly mentioned in the Third Schedule written hereunder along with undivided proportionate share of the land including undivided proportionate common rights in common portions and common amenities which shall belong to the Developer and/or his nominee/s or assigns and/or transferee/s.

1.11. **COMMON AREAS AND INSTALLATIONS** shall mean and include the corridors, stair-cases, passage-ways, landings, ultimate roof, drive-ways, tank room, caretaker room, water pump room, underground water reservoir, overhead water tank, Lift and other installation required for the establishment enjoyment maintenance and/or management of the proposed building to be constructed according to the specification contained in Fourth Schedule hereunder including all open and covered spaces in the ground level of the building at the said land.

It is hereby agreed by and between the parties that both the Owners and Developer or their/its nominees shall become Co-owners of the undivided share of premises, common areas and common parts of the proposed building in the ratio of the constructed space owned by them.

1.12. **'ARCHITECT'** shall mean such person or persons who may be appointed by the Developer for both designing and planning of the proposed Multi-Storied Ownership Building on the said Property.

1.13. **'TRANSFEE'** shall mean a person or persons, firm, limited company, association of persons or body of individuals to whom any space in the said Multi-Storied Ownership Building to be sold and/or transferred by the Owners and/or the Developer from their respective allocations.

1.14. **'FORCE MAJEURE'** : Shall mean any natural calamities such as floods, earth quake, riots, lockdown for Covid-19 pandemic and any or all unforeseen circumstances beyond the control of the Developer.

1.15. **TAX LIABILITIES** : The Owners shall be liable to pay the arrears and dues if any payable to the Kolkata Municipal Corporation and other statutory tax liabilities till the period of execution of these presents and also liable to pay the apportioned shares of

in respect of their respective allocated portions only after obtaining the delivery of the physical possession thereof from the Developer.

- 1.16. Words imposing singular shall include plural and vice-versa.
 1.17. Words imposing masculine gender shall include feminine and neuter gender and vice-versa.

ARTICLE - II - COMMENCEMENT

2. THIS DEVELOPMENT AGREEMENT shall be deemed to have been commenced on and with effect from the date of its execution. However, this Agreement shall not mean and or create any partnership in between Owners and the Developer and shall mean a contract by and between them.

ARTICLE - III

OWNERS' REPRESENTATIONS :

- 3.1. The owners are absolutely seized and possessed of or otherwise well and sufficiently entitled to ALL THAT the said land/said property/said premises more fully and particularly described in the FIRST SCHEDULE hereunder written as the absolute owners thereof.
 3.2. Except the owners and their respective legal heirs and successors, no other person or persons have any claim or interest and/or demand over and in respect of the said property and/or any portion thereof.
 3.3. The owners are fully competent to enter into this Development Agreement.
 3.4. The said property is free from all encumbrances, charges liens, lispendences, attachment, trusts, acquisition, requisitions, suits and proceedings whatsoever or howsoever.
 3.5. There is no Temple, Mosque, debottor or burial ground on the said premises.
 3.6. There is no excess vacant land at the said premises or the said property within the meaning of the West Bengal Urban Land (Ceiling and Regulations) Act, 1976 and subsequent Amendment thereto.

ARTICLE - IV

(DEVELOPER'S RIGHT)

- 4.1. The owners hereby grant subject to what have been herein provided, an exclusive right to the Developer to build upon and to commercially exploit the said property by

construction of a new multistoried residential building on the said land in accordance with the Building Plan or plans to be approved and sanctioned by the Kolkata Municipal Corporation in the name of the owners comprising of self contained residential flats units and/or apartments thereon.

- 4.2. All lawful applications, Building Plans (Revised Plan/D Sketch if required) and others papers and documents as may be required by the Developer for the purpose of obtaining necessary sanction from the appropriate authorities the owners shall execute a registered Development Power of Attorney in favour of the Developer to be prepared by the Developer at its own cost and shall be signed by the owners and submitted by the Developer on behalf of the owners at Developer's own costs and expenses for sanction of the building Plan/s, revised and/or D-Sketch Plan/s. All costs, charges and expenses required to be paid or deposited for submission of such plan or plans to the Kolkata Municipal Corporation and other authorities shall be borne and met by the Developer save and except the cost of mutation of said premises which shall be borne by the Owners exclusively. In the event of amalgamation with adjacent premises the cost of mutation of such amalgamated premises will be borne by the Developer exclusively. The Developer shall be exclusively entitled to all refunds if any, available from the Kolkata Municipal Corporation and/or other authorities concerned out of any or all payments and/or deposit made by the Developer in this connection.
- 4.3. That the possession of the said property shall be handed over by the Owners within 30 days from the date of sanctioned building plan vis-à-vis on arranging alternative suitable accommodation in and around the locality as well as shifting of both owners

ARTICLE - V - TITLE DEEDS

- 5.1. The Owners shall be liable to handover the said original Title Deeds being Deed No. 4/1959 and Deed No. 02822/2010 as mentioned hereunder to the Developer as and when required by the Developer for the purpose of proposed construction and also for obtaining and sanctioning of building plan and/or any revised plan or plans from the Kolkata Municipal Corporation. The Developer after getting the certified copies of said title deeds handover the same to the owners and the owners will be liable to produce the same at a regular interval as and when required by the Developer or its nominee/s being the transferee/s of the residential flats/units/constructed spaces/undivided share of the property forming part of the Developer's Allocation.

ARTICLE - VI - CONSIDERATION

In consideration of the Owners allowing the Developer to commercially exploit the said property and agreeing to transfer the Developer's Allocation to the Developer and/or its nominee/s and/or transferee/s, the Developer shall allocate the Owners' Allocation in lieu of and as a part of the consideration for the residue undivided proportionate share of the said land under the First Schedule together with all the residue constructed area (other than the common portions) in the new building as per Sanction Building Plan.

