

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

रु.1000

ONE THOUSAND RUPEES

Rs.1000

INDIA

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL  
12-9-13  
7206/3

H 228868

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

District Sub-Registrar-I  
Alipore South 2+ Parganas

16 AUG 2013

Shanti Datta Gupta

Debnath

AGREEMENT FOR DEVELOPMENT

THIS AGREEMENT FOR DEVELOPMENT IS MADE

ON THIS THE 16<sup>TH</sup> DAY OF AUGUST = ,

2013 ( TWO THOUSAND & THIRTEEN ) A.D.

**SMT. SHATHI DATTA GUPTA**, Daughter of Sri Pratap Chandra Dutta Gupta, by religion Hindu, by nationality Indian, by occupation Business, residing at Niranjani Pally 'A' Block, Police Station Regent Park, Kolkata-700070, District: South 24-Parganas, hereinafter called & referred to as the **LAND OWNER** (which term or expression unless repugnant or contrary to the context shall mean & include her heirs, successors, executors, legal representatives, administrators & assignees) of the **FIRST PART**.

**A N D**

**M/S. NIRMAL BUILDERS**, a Sole Proprietorship Concern, having its Office at 11, Hari Sava Math, Brahmapur (near Agradoot Club), Police Station Banskroni (previously Regent Park), Kolkata-700070, District : South 24 Parganas and being represented by its Sole Proprietor **SRI NIRMAL DEBNATH**, son of Sri Fatick Debnath, by religion Hindu, by nationality Indian, by occupation Business and residing at 19, Jubilee Park, Police Station Banskroni (previously Regent Park), Kolkata-700096, District : South 24 Parganas, hereinafter called & referred to as the **DEVELOPER** (which term or expression unless excluded by or repugnant to the context shall mean and include its Sole Proprietor's heirs, successors, executors, administrators, legal representatives and assigns) of the **SECOND PART**.

**WHEREAS** the Land Owner has become the sole & absolute Owner & Possessor, in respect of the property measuring about 05 (Five) Cottahs 03 (Three) Chittacks, within the District : South 24-Parganas, Police Station Regent Park, ADSR at Alipore, Pargana Magura, Touzi No.63 & 64, J.L. No. 45, R.S. No.381, Mouza Banskroni, appertaining to Khatian No.481, comprising Dag No.770, against payment of a fair consideration amount as also by virtue of a Bengali Deed of Sale dated 25.02.1992, executed by the then sole & absolute Owner of the same namely Asit Malakar (son of Sunil Chandra Malakar), which was registered at the Office of the District Sub-Registrar at Alipore and recorded in Book No. 1, Volume No.63, from 48 to 55 pages and being known & numbered as the Deed No. 322 for the year 1992.

Smt. Sathi Dutta Gupta

Dei General Debi

anybody and also mutated her name in the books & records of the competent Authority of the then Calcutta Municipal Corporation and started to pay the tax & other payables regularly and as per the records of the Municipal Authority the said property has become known & numbered as the Premises No. 221, Niranjani Pally 'A' Block and started to be assessed under the Assessee No. 31-113-16-0221-6.

It is to be mentioned here that although the property as purchased by the said Smt. Sathi Dutta Gupta has the measurement of about 05 (Five) Cottahs 03 (Three) Chittacks, but the same was inclusive of some portion to be utilized for laying out the adjacent road and thereby after laying out the adjacent road the net possessable physical measurement of the property has become 04 (Four) Cottahs 15 (Fifteen) Chittacks, which is the subject matter of the instant agreement.

AND WHEREAS the Land Owner herein while seized & possessed the said property, being the sole & absolute Owner thereof, to gain something more out of the property, she has voluntarily decided to raise a multi-storied building thereon, but due to insufficiency of man power, experience & fund have further voluntarily decided to develop the property by raising a construction thereon through a competent Developer on the basis of a Building Plan to be sanctioned by the Competent Authorities of the Kolkata Municipal Corporation and because of the same the Land Owner herein has approached the Sole Proprietor of the Developer Concern herein named, to take charge of the project to materialize her desire on the basis of some specific terms & conditions to be settled by & between the Parties on the basis of mutual discussion.

