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

[Signature]
 Adml. Dist. Sub-Registrar
 Hooghly, South 24 Parganas

15 NOV 2016

DEVELOPMENT AGREEMENT

THIS AGREEMENT is made on this the 15th Day of November, TWO THOUSAND AND SIXTEEN (2016).

BETWEEN

25 OCT 2016

6690

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

Name:.....

Address:.....

Vendor:.....

Alipur Collectorate, 24 Pgs. (S)

SUBHANKAR DAS

STAMP VENDOR

Alipur Police Court, Kol - 27

S. Roy.
Advocate
Alipur Police Court
Kolkata - 27

[Handwritten signature]



Signature.....
08 NOV 2016
ADDL. DIST. SUB-REGISTRAR
ALIPORE, SOUTH 24 P.O.

Identified by me
Sabyasachi Roy
Advocate
Alipur Police Court,
Kol - 27.

(1) SRI DIPAK KUMAR CHAKRABORTY, PAN - AERPC3446E, by Occupation Retired person, presently residing at 9, Ramkrishna Nagar, P.O. Garia, P.S. Bansdrani, Kolkata - 700 084, (2) SRI PRANAB KUMAR CHAKRABORTY, PAN - AOZPC6094B, by Occupation Retired Person, presently residing at 22E, Raipur Mondalpara Road, Keyabagan, P.O. Naktala, P.S. Patuli now Netaji Nagar, Kolkata 700 047, (3) SRI PRABIR KUMAR CHAKRABORTY, PAN - BAKPC1952L, by Occupation Service, presently residing at 22E, Raipur Mondalpara Road, Keyabagan, P.O. Naktala, P.S. Patuli now Netaji Nagar, Kolkata 700 047, (4) SMT. ILA BHATTACHARYA, PAN - BAKPB6525L, wife of Late Badal Bhattacharya, by Occupation House-wife, presently residing at 167, Rashbihari Avenue, J-Block, 3rd Floor, P.O. & P.S. Gariahat, Kolkata - 700 019, AND (5) SMT. PALA CHAKRABORTY, PAN - ANTPC6733G, wife of Sri Dipak Rag Chakraborty, by Occupation House-wife, presently residing at 42, Selimpur Road, P.O. Dhakuria, P.S. Garfa, Kolkata - 700 031, No. (1), (2) & (3) are sons and (4) & (5) are daughters of Late Jitandra Kumar Chakraborty @ Jitandra Kr. Chakraborty, all by faith - Hindu, by Nationality - Indian, hereinafter called and referred to as the OWNERS/LANDLORDS (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their heirs, executors, administrators, legal representatives and assigns) of the ONE PART.

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M/S PROJECT BUILDERS, a partnership firm, having its office at 1901, Mukundapur, E-20, Sammilani Park, P.O.- Santoshpur, P.S.- Survey Park, Kolkata- 700 075, represented by its Partners viz. **(1) SRI NARAYAN CHANDRA GHOSH PAN - AGXPG8064E** son of Late Haran Chandra Ghosh, by faith - Hindu, by occupation - Business, Nationality Indian, residing at 1901, Mukundapur, E-20, Sammilani Park, P.O.- Santoshpur, P.S.- Survey Park, Kolkata- 700 075, **AND (2) SRI SANKAR GHOSH, PAN - AGHPG8013E** son of Late Makhan Lal Ghosh, by faith - Hindu, by occupation - Business, Nationality Indian, residing at A/26, Rajnarayan Park, P.O. Boral, P.S. Sonarpur, Kolkata 700154, hereinafter called and referred to as the **DEVELOPERS** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its heir, successor-in-interest of the said Firm, executors, administrators, legal representatives, and/or assigns) of the **OTHER PART.**

WHEREAS by virtue of a Deed of Conveyance dated 11.01.1960 executed at the office of the Sub-Registrar Alipore Sadar, District - 24 Parganas vide Book No. 1, Volume No. 24, Pages from 26 to 35, Being No. 1921, for the year 1960, our father said Jitandra Kumar Chakraborty @ Jitandra Kr. Chakraborty, purchased from then owner Ardhundu Kanti Dutta All That land measuring 5.8 Decimals (3 Cottahs 7 Chittacks 39 Sq.ft.) more or less, lying and situated in C.S.



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Khatian No. 462, C.S. Plot No. 1064, J.L. No. 33, R.S. No. 39, Touzi No. 56, under Mouza Raipur at present within K.M.C. Premises No. 22E, Raipur Mondal Para Road, Ward No. 99, Assessee No. 21-099-03-0020-3, P.S. Patuli, District - South 24 Parganas. Our father said Jitandra Kumar Chakraborty @ Jitandra Kr. Chakraborty by virtue of another Deed of Conveyance dated 12.01.1972 executed at the office of the District Sub-Registrar of Allpore, District - 24 Parganas vide Book No. 1, Volume No. 18, Pages from 59 to 62, Being No. 172, for the year 1972, further purchased from then owner Ardhundu Kanti Dutta All That land measuring 3 Cottahs 15 Chittacks 16 Sq.ft. more or less, lying and situated in C.S. Khatian No. 462, C.S. Plot No. 1062, J.L. No. 33, R.S. No. 39, Touzi No. 56, under Mouza Raipur, within P.S. Patuli now Netaji Nagar, District South 24 Parganas.

AND WHEREAS said Jitandra Kumar Chakraborty @ Jitandra Kr. Chakraborty during his life time became the sole and absolute owner of the aforesaid land measuring 7 Cottahs 7 Chittacks 10 Sq.ft. more or less by virtue of the aforesaid two separate Deed of Conveyance and built a two storied residential building measuring 1300 Sq.ft. more or less and on 07.11.1993 said Jitandra Kumar Chakraborty @ Jitandra Kr. Chakraborty died intestate leaving behind ourselves (the Land-Owners herein) as his only legal heirs and successors. Thus in terms of Hindu Law of inheritance we, the Land-Owners



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herein became the Joint Owners of aforesaid land measuring 7 Cottahs 7 Chittacks 10 Sq.ft. more or less.

AND WHEREAS aforesaid land measuring 7 Cottahs 7 Chittacks 10 Sq.ft. more or less which is lying and situates within the limits of K.M.C. Premises No. 22E, Raipur Mondal ParaRoad, Ward No. 99, Assessee No. 21-099-03-0020-3, P.S. Patuli, District – South 24 Parganas, comprising physically land measuring 7 Cottahs 4 Chittacks 00 Sq.ft. more or less, and the rest of the land measuring 3 Chittacks 10 sq.ft. more or less is now lying with adjacent K.M.C. Road and a Deed of Declaration has been registered to that effect and the said Deed of Declaration was duly executed on 30th June, 2016 at the office of the A.D.S.R. Alipore, South 24 Parganas and recorded in Book I, Volume number 1605-2016, Page from 121275 to 121292 being No. 160504460 for the year 2016.

AND WHEREAS the Land-Owners herein thus became the joint owners of said land measuring 7 Cottahs 4 Chittacks 00 Sq.ft. more or less togetherwith two storied residential building measuring more or less 1300 Sq.ft. standing thereon and they have mutated their names in the records of the Kolkata Municipal Corporation and regularly paying Tax thereon and the Land-owners jointly enjoying and occupying the aforesaid property and the said property is free from all encumbrances and bears a good marketable title.

AND WHEREAS the Land-Owners have decided to develop and construct a G+III storied residential ownership building on the said premises but due to



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personal difficulties and lack of experience and finance, they have expressed their desire to appoint a promoter/developer for such development of the said property.