ARTICLE - VII - PROCEDURE

- 7.1. The Owners shall grant a registered Development Power of Attomey in favour of the Developer for the purpose of obtaining necessary permission and/or sanction from the different authorities in connection with the development of the said property and also for pursuing and following up the matters with the Kolkata Municipal Corporation and other statutory authorities and also for the purpose of development work and to facilitate the Developer for proper implements of this Agreement.
- 7.2. For the purpose of development work and for commencement and completion of construction of the building the owners hereto hereby agree to deliver the peaceful vacant possession of the said property to the Developer within 30 (thirty) days from the date of sanction of building plan; subject to the condition mentioned hereunder in paragraph no. 4.3.

ARTICLE - VIII - OWNERS' RIGHT

- 8.1. The Developer on completion of the Owners' Allocable portions in good and habitable condition in the new Building together with essential services such as uninterrupted supply of water and electricity (power) with lift facility therein shall put the Owners in undisputed possession thereof together with all rights in the common portions and common amenities and facilities along with all easement and quasi-easements rights within 30 (thirty) months from the date of execution of Development Agreement provided the Developer is not restrained to progress the construction works due to force-majeure as defined in Article - XVI. Any written communication made through Speed Post shall be treated as the sufficient evidence of service of notice in this regard.
- 8.2. Subject as aforesaid, the common portions of the said new Building and the open spaces and roof shall jointly belong to the Developer and the Owners in proportionate

to their respective shares. If by virtue of any change, the Kolkata Municipal Corporation allows any further construction to be made on the roof of the third floor, such construction shall be made by the Developer at its own costs and expenses and the area so to be constructed shall absolutely belong to the Developer in entirety and in such event the ultimate roof shall belong to each of the parties herein or their nominees according to each of their proportionate share at the said premises as agreed hereto.

- 8.3. The cost of C.E.S.C. meters including main line installation in the new building shall be borne by the Owners and Developer and/or their respective nominees/transferees for their respective allocations/allotted portions in the new building.
- 8.4. The Developer shall subject to the provision herein contained be exclusively entitled to the Developer's Allocation in the new Building with exclusive right to transfer or deal otherwise with or dispose of the same without any right, claim or interest whatsoever therein of the Owners and the Owners shall not in any way interfere with or disturb the quiet and peaceful possession of the Developer's Allocation.

ARTICLE - IX - BUILDING

- 9.1. The Developer shall at its own cost construct, erect and complete the building in all respect on the said land in accordance with the Sanctioned Building Plan with good and standard quality materials as may be specified by the Architect/s from time to time and/or as per specification as laid down in KMC schedule of civil work, however, the Developer shall at its own cost construct, erect and complete the portion of the Owners' Allocation in the New Building on the said land with good and standard materials as specified in the FOURTH SCHEDULE hereunder written within the said specified period of time.
- 9.2. The Owners and their authorized persons shall be entitled to inspect the work of construction of their allocation during the construction of the said New Building on the said land.
- 9.3. The quality of the materials to be used by the Developer for construction of the New Building shall be in compliance with KMC schedule and certified by the Architect from time to time and unless the same is certified, the Developer would not use the said materials.
- 9.4. The salvage arising out of the demolition of the existing structure shall belong to the Developer and shall exclusively be entitled to dispose of the same and realize the

proceeds thereof.

The Developer shall at its own costs and expenses and without creating any financial or other liability on the owners complete the construction of the said New Building comprising various units and/or apartments therein in accordance with the sanctioned building plan or any amendment thereto or modifications thereof made or cause to be made by the Developer.

- 9.6. The Owners hereby confirm that they have authorized the Developer to appoint the Architect and other consultants/professionals to assist in and complete the project. All costs, charges and expenses in this regard including professional fees and supervision charges shall be paid by the Developer.
- 9.7. All costs, compensations, charges and expenses, including fines for any damage, loss caused owing to negligence carelessness and/or any other reason including third party claim/compensation if any during the construction or erection of the new building on the said land shall be discharged by the Developer and the Owners shall bear no responsibility in this context.

ARTICLE - X - COMMON RESTRICTIONS

The Owners' Allocation in the new building at the said premises shall be subject to the same restriction on transfer and use as are applicable to the Developer's Allocation in the new building intended for the common benefits of all occupants of the new building which shall include the following :-

- 10.1. The Owners and Developer shall not use or permit to use the Owners' Allocation and Developer's Allocation in the new building or any portion thereof for carrying on any obnoxious illegal and immoral trade or activity nor use thereof or for any purpose which may cause any nuisance or hazard to the other occupants of the said new residential building.
- 10.2. Neither party shall demolish or permit demolition of any wall or other structure in their respective allocations or any portion thereof or make any structural alteration therein without the previous consent and/or permission from appropriate authorities.
- 10.3. The parties shall abide by all the Laws, Bye-laws, Rules and Regulations of the Government, Local Bodies and/or all other statutory authorities as the case may be and shall attend to answer and the Developer shall be exclusively responsible for any deviation violation and/or breach of any of the said Laws, Bye laws, Rules and Regulations.

The respective allottees shall keep the interior walls, sewers, drains, pipes and other fittings and fixtures and appurtenances and floor and ceiling etc. in each of their respective allocations in the new building in good working condition and repair and in particular so as not to cause any damage to the new building or any other space or accommodation therein and shall keep other occupants of the building indemnified from and against the consequences of any breach.

- 10.5. No goods or other items and materials shall be kept by the Owners or by the Developer for display or otherwise in the corridors or other places of the common use in the new building and no hindrance shall be caused in any manner in the free movement in the corridors and other places of common use in the new building and in case if any hindrance is caused the Developer or the Allottees, as the case may be shall be entitled to remove the same at the risk and cost of the other.
- 10.6. Neither party shall throw or accumulate any dirt, rubbish, waste or refuse or permit the same to be thrown or accumulated in or about the new building or in the compounds corridors or any other portion or portions of the new Building.
- 10.7. The Owners shall permit the Developer and its representatives servants and agents with or without workmen and others at all reasonable times with prior intimation, to enter into and upon the owners' allocation and every part thereof for the purpose of maintenance or repairing any part of the new building and/or for the purpose of pulling down maintaining repairing and testing drains, gas and water pipes and electric wires and/or for new similar purposes.

