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पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

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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,  
Muzare South 24 Pargana

11 SEP 2019

AGREEMENT FOR DEVELOPMENT

THIS AGREEMENT FOR DEVELOPMENT is made on this the 11th day of September, Two Thousand Nineteen (2019) A.D.

BETWEEN

VASTU REALTORS  
Uma Shankar Nayak  
Partner

Hemansa Bikas Majumdar

1665 09-09-19 5000/-

খরিদদার Mr. Hemamou Bikas Majumdar  
সং 917 Roy para (Dye Lane), Sinter  
শঙ্কর কুমার সরকার  
স্ট্যাম্প ডেভেলপার  
সোনারপুর এ্যা.ডি.এস.আর অফিস  
৯১ ১ম পর্যায়  
Kolkata - 700050

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Kaunik Chakraborty  
S/O Late-Tulsi Charan Chakraborty  
Mishra Para Road, P.O-Rajpur  
P. 6-Sonarpur, K.OI-700149  
Service

District Sub-Registrar-i  
Alipore, South 24 Parganas

11 SEP 2018

(1) MR. HIMANSU BIKAS MAJUMDAR, (PAN- AEPPM5827E, AADHAAR No. 770663209474, Mob : 8910414373), son of Late Harish Chandra Majumdar, by occupation- Retired Person, residing at 9/T, Roy Para Bye Lane, P.O. & P.S. Sinthee, Kolkata- 700 050, District : North 24-Parganas, (2) SMT. DIPALI SETH, (PAN- AJVPS2442Q, AADHAAR No. 924087319294, Mob : 7278639991), wife of Mr. Amiya Kumar Seth, by occupation- Retired Person, residing at B/89, Atabagan, P.O. Laskarpur, P.S. Bansdrani, Kolkata- 700 153, District South 24-Parganas, both by fath- Hindu, both by Nationality- Indian, hereinafter jointly and collectively called and referred to as the "FIRST PARTY/OWNERS" (which terms or expressions shall unless excluded by or repugnant to the context be deemed to mean and include their respective heirs, executors, administrators, legal representatives and assigns) of the ONE PART

AND

"VASTU REALTORS", (PAN- AAMFV2415Q), a Partnership Firm having its registered office at "ANANYA", M-173, Garia Garden, P.O. Garia, P.S. Sonarpur now Narendrapur, Kolkata- 700 084, District : South 24-Parganas, duly represented by its Partners namely (1) SRI PAWAN KUMAR AGARWAL, (PAN- ACWPA3186D, AADHAAR No. 659932300127, Mob : 9830171986), son of Sri Roshanlal Agarwal, by faith- Hindu, by Nationality- Indian, by occupation- Business, residing at WINDSOR GREEN, 957, Mahamaya Mandir Road, P.O. Garia,

VASTU REALTORS

*Sri Pawan Kumar Agarwal*

Partner

*Himansu Bikas Majumdar*

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P.S. Sonarpur now Narendrapur, Kolkata- 700 084, District : South 24-Parganas,  
(2) SRI UMA SHANKAR NAIK, (PAN- AEMPN0317F, AADHAAR No. 475001460669,  
Mob : 8777469426), son of Late Dukhan Sah, by faith- Hindu, by Nationality-  
Indian, by occupation- Business, residing at "ANANYA", Flat- 1B, M-173, Garia  
Garden, P.O. Garia, P.S. Sonarpur now Narendrapur, Kolkata- 700 084, District :  
South 24-Parganas, hereinafter called and referred to as the "SECOND PARTY/  
DEVELOPER" (which term or expression shall unless excluded by or repugnant  
to the context be deemed to mean and include its successors, successors-in-  
interests and assigns) of the OTHER PART.

WHEREAS after the Partition of India a large number of residents of former  
East Pakistan now Bangladesh, crossed over and came to the territory of the  
State of West Bengal from time to time due to force of circumstances beyond their  
control.

AND WHEREAS the Government of West Bengal offered all reasonable  
facilities to such persons who crossed over and came to West Bengal as stated  
above.

AND WHEREAS a considerable number of such people were compelled by  
circumstances to use vacant lands in the urban areas for homestead purpose.