AND WHEREAS the Developer is mostly doing the job of construction as developer/Building Contactor with vast experience and upon mutual consent of the parties hereto, the Land-Owners and the Developer enter into this Development Agreement to raise a G+III storied residential building consisting of several Flats and Car Parking Spaces at the said plot of land in accordance with the Sanctioned Building Plan.

AND WHEREAS the Land-Owners have agreed to grant and empower the exclusive right to **M/S PROJECT BUILDERS**, a partnership firm, having it's office at 1901, Mukundapur, E-20, Sammilani Park, P.O.- Santoshpur, P.S.- Survey Park, Kolkata- 700 075, represented by its Partners viz. (1) **SRI NARAYAN CHANDRA GHOSH** son of Late Haran Chandra Ghosh, residing at 1901, Mukundapur, E-20, Sammilani Park, P.O.- Santoshpur, P.S.- Survey Park, Kolkata- 700 075, and (2) **SRI SANKAR GHOSH** son of Late Makhan Lal Ghosh, residing at A/26, Rajnarayan Park, P.O. Boral, P.S. Sonarpur, Kolkata 700154 as the developer, to construct a G+III storied residential building on the said premises as per the building plan to be sanctioned/approved by the Kolkata Municipal Corporation or any other appropriate authority and in the terms and conditions described hereinafter.



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AND WHEREAS the Land-Owners have agreed to appoint (1) SRI NARAYAN CHANDRA GHOSH son of Late Haran Chandra Ghosh and (2) SRI SANKAR GHOSH son of Late Makhan Lal Ghosh, the partners of said M/S PROJECT BUILDERS, as their Constituted Attorneys for which the Land-Owners hereby execute a Construction Power of Attorney after Registered Development Agreement, for the purpose of construction of the proposed G+III storied residential Building and to sell or transfer the Developers' allotted saleable portions in favour of the intending purchasers and/or the nominees of the Developers alongwith undivided proportionate share and interest on the said land.

AND WHEREAS at or before execution of this Development Agreement, the Land-Owners have jointly and severally assured the Developers as follows :-

- i. That said (1) SRI DIPAK KUMAR CHAKRABORTY, (2) SRI PRANAB KUMAR CHAKRABORTY, (3) SRI PRABIR KUMAR CHAKRABORTY, (4) SMT. ILA BHATTACHARYA, AND (5) SMT. PALA CHAKRABORTY, are the joint and absolute owners of the said premises and there is no other person or persons have any right, title or claim over the said plot of land morefully mentioned in under ARTICLE - M hereunder written.
- ii. The said plot of land is free from all encumbrances, charges, liens and attachments etc.



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- iii. *The Owner has the marketable title in respect of the said premises.*
- iv. *The Owners have full right and authority to enter into this Development Agreement.*
- v. *That the said plot of land or any part thereof is not subject to any notice of acquisition or requisition or alignment.*
- vi. *That the aforesaid land or any part thereof is not subject to any Attachment under the Income Tax Act or under any provisions of Public Demand Recovery Act.*
- vii. *That the Owners have neither entered into any other Development Agreement with any person or firm or company at any point of time, nor created interest in favour of any third party in respect of the said plot of land /premises or portion thereof.*
- viii. *Relying on the aforesaid representations and assurances and on being satisfied as to the marketable title made out by the Owner, the Developer has agreed to undertake the work of development of the said premises and further agreed to make payments of various amounts hereinafter mentioned and also to incur all costs, charges and expenses for sanctioning of the plan and for development of the said premises.*

Provided however, the Owner doth hereby unequivocally agree to indemnify or kept indemnified the Developers and all its rights under this Agreement



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including the Developer's allotted portion against any claim or demand if arise hereinafter or made by any person or persons or concern or concerns relating to or concerning the said plot of land/premises and/or any part thereof and thereby causing any impediment in complying with this Development Agreement.

AND WHEREAS *in consideration of this instant agreement :*

(i) Land-Owner Nos. 2 to 4 will be entitled one Flat each i.e. total 4 (four) Flats will be entitled by Owner Nos. 2, 3, 4 and 5, and each of the Flat shall be 610 Sq.Ft. Built-up area more or less along with non-refundable cash consideration of Rs. 50,000/- (Rupees Fifty Thousand only) each i.e. total Rs. 2,00,000/- (Rupees Two Lakh only) at the time of handover possession of Owners allotted Flat. The location of the Land-Owner's Flat would be mutually decided at the time of preparation of building plan and accordingly a Supplementary agreement will be executed between the Parties after the Plan sanctioned by Kolkata Municipal Corporation. In the event of further constructions of floor above the G+III storied building, the Owners shall have proportionate share of all such extra area so constructed on the same basis.

(ii) Land-Owner No. 1 shall be provided sum of Rs. 18,00,000/- (Rupees Eighteen Lakh Only), as the price/consideration of his share of Land-Owners' allotted portion, in the following manner :-



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(a) The Developers shall pay to the Land-Owner No. 1, the sum of Rs. 7,00,000/- (Rupees Seven Lakh Only) out of the aforesaid sum of Rs. 18,00,000/- (Rupees Eighteen Lakh Only), ^{within one month after} ~~at the time of~~ execution of the Development Agreement;

(b) The Developers shall pay to the Land-Owner No. 1, the sum of Rs. 5,00,000/- (Rupees Five Lakh Only) out of the aforesaid sum of Rs. 18,00,000/- (Rupees Eighteen Lakh Only), within 15(Fifteen) days from the date of receiving Sanctioned Building Permit/Plan from K.M.C.;

(c) The Developers shall pay to the Land-Owner No. 1, the rest amount of Rs. 6,00,000/- (Rupees Six Lakh Only) out of the aforesaid sum of Rs. 18,00,000/- (Rupees Eighteen Lakh Only), within 6(Six) months from the date of receiving Sanctioned Building Permit/Plan from K.M.C. Schedule of payment for Land-Owner No.1 would not changed in any circumstances.

The Land-Owner No. 1 and his legal heirs, executors, successors, representatives and assigns shall have no other and/or further claim or demand in respect of his share in the aforesaid property morefully and particulariy mentioned in the "Article -M" of this Development Agreement, save and except the aforesaid sum of Rs. 18,00,000/- (Rupees Eighteen Lakh Only).



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AND WHEREAS in consideration of this instant agreement the Developer will be entitled for the remaining saleable area or portion of the entire proposed residential building save and except the Land-Owners allotted portions.

NOW THIS INDENTURE WITNESSETH and it is hereby agreed by and between the Parties to bind themselves, on the following terms and conditions till distribution and disposal of both the parties allotted portions.

ARTICLE - A

(GENERAL)

1. **OWNERS' REPRESENTATION :-**

The Land-Owners hereof represents and undertake that they are the absolute lawful joint owners of the said property alongwith the easement and quasi-easement right appertaining therein free from all encumbrances and hindrances whatsoever and regarding any defects in title they shall remain liable in all respects and be bound to indemnify the Developer for any damage or loss sustained to them by this Development Agreement and also they jointly and severally shall be liable to pay any outstanding rates, taxes, levies outgoing payable upto the date of this Development Agreement to any Public and Private authorities now in force in West Bengal for the land described in the Schedule under **ARTICLE - M** hereunder.



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The Developers shall complete the mutation of the bellow schedule land in the records of the Kolkata Municipal Corporation and all other appropriate authorities with their cost and initiative in the name of the Land-Owners and shall obtain clearance and/or NOC from the competent authority. The Land-Owners will co-operate with the Developer in all respect, if necessary.

2. **BUILDING** : shall mean and include the one or several G+III storied building that shall be erected on the said property as per sanctioned building Plan of the Kolkata Municipal Corporation utilizing the maximum FAR-Building plan includes its amended and revised whatsoever duly approved by the KMC. The Building Plan(s) are to be prepared and sanction obtained by the Developers at their Own cost and initiative and the Land-Owners shall co-operate with the Other Part in all respect as and when necessary.