ARTICLE - XI - OBLIGATIONS OF THE OWNERS

- 11.1 The Owners hereby agree and covenant with the Developer not to cause any interference or hindrance in the construction of the new building on the said land by the Developer until and unless violation of any terms and conditions hereunder is made by the Developer which may hamper the owners' interest however.
- 11.2 The Owners hereby agree and covenant with the Developer to amalgamate the said property with another adjacent property being Premises No. 8E, Umakanta Sen Lane, Kolkata - 700030 and the Developer shall bear all costs and fees for amalgamation of the said contiguous lands/premises/property and a separate amalgamation deed shall be executed and registered.
- 11.3 The Owners shall have the right to inspect the construction of the new building and make suggestions in respect thereof, if any, at appropriate time well in advance.

thing whereby the Developer may be prevented from transferring, and/or disposing of any part of the Developer's Allocation in the new building on the said land and/or amalgamated land subject to the delivery of the undisputed possession of the owners' allocation firstly in good, well finished and habitable conditions is made to the owners by the Developer within said specific period. Time shall be the essence of this Contract.

- 11.5 The Owners hereby agree and covenant with the Developer to pay proportionate municipal rates, taxes on and from the date of delivery of the possession of the owners' allocation to the owners by the Developer.
- 11.6 The Owners shall cause to be joined such person or persons as Confirming Party as may be required by the Developer in the Agreements and/or Transfer Deeds that may be executed for transfer of the Developer's Allocation in favour of the intending Transferee/s.
- 11.7 The Owners shall actively render at all times with all co-operation and assistance to the Developer in construction and completion of the proposed building as per sanctioned/modified/revised building plan of the KMC and for effectuating the sale and/or transfer of Developer's Allocation envisaged hereunder.
- 11.8 Upon the Developer constructing and delivering possession to the owners of their allocation, the Owners shall hold the same terms and conditions and restrictions as regard the user and maintenance of the building as the other flat/unit purchasers of the building.
- 11.9 The Owners shall execute a registered Development Power of Attorney in favour of the Developer as shall be required for the purpose of obtaining sanction plan/s, revised plan/s and/or D-Sketch plan/s and all necessary permissions and sanctions from the different authorities in connection with the construction of the building and obtain utilities from different authorities and also for pursuing and following up the matters with the Kolkata Municipal Corporation and other competent authorities.
- 11.10 That to assign or transfer of the Developer's Allocation of the premises to its ultimate assign/s, nominee/s, transferee/s and/or allottee/s the Owners shall empower the Developer to sell/transfer the said Developer's allocation particularly mentioned in the Third Schedule at any terms and at any price which the Developer deem fit and proper by virtue of the said registered Development Power of Attorney to be executed by the Owners in favour of the Developer.

The Owners shall not do or permitted to be done any act deed or thing whatsoever that would in any way impair, hinder and/or restrict the appointment and grant of rights to the Developer under this Agreement.

12. In addition to the Owners' Allocation mentioned in Second Schedule, the Owner No. 1 can buy an additional area of 150 Sq.ft. Super built up area more or less adjacent to his allocated flat @ Rs. 4,500/- (Four Thousand Five Hundred) only per square feet super built up area from the Developer and in this regard the Owner No. 1 shall have to inform the Developer about his such intention at appropriate time well in advance.

ARTICLE - XII - OBLIGATIONS OF THE DEVELOPER

- 12.1. The Developer hereby agrees and covenants with the Owners to complete the construction and deliver the possession of the owners' allocation to the owners in the new building at the said premises in terms of the sanction building plan within 30 (Thirty) months from the date of execution of Development Agreement subject to force majeure and/or reasons beyond control and without any prejudice to the other terms contained under these presents.
- 12.2. The Developer hereby agrees and covenants with the Owners not to violate or contravene any of the provisions of Rules applicable for construction of the new building.
- 12.3. The Developer hereby agrees and covenants with the Owners not to do any act deed or thing whereby the owners are prevented from enjoying transferring, assigning and/or disposing of any of the Owners' Allocation in the said new building provided the Owners perform and fulfill all the terms and conditions herein contained and/or their part to be observed and performed as recorded hereunder.
- 12.4. The Developer undertakes to complete the construction of building in compliance with KMC sanctioned/modified/revised building plan/s and also obtain Completion Certificate from KMC and a copy of which shall be handed over to the owners and in this regard the Developer has paid Rs. 2,00,000/- (Two Lakh) only as security deposit to the owners and the owners will be entitled to held the said security deposit until the copy of completion certificate of KMC is obtained from Developer.
- 12.5. If the Developer fails or neglects to complete the construction and delivery of possession to the owners within the time specified hereunder, the Developer shall be liable to pay demurrage @ Rs. 10,000/- (Ten Thousand) only to each of the owners

addition to the monthly rental accommodation provided by the Developer and to and fro shifting expenses.

ARTICLE – XIII – OWNERS' INDEMNITY

- 13.1. The Owners hereby undertake that the Developer shall be entitled to the said construction and shall enjoy its allocated spaces without any interference and/or disturbance provided the Developer performs and fulfils all the terms and conditions herein contained and/or its part to be observed and performed as recorded hereunder.
- 13.2. The Owners hereby undertake to keep the Developer indemnified against all third party claims and action against the said property exclusively in respect of the owners' title to the said property.
- 13.3. During the period of construction when the existing structure is required to be demolished for the purpose of making construction of the building then the Owners including all the occupants of the said property will have to make temporary shifting in two numbers of two bedroom flats (2 BHK) in and around the locality at the cost of the Developer and after completion of the construction of the new building the Owners shall be provided with the owners' allocation in the new building. To and fro expenses for such shifting shall be borne by the Developer.