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Partner

Hemanta Bikas Hajra

AND WHEREAS one Sukhendu Bikash Mazumdar alias Sukhendu Bikash Majumdar, son of Late Harish Ch. Mazumdar was one of such residents of former East Pakistan now Bangladesh who crossed over and came to the territory of the State of West Bengal due to force of circumstances and began to use and occupy all that piece and parcel of vacant land measuring about 4 Cottahs more or less lying and situate at Mouza- Kamdahari, J.L. No. 49, comprising in L.O.P. No. 1607, Garia Laskarpur G.S. Scheme, C.S. Plot No. 1032 (P), P.S. Regent Park now Bansdrani, District South 24-Parganas, after raising construction on a portion thereon.

AND WHEREAS said Sukhendu Bikash Mazumdar alias Sukhendu Bikash Majumdar, being a refugee displaced from East Pakistan (now Bangladesh) approached the Government of West Bengal for a plot of land for his rehabilitation.

AND WHEREAS the Government of West Bengal with the intent to rehabilitate the refugees from East Pakistan now Bangladesh acquired land amongst others in C.S. Plot No. 1032 (P), Mouza- Kamdahari, Police Station- Regent Park now Bansdrani, District South 24-Parganas including the plot of land as described in the First Schedule hereunder written under the provision of L.D.P. Act, 1948/L.A. Act I of 1894.

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Uma Shankar Nandi

Partner

Hemanta Bikas Majumdar

AND WHEREAS the States of West Bengal thereafter decided to make a gift of the said plot of land described in the First Schedule written hereunder in favour of said Sukhendu Bikash Mazumdar alias Sukhendu Bikash Majumdar so as to confer absolute right, title and interest in the said land where he had been residing peacefully for a long time more fully described in the First Schedule hereunder written.

AND WHEREAS in pursuance of the said decision the Governor of the State of West Bengal by a Registered Ded of Gift dated 04/09/2990 gave, granted and transferred absolutely to Sukhendu Bikash Mazumdar alias Sukhendu Bikash Majumdar all that the land measuring 4 Cottahs more or less in C.S. Plot No. 1032 (P), L.O.P. No. 1607, J.L. No. 49, under Mouza- Kamdahari, Police Station- Regent Park now Bansdrone, District South 24-Parganas more fully and particularly described in the Schedule of the said Deed and the said Deed was registered in the office of the Additional District Registrar at Alipore and has been recorded in Book No. 1, Volume No. 10, Pages 481 to 484, Being No. 1321 for the year 1990.

AND WHEREAS the said Sukhendu Bikash Mazumdar alias Sukhendu Bikash Majumdar after receiving the aforesaid property he recorded his name before the then Calcutta Municipal Corporation now Kolkata Municipal Corporation

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Himansa Bikas Majumdar

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Ward No. 111, vide Premises No. 41, Atabagan, Kolkata- 700 153, District South 24-Parganas and became the sole and absolute owner of the aforesaid area of 4 Cottahs of land as mentioned above and enjoying the said property free from all encumbrances by paying rents and taxes to the authority concerned regularly.

AND WHEREAS said Sukhendu Bikash Mazumdar alias Sukhendu Bikash Majumdar while had been enjoying his aforesaid property he transferred a portion of land measuring more or less 2 Cottahs together with structure standing thereon unto and in favour of his mother namely Smt. Sabita Mazumdar, wife of Late Harish Chandra Mazumdar by and under a Deed of Gift, which was duly registered on 26/09/2000 before the office of the District Sub-Registrar- I, Alipore and recorded in its Book No. I, Volume No. 32, Pages from 395 to 402, Being No. 1263 for the year 2000 and said Sukhendu Bikash Mazumdar alias Sukhendu Bikash Majumdar also transferred the remaining land measuring more or less 2 Cottahs together with structure standing thereon unto and in favour of his elder sister namely SMT. DIPALI SETH, the Owner No. 2 herein, wife of Sri Amiya Kumar Seth and daughter of Late Harish Chandra Mazumdar by and under a Deed of Gift, which was duly registered on 26/09/2000 before the office of the District Sub-Registrar- I, Alipore and recorded in its Book No. I, Volume No. 32, Pages from 403 to 410, Being No. 1264 for the year 2000.

VASTU REGISTRARS

Uma Shankar Nanda

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Himantou Bikas Majumdar

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AND WHEREAS by virtue of aforesaid Deed of Gift said SMT. DIPALI SETH, the Owner No. 2 herein became the sole and absolute owner of the aforesaid area of land measuring more or less 2 Cottahs together with structure standing thereon comprised in C.S. Plot (Dag) No. 1032 (P), L.O.P. No. 1607 of Mouza- Kamdahari, J.L. No. 49, P.S. Regent Park now Bansdrani and she mutated her name before the Kolkata Municipal Corporation Ward No. 111 vide Premises No. 41/1, Atabagan, Kolkata- 700 153, District South 24-Parganas and enjoying the same free from all encumbrances.