3. **COMMON FACILITIES** : shall mean and include corridors, stairs, ways, passages, drive-ways, common lavatory, water pump, roof of the building, boundary walls, meter room/spaces, lift-pit and shaft area and overhead lift room and other facilities whatsoever which shall be provided by the Developers for convenient use and enjoyment of the several apartment allotted/transferred to different owners/occupiers of the said building/flats, on ownership basis duly completed.

4. **THE LAND-OWNERS ALLOCATION :**



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(i) Land-Owner Nos. 2 to 4 will be entitled one Flat each i.e. total 4 (four) Flats will be entitled by Owner Nos. 2, 3, 4 and 5, and each of the Flat shall be 610 Sq.Ft. Built-up area more or less along with non-refundable cash consideration of Rs. 50,000/- (Rupees Fifty Thousand only) each i.e. total Rs. 2,00,000/- (Rupees Two Lakh only) at the time of handover possession of Owners allotted Flat. The location of the Land-Owner's Flat would be mutually decided at the time of preparation of building plan and accordingly a Supplementary agreement will be executed between the Parties after the Plan sanctioned by Kolkata Municipal Corporation. In the event of further constructions of floor above the G+III storied building, the Owners shall have proportionate share of all such extra area so constructed on the same basis.

(ii) Land-Owner No. 1 shall be paid sum of Rs. 18,00,000/- (Rupees Eighteen Lakh Only), as the price/consideration of his share of Land-Owners' allotted portion, in the following manner :-

(a) The Developers shall pay to the Land-Owner No. 1, the sum of Rs. 7,00,000/- (Rupees Seven Lakh Only) out of the aforesaid sum of Rs. 18,00,000/- (Rupees Eighteen Lakh Only), ^{within one month after} ~~at the time of~~ execution of the Development Agreement;

(b) The Developers shall pay to the Land-Owner No. 1, the sum of Rs. 5,00,000/- (Rupees Five Lakh Only) out of the aforesaid sum of Rs. 18,00,000/-

Dipak Kumar Chakraborty



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(Rupees Eighteen Lakh Only), within 15(Fifteen) days from the date of receiving Sanctioned Building Permit/Plan from K.M.C.;

(c) The Developers shall pay to the Land-Owner No. 1, the rest amount of Rs. 6,00,000/- (Rupees Six Lakh Only) out of the aforesaid sum of Rs. 18,00,000/- (Rupees Eighteen Lakh Only), within 6(Six) months from the date of receiving Sanctioned Building Permit/Plan from K.M.C. Schedule of payment for Land-Owner No.1 would not changed in any circumstances.

The Land-Owner No. 1 and his legal heirs, executors, successors, representatives and assigns shall have no other and/or further claim or demand in respect of his share in the aforesaid property morefully and particularly mentioned in the "Article -M" of this Development Agreement, save and except the aforesaid sum of Rs, 18,00,000/- (Rupees Eighteen Lakh Only).

5. **COVERED AREA OF THE FLAT:** *means area of the said Flat considering the outside dimension of the Flat.*
6. **BUILT-UP AREA OF THE FLAT:** *Covered area of the Flat plus proportionate area of stair-case, stair head room, Lift Shaft, Lift machine room & lobby if any.*
7. **DEVELOPERS' ALLOCATION :** *Save and except, the Land-Owners allocation, all the constructed portions of the new building shall go under the right and control of the Developers togetherwith proportionate undivided share*



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of land beneath the building(s) and the premises and the common facilities and the entire Car Parking Area at the Ground Floor will be under Developers' allocation.

On or after obtaining sanctioned Plan from the competent authority if the measured area of any flat of any of the party's allocation increases or decreases to the either party due to size of the Flats/units that shall also be adjusted by making payment as per prevailing market rate per sq.ft. as the case may be.

ARTICLE - B

(DEVELOPERS' RIGHT)

1. *The Land-Owners hereby grant subject to what has been hereunder provided exclusive right to the Developers to build upon the said property in the proposed new building(s) thereon in accordance with the Plan to be sanctioned by the Kolkata Municipal Corporation with approved amendment, modification and revision thereon shall construct the building on the Schedule property under ARTICLE - M.*

2. *All applications, modification/alteration of Plans and other papers and documents as may be required by the Developers for the purpose of obtaining necessary sanction from the appropriate authorities shall be prepared and submitted by the Developers and they shall pay all charges and*



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bear all fees including soil test, Architects fees required to be paid or deposited for obtaining sanction of the building Plan and also all other costs for construction of the said building upto completion shall also be borne by the Developers, the Other Part herein.

3. *The Developer will demolish the existing structure at their own cost and commercially exploit the same by selling the building materials achieved from demolished building and all the receivable shall go under the Developers' fund and the Land-Owners shall not object, interfere in this regard. The Land-Owners will hand-over the possession of the bellow schedule land or premises to the Developers within 15 days after obtaining the Sanction Plan . However towards alternative accommodation for the Land-Owner Nos. 2 & 3 only shall be arranged by the Developers and for this purpose the Developers shall pay directly to the land-lord of the said flat/ house as fully stated at clause 13(b), ARTICLE - L, herein bellow.*

ARTICLE - C

(CONSIDERATION)

1. *In consideration of the First Party having agreed to permit the developers to make optimum utilization of the said property by erecting new building and in exchange of the contribution of the land of the Land-Owners, without any contribution of any cash or kinds for the cost of said construction of the new building the Land-Owners shall get the aforesaid Owners' allocation in*



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the newly constructed building(s) with undivided indivisible proportionate share of land underneath the said Building(s) to be built in the premises mentioned under Article - M but the ultimate roof right and common areas/facilities will be common.

On completion of the Building the Land-Owners will be entitled to get their respective share first and the Developers shall deliver to the Land-Owners peaceful possession of the said allocation as fully mentioned in ARTICLE -A, (GENERAL) clause aforesaid.

The Developers will deliver possession of the aforesaid Land-Owners allocation within 18 (eighteen) months which shall be calculated after obtaining the Sanction Building Plan togetherwith getting the vacant possession of the premises but for any legal complicity or unavoidable circumstances if the Developers fail to comply and/or are prevented from complying their part of performance within the stipulated time, they may be allowed for further time for a period of 6(Six) months as per mutual discussions provided that the Developers are prevented by sufficient causes such as due to act of God or force-majeure or unavoidable circumstances.

ARTICLE - D

(POSSESSION)

1. *The Land-Owners will deliver vacant possession of the said property to the Developers within 15 days after receiving Notice from the*



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Developers regarding Sanction of the Building Plan by the Kolkata Municipal Corporation.

2. *The Developers shall be exclusively entitled to the Developers' allocation of the entire premises in the new building(s) save and except Land-Owners' Allocation with exclusive right to transfer or otherwise deal with or dispose of the same without effecting the right and interest of the Land-Owners and the Land-Owners shall not in any way interfere with or disturb to have and hold the quiet and peaceful possession and/or to transfer of the Developers' allocation to the intending Purchaser(s)/ Transferee(s). If necessary, the Land-Owners shall be bound to transfer by way of proper Deed of Conveyance either in favour of the Developers or in favour of the nominee/nominees of the Developers out of the Developers' allocation which shall include the undivided proportionate share of the land and common areas and facilities including stipulations restrictions whatsoever, the registration costs for which shall be borne by the Developers or their nominee(s).*

3. *The Land-Owners undertake to sign and execute in favour of the Developers a DEVELOPMENT POWER OF ATTORNEY to be registered from the registering authority simultaneously with the execution of the Development Agreement in the form and manner reasonably required by the Developers to do all inter-alia acts, deeds and things on the strength of the said Power of Attorney and by virtue of this Development Agreement. The Developers shall*



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commercially exploit all the allotted portions of the Developers together with proportionate undivided share of land and transfer the same to any intending purchaser/purchasers whether written or not written in the said Development Power of Attorney. The Land-Owner will not be able to revoke the Power of Attorney during the tenure of this Development Agreement and/or until and unless conditions are fulfilled and the Developers dispose of their allocation commercially.