ARTICLE – XIV - DEVELOPER'S INDEMNITY

- 14.1. The Developer hereby undertakes to keep the Owners indemnified against all third party claims, compensations etc. and actions arising out of any sort of act or commission of the Developer in or relating to or arising out of the construction of the said new building.
- 14.2. The Developer hereby undertakes to keep the Owners indemnified against all actions, suits, costs, proceedings and claims that may arise out of the Developer's Allocation with regard to the development of the said premises and/or amalgamated premises in the matter of construction of the said new building and/or for any defect thereon and/or for dealing with the Developer's Allocation as well as the owners' share.

ARTICLE – XV - MISCELLANEOUS

- 15.1. It is understood that from time to time to facilitate the construction of the said new building by the Developer various deeds matters and things not herein specified may be required to be done by the Developer and for which the Developer may need the authority of the Owners and various applications and other documents may be

required to be signed or made by the Owners relating to which specific provisions may not have been mentioned herein, and the Owners hereby undertake to co-operate with the Developer and to do all such acts deeds matters and things as may be reasonably required to be done in the matter and the Owners shall execute to sign all such additional applications and other documents as the case may be provided that all such acts deeds matters and things do not in any way infringe on the right of the Owners and/or go against the spirit of this Agreement.

- 15.1. The Developer shall frame scheme for the management and administration of the said new building at the said premises and/or amalgamated premises and/or common parts thereof. The Owners after getting their allocations agree to abide by all the Rules and Regulations of such Management/Association/Committee/ Holding organization and hereby give their consent to abide by the same.
- 15.2. Subject as aforesaid, the common portions of the said New Building and the open spaces including the ultimate roof shall jointly belong to the Developer and the Owners in proportionate to their respective shares.
- 15.3. That the new building to be constructed on the said premises or amalgamated premises shall be known by such name as be decided by the Developer.

ARTICLE - XVI - FORCE MAJEURE

- 16.1. The parties hereto shall not be considered to be liable for any obligation hereunder to the extent that the performance of the relative obligations is prevented by the existence of the Force Majeure and shall be suspended from the obligation during the duration of the Force Majeure.
- 16.2. Force Majeure shall mean flood earthquake, riot, war, storm, tempest, civil commotion, non availability of building material, lockdown for Covid-19 pandemic and/or any other act or commission beyond the control of the parties hereto.

ARTICLE - XVII - JURISDICTION

17. In the event of any dispute, difference or question arises out of or in respect of this agreement or the subject matter thereof which may at any time arise between the parties hereto or any person claiming under them, shall be adjudicated at Sealdah Court or any other competent Court of Law, having jurisdiction to entertain the same.

THE FIRST SCHEDULE REFERRED TO ABOVE:

(Said Premises)

ALL THAT piece and parcel of bastu land measuring about 1 (one) Cottah 9 (nine) Chittacks and 35 (thirty five) Square Feet be the same a little more or less **TOGETHER WITH** a 60 years old and dilapidated two storied residential building standing thereon containing 1698 Sq.ft. covered area (having 788 Sq.ft. covered area in its ground floor, 757 Sq.ft. covered area in its first floor and 153 Sq.ft. covered area on the roof of first floor) with cemented flooring lying and situate at and being municipal Premises No. 8F, Umakanta Sen Lane, Kolkata – 700030 within the jurisdiction of Chitpur Police Station and A.D.S.R., Sealdah under the local limits of Kolkata Municipal Corporation in Ward No. 4 in the District of South 24 Parganas and the said premises is butted and bounded as:-

ON THE NORTH : By Plot No. 6

ON THE EAST : By 30 feet wide K.M.C. Road; —

ON THE SOUTH : By Plot No. 4;

ON THE WEST : By Plot No. 7;

OR HOWSOEVER OTHERWISE the same now are or is or heretofore were or was situated butted bounded called known numbered described or distinguished.

THE SECOND SCHEDULE REFERRED TO ABOVE:

(Owners' Allocation)

ALL THAT piece and parcel two residential flats and two car parking spaces allocable to the owners in the manner hereinafter appearing in a good finished and habitable condition and constructed as per specification mentioned in the Fourth Schedule hereunder for their exclusive use and enjoyment together with undivided proportionate common rights in common portions and common amenities as per Fifth Schedule hereunder written together with undivided impartible proportionate share of freehold right in the demised land written hereunder in the First Schedule.

SRI PRADIP KUMAR DAS : Out of the said Owners' Allocation, said Sri Pradip Kumar Das will be allotted with one self contained residential Flat containing 722 Sq.ft. super built up area be the same a little more or less consisting of 2 (two) Bedrooms, 1 (one) Drawing/Dining cum Kitchen, 1 (one) W.C., 1(one) Toilet and 1 (one) Balcony on second floor, north side of the new building including one car parking space having 125 Sq.ft. built up area on ground floor, north side of the new building.

SRI PRANAB KUMAR DAS

Out of the said Owners' Allocation, said Sri Pranab Kumar Das will be allotted with one self contained residential Flat containing 722 Sq.ft. super built up area be the same a little more or less consisting of 2 (two) Bedrooms, 1 (one) Living cum Dining, 1 (one) Kitchen, 1 (one) W.C., 1(one) Toilet and 1 (one) Balcony on third floor, north side of the new building including one car parking space having 125 Sq.ft. built up area on ground floor, north side of the new building.

THE THIRD SCHEDULE REFERRED TO ABOVE:

(Developer's Allocation)

ALL THAT piece and parcel of DEVELOPER'S ALLOCATION shall mean and include rest of the constructed areas of the new building as per sanctioned/modified/revised building plan/s along with undivided and proportionate share of the land together with proportionate rights on all common service areas, amenities, passages, open spaces and facilities available thereto and which shall absolutely belong to the Developer and/or its nominee/s or assign/s and/or transferee/s.