AND WHEREAS the Sole Proprietor of the Developer Concern herein, after considering the proposal of the Land Owner herein has agreed to take charge of the project to raise or construct a Multi-Storied building (depending upon the sanction by the KMC), comprising several self-contained residential flats or units and other spaces at it's own costs & expenses upon the land as described in the First Schedule below, as per the Plan to be sanctioned by the

is agreed for the mutual benefit of the Parties to this Agreement.

Thereafter the Parties herein have mutually discussed about the terms & conditions to be observed towards materialization of the Project and after considering various pros & cons, they have agreed upon the terms & conditions which are as follows :-

1. The Land Owner herein, being the sole & absolute Owner & Possessor in respect of the land measuring about 04 (Four) Cottahs 15 (Fifteen) Chittacks, within the District : South 24-Parganas, Police Station Regent Park, ADSR at Alipore, Pargana Magura, Touzi No.63 & 64, J.L. No. 45, R.S. No.381, Mouza Bansdrani, appertaining to Khatian No.481, comprising Dag No.770, which is more fully mentioned under the First Schedule herein, being Premises No. 221, Niranjani Pally 'A' Block, are hereby agreed to entrust the Developer concern herein-named (being the Second Part herein) as the Developer of the project to develop the entire property by raising and/or constructing the multi-storied building thereon as per the Building Plan, to be sanctioned by the KMC.

2. The Land Owner herein is putting the Developer herein in peaceful, undisputed & vacant possession of the said entire premises, particularly described in the First Schedule hereunder written, with the execution of the instant document.

3. The Developer Concern herein shall raise construction of a multi-storied building (possibly a G +3 storied or as may be sanctioned by the KMC), out of its own fund in the said land, as per the Plan to be sanctioned by the KMC.

4. It has been agreed by & between the Parties that owing to involvement of land by the Land Owner and investment of fund, engagement of set up, energy and involvement of endeavor by the Developer Concern herein, the Land Owner and the Developer will be provided with the following Allocation :

➤ The Owner's Allocation will consists of :

● The entire Second Floor in complete habitable condition (except the stair case portion which will remain common) ;

● 50% of the Third Floor in complete habitable condition (except the stair case portion which will remain common) ;

● 500 (Five Hundred) Sq Ft. area of Shop Room to be divided into of 07 (Seven) numbers of Shop Rooms (measuring 120 Sq. Ft., 80 Sq. Ft., 20 Sq. Ft., 70 Sa. Ft., 70 Sa. Ft., 70 Sa. Ft. & 70 Sa. Ft.). at the Ground Floor:



~~---~~ **Sq. Ft. Car Parking Space at the Ground Floor : AND**

● A ~~non-refundable~~ amount of Rs.6,00,000/- (Rupees Six Lakh), out of which Rs.3,00,000/- (Rupees Three Lakh) will be paid on the execution & registration of the Agreement for Development and Power of Attorney for Development ; Rs.2,00,000/- (Rupees Two Lakh) will be paid on handing over the vacant possession of the property by the Land Owner ; Rs.1,00,000/- (Rupees One Lakh) will be paid after 3 (three) months from the date of sanction of the Building Plan.

∴ In this context it should be mentioned here that, if the Competent Authority of the Kolkata Municipal Corporation will sanction the proposed Building Plan for raising more than G+III storied building then the Land Owner will also get the 50% of the area of the additional floor /s in complete habitable condition (except the stair case portion which will remain common).

--The above-mentioned allocations are being coupled with the proportionate share & interest in the land within the premises together with all the common rights, facilities, amenities & liabilities along with the duties to be performed and liabilities to be carried out.

A N D

- The Developer's Allocation will consists of :
- 1 The entire First Floor (except the stair case portion which will remain common);
  - 2 50% of the Third Floor (except the stair case portion which will remain common); AND
  - 3 Remaining portion of the Ground Floor except the Land Owner's Allocation at the Ground Floor as mentioned above in the form of the Shop Rooms & the Parking Space (except the stair case portion and any other statutory service area) ;
  - 4 50% of the Additional Floor/s, except the stair case portion which will remain common (if the Competent Authority of the Kolkata Municipal Corporation will sanction the proposed Building Plan for raising more than G+III storied building).