AND WHEREAS by virtue of aforesaid Deed of Gift said Smt. Sabita Mazumdar became the sole and absolute owner of the aforesaid area of land measuring more or less 2 Cottahs together with structure standing thereon comprised in C.S. Plot (Dag) No. 1032 (P), L.O.P. No. 1607 of Mouza- Kamdahari, J.L. No. 49, P.S. Regent Park now Bansdrani and she mutated her name before the Kolkata Municipal Corporation Ward No. 111 vide Premises No. 41, Atabagan, Kolkata- 700 153, District South 24-Parganas and enjoying the same free from all encumbrances.

AND WHEREAS said Smt. Sabita Mazumdar while had been enjoying her aforesaid property measuring more or less 2 Cottahs together with structure standing thereon, she transferred the same unto and in favour of

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James Shankar Kosta  
Partner

Himansu Bikas Majumdar



her son SRI HIMANSU BIKAS MAJUMDAR, the Owner No. 1 herein by and under a Deed of Gift which was executed on 21/02/2005 and duly registered on 15/02/2006 before the office of A.R.A.- I, Kolkata and recorded in its Book No. 1, Volume No. 1, Pages from 1 to 18, Being No. 01993 for the year 2006.

AND WHEREAS by virtue of the aforesaid Deed of Gift said SRI HIMANSU BIKAS MAJUMDAR, the Owner No. 1 herein became the sole and absolute owner of the aforesaid area of land measuring more or less 2 Cottahs together with structure standing thereon comprised in C.S. Plot (Dag) No. 1032 (P), L.O.P. No. 1607 of Mouza- Kamdahari, J.L. No. 49, P.S. Regent Park now Bansdrani and he mutated his name before the Kolkata Municipal Corporation Ward No. 111 vide Premises No. 41, Atabagan, Kolkata- 700 153, District South 24-Parganas and started enjoying the same free from all encumbrances.

AND WHEREAS said SRI HIMANSU BIKAS MAJUMDAR, the Owner No. 1 herein and SMT. DIPALI SETH, the Owner No. 2 herein while had been enjoying their aforesaid properties separately they executed and registered a Deed of Exchange cum Amalgamation, which was duly registered on 23/02/2018 before the office of the A.D.S.R. at Alipore and recorded in its Book No. 1, Volume No. 1605-2018, Pages from 43229 to 43258, Being No. 160501099 for the 2018.

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*Uma Shankar Nayak*

Partner

*Himansu Bikas Majumdar*

AND WHEREAS after amalgamation the said SRI HIMANSU BIKAS MAJUMDAR and SMT. DIPALI SETH, the Owners herein became the absolute joint owners of the said total land measuring more or less 4 Cottahs together with structure standing thereon lying and situated at Mouza- Kamdahari, J.L. No. 49, comprised in C.S. Plot (Dag) No. 1032 (P), L.O.P. No. 1607 and the said SRI HIMANSU BIKAS MAJUMDAR and SMT. DIPALI SETH, the Owners herein mutated their names before the Kolkata Municipal Corporation Ward No. 111, vide Assessee No. 311110100417, Premises No. 41, Atabagan havng its Postal Premises No. B-89, Atabagan, P.O. Laskarpur, P.S. Regent Park now Banskroni, Kolkata- 700 153, District South 24-Parganas (hereinafter called the SAID PREMISES) which is morefully and particularly described in the First Schedule hereunder written.

AND WHEREAS the Owners herein with a view to develop their aforesaid land measuring more or less more or less 4 Cottahs together with structure standing thereon comprised in C.S. Plot (Dag) No. 1032, L.O.P. No. 1607, lying and situated at Mouza- Kamdahari, J.L. No. 49, within the limits of the Kolkata Municipal Corporation, Ward No. 111, Premises No. 41, Atabagan havng its Postal Premises No. B-89, Atabagan, P.O. Laskarpur, P.S. Regent Park now Banskroni, Kolkata- 700 153, District South 24-Parganas more fully and particularly described in the First Schedule hereunder written to have a new construction made on the land in accordance with a Sanctioned Plan to be

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*Uma Shankar Naha*

Partner

*Himansa Bikas Majumdar*

obtained from the appropriate authority, entered into this Agreement with "VASTU REALTORS", the Developer herein, with the terms as mentioned herein.