THE FOURTH SCHEDULE ABOVE REFERRED TO
(SPECIFICATION OF THE BUILDING)

FOUNDATION : RCC Column & Footing foundation using M20 grade concrete (1:1.5:3)

SUPERSTRUCTURE : RCC framed structure with Cement Brick Works (CBW) in peripheral walls

All concrete works should be done with 20 mm down stone chips, course sand and Ordinary Portland cement, 43 grade (ACC/AMBUJA./LAFARGE). Steel to be used for reinforcement work is HYSD bar (Fe330/Fe410 grade).

BRICK WORKS:-

- (i) 200mm (8") in peripheral walls using 1st class brick with 1:6 cement sand mortar.
- (ii) 125mm (5") and or 80mm (3") in partition walls using 1st class brick with 1:4 cement sand mortar and H.B net in every alternate layer.

All aforesaid brick works should be done with course sand and Ordinary Portland cement, 43 grade (ACC/AMBUJA./LAFARGE).

PLASTER WORKS :-

(i) Plaster to 200 mm (8") brick wall shall be with 1:6 cement sand mortar using medium/course sand and cement of same quality as furnished above.

(ii) Plaster to 125 mm (5") , 80 mm(3") brick wall and ceiling will be with 1:4 cement sand mortar using medium/course sand and cement of same quality as furnished above.

FLOORS:-

All living rooms, dinning, kitchen, verandahs and balconies would be furnished with 600mm x 600 mm good quality Marble/Vitrified Tiles. Stairs and landing would be provided with marble tiles. Waterproofing roof treatment on ultimate roof.

TOILETS :-

- (a) Flooring would be furnished with Marble/Vitrified Tiles and 6" skirting.
- (b) Wall tiles dado with Ceramic Tiles upto 5' – 6" height from the top of skirting.
- (c) One Porcelain commode (Parryware/Nycer/Hindware or of similar standard) along with its accessories like flush tank, hand shower etc. all complete.
- (d) S.S/C .P Shower, S.S/C.P Pillar Cock for hot and cold water.
- (e) Concealed G.I/ PVC/UPVC water lines.
- (f) Partition wall of Toilet - 5"/3" brick work.
- (g) PVC Doors.
- (h) White Porcelain basin (Parryware/Nycer/Hindware make or of similar standard) with S.S/C .P pillar cock in one bath room.

WATER STORAGE TANK & WATER LINE

- (a) Both Underground and Roof water tank would be made with RCC (M25 mix) along with a mixture of suitable water proofing compound.
- (b) Water line will be of GI/UPVC/PVC materials.

DOORS AND WINDOWS:

- (a) All doors will be of min. 32mm thick ply flush door of good quality, fitted in 4"x3" (100mm x 80mm) wooden door frame.
- (b) Main door will be provided with one latch lock.
- (c) Aluminium sliding window with M.S. grill.

SOIL PIPE

- (a) All soil pipes & its allied fittings from toilets will be of UPVC and waste water line from toilets and kitchen will also be of UPVC pipes.

PAINTING:

- (a) All flats will be coated of paris/putty.
 (b) All doors would be painted with Berger Wooden Primer (white).
 (c) All M.S. Grills would be painted with anticorrosive Berger steel primer.
 (d) Outside building with super snowcem with two coats cement wash/weathercoat.

VERANDAH / BALCONY:

- (a) 3' - 0" H.T. brick work or as per sanctioned plan

STAIRS:

- (a) Marble finished stairs and POP on Walls of stair case.

KITCHEN:

- (a) Blackstone polished platform.
 (b) 2' - 6" height porcelain/ceramic tiles above the platform.
 (c) Stainless Steel Sink with SS/CP bib or pillar cock & other accessories.
 (d) Shelves below the platform.

ELECTRICAL WORKS

- (a) All electrical cables would be of 'FINOLEX'/HAVEL/ or of equivalent quality (ISI marked)
 (b) All switch, plug base, fan regulator would be of Anchor or of equivalent quality (ISI marked)
 (c) Each flat would be provided with MCB.

ELECTRICAL POINTS

- (a) Bed Rooms : 2 light points, 1 fan point with regulator, 1 plug point, 1 (15amp) AC point in one unit.
 (b) Dining/Drawing : 2 light points, 1 fan point with regulator, 1 plug point for Refrigerator, 1 cable point along with TV point.

Toilet/Bathroom	:	1 light point, 1 exhaust fan point and 1 Geyser point (15 amp) in one of the two bathrooms.
(d) Kitchen	:	3 plug points (5amp), 1 exhaust fan/kitchen chimney, 1 light point and 1 (15 amp) plug point
(e) Verandah/Balcony	:	1 light point and 1 plug point for washing machine.
(f) Main Door	:	1 calling bell point and 1 light point
(g) Stair / lobby	:	1 light point in each floor
<u>EXTRA WORKS</u>	:	Any extra work as desired by the Party including Owners shall have to bear the cost as per actual estimated calculation.

THE FIFTH SCHEDULE ABOVE REFERRED TO

(Common Areas and Amenities, Facilities)

1. Entrance and Exit, gates and common passages.
2. Boundary walls, gate and entrance, the stair case, Lift, Lift Motor Room and Lift machine.
3. Drainage and sewerage line.
4. Electric wiring and other fittings (excluding those installed within the exclusive area of any flat/apartment and/or exclusive to its use).
5. Staircase / landing.
6. Entrance, lobby, ultimate roof, electric meter room / space.
7. Arrangement for water supply.
8. Water pump, underground water reservoir, overhead water tank, together with all the common plumbing installation for supply of water to the underground tank and delivery.
9. The pipes in vacant space / area around the floor of the building.
10. Such other common parts, areas equipments, installation, fittings, fixtures and open space in or about the land and building.