--The above-mentioned allocations are being coupled with the proportionate share & interest in the land within the premises together with all

**The roof of the building** will remain common to both the parts herein.

5. The Developer will try to sanction the Building Plan within 06 (Six) months from the date of execution & registration of the Agreement for Development as also the General Power of Attorney. The Sole Proprietor of the Developer Concern undertakes to complete the proposed building in strict conformity with the terms, covenants & conditions laid down in the instrument within 24 (Twenty Four) months from the date of sanction of the required Building Plan and for any type of difficulty or any situation beyond the control of the Developer, a grace period of 06 (Six) months will be permitted positively.
6. The Land Owner herein shall pay the costs & expenses for all the arrear rents, rates & taxes, payable to various Authorities in relation with the land under the First Schedule herein, till the date of execution of the instant Agreement and shall also be liable to pay all types of payables in respect of the Land Owner's Allocation individually and/or proportionately, after receiving the possession of the same as stated hereinabove, to be delivered to her by the Developer herein which is morefully described in the Second Schedule hereunder written.
7. The Land Owner herein shall allow the Developer herein to erect the said construction/building at it's own costs, expenses & responsibilities upon the said land as described in the First Schedule hereunder written in the manner as stated above. The Land Owner herein shall not be liable in any way for the construction of the proposed building.
8. The Developer Concern herein at it's own cost & initiative shall get the proposed Plan sanctioned in the name of the Land Owner herein from the KMC and the Land Owner herein shall assist/co-operate in all respect towards obtaining the sanction of the said proposed plan by the KMC including if require putting signature on the Building Plan to be submitted before the Competent Authority of the KMC.
9. The Land Owner herein shall allow the Developer Concern herein to stock all building materials within the said land at it's own cost & expenses and to take all steps for protection of the same.
10. The Land Owner herein shall execute a General Power of Attorney in favour of the Sole Proprietor of the Developer Concern herein empowering and/or authorizing the Sole Proprietor of the Developer Concern herein inter alia to negotiate, act and do all things necessary for and on behalf of the Land Owner herein, for more fully & effectually in this respect, as she could do the

to obtain the necessary sanction, permits, quotas etc. from the K.M.C. or any other Government and/or semi-Government and/or Local Authorities and along with the same also authorize the Developer to enter into Agreement and also to transfer the Developer's allocation as per his choice at any price and/or consideration as he personally may think fit & proper to any intending Purchaser/s as per his choice.

11. The Land Owner herein shall further authorize the Developer herein to act on her behalf by incorporating the following acts & deeds in the aforesaid General Power of Attorney, that is to say :-

To advertise, execute by signing, registering & entering into agreement with the intending buyer/s and to receive booking money as also total consideration money at a time or by different installments from them and to execute Deed of Conveyance/s in favour of the intending buyer/s or their nominee/s in respect of flat/s from the Developer's Allocation, execute & register document/s of transfer relating to the said transfer, which includes flats and other spaces with proportionate & undivided share in the land within the Premises (except the portion specifically reserved or agreed to be reserved for the specific use, occupation & ownership of the Land Owner herein), for more fully assuring and/or securing the right, title & interest of the intending Purchaser/s of the aforesaid proposed constructed area or part thereof which includes flats and other spaces with proportionate share in the said land.

12. The Developer herein shall comply with all municipal requisitions necessary for construction of the building and where any document is required to be signed by the Land Owner, she will be under the obligation to sign the same without raising any question and/or objection and will also remain oblige to co-operate the Developer to materialize the project smoothly & successfully.

13. The Land Owner herein shall allow the Developer herein to execute the works of construction smoothly without any interference and/or interruption after handing over the vacant possession of the property described in the First Schedule below in the manner stated above.

14. The Land Owner herein shall hand over to the Developer herein, after execution of this Agreement all the Documents of Title and other Papers & Documents relating to the Premises under this Project and will remain oblige & responsible to produce all other necessary documents, whenever & wherever

to enable the Developer herein to give inspection to the K.M.C.





Wealth Tax liabilities in respect of the Land Owner's allocation and the Land Owner shall indemnify and keep indemnified the Developer herein against any claim/s whatsoever from Service Tax, Income Tax and Wealth Tax Authorities.