ARTICLE - E

(COMMON FACILITIES)

1. *The Developers shall pay and bear the property taxes and other dues and outgoings in respect of the said Building, due as and from the date of handing over vacant possession of the property by the Land-Owners to the Developers. If there are any dues of the property taxes or any Owners' taxes before execution of this presents regarding the said property that would be borne by the Land-Owners.*

2. *As soon as the new Building at the Schedule property under Article - M will be completed within the time herein mentioned the Developers shall give 15 (Fifteen) days written Notice to the Land-Owners (alongwith all documents like Possession Letter, KMC sanctioned Plans, Water Connection & sewerage Connection documents received from KMC,) for taking possession of the Land-Owners allotted portions/Flats in the new Building and after receiving*



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the said Notice the Land-Owners shall be bound to take the said possession of the Owners' allocation. From the date of possession of their allocation as above the Owners shall exclusively responsible for payment of all property taxes, rates, duties and other public outgoings and impositions, Service Tax as applicable as per Govt, Rules whatsoever (hereinafter for the sake of brevity referred to as the said rates) payable in respect of the Land-Owners' Allocation.

3. *From the date of handing over the possession of the Land-Owners' Allocation in the new building completed in all respect, the Land-Owners shall pay pro-rata Tax, lavies and proportionate outgoings to the Developers as also the service charges for the common facilities in the new Building till such period an Association of Flat Owners in the newly constructed building is formed.*

4. *The Land-Owners shall not do any act, deed or thing whereby the Developers shall be prevented from construction upto completion of the said Building. Any untoward happenings if caused in respect of Labour and damaging of the building the Land-Owners will never be liable in any way for the same and the entire responsibility will be of the Developers.*

ARTICLE - F

(COMMON RESTRICTIONS)

The Land-Owners' Allocation of the new Building shall be subject to the same restriction on transfer and use as are applicable to the Developers' Allocation in



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the new building intended for common benefit of all occupiers of the new building as per W.B. Apartment Ownership Act, 1972 which shall include as follows :-

1. *Neither the Land-Owners nor the Developers or their nominees will be permitted to use of their respective constructed portions or allocation in the New Building or any portion thereof for carrying on any obnoxious illegal and immoral trade or activity nor use thereof for any other purposes which may cause any nuisance, health hazard to the Apartment Owner(s) occupiers of the New Building and prohibited as per law in force in India particularly of the West Bengal.*
2. *Both the parties shall abide by all laws, bye-laws, rules and regulations of the Government and other authorities as applicable.*
3. *The respective Owners shall keep their respective allocation in the New Building in good habitable condition and repairs.*
4. *The Developers shall construct the Building with standard materials and in a good workmanship manner and also according to specification of constructions mentioned bellow duly certified and approved by the Architect.*

ARTICLE - G

(OWNERS' OBLIGATION)



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1. *The Land-Owners hereby agreed and covenant with the Developers not to cause any interference or object in the construction of the Building at the said property*
2. *The Land-Owners hereby agree, covenant with the Developers not to do any act or deed or thing whereby the builder may be prevented from selling, assigning and/or disposing of any part or entire portion of the Developers' Allocation in the new Building out of the said Property.*
3. *The Land-Owners hereby agree, covenant with the Developers not to let out, grant, lease, mortgage and/or charge the allotted portion of the Developers in the construction but shall have all the rights to sell, gift, let-out, grant lease, mortgage and/or charges their allotted portion to any person/persons, company/ companies save and except the Developers' Allocation. The Developers also shall not have any right to let, grant lease, mortgage and/or charge the allotted area of the Land-Owners, but exclusive right and authority to dispose of Developers' Allocation.*

ARTICLE - G

(DEVELOPERS' OBLIGATION)

- a) *The Developers shall complete the construction of the New G+III storied Building at the property under ARTICLE - M, within the time as mentioned above after obtaining the Sanction Plan to be sanctioned by the Kolkata Municipal Corporation. The time of completion of the Building shall be*



Signature.....

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ADDL. DIST. SUB-REGISTRAR
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strictly observed and strictly shall be "ESSENCE OF CONTRACT" subject to force-majeure and unavoidable circumstances.

b) *Not to violate or contravene any of the provisions or rules applicable for construction of the Building.*

ARTICLE - H

(OWNERS' INDEMNITY)

The Land-Owners hereby undertake that the Developers shall be entitled to the said construction and shall enjoy their allotted space without any interference and/or disturbance provided the Developers perform and fulfil all the terms and conditions herein contained and/or their part to be observed and performed and they have not earlier executed any such deed by reason whereof the Developers suffer at any stage and shall not execute any further deed/agreement after the execution of this presents.

ARTICLE - I

(DEVELOPERS' INDEMNITY)

1. *The Developers hereby undertake to keep the Land-owners indemnified against all third party's claims and notices arising out of any sort of act of commission or omission of the Developers in or in relation to this Development Agreement and shall construct the Building strictly in terms of the Plan to be sanctioned by the Kolkata Municipal Corporation.*



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2. *The Developers hereby undertake to keep the Land-Owners indemnified against all actions, suits, costs, proceedings and claims that may arise with regard to the Development of the said Premises and/or in the matter of construction of the said Building and/or any defect therein or any other action of the Developers in respect of the aforesaid construction.*

ARTICLE - J

(MISCELLANEOUS)

1. *The Land-Owners and the Developers have entered into this Development Agreement purely as a contract and nothing contained herein shall be deemed to construe as Partnership between the Developers and the Land-Owners. The Developers shall have every right to get benefit under the Specific Performances of Contract Act and Specific Relief Act by the strength of this Development Agreement.*

2. *Nothing in this presents shall be construed as a demise or assignment or conveyance the land by the Land-Owners of the said Property or any part thereof to the Developers or as creating any right, title and interest in respect thereof to the Developers other than an exclusive license to the Developers to "Commercially exploit" the same in the terms hereof, provided, however the Developers shall be entitled to borrow money from any Bank/banks without creating any financial liability on the Land-Owners in any way nor the estate shall be encumbered and/or be liable for payment of any*



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dues of such Bank/Banks and for that purpose the Developers shall keep the Land-Owners indemnified against all actions, suits, proceedings and costs, charges and expenses in respect thereof.

3. *The Land-Owners hereby fully agree and consent that the developers shall have the right at their cost and expenses to advertise, fix hoarding or Sign board of any kind relating to the publicity for the benefit of commercial exploitation or give advertisement in the Daily News Paper to invite good customers for selling Flat(s)/ Unit(s) under their own allocation and cost of all such advertisement and hoarding shall be borne by the Developers.*

ARTICLE - K

(FORCE-MAJEURE)

1. *The parties hereto shall not be considered to be liable for any obligation(s) hereunder in case the performance of the relative obligations was prevented by any force-majeure and this contract shall remain suspended for the duration of such majeure, if any.*

2. *"FORCE-MAJEURE" shall mean floods, earthquake, riot, storm, tempest, civil commotion, strikes, lock-out and/or any other act or commission beyond the control of the parties hereto.*

ARTICLE - L

(JOINT OBLIGATIONS)



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ALIPORE, SOUTH 24 PGS.