AND WHEREAS the aforesaid representation of the Owners/First party and subject to verification of title of the owners concerning the said Property/ Premises, the Developer/Second Party has agreed to develop the said premises in accordance with the sanctioned plan on the terms and conditions hereinafter appearing :-

NOW THE TERMS AND CONDITIONS OF THIS AGREEMENT as follows :-

ARTICLE- I

(DEFINITION)

1. OWNERS shall mean (1) MR. HIMANSU BIKAS MAJUMDAR, son of Late Harish Chandra Majumdar, (2) SMT. DIPALI SETH, wife of Mr. Amiya Kumar Seth and their heirs, executors, administrators, legal representatives and assigns of the FIRST PART.
2. DEVELOPER shall mean VASTU REALTORS, a Partnership Firm having its registered office at "ANANYA", M-173, Garia Garden, P.O. Garia, P.S. Sonarpur now Narendrapur, Kolkata- 700 084, District : South 24-Parganas, duly represented by its Partners namely (1) SRI PAWAN KUMAR AGARWAL, son of Sri Roshanlal Agarwal, by faith- Hindu, by Nationality- Indian, by

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*Uma Shankar Nanda*  
Partner

*Himansu Bikas Majumdar*

occupation- Business, residing at WINDSOR GREEN, 957, Mahamaya Mandir Road, P.O. Garia, P.S. Sonarpur now Narendrapur, Kolkata- 700 084, District: South 24-Parganas, (2) SRI UMA SHANKAR NAIK, son of Late Dukhan Sah, by faith- Hindu, by Nationality- Indian, by occupation- Business, residing at "ANANYA", Flat- 1B, M-173, Garia Garden, P.O. Garia, P.S. Sonarpur now Narendrapur, Kolkata- 700 084, District: South 24-Parganas and its successors, administrators, office-in-teres and assigns described as the SECOND PART.

3. ADVOCATE shall mean and include Advocates whom the Developer may from time to time appoint as the Advocates for the project.
4. ARCHITECTS shall mean and include such architect or firm of architects whom the Developer may, from time to time appoint as the Architects for the new building or buildings.
5. PREMISES shall mean and include the piece and parcel of land measuring more or less 4 Cottahs together with structure standing thereon comprised in C.S. Plot (Dag) No. 1032, L.O.P. No. 1607, lying and situated at Mauza- Kamdahari, J.L. No. 49, within the limits of the Kolkata Municipal Corporation, Ward No. 111, Premises No. 41, Atabagan havng its Postal Premises No. B-89, Atabagan, P.O. Laskarpur, P.S. Regent Park now Bansdroni, Kolkata- 700 153, District South 24-Parganas (hereinafter

*Uma Shankar Naita*

Partner

*Hemansu Bikas Majumdar*

called the SAID PROPERTY) fully described in the First Schedule hereunder written.

6. NEW BUILDING shall mean and include the G+IV storied building to be constructed in the said Property as per the sanctioned building Plan or Plans to be sanctioned from the Kolkata Municipal Corporation at the cost of the DEVELOPER.
7. UNIT shall mean and include the flats, car parking spaces, shops and/or spaces in the building intended to be built and/or constructed in the said premises to be occupied by the Flat Owners including Owners herein.
8. COMMON FACILITIES : shall mean and include stair-cases, common passages, open spaces, water supply system, water, water pump and motor, septic tank, Electric lines, Land, Boundary walls, roof, main gate, lift of the building, boundary wall with building and points at all common areas, overhead and underground water reservoir and drainage system, care-taker room and toilet as described in the Third Schedule herein below.
9. THE SANCTIONED PLAN would mean Plan of the new building to be sanctioned by Kolkata Municipal Corporation and/or any other such competent authorities as the case may be, including all its additions alterations and amendments.

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Uma Shankar Nanda

Partner

Atanand Bikas Majumdar

10. SINGULAR shall mean and includes the plural and vice-versa.
11. MASCULINE shall include the feminine and vice-versa.
12. OWNER'S ALLOCATION SHALL MEAN : ALL THAT after completion of the said proposed building, the Owners namely MR. HIMANSU BIKAS MAJUMDAR and SMT. DIPALI SETH shall be allotted Entire Second floor Flat, one 2BHK Flat & one 1BHK Flat on the Third Floor, one 2BHK Flat on the Fourth Floor and 2 (two) Car parking spaces on the Ground floor along with a forfeited amount of Rs. 3,00,000/- (Rupees Three Lakh) only will pay at the time of signing this agreement unto and in favour of the said Himansu Bikas Majumdar and Smt. Dipali Seth by the Developer and the said Developer also provide a shifting charge of Rs. 7,000/- (Rupees Seven Thousand) only per month to the Owners until hand over the possession of their aforesaid owners' allocated portion. The Owners' allocation more fully described in the Second Schedule, Part- I, hereunder written.
13. SUBMISSION OF THE DOCUMENTS : At the time of agreement all the original deeds/Certify Copy, tax receipt, documents, heirs certificate and