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

SIGNED, SEALED AND DELIVERED

By the OWNERS at Kolkata

in the Presence of :-

1. Bilal Mandal
S/o N. Mandal,
11/11/124 S. K. Road
KOL-37

2. Chand Nath

S/o S. Nath
11/11/11 Park Post Row
KOL-37

SIGNED, SEALED AND DELIVERED

By the DEVELOPER at Kolkata

in the Presence of :-

1. Bilal Mandal,

2. Chand Nath

Pradyumn Kumar Das

Pranab Kumar Das

Signature of Owners

1. N. CONSTRUCTION
Malay Das

Partner

1. N. CONSTRUCTION

Sanjay Prasad

Partner

1. N. CONSTRUCTION

Prabin Kumar

Partner

1. N. CONSTRUCTION

Prakash Mali

Partner

1. N. CONSTRUCTION

Koushik Karan

Partner

1. N. CONSTRUCTION

Sanjay Mali

Partner

1. N. CONSTRUCTION

Sanjay Mali

Partner

Signature of Developer

RECEIPT

RECEIVED of and from the within named Developer the within mentioned sum of Rs. 2,00,000/- (Rupees Two Lakhs Only) as security deposit amount under these presents as per Memo given below :

MEMO OF SECURITY DEPOSIT

DATE	CHEQUE NO.	DRAWN ON	AMOUNT
12.11.2020	000002	Bank of Baroda, Talapark Br.	Rs. 1,00,000/-
12.11.2020	000003	Bank of Baroda, Talapark Br.	Rs. 1,00,000/-
Total			Rs. 2,00,000/-

Rupees in Words : Two Lakhs only.

DATE -

PLACE - KOLKATA

WITNESSES :

1. *Bijit Mandal*,

Pradyumn Kumar Das

2. *Kumal Nath*

S/o. S. Nath

11/11/11 Park Para Row.

Kol - 37

Pradyumn Kumar Das

Signature of Owners

DRAFTED BY :-

Kuntal Mukherjee

KUNTAL MUKHERJEE

ADVOCATE

HIGH COURT, CALCUTTA

Et-L. No. WB/799/2011

SPECIMEN FORM FOR TEN FINGERPRINTS



PRADIPTA KUMAR DAS	LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER

Signature Pradipta Kumar Das



PRANAB KUMAR DAS	LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER

Signature Pranab Kumar Das



MALAY DAS	LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER

Signature Malay Das

SPECIMEN FORM FOR TEN FINGERPRINTS

SANJAY PRASAD	LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER

Signature Sanjay Prasad



PRABIR KARAN	LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER

Signature Prabir Karan



PRAKASH MALI	LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER

Signature Prakash Mali

SPECIMEN FORM FOR TEN FINGERPRINTS



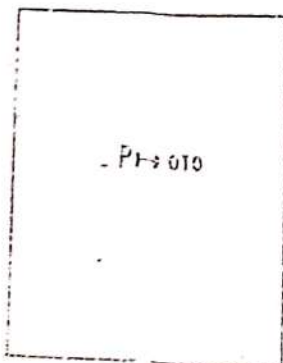
KAUSHIK KARAN	LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER

Signature Karshik Karan



SANJAY MALI	LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER

Signature Sanjay Mali



	LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER

Signature _____

I-1902-04305/2020	Date of Registration	18/11/2020
1902-2001493845/2020	Office where deed is registered	
15/11/2020 3:40:20 PM		1902-2001493845/2020
Name, Address Details	Kuntal Mukherjee High Court At Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9830699424, Status : Advocate	
Transaction	Additional Transaction	
(a) Sale, Development Agreement or Construction Agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 1], [4311] Other than Immovable Property, Receipt [Rs : 2,00,000/-]	
Set Forth value	Market Value	
Rs. 2,00,000/-	Rs. 75,30,768/-	
Stampduty Paid(SD)	Registration Fee Paid	
Rs. 10,020/- (Article:48(g))	Rs. 2,098/- (Article:E, E, B, M(a), M(b), I)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)	



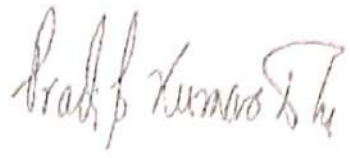


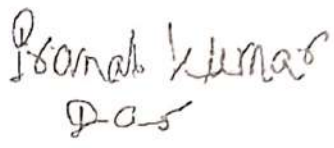
Land Details :

District: South 24-Parganas, P.S:- Chitpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Umakanta Sen Lane, Road Zone : (Umakanta Sen Lane – Umakanta Sen Lane) , , Premises No: 8F, , Ward No: 004 Pin Code : 700030

Sch No	Plot Number	Khatian Number	Land Use Proposed:ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	1 Katha 9 Chatak 35 Sq Ft	1,00,000/-	67,66,668/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
Grand Total :				2.6583Dec	1,00,000 /-	67,66,668 /-	









Structure Details :






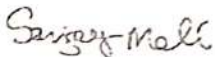
Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1698 Sq Ft.	1,00,000/-	7,64,100/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 788 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 60 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 757 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 60 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 2, Area of floor : 153 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 60 Years, Roof Type: Pucca, Extent of Completion: Complete</p>					
Total :		1698 sq ft	1,00,000 /-	7,64,100 /-	

Name	Photo	Finger Print	Signature
PRADIP KUMAR DAS (Representant) Son of Late Girindra Nath Executed by: Self, Date of Execution: 18/11/2020 Admitted by: Self, Date of Admission: 18/11/2020 ,Place : Office	 18/11/2020	 LTI 18/11/2020	 18/11/2020
SF, Umakanta Sen Lane, Ground Floor, P.O:- Ghugudanga, P.S:- Chitpur, District:-South 24-Parganas, West Bengal, India, PIN - 700030 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ADxxxxxx3E, Aadhaar No: 58xxxxxxxx0475, Status :Individual, Executed by: Self, Date of Execution: 18/11/2020 , Admitted by: Self, Date of Admission: 18/11/2020 ,Place : Office			
Name	Photo	Finger Print	Signature
2 Mr PRANAB KUMAR DAS Son of Late Girindra Nath Das Executed by: Self, Date of Execution: 18/11/2020 , Admitted by: Self, Date of Admission: 18/11/2020 ,Place : Office	 18/11/2020	 LTI 18/11/2020	 18/11/2020
SF, Umakanta Sen Lane, 1st Floor, P.O:- Ghugudanga, P.S:- Chitpur, District:-South 24-Parganas, West Bengal, India, PIN - 700030 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ACxxxxxx6K, Aadhaar No: 37xxxxxxxx9917, Status :Individual, Executed by: Self, Date of Execution: 18/11/2020 , Admitted by: Self, Date of Admission: 18/11/2020 ,Place : Office			