1. *The Developers shall develop and construct the building on the said land as per Kolkata Municipal Corporation Rules by utilizing the available F.A.R.*
2. *The Land-Owners will put their names and signatures in all papers, Plans, documents and Deeds as and when necessary or those may come on the way of the Developers in respect of construction, purchasing building materials and/or conveyance of the building or part thereof save and except the Land-Owners Allocation togetherwith indivisible proportionate share of land.*
3. *The Jurisdiction of the Court will be at ALIPORE.*
4. *In case of any dispute or differences between the parties hereof touching any of the points and/or terms and conditions herein contained the same shall be referred to the Arbitration wherein each party will appoint one Arbitrator each and in case of differences of the opinion between the Arbitrators the decision of the Umpire to be appointed by both the Arbitrators will be final, under the provisions of INDIAN ARBITRATION & RECONCILIATION ACT, 1996 AND/OR ITS STATUTORY MODIFICATION AND/OR ENACTMENT.*
5. *That each terms of this Development Agreement is the consideration for the other and failure to comply with the terms and conditions of this Development Agreement by either of the parties shall be a cause of action as mentioned bellow.*



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6. *This Development Agreement will not be treated as a Partnership between the Land-Owners and the Developers or an Agreement for Sale of the said property by the Land-owners to the Developers. The Developers are given right to develop the said property and distribution both parties allocation as aforesaid and in contribution of the Land of the Land-Owners herein without any contribution of any cash or kind, the Land-Owners shall get their allotted aforesaid constructed portion/ portions free of cost and balance constructed areas shall go under the "Developers" Allocation.*

7. *The Developers declare that they have entered into this Development Agreement after fully satisfying about the title of the Land-Owners subject to production and handover all original Deeds and documents after execution of this present, against receipt.*

8. *All out of pocket expenses of and incidental to this Agreement and transactions in pursuance thereof including the Deed/deeds of conveyance/ conveyances and other assurance in respect of Developers' allocation in connection with the proposed building including stamp duty and registration charges shall be borne and paid by the Developers and/or their nominees alone. However in case the Land-Owners desire to take possession of their allotted portions by way of registered Deed, all cost of Stamp Duty, Registration Charges and other incidental charges shall be borne by the Land-Owners. The Developers may join there as confirming party, if necessary.*



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9. *The Developers shall indemnify and keep indemnified the Land-Owners against all losses, damages, cost, charges, expenses that will be incurred or suffered by the Land-Owners arising on account of any breach of any of these terms or any law, rules or regulations or due to accident or any mishap during construction or due to any claim made by any third party in respect of such construction or otherwise howsoever.*

10. *The Land-Owners shall indemnify and keep indemnified the Developers against all losses, damages, cost, charges, expenses that will be incurred or suffered by the Developers on account of any breach of any of these terms herein provided which is attributable to them.*

11. *The Developers will solely liable if the proposed building be damaged or falls down during the tenure of the construction or later on during its expected life time and the Land-Owners will not in any way either criminally or in civil be liable in whatsoever manner.*

12. *That the Land-Owners shall have no right of objection to the price to be claimed by the Developers from their intending Purchaser or Purchasers in respect of the said constructed areas other than the Land-Owners' Allocation.*

13. *Notwithstanding anything contrary herein contained the parties hereto specifically covenant with each other as follows :-*



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a) *The proposed Building shall be completed within 18 (Eighteen) months from the date of Sanction of the Plan and/or upon delivery of the vacant possession by the Land-Owners of the premises to the Developers whichever is later, at the entire cost and liability of the Developers, subject to extension of 6(Six) months and also subject to the Force-Majeure incidents as aforesaid.*

b) *Shifting charges for the entire period of temporary absence of the Land-Owner Nos. 2 & 3 from the Schedule premises during which they shall be accommodated by the Developer at the alternative accommodation within the close vicinity or locality of the Schedule Premises including the up and down loading, unloading and transportation charges for shifting shall be borne by the Developers.*

The temporary accommodation shall be suitable 2 BHK, the rent shall be borne by the Developers, till the Land-Owners are offered by notice to occupy their allocation within 15 days, after completion of the Building(s).

c) *The Land-Owners shall not be in any way responsible for Income Tax etc. For the Sale of proportionate share of land in respect of the Developers' Allocation.*

d) *There shall not be any assignment of this Development Agreement by the Developers herein to any third person in any manner without prior written consent by the Land-Owners herein.*



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ALIPORE, SOUTH 24 PGS.

e) *This document is computer generated, if be found any computer typing error, kindly ignore the mistake of Gender and any negligible errors.*

ARTICLE - M

(DESCRIPTION OF THE PREMISES)

ALL THAT piece and parcel of land measuring an area of 7 Cottahs 4 Chittacks be the same a little more or less, togetherwith total 1300 Sq.ft. more or less two storied residential building lying and situated within K.M.C Premises No. 22E, Raipur Mondal Para Road, Ward No. 99, Assessee No. 21-099-03-0020-3, P.S. Patuli now Netaji Nagar, Kolkata - 700 047, C.S. Dag No. 1064 & 1062, C.S. Khatian No. 462, J.L. No. 33, Mouza Raypur, District - South 24 Parganas, togetherwith right of easement, all common facilities and amenities annexed thereto, which is butted and bounded as follows :-

***On the North :** Dag No. 1062, Present Premises No. 23/1A, Raipur Mondalpara Road;*

***On the West :** 22D, Raipur Mondalpara Road;*

***On the South :** K. M. C. Road*

***On the East :** Dag No. 1063, Premises No. 24/1B, Raipur Mondalpara Road;*

Summary of Land-Owners allocation against the entire land and existing structure :-



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<i>Land-Owner No.</i>	<i>Built-up area of Flat</i>	<i>Cash/Cheque/Draft</i>
1	0	18,00,000/-
2	610	50,000/-
3	610	50,000/-
4	610	50,000/-
5	610	50,000/-

ARTICLE - N

(SPECIFICATION OF CONSTRUCTION)

A. *R.C.C. frame structure of column-beams and slabs as per sanction plan.*

i) *Brick wall - All exterior work shall be 200mm thick with bricks of approved quality in C.M. (1:5). All partitions with other flats shall be 125mm and other partitions shall be 75 mm thick with bricks of approved quality in C.M. (1:4).*

ii) *Toilet & W.C. - Necessary sanitary and plumbing fitting and water connection in toilet:*

- a) *Cold and hot water line with fittings (at one toilet) of each flat;*
- b) *Geyzer point in one toilet of each flat;*
- c) *Wash basin (white) one;*
- d) *shower;*



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ADDL. DIST. SUB-REGISTRAR
ALIPORE, SOUTH 24 PGS.

- e) *Two taps;*
- f) *Commod and PVC Flash(W.C.)*

- iii) *Main entrance of the Building – M.S. Collapsible gate (of the Building);*
- iv) *Stair and landing will be of Marble flooring;*
- v) *Lift – Elevatech or Equivalent (4-5 passenger capacity);*
- vi) *Plaster – External and internal plaster shall be strong-based sand, cement plaster;*
- vii) *Flooring – The flooring at entire Flat will be of floor tiles with 4" skirting on all sides;*

- viii) *Toilet floor and wall – toilet floor will be marble and toilet wall will be white glazed tiles at the height of 6 ft. From floor. C.P. standard bath fitting and sanitary fitting of Hindware/Nyser or equivalent;*

- ix) *Door, Frame and window – All doors will be Flush doors with fittings and painted. All door-frames shall be of Sal wood. All windows shall be of Aluminium sliding pallah with smoke glass panes with straight grill;*

- x) *Kitchen – The kitchen will have a cooking platform of 12 sq.ft. with Green Marble Top, Sink (steel) with water connection. Two points with bib cocks will be provided in the kitchen. Glazed tiles will be in front of cooking base (6' – 0" x 2' – 6") with white marble flooring tiles including 4" skirting.*



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Signature.....