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Partner

Himansu Bikas Majumdar

all other related necessary papers shall be submitted by the owners to the Developer and against this submission the Developer shall issue a proper receipt to the Land Owners for their documents. These documents are required for the sanction of plan of the building, execution of the building, selling of the flats of developer's allocation and all other allied jobs.

14. DEVELOPER'S ALLOCATION : ALL THAT after completion of the said proposed building the Developer shall entitled to have the said right of entire First Floor, one 2BHK on the Third floor, one 2BHK & 1BHK on the Fourth Floor along with remaining car parking space on the Ground floor . Developer's allocation in the proposed construction more fully described in the Second Schedule, Part- II, hereunder written.
15. SALEABLE SPACE shall mean the space which have fallen in the Developer's Allocation in the new proposed building available for independent use and occupation after making due provisions for the Owners' Allocation together with all proportionate common facilities and the space as required thereof.
16. FORCE MAJURE shall mean flood, earthquake or riot, war, storm, tempest, civil commotion, strike, lock-out any Third Party's action and/or law suit and/or any other act or commission beyond the control of the Parties hereto.

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Umai Shankar Nair

Partner

Amanza Bikas Majumdar

17. TRANSFER with its grammatical variation shall include transfer by possession and by any other mean adopted for effecting what is understood as a transfer of space in multistoried building to purchase thereof.
18. TRANSFeree shall mean a person, Firm, Limited Company, Association of persons to whom any space in the building has been transferred.
19. COVERED & BUILT UP AREA : shall mean covered area shall mean the area multiplication of length & breadth of the Flat or unit, measured wall to wall externally in both length & breadth side plus proportionate share of stair case with landing, plus proportionate share of caretaker room & toilet (Service Area) plus proportionate share of ground floor stair and landing over this/these to arrive at covered area.

#### ARTICLE- II COMMENCEMENT

The agreement shall deemed to have commenced with effect from the date of execution of these presents.

#### ARTICLE- III OWNERS' RIGHTS & REPRESENTATIONS

1. The OWNERS are absolutely seized and possessed of and/or well and sufficiently entitled to the said Premises.

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*Uma Shankar Nalla*

Partner

*Amansa Bikas Majumdar*



2. No other persons that the Owners have any claims, right, title and/or demand over and in respect of the said Premises and/or any portion thereof.
3. There is no excess vacant land at the said property within the meaning of the Urban Land (Ceiling & Regulations) Act.
4. The DEVELOPER as well as the OWNERS shall collect individual clearance Income Tax if required in respect of her individual allocation.

ARTICLE- IV PROCEDURE

1. DEVELOPER will get the said Property measured and surveyed on behalf of the Owners and will pay all the necessary expenses.
2. The OWNERS shall deliver the entire holding after sanctioned the building plan of the proposed building at the said premises to the DEVELOPER who shall erect the proposed building in the said holding/premises.
3. The said Premises have been mutated in the name of the Owners under the Kolkata Municipal Corporation and the Owners have paid the necessary Taxes to the authority concerned.
4. Some taxes may be dues for the said Property to the Kolkata Municipal Corporation and/or other concerned authorities. These amount of due taxes will be paid by the Owners.

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*Chitra Shankar Nayak*

Partner

*Hemansu Bikas Majumdar*

5. The DEVELOPER shall take the sanction the building plan in connection with the said property as described in the First Schedule hereunder written.
6. After execution of this agreement the DEVELOPER shall take proper steps for the sanctioning the building plan in respect of the proposed project.
7. DEVELOPER will prepare all necessary documents, architectural Plan, structural design etc. and will submit the Plan in the name of the Owners before the Kolkata Municipal Corporation and for the same the OWNERS shall give full Co-operation to the DEVELOPER without raising any objection.
8. After getting sanction of the building plan on proposed land area from the Kolkata Municipal Corporation the DEVELOPER shall erect, construct and complete the said building within 24 (Twenty Four) months to be calculated from the date of obtaining sanctioned Plan from the appropriate authority. Time is the essence of this agreement.
9. At the time of construction of the new building the DEVELOPER can enter into an Agreement for sell or any kind of transfer or in any way deal with DEVELOPER'S ALLOCATION with any Third Party or Parties as absolute Ownership thereof, the OWNERS shall not interfere.