20. The respective Purchaser/s of the Flat/s and other spaces will remain entirely responsible for any or all type of taxes and other levies imposed or to be imposed by the State or Central Government or any other Authority / s, in respect of the respective Flat/s and other spaces.

21. The roof of the building will be common to all the co-owners of the building and the Land Owner and the other subsequent Purchasers can use & enjoy the same in any ceremonial purpose of them, without any objection and/or any claim or demand from others.

22. The Developer herein shall always make application in the name of the 'OWNER' and the entire expenses & risks etc. of the Development Scheme shall be of the Developer and shall not violate or contravene any Building Rules while raising the aforesaid building but the Developer will remain entitled to make addition & alteration in the project, subject to the regularization by the Competent Authority of the Kolkata Municipal Corporation.

23. The Developer herein shall make the construction itself or may appoint any building contractor, architects etc. making separate contracts and the latter shall be it's agent/s for all purposes.

24. After completion of the building, the Developer herein will inform the Land Owner to occupy her allocation and the Land Owner will be under the obligation to take the delivery of the possession within 15 (Fifteen) days from such intimation.

25. The Developer will remain liable and / or responsible to have the Completion Certificate in respect of the Building under this Project, issued by the Competent Authority of the Kolkata Municipal Corporation and to provide a Photocopy of the same to the Land Owner herein-named.

26. The Developer herein shall be entitled to advertise about the sell out of the Developer's Allocation without involving the name of the Land Owner herein named.

27. The Developer herein shall be exclusively entitled to it's respective share of allocation in the building regarding transfer or otherwise deal/dispose of without interference whatsoever by Land Owner and also be in peaceful & quiet enjoyment of it's respective shares.

allocation or any portion thereof for any immoral or illegal trade or cause any nuisance or annoyance or hazard to the other Purchaser/s or Occupiers/s of the proposed building.

29. The Developer shall only transfer or permitted to transfer it's share or interest after observing & performing all terms & conditions herein mentioned and the proposed transfer shall upon an expressed covenant remain bound by the original terms & conditions between the Developer and the Land Owner.

30. The Land Owner will positively be under the obligation to handover the peaceful & vacant physical possession of the First Schedule mentioned property within 30 days from the date of intimation of the Sanction of the Building Plan.

31. The Land Owner and the Developer shall mutually settle a scheme for the management and administration of the building and common parts thereof. The Land Owner and the other prospective Purchaser/s shall abide by the rules & regulations to be framed for this purpose. After selling out the respective allocations of the Developer and/or the Land Owner, none of them shall have any exclusive right towards the management and administration of the building.

32. On & from the date of respective possession of the respective portion by the respective Purchaser/s and/or occupiers they shall be liable to pay and bear proportionate costs, expenses & payables towards the payment of tax, maintenance & any other charges to be incurred for any common purposes.

33. The Land Owner and the Developer have agreed that nothing of these presents (terms of the Agreement) shall be construed as a demise or assignment or conveyance in Law to the Developer by the Land Owner or transferring any title, to & in favour of the Developer other than exclusive right & license in it's favour to do acts and things as expressly provided herein and also in the Power of Attorney to be executed for the purpose provided.

34. It has been agreed by & between the Parties herein that the prospective purchaser/s in respect of the Developer's allocation may avail loan from any bank and/or any financial institution by creating equitable mortgage in respect of his/her/their purchasable property, out of the Developer's allocation and in that respect the Land Owner will not raise any objection, rather if necessary will co-operate for the materialization of the same.

35. Each terms of this agreement is the consideration for the other and for any kind of misunderstanding, dispute & contradiction among the Parties, at first they will try to solve it mutually or through intervention of any neutral

problem by invoking the Arbitration Act as may be applicable and/or in force and the Parties will be liable to carry their respective costs & expenses for the same or may take the shelter of any related Law in force, depending upon the Cause of Action of any dispute.

36. The Land Owner will deliver and / or provide all the original documents in relation with the property under the Project against issuance of proper receipt from the Developer and the Developer will remain positively responsible to hand over the same / those to the Land Owner on completion of the Project and specifically after selling out the Flats and / or Units out of the Developer's Allocation.