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ADDL. DIST. SUB-REGISTRAR
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- xi) Interior Walls coats – All interior walls of flat will be finished with plaster of paris;*
- xii) Overhead Tank – The Builder/ Developers will arrange supply water from K.M.C. through overhead water tank only;*
- xiii) External wall coats – All the external walls will be painted with weather coat;*
- xiv) Door and Window will be painted by synthetic enamel paints with a coat of primer.*

B. *DISTRUBUTION OF ELECTRICAL POINTS THEREFOR*

Concealed wiring with proper gauge of copper wire in PVC conduit pipe to be done in flat including PIANO type switch, switch board, Board Cover as suitable in the following manner:

i) Bed Room – 2 nos. Light point, 1 no. Fan point, 1 no. Socket point will be provided in each bed room.

ii) Living Room - 2 nos. Light point, 1 no. Fan point, 1 no. 6A Socket point, 1 no. Telephone point, 1 no. T.V. socket point will be provided for living room.

iii) Dining Room - 2 nos. Light point, 1 no. Fan point, 1 no. 6A Socket point and 1 no. Power point 16A will be provided for Dining room;

iv) Kitchen Room - 1 no. Light point, 1 no. Exhaust Fan point;



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ADDL. DIST. SUB-REGISTRAR
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- v) *W.C. - 1 no. Light point, 1 no. Exhaust Fan point;*
 - vi) *Toilet - 1 no. Light point, 1 no. Exhaust Fan point and 1 no. Power point for Geyser in one bathroom of each flat.*
 - vii) *Verandah - 1 no. Light point, and 1 no. Socket point;*
- C) *Caretaker Room - A room measuring 90 Sq.ft. approx shall be provided and a toilet at the outside of the caretaker room shall be provided for common use of the unit holders of the Apartment alongwith the caretaker.*
- D) *Extra Work : If required by the Land-Owners extra work if permissible will be executed by the Developers (no outside contractors) only after the amount corresponding to the extra work is paid by the Land-Owners or intending Purchasers in advance to the Developers. The charges for regularisation if required from the K.M.C. for such extra work also be borne by such Land-Owner/Purchaser(s).*
- E) *The Developers shall provide the Electrical meter for common service including stair case/ outer lighting at their cost but the amount of the cost shall be proportionately recovered from the intending Buyers.*
- F) *Electricity Security Deposit for self meter and Service charge as per rules shall be paid by the Owners/Purchaser(s).*
- G) *If any extra point to be provided the Purchaser(s)/Owners shall have to pay extra cost as will be mutually agreed upon.*



Signature.....

08 NOV 2016

ADDL. DIST. SUB-REGISTRAR
ALIPORE, SOUTH 24 PGS.

IN WITNESSES WHEREOF the PARTIES hereto have executed and put their respective hands and seal on this the day, month and year first above written.

SIGNED, SEALED & DELIVERED by the PARTIES

at Kolkata in presence of

WITNESSES :-

1. Anand Paul
Kali Lala, Dakshin
Kulka - 153

2. Atak Datta
4/125, Sonalipark
Paschim
Kolkata - 700070.

- Dipak Kumar Chakraborty*
1. *Dipak Chakraborty*
Dipak Kumar Chakraborty
2. *Pranab Kumar Chakraborty*
3. *Prabin Kumar Chakraborty*
4. *Sla Bhattacharya*
5. *Pala Chakraborty*

SIGNATURE OF THE LAND-OWNERS

PROJECT BUILDERS

Narayan Chandrasekhar
Partner

PROJECT BUILDERS

Sankar Chakraborty
Partner

SIGNATURES OF THE DEVELOPERS

DRAFTED & PREPARED BY ME

Sabyasachi Roy
(SABYASACHI ROY), Advocate
Alipore Criminal Court, Kolkata - 700 027.
Enrolment No. WB/167/1999

Computer Print by

















Suman Ray
(Suman Ray)
Garia, Kolkata 700 084.



Signature.....

















08 NOV 2015

ADDL. DIST. SUB-REGISTRAR
ALIPORE, SOUTH 24 PGS.

	LEFT HAND	THUMB	FIRST FINGER	MIDDLE FINGER	RING FINGER	SMALL FINGER
						
	RIGHT HAND					
						







NAME : SRI DIPAK KUMAR CHAKRABORTY

SIGNATURE : Dipak Kumar Chakraborty

	LEFT HAND	THUMB	FIRST FINGER	MIDDLE FINGER	RING FINGER	SMALL FINGER
						
	RIGHT HAND					
						

NAME : SRI PRANAB KUMAR CHAKRABORTY

SIGNATURE : Pranab Kumar Chakraborty

	LEFT HAND	THUMB	FIRST FINGER	MIDDLE FINGER	RING FINGER	SMALL FINGER
						
	RIGHT HAND					
						

NAME : SRI PRABIR KUMAR CHAKRABORTY












SIGNATURE : Prabir Kumar Chakraborty



Signature.....












08 NOV 2016

ADDL. DIST. SUB-REGISTRAR
ALIPORE, SOUTH 24 PGS.

		THUMB	FIRST FINGER	MIDDLE FINGER	RING FINGER	SMALL FINGER
 Smt. Ila Bhattacharya	LEFT HAND					
	RIGHT HAND					


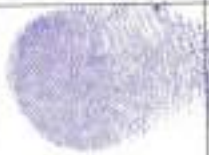


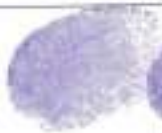




NAME: SMT. ILA BHATTACHARYA,

SIGNATURE: Ila Bhattacharya

		THUMB	FIRST FINGER	MIDDLE FINGER	RING FINGER	SMALL FINGER
 Pala Chakraborty	LEFT HAND					
	RIGHT HAND					

NAME: SMT. PALA CHAKRABORTY,

SIGNATURE: Pala Chakraborty

		THUMB	FIRST FINGER	MIDDLE FINGER	RING FINGER	SMALL FINGER
 Sri Narayan Chandra Ghosh	LEFT HAND					
	RIGHT HAND					

NAME: SRI NARAYAN CHANDRA GHOSH,

SIGNATURE: Narayan Chandra Ghosh


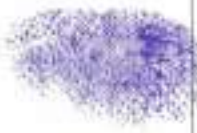












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Signature.....

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ALIPORE, SOUTH 24 PGS.

	LEFT HAND	THUMB	FIRST FINGER	MIDDLE FINGER	RING FINGER	SMALL FINGER
						
	RIGHT HAND					

NAME : SRI SANKAR GHOSH,

SIGNATURE : Sankar Ghosh

PHOTO	LEFT HAND	THUMB	FIRST FINGER	MIDDLE FINGER	RING FINGER	SMALL FINGER
PHOTO	RIGHT HAND					

NAME : _____

SIGNATURE : _____

PHOTO	LEFT HAND	THUMB	FIRST FINGER	MIDDLE FINGER	RING FINGER	SMALL FINGER
PHOTO	RIGHT HAND					

NAME : _____

SIGNATURE : _____



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Signature.....
08 NOV 2016
ADDL. DIST. SUB-REGISTRAR
ALIPORE, SOUTH 24 PGS.

SITE PLAN OF LAND MEASURING MORE OR LESS 07 KATHA 04 CHATTAK 00 SQ.FT.
 AT PREMISES NO.22E, RAIPUR MONDALPARA ROAD, ASSESSEE NO.21-099-03-0020-3,
 P.O. NAKTALA, P.S.- PATULI NOW NETAJI NAGAR, KOLKATA - 700047.