*Finance Bikas Majumdar*

VASTU REALTORS

*Uma Shankar Nanda*

Partner

10. As soon as the new building shall be completed including the DEVELOPER'S ALLOCATION, the OWNERS shall execute the deed of conveyances, in respect of the DEVELOPER'S ALLOCATION together with the undivided proportionate share of land and other common facilities in favour of the DEVELOPER and/or its nominees.
11. From the date of taking over possession of the OWNERS' ALLOCATION, the OWNERS shall pay the proportionate share of maintenance and taxes on their allocation as mentioned in the Second Schedule Part- I below.

ARTICLE- V DEVELOPER'S RIGHT

1. The OWNERS hereby grant, subject to what have been hereunder provided, exclusive right to the DEVELOPER to construct the proposed building in the said premises and the DEVELOPER shall erect the new building thereon in accordance with the building Plan to be sanctioned by appropriate authority at its cost.
2. The DEVELOPER will be responsible to arrange the investment towards the construction of the entire proposed new building to be constructed in the said Property/Premises.
3. The OWNERS shall give the DEVELOPER so mentioned other than exclusive licence to the DEVELOPER to commercially exploit the same in terms hereof

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*Uma Shanker Malik*

Partner

*Hemansu Bikas Majumdar*

and to deal with the DEVELOPER'S ALLOCATION in the new building in the manner hereinafter stated. The DEVELOPER can enter into an agreement for Sale, transfer, lease rent handover possession of or in any way deal with DEVELOPER'S ALLOCATION excluding the OWNERS' ALLOCATION and right as stated herein above in full. However, the OWNERS shall be bound to sign as Confirming Party of the aforesaid agreement for Sale, transfer, lease rent between the DEVELOPER and any Third Party if required.

4. The DEVELOPER shall be exclusively entitled to DEVELOPER'S ALLOCATION in the new building with an exclusive right to sell or any kind of transfer or otherwise deal with or dispose of the same without any right claim or interest therein whatsoever of the Owners and the OWNERS shall not in any way interfere with or disturb the quiet and peaceful possession of the DEVELOPER'S ALLOCATION.
5. The decision of the DEVELOPER regarding the quality of the building materials shall be final and binding upon the Parties hereto. The such building materials shall be standard one. However, the OWNERS shall have the right of inspection the project from time to time if required.

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Uma Shankar Nanda  
Partner

Himansu Bikas Majumdar

6. The Owners shall give all the original documents/papers to the Developer in time of execution of this agreement and also take a receipt from the Developer and the Developer shall also return all the documents/papers to the Owners after completion the construction work.

ARTICLE- VI CONSIDERATION

1. The OWNERS have agreed to permit the DEVELOPER to exploit commercially the said Property fully described in the Schedule- A hereunder written and to construct and erected new building on the such land in accordance with the Building Plan to be sanctioned by the appropriate authority.
- a) The DEVELOPER will prepare all necessary documents, Architectural Plan Structural design etc. and will bear all expenses for the above purpose.
- b) The DEVELOPER will submit the Plan in the names of the OWNERS before appropriate authority and obtain sanction from authority and will bear all expenses for the above purpose.
- c) The DEVELOPER shall erect, construct and complete the new building and shall provide the OWNERS' ALLOCATION to the OWNERS and all costs, charges and expenses shall be paid, borne and discharged by the DEVELOPER for the construction.

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Uma Shankar Nautik  
Partner

Hiranmai Bikas Majumdar

- d) The DEVELOPER hereby undertake to construct and complete the new building at the said premises within a period of 24 (Twenty Four) months to be calculated from the date of obtaining the sanctioned Plan to be sanctioned from the appropriate authority and thereafter the said time can be extend for 6 (six) months only.
- e) The DEVELOPER shall erect the building as per sanctioned building plan.
- f) As soon as the new building shall be completed the DEVELOPER shall give written notice to the Owner for taking the vacant possession of the OWNERS' ALLOCATION in the new building as within mentioned and the OWNERS shall then take the possession in the said allocation of the OWNERS and since the date of receiving the such notice the OWNERS shall pay the proportionate taxes and maintenance cost for their allocations, which will be decided by and under a Supplementary Agreement