37. The construction to be made preferable as per the Sanction of the Building Plan by the Kolkata Municipal Corporation and any deviation and / or addition or alteration, if to be made in the Project, the same must be done as per the Rules and without affecting the stability of the construction and in that case the Developer will remain positively responsible to make the same regularized as per the provisions of the Kolkata Municipal Corporation Acts & Rules.

38. The materials to be used for the purpose of construction of the proposed Building and equipments, fittings & fixtures to be installed & provided in the said proposed Building should be of standard quality.

39. It is to be specifically mentioned here that any Supplementary Agreement in connection with this agreement or with this Project if executed subsequently by & between the Parties herein, the same should and must be considered as the part & parcel of the instant Agreement.

40. The debris, which will be realized by demolishing the existing structure, will be realized exclusively by the Developer and the Developer will provide a sum of Rs.3,000/- (Rupees Three Thousand) per month, as the ~~unit~~ charges for the alternative accommodation of two units and in addition to that shifting for two tenants in respect of the shop room will also be provided by the Developer during the period of such construction of the proposed building the Developer will remain liable to provide the said charges from the date of shifting of the Land Owner from the premises under the Project till providing her the possession in respect of the Land Owner's Allocation in the Project (the Land Owner has to take the possession of his allocation in full complete condition positively within 15 days from the date of intimation for taking such possession).

Shashi Bhatnagar

M. Kumar Debbarth

mentioned here that each & every document in respect of the ~~Project~~ Project will be prepared & registered by the Learned Advocate of the Developer herein and the necessary fees etc. will be provided by the respective Purchaser/s and till such situation the Developer will carry out the expenses except the portion of the Land Owner's Allocation.

**THE FIRST SCHEDULE ABOVE REFERRED TO**  
**(TOTAL LAND PROPERTY)**

**ALL THAT** the plot of land, measuring about 04 (Four) Cottahs 15 (Fifteen) Chittacks, along with temporary shed structures standing thereon, measuring about 800 (Eight Hundred) Sq. Ft., within the District : South 24-Parganas, Police Station Regent Park, ADSR at Alipore, Pargana Magura, Touzi No.63 & 64, J.L. No. 45, R.S. No.381, Mouza Bansdrani, appertaining to Khatian No.481, comprising Dag No.770, under the KMC Ward No.113 and being known & numbered as the KMC Premises No. 221, Niranjani Pally 'A' Block, Kolkata-700070 and started to be assessed under the Assessee No. 31-113-16-0221-6.

The property is butted & bounded by:-

ON THE NORTH	: 10' wide Road;
ON THE EAST	: 16' wide Road and property under Dag No.770;
ON THE SOUTH	: Property under Dag No.770;
ON THE WEST	: Property under Dag No.770.

**THE SECOND SCHEDULE ABOVE REFERRED TO**  
**(THE LAND OWNER'S ALLOCATION)**

- The Owner's Allocation will consist of : ✓
- The entire Second Floor in complete habitable condition (except the stair case portion which will remain common) ;
- 50% of the Third Floor in complete habitable condition (except the stair case portion which will remain common) ;



- 500 (Five Hundred) Sq Ft. area of Shop Room to be divided into of 07 (Seven) numbers of Shop Rooms (measuring 120 Sq. Ft., 80 Sq. Ft., 20 Sq. Ft., 70 Sq. Ft., 70 Sq. Ft., 70 Sq. Ft. & 70 Sq. Ft.), at the Ground Floor;
- 100 (One Hundred) Sq. Ft. Car Parking Space at the Ground Floor ; AND
- A non-refundable amount of Rs.6,00,000/- (Rupees Six Lakh), out of which Rs.3,00,000/- (Rupees Three Lakh) will be paid on the execution & registration of the Agreement for Development and Power of Attorney for Development ; Rs.2,00,000/- (Rupees Two Lakh) will be paid on handing over the vacant possession of the property by the Land Owner ; Rs.1,00,000/- (Rupees One Lakh) will be paid after 3 (three) months from the date of sanction of the Building Plan.
- In this context it should be mentioned here that, if the Competent Authority of the Kolkata Municipal Corporation will sanction the proposed Building Plan for raising more than G+III storied building then the Land Owner will also get the 50% of the area of the additional floor/s in complete habitable condition (except the stair case portion which will remain common).  
--The above-mentioned allocations are being coupled with the proportionate share & interest in the land within the premises together with all the common rights, facilities, amenities & liabilities along with the duties to be performed and liabilities to be carried out.