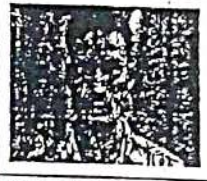

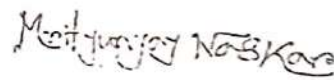
Developer Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	L N CONSTRUCTION 58/1A, Anath Nath Deb Lane, P.O:- Belgachia, P.S:- Tala, District:-South 24-Parganas, West Bengal, India, PIN - 700037 . PAN No.:: AAxxxxxx2C, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Name	Photo	Finger Print	Signature
<p>MALAY DAS Son of Late Nakul Das Date of Execution - 18/11/2020, , Admitted by: Self, Date of Admission: 18/11/2020, Place of Admission of Execution: Office</p>	 Nov 18 2020 5:42PM	 LTI 18/11/2020	<p>Malay Das</p> 18/11/2020
<p>33/8, Anath Nath Deb Lane, P.O:- Belgachia, P.S:- Tala, District:-South 24-Parganas, West Bengal, India, PIN - 700037, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ANxxxxxx6E, Aadhaar No: 34xxxxxxxx1495 Status : Representative, Representative of : L N CONSTRUCTION (as Partner)</p>			
Name	Photo	Finger Print	Signature
<p>Mr SANJAY PRASAD Son of Mr Prithbi Chand Prasad Date of Execution - 18/11/2020, , Admitted by: Self, Date of Admission: 18/11/2020, Place of Admission of Execution: Office</p>	 Nov 18 2020 5:43PM	 LTI 18/11/2020	<p>Sanjay Prasad</p> 18/11/2020
<p>97C, Indra Biswas Road, P.O:- Belgachia, P.S:- Tala, District:-South 24-Parganas, West Bengal, India, PIN - 700037, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFxxxxxx6N, Aadhaar No: 90xxxxxxxx7562 Status : Representative, Representative of : L N CONSTRUCTION (as Partner)</p>			
Name	Photo	Finger Print	Signature
<p>Mr PRABIR KARAN Son of Mr Sambhu Karan Date of Execution - 18/11/2020, , Admitted by: Self, Date of Admission: 18/11/2020, Place of Admission of Execution: Office</p>	 Nov 18 2020 5:44PM	 LTI 18/11/2020	<p>Prabir Karan</p> 18/11/2020
<p>11/H/13, Paikpara Row, P.O:- Belgachia, P.S:- Chitpur, District:-South 24-Parganas, West Bengal, India, PIN - 700037, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ASxxxxxx6J, Aadhaar No: 25xxxxxxxx8299 Status : Representative, Representative of : L N CONSTRUCTION (as Partner)</p>			
Name	Photo	Finger Print	Signature
<p>Mr PRA KASH MALI Son of Late Ghanshyam Mali Date of Execution - 18/11/2020, , Admitted by: Self, Date of Admission: 18/11/2020, Place of Admission of Execution: Office</p>	 Nov 18 2020 5:44PM	 LTI 18/11/2020	<p>Pra Kash Mali</p> 18/11/2020

Name	Photo	Finger Print	Signature
Mr KAUSHIK KARAN Son of Mr Biswanath Karan Date of Execution - 18/11/2020, , Admitted by: Self, Date of Admission: 18/11/2020, Place of Admission of Execution: Office	 Nov 18 2020 5:45PM	 LTI 18/11/2020	 18/11/2020
11/H/13, Paikpara Row, P.O:- Belgachia, P.S:- Chitpur, District:-South 24-Parganas, West Bengal, India, PIN - 700037, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BGxxxxxx4B, Aadhaar No: 27xxxxxxx5294 Status : Representative, Representative of : L N CONSTRUCTION (as Partner)			
Name	Photo	Finger Print	Signature
Mr SANJAY MALI Son of Mr Ramesh Mali Date of Execution - 18/11/2020, , Admitted by: Self, Date of Admission: 18/11/2020, Place of Admission of Execution: Office	 Nov 18 2020 5:46PM	 LTI 18/11/2020	 18/11/2020
45/1, Indra Biswas Road, P.O:- Belgachia, P.S:- Tala, District:-South 24-Parganas, West Bengal, India, PIN - 700037, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: DBxxxxxx0K, Aadhaar No: 60xxxxxxx3971 Status : Representative, Representative of : L N CONSTRUCTION (as Partner)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Mrityunjay Naskar Son of Mr Sambhu Naskar 7 Bidhan Pally, P.O:- Ghugudanga, P.S:- Dum Dum, Dum Dum, District:-North 24- Parganas, West Bengal, India, PIN - 700030	 18/11/2020	 18/11/2020	 18/11/2020
Identifier Of Mr PRADIP KUMAR DAS, Mr PRANAB KUMAR DAS, Mr MALAY DAS, Mr SANJAY PRASAD, Mr PRABIR KARAN, Mr P RAKASH MALI, Mr KAUSHIK KARAN, Mr SANJAY MALI			

PRADIP KUMAR DAS

L N CONSTRUCTION-1.32917 Dec

PRANAB KUMAR

L N CONSTRUCTION-1.32917 Dec

From

To. with area (Name-Area)

Mr PRADIP KUMAR DAS

L N CONSTRUCTION-849.00000000 Sq Ft

Mr PRANAB KUMAR DAS

L N CONSTRUCTION-849.00000000 Sq Ft

Md Shadman

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

Kolkata, West Bengal

On 18-11-2020

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

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

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

Presented for registration at 17:27 hrs on 18-11-2020, at the Office of the A.R.A. - II KOLKATA by Mr PRADIP KUMAR DAS , one of the Executants.