DAG NO.1062
 23/1A RAIPUR MONDALPARA ROAD



1. *Sripad Kumar Chakraborty*

24/1C

2. *Pranab Kumar Chakraborty*
3. *Prabir Kumar Chakraborty*
4. *S.La Bhattacharya*

5. *Pala Chakraborty*

PROJECT BUILDERS
Sankar Chakraborty, Narayan Chandra Ghosh
 Partner

SIGNATURE OF THE OWNERS

SIGNATURE OF THE DEVELOPERS



Signature.....

08 NOV 2015

ADDL DIST. SUB-REGISTRAR
ALIPORE, SOUTH 24 PGS.

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

RN: 19-201617-002979889-2 Payment Mode Counter Payment
Date: 08/11/2016 14:59:26 Bank : State Bank of India
BRN 90014462 BRN Date: 11/11/2016 00:00:00

DEPOSITOR'S DETAILS

Id No. : 16050001410032/2/2016
[Query No./Query Year]

Name : NARAYAN CHANDRA GHOSH
Contact No. : Mobile No. : +91 9831333992
E-mail :
Address : 1901 MUKUNDAPUR E-20 SAMMLANI PARK KOL- 75
Applicant Name : Mr SABYASACHI ROY
Office Name :
Office Address :
Status of Depositor : Attorney of Claimant
Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement
Payment No 2

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	16050001410032/2/2016	Property Registration- Registration Fees	0030-03-104-001-16	21277
2	16050001410032/2/2016	Property Registration- Stamp duty	0030-02-103-003-02	96720

Total

117997

In Words : Rupees One Lakh Seventeen Thousand Nine Hundred Ninety Seven only

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

GRN: 19-201617-002755880-2 Payment Mode Counter Payment
RN Date: 21/10/2016 16:52:17 Bank: State Bank of India
BRN: 241016090030219 BRN Date: 24/10/2016 03:13:28

DEPOSITOR'S DETAILS

Id No. : 16050001410032/1/2016

(Query No./Query Year)

Name : narayan chandra ghosh
Contact No. : Mobile No. : +91 9831333992
E-mail :
Address : 1901, mukundapur 700075
Applicant Name : Mr SABYASACHI ROY
Office Name :
Office Address :
Status of Depositor : Seller/Executants
Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	16050001410032/1/2016	Property Registration- Stamp duty	0030-02-103-003-02	9800
2	16050001410032/1/2016	Property Registration- Registration Fees	0030-03-104-001-16	7

Total

9907

In Words : Rupees Nine Thousand Nine Hundred Seven only

Major Information of the Deed

Deed No :	I-1605-07378/2016	Date of Registration	11/15/2016 11:07:55 AM
Query No / Year	1605-0001410032/2016	Office where deed is registered	
Query Date	18/10/2016 5:23:09 AM	A.D.S.R. ALIPORE, District: South 24-Parganas	
Applicant Name, Address & Other Details	SABYASACHI ROY RABINDRA NAGAR, Thana : Sonarpur, District : South 24-Parganas, WEST BENGAL, PIN - 700153, Mobile No. : 9674073247, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4306] Other than Immovable Property, Sale [Rs : 19,34,000/-]. [4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 96,68,752/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,06,720/- (Article:48(g))	Rs. 21,284/- (Article E, A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :












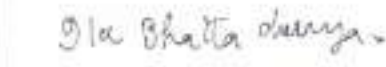
District: South 24-Parganas, P.S.- Patuli, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Raipur Mondal Para Road, , Premises No. 22E, Ward No: 99

Sch No	Plot Number	Khatian Number	Land Use		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
			Proposed	ROR				
L1			Bastu		7 Katha 4 Chatak	1/-	87,18,128/-	Property is on Road
Grand Total :					11.9625Dec	1 /-	87,18,128 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1300 Sq Ft.	1/-	9,50,624/-	Structure Type: Structure
Floor No: 1, Area of floor : 650 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 10 Years, Roof Type: Pucca, Extent of Completion: Complete Floor No: 2, Area of floor : 650 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 10 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		1300 sq ft	1 /-	9,50,624 /-	

Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Fingerprint	Signature
	Mr DIPAK KUMAR CHAKRABORTY Son of Late JITANDRA KUMAR CHAKRABORTY Executed by: Self, Date of Execution: 08/11/2016 , Admitted by: Self, Date of Admission: 08/11/2016 ,Place : Office	 08/11/2016	 LTI 08/11/2016	 08/11/2016
9, RAMKRISHNA NAGAR, P.O:- GARIA, P.S:- Bansdrani, District:-South 24-Parganas, West Bengal, India, PIN - 700084 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No. AERPC3446F, Status :Individual				
2	Name	Photo	Fingerprint	Signature
	Mr PRANAB KUMAR CHAKRABORTY Son of Late JITANDRA KUMAR CHAKRABORTY Executed by: Self, Date of Execution: 08/11/2016 , Admitted by: Self, Date of Admission: 08/11/2016 ,Place : Office	 08/11/2016	 LTI 08/11/2016	 08/11/2016
22E, RAIPUR MONDALPARA ROAD, KEYABAGAN,, P.O:- NAKTALA, P.S:- Patuli, District:-South 24-Parganas, West Bengal, India, PIN - 700047 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No. AOZPC6094B, Status :Individual				
3	Name	Photo	Fingerprint	Signature
	Mr PRABIR KUMAR CHAKRABORTY Son of Late JITANDRA KUMAR CHAKRABORTY Executed by: Self, Date of Execution: 08/11/2016 , Admitted by: Self, Date of Admission: 08/11/2016 ,Place : Office	 08/11/2016	 LTI 08/11/2016	 08/11/2016
22E, RAIPUR MONDALPARA ROAD, KEYABAGAN, P.O:- NAKTALA, P.S:- Patuli, District:-South 24-Parganas, West Bengal, India, PIN - 700047 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No. BAKPC1952L, Status :Individual				
4	Name	Photo	Fingerprint	Signature
	Smt ILA BHATTACHARYA Wife of Late BADAL BHATTACHARYA Executed by: Self, Date of Execution: 08/11/2016 , Admitted by: Self, Date of Admission: 08/11/2016 ,Place : Office	 08/11/2016	 LTI 08/11/2016	 08/11/2016



















167, RASHBIHARI AVENUE, P.O:- GARIAHAT, P.S:- Gariahat, District:-South 24-Parganas, West Bengal, India, PIN - 700019 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. BAKPB6525L, Status :Individual

5	Name	Photo	Fingerprint	Signature
	Smt PALA CHAKRABORTY Wife of Mr DIPAK RAG CHAKRABORTY Executed by: Self, Date of Execution: 08/11/2016 , Admitted by: Self, Date of Admission: 08/11/2016 ,Place : Office	 08/11/2016	 LTI 08/11/2016	 08/11/2016
42, SELIMPUR ROAD, P.O:- DHAKURIA, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN - 700031 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. ANTPC6733G, Status :Individual				

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	M/S PROJECT BUILDERS 1901 MUKUNDAPUR, E-20 SAMMILANI PARK, P.O:- SANTOSHPUR, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN - 700075 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 NARAYAN CHANDRA GHOSH Son of Mr HARAN CHANDRA GHOSH Date of Execution - 08/11/2016 , Admitted by: Self, Date of Admission: Nov 8 2016 , Place of Admission of Execution: Office </td> <td>  Nov 8 2016 2:12PM </td> <td>  LTI Nov 8 2016 2:12PM </td> <td>  Nov 8 2016 2:12PM </td> </tr> </tbody> </table> <p>1901, MUKUNDAPUR, E-20 SAMMILANI PARK, P.O:- SANTOSHPUR, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN - 700075, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AGXPG8064F, Status : Representative, Representative of : M/S PROJECT BUILDERS</p>	Name	Photo	Finger Print	Signature	Mr NARAYAN CHANDRA GHOSH Son of Mr HARAN CHANDRA GHOSH Date of Execution - 08/11/2016 , Admitted by: Self, Date of Admission: Nov 8 2016 , Place of Admission of Execution: Office	 Nov 8 2016 2:12PM	 LTI Nov 8 2016 2:12PM	 Nov 8 2016 2:12PM
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167, RASHBIHARI AVENUE, P.O:- GARIAHAT P.S:- Gariahat, District:-South 24-Parganas, West Bengal, India, PIN - 700019 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. BAKPB6525L, Status :Individual