**THE THIRD SCHEDULE ABOVE REFERRED TO**  
**(THE DEVELOPER'S ALLOCATION)**

- The Developer's Allocation will consists of :
- The entire First Floor (except the stair case portion which will remain common);
- 50% of the Third Floor (except the stair case portion which will remain common); AND
- Remaining portion of ,the Ground Floor except the Land Owner's Allocation at the Ground Floor as mentioned above in the form of the Shop Rooms & the Parking Space (except the stair case portion and any other statutory service area) ;
- 50% of the Additional Floor/s, except the stair case portion which will remain common (if the Competent Authority of the Kolkata Municipal



## SPECIFICATION OF CONSTRUCTION

1. Beams, Columns, Roof & lintels will be of R.C.C.
2. Plaster will be of cement & sand. The outside of the building will be finished with Snowcem colour (Asian/Berger Brand) and the inside walls will be finished with Plaster of Paris.
3. Entire Flooring of the residential units will be with 2' X 2' size White Marble with Gray Veins and the stair cases will also be finished with marble of possibly quality and sizes but the shop rooms will be provided with net cement flooring.
4. **DOORS & WINDOWS:** Sliding windows with Aluminum channels fitted with ~~wooden~~ ~~grey~~ ~~ply~~ flush door of standard quality with Sal Wood ~~frame~~ will be provided. (Box Windows will be provided, if the KMC in its Sanction permits the same).
5. **ELECTRICAL PROVISIONS :** Electrical concealed conduit piping with copper wiring (Finolex) minimum five points in the room (excluding bathroom & kitchen) will be provided, one T.V. point will be provided in the Dining Room.
6. **SANTARY:** European / Indian style with flush system. The fittings to be provided will be of standard quality depending upon the availability of the materials in the market (preferably Parryware / Hindware).
7. **WATER SUPPLY:** 24 hours water supply from sufficient size overhead storage tanks and pump of adequate size for lifting water from the semi under ground reservoir within the premises and the source of the water will be the supply of water by the K.M.C.
8. **KITCHEN :** Two black stone slabs, one stainless steel sink and 2' glaze tiles on the slab.
9. **BATHROOM FLOORING** by marble with glaze tiles up-to 5' with one shower, one basin and one geyser point. One loft will be provided on the common bath as per the sanction.
10. Foundation, reinforced cement concrete brick.

For any extra work other than the specification the individuals have to bear the extra cost and/or difference of cost and that should be cleared as per the bill raised before taking the possession of the flat under the Agreement. The proportionate charges for the Transformer for bringing the main common meter must be borne by all the Parties.

IN WITNESS WHEREOF the Parties hereunto have set & subscribe their respective hands & signatures voluntarily & willfully on the day, month & year first above written in front of the witnesses, after going through the contents of the instant document, understanding the meaning of the same and realizing the result thereof.

IN THE PRESENCE OF:

(1) Uttam Kr Singh  
S/o Dinarath Singh  
C-22 Purbha Anandapally  
Kol - 93

*Shattwathu Gupta*

SIGNATURE OF THE LAND OWNER

(2) Purna Mandal -  
D/o Late Brajraj  
Mandal  
20, Padma Pukur  
Road Kol - 92

FOR NIRMAL BUILDERS

*Nirmal Debnath*  
Proprietor

SIGNATURE OF THE DEVELOPER

DRAFTED & TYPED BY :

*Sabyasachi Amab*

Advocate,

Judge's Court, Alipore,

Kolkata 700027.