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

Execution is admitted on 18/11/2020 by 1. Mr PRADIP KUMAR DAS, Son of Late Girindra Nath Das, 8F, Umakanta Sen Lane, Ground Floor, P.O: Ghugudanga, Thana: Chitpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700030, by caste Hindu, by Profession Retired Person, 2. Mr PRANAB KUMAR DAS, Son of Late Girindra Nath Das, 8F, Umakanta Sen Lane, 1st Floor, P.O: Ghugudanga, Thana: Chitpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700030, by caste Hindu, by Profession Retired Person

Identified by Mr Mrityunjay Naskar, , , Son of Mr Sambhu Naskar, 7 Bidhan Pally, P.O: Ghugudanga, Thana: Dum Dum, , City/Town: DUM DUM, North 24-Parganas, WEST BENGAL, India, PIN - 700030, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 18-11-2020 by Mr MALAY DAS, Partner, L N CONSTRUCTION (Partnership Firm), 58/1A, Anath Nath Deb Lane, P.O:- Belgachia, P.S:- Tala, District:-South 24-Parganas, West Bengal, India, PIN - 700037

Identified by Mr Mrityunjay Naskar, , , Son of Mr Sambhu Naskar, 7 Bidhan Pally, P.O: Ghugudanga, Thana: Dum Dum, , City/Town: DUM DUM, North 24-Parganas, WEST BENGAL, India, PIN - 700030, by caste Hindu, by profession Law Clerk

Execution is admitted on 18-11-2020 by Mr SANJAY PRASAD, Partner, L N CONSTRUCTION (Partnership Firm), 58/1A, Anath Nath Deb Lane, P.O:- Belgachia, P.S:- Tala, District:-South 24-Parganas, West Bengal, India, PIN - 700037

Identified by Mr Mrityunjay Naskar, , , Son of Mr Sambhu Naskar, 7 Bidhan Pally, P.O: Ghugudanga, Thana: Dum Dum, , City/Town: DUM DUM, North 24-Parganas, WEST BENGAL, India, PIN - 700030, by caste Hindu, by profession Law Clerk

Execution is admitted on 18-11-2020 by Mr PRABIR KARAN, Partner, L N CONSTRUCTION (Partnership Firm), 58/1A, Anath Nath Deb Lane, P.O:- Belgachia, P.S:- Tala, District:-South 24-Parganas, West Bengal, India, PIN - 700037

Identified by Mr Mrityunjay Naskar, , , Son of Mr Sambhu Naskar, 7 Bidhan Pally, P.O: Ghugudanga, Thana: Dum Dum, , City/Town: DUM DUM, North 24-Parganas, WEST BENGAL, India, PIN - 700030, by caste Hindu, by profession Law Clerk

Execution is admitted on 18-11-2020 by Mr PRAKASH MALI, Partner, L N CONSTRUCTION (Partnership Firm), 58/1A, Anath Nath Deb Lane, P.O:- Belgachia, P.S:- Tala, District:-South 24-Parganas, West Bengal, India, PIN - 700037

Identified by Mr Mrityunjay Naskar, , , Son of Mr Sambhu Naskar, 7 Bidhan Pally, P.O: Ghugudanga, Thana: Dum Dum, , City/Town: DUM DUM, North 24-Parganas, WEST BENGAL, India, PIN - 700030, by caste Hindu, by profession Law Clerk

...ganga, west Bengal, India, PIN -

... Son of Mr Sambhu Naskar, 7 Bidhan Pally, P.O: Ghugudanga, Thana: Dum Dum,
DUM DUM, North 24-Parganas, WEST BENGAL, India, PIN - 700030, by caste Hindu, by profession Law

... is admitted on 18-11-2020 by Mr SANJAY MALL, Partner, L N CONSTRUCTION (Partnership Firm), 58/1A,
Nath Deb Lane, P.O:- Belgachia, P.S:- Tala, District:- South 24-Parganas, West Bengal, India, PIN - 700037

... identified by Mr Mrityunjay Naskar, . . Son of Mr Sambhu Naskar, 7 Bidhan Pally, P.O: Ghugudanga, Thana: Dum Dum,
City/Town: DUM DUM, North 24-Parganas, WEST BENGAL, India, PIN - 700030, by caste Hindu, by profession Law
Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 2,098/- (B = Rs 2,000/- ,E = Rs 14/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 2,077/-, by online = Rs 21/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 17/11/2020 11:26PM with Govt. Ref. No: 192020210139890348 on 17-11-2020, Amount Rs: 21/-, Bank: SBI
EPay (SBIEPay), Ref. No. 9956158415301 on 17-11-2020, Head of Account 0030-03-104-001-1G

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,011/- and Stamp Duty paid by Stamp Rs 100/-,
by online = Rs 9,920/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 103330, Amount: Rs.100/-, Date of Purchase: 27/02/2020, Vendor name: A
SARKAR
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 17/11/2020 11:26PM with Govt. Ref. No: 192020210139890348 on 17-11-2020, Amount Rs: 9,920/-, Bank:
SBI EPay (SBIEPay), Ref. No. 9956158415301 on 17-11-2020, Head of Account 0030-02-103-003-02

Md Shadman
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
Kolkata, West Bengal

Registered in Book - I
Volume number 1902-2020, Page from 203637 to 203695
being No 190204305 for the year 2020.



Digitally signed by ABHIJIT BASU
Date: 2020.12.30 12:21:03 +05:30
Reason: Digital Signing of Deed.

(Abhijit Basu) 2020/12/30 12:21:03 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
West Bengal.

(This document is digitally signed.)