5	Name	Photo	Fingerprint	Signature
	Smt PALA CHAKRABORTY Wife of Mr DIPAK RAG CHAKRABORTY Executed by: Self, Date of Execution: 08/11/2016 , Admitted by: Self, Date of Admission: 08/11/2016 ,Place : Office	 08/11/2016	 LTI 08/11/2016	 08/11/2016
42, SELIMPUR ROAD, P.O:- DHAKURIA, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN - 700031 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. ANTPC6733G, Status :Individual				


Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	M/S PROJECT BUILDERS 1901 MUKUNDAPUR, E-20 SAMMILANI PARK, P.O:- SANTOSHPUR, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN - 700075 Form 60/61 supplied, Status :Organization

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature												
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Identifier Details :

Name & address	
Mr SABYASACHI ROY Son of Late LALIT MOHAN ROY RABINDRA NAGAR, P.O.- LASKARPUR, P.S.- Sonarpur, Rajpur-sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700153, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, Identifier Of Mr DIPAK KUMAR CHAKRABORTY, Mr PRANAB KUMAR CHAKRABORTY, Mr PRABIR KUMAR CHAKRABORTY, Smt ILA BHATTACHARYA, Smt PALA CHAKRABORTY, Mr NARAYAN CHANDRA GHOSH, Mr SANKAR GHOSH	
08/11/2016	
	

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr DIPAK KUMAR CHAKRABORTY	M/S PROJECT BUILDERS-2.3925 Dec
2	Mr PRANAB KUMAR CHAKRABORTY	M/S PROJECT BUILDERS-2.3925 Dec
3	Mr PRABIR KUMAR CHAKRABORTY	M/S PROJECT BUILDERS-2.3925 Dec
4	Smt ILA BHATTACHARYA	M/S PROJECT BUILDERS-2.3925 Dec
5	Smt PALA CHAKRABORTY	M/S PROJECT BUILDERS-2.3925 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr DIPAK KUMAR CHAKRABORTY	M/S PROJECT BUILDERS-260 Sq Ft
2	Mr PRANAB KUMAR CHAKRABORTY	M/S PROJECT BUILDERS-260 Sq Ft
3	Mr PRABIR KUMAR CHAKRABORTY	M/S PROJECT BUILDERS-260 Sq Ft
4	Smt ILA BHATTACHARYA	M/S PROJECT BUILDERS-260 Sq Ft
5	Smt PALA CHAKRABORTY	M/S PROJECT BUILDERS-260 Sq Ft

Endorsement For Deed Number : I - 160507378 / 2016

On 08-11-2016

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

Presented for registration at 13:51 hrs on 08-11-2016, at the Office of the A.D.S.R. ALIPORE by Mr DIPAK KUMAR CHAKRABORTY, one of the Executants.

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 96,68,752/-

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

Execution is admitted on 08/11/2016 by 1. Mr DIPAK KUMAR CHAKRABORTY, Son of Late JITANDRA KUMAR CHAKRABORTY, 9, RAMKRISHNA NAGAR, P.O: GARIA, Thana: Bansdrani, South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Retired Person, 2. Mr PRANAB KUMAR CHAKRABORTY, Son of Late JITANDRA KUMAR CHAKRABORTY, 22E, RAIPUR MONDALPARA ROAD, KEYABAGAN., P.O: NAKTALA, Thana: Patuli, South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession Retired Person, 3. Mr PRABIR KUMAR CHAKRABORTY, Son of Late JITANDRA KUMAR CHAKRABORTY, 22E, RAIPUR MONDALPARA ROAD, KEYABAGAN, P.O: NAKTALA, Thana: Patuli, South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession Service, 4. Smt ILA BHATTACHARYA, Wife of Late BADAL BHATTACHARYA, 167, RASHBIHARI AVENUE, P.O: GARIAHAT, Thana: Gariahat, South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Hindu, by Profession House wife, 5. Smt PALA CHAKRABORTY, Wife of Mr DIPAK RAG CHAKRABORTY, 42, SELIMPUR ROAD, P.O: DHAKURIA, Thana: Jadavpur, South 24-Parganas, WEST BENGAL, India, PIN - 700031, by caste Hindu, by Profession House wife

Indetified by Mr SABYASACHI ROY, Son of Late LALIT MOHAN ROY, RABINDRA NAGAR, P.O: LASKARPUR, Thana: Sonarpur, City/Town: RAJPUR-SONARPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700153, by caste Hindu, by profession Advocate

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

Execution is admitted on 08-11-2016 by Mr SANKAR GHOSH,

Indetified by Mr SABYASACHI ROY, Son of Late LALIT MOHAN ROY, RABINDRA NAGAR, P.O: LASKARPUR, Thana: Sonarpur, City/Town: RAJPUR-SONARPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700153, by caste Hindu, by profession Advocate

Execution is admitted on 08-11-2016 by Mr NARAYAN CHANDRA GHOSH,

Indetified by Mr SABYASACHI ROY, Son of Late LALIT MOHAN ROY, RABINDRA NAGAR, P.O: LASKARPUR, Thana: Sonarpur, City/Town: RAJPUR-SONARPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700153, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21,284/- (A(1) = Rs 21,263/-, E = Rs 21/-) and Registration Fees paid by by online = Rs 7/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 24/10/2016 3:13AM with Govt. Ref. No: 192016170027558802 on 21-10-2016, Amount Rs: 7/-, Bank: State Bank of India (SBIN0000001), Ref. No. 241016090030219 on 24-10-2016, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,06,720/- and Stamp Duty paid by by online = Rs 9,900/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 24/10/2016 3:13AM with Govt. Ref. No: 192016170027558802 on 21-10-2016, Amount Rs: 9,900/-, Bank: State Bank of India (SBIN0000001), Ref. No. 241016090030219 on 24-10-2016, Head of Account 0030-02-103-003-02



Amitava Chanda

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

On 15-11-2016

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

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21,284/- (A(1) = Rs 21,263/-, E = Rs 21/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 21,277/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 11/11/2016 12:00AM with Govt. Ref. No: 192016170029798892 on 08-11-2016, Amount Rs: 21,277/-, Bank: State Bank of India (SBIN0000001), Ref. No. 90014462 on 11-11-2016, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,06,720/- and Stamp Duty paid by Stamp Rs 100/- by online = Rs 96,720/-

Description of Stamp

1. Stamp Type: Impressed, Serial no 6690, Amount: Rs.100/-, Date of Purchase: 25/10/2016, Vendor name: S Das
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 11/11/2016 12.00AM with Govt. Ref. No: 192016170029798892 on 08-11-2016, Amount Rs: 96,720/-,
Bank: State Bank of India (SBIN0000001), Ref. No. 90014462 on 11-11-2016, Head of Account 0030-02-103-003-02



Amitava Chanda

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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1605-2016, Page from 200279 to 200327

being No 160507378 for the year 2016.



Digitally signed by AMITAVA CHANDA
Date: 2016.11.16 12:06:23 +05:30
Reason: Digital Signing of Deed.

(Amitava Chanda) 16-11-2016 12:06:22
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
West Bengal.

(This document is digitally signed.)