# RECEIPT

RECEIVED from the within-named Developer a sum of Rs.3,00,000/- (Rupees Three Lakh) as per the MEMO below :

## MEMO

- By Cheque, being No.000021, dated 16.08.2013  
Drawn on Bank of Baroda, Brahmapur Branch ...Rs.2,00,000/-
  - By Cheque, being No.775433, dated 16.08.2013  
Drawn on Axis Bank Ltd., Tollygunge Branch ...Rs.50,000/-
  - By Cheque, being No.775434, dated 16.08.2013  
Drawn on Axis Bank Ltd., Tollygunge Branch ...Rs.50,000/-
- (Rupees Three Lakh)
- TOTAL ... Rs. 3,00,000/-

### WITNESSES:

1. Uttam Kr Singh  
C-22 Purbā Anandapally  
Kol-93

2. Paiva Mansukh  
20, Padma Pukur Road  
Kol-92.

*Shakti Datta Gupta*

SIGNATURE OF THE LAND OWNER



**Government Of West Bengal**  
**Office Of the D.S.R. - I SOUTH 24-PARGANAS**  
**District-South 24-Parganas**

**Endorsement For Deed Number : I - 03452 of 2013**  
**(Serial No. 04211 of 2013 and Query No. 1601L000007206 of 2013)**

**On 16/08/2013**

**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 : 5, 5(f), 53 of Indian Stamp Act 1899.

**Payment of Fees:**

Amount By Cash

Rs. 3342.00/-, on 16/08/2013

( Under Article : B = 3289/- ,E = 21/- ,H = 28/- ,M(b) = 4/- on 16/08/2013 )

**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.-29,66,460/-

Certified that the required stamp duty of this document is Rs.- 5021 /- and the Stamp duty paid as: Impresive Rs.- 1000/-

**Deficit stamp duty**

Deficit stamp duty Rs. 4025/- is paid , by the draft number 089827, Draft Date 16/08/2013, Bank : State Bank of India, BRAHMAPUR, received on 16/08/2013

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

Presented for registration at 12.48 hrs on :16/08/2013, at the Office of the D.S.R. - I SOUTH 24-PARGANAS by Shathi Datta Gupta ,Executant.

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

Execution is admitted on 16/08/2013 by

1. Shathi Datta Gupta, daughter of Pratap Chandra Dutta Gupta , Niranjan Pally A Block, Kolkata, Thana:-Regent Park, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700070, By Caste Hindu, By Profession : Business
2. Nirmal Debnath  
Proprietor, M/s Nirmal Builders, 11, Hari Sava Math , Brahmapur ( Agradoot Club ), Kolkata, Thana:-Regent Park, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700070, By Profession : Business

Identified By Bappy Ch Dutta Gupta, son of Pratap Ch Dutta Gupta, 220 / A , N Pally, Kolkata, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700070, By Caste: Hindu, By Profession: Business.

( Smritikana Panda )  
DISTRICT SUB-REGISTRAR-I

	INDEX	FORE FINGER	MIDDLE FINGER	RING FINGER	SMALL FINGER
RIGHT HAND					

Signature \_\_\_\_\_



SHATHI DATTA GUPTA	LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER

Signature *Shathi Datta Gupta*



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

Signature *Nirmal Debnath*

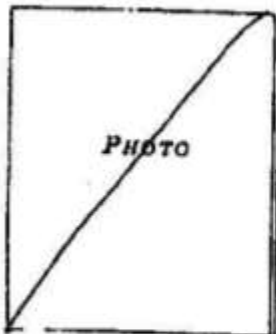

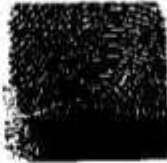


PHOTO	LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER

Signature \_\_\_\_\_



Signature of the

Name of the Person	Photo	Finger Print	Signature with date
Shathi Datta Gupta Niranjan Pally A Block, Kolkata, Thana:-Regent Park, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700070	 16/08/2013	 LTI 16/08/2013	Shathi Datta Gupta 16.8.2013

II . Signature of the person(s) admitting the Execution at Office.

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Shathi Datta Gupta Address -Niranjan Pally A Block, Kolkata, Thana:-Regent Park, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700070	Self	 16/08/2013	 LTI 16/08/2013	Shathi Datta Gupta
2	Nirmal Debnath Address -19, Jubilee Park, Kolkata, Thana:-Regent Park, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700096	Self	 16/08/2013	 LTI 16/08/2013	Nirmal Debnath

Name of Identifier of above Person(s)

Bappy Ch Dutta Gupta  
220 / A , N Pally, Kolkata, District:-South 24-Parganas,  
WEST BENGAL, India, Pin :-700070

Signature of Identifier with Date

Bappy Ch. Dutta Gupta  
16/8/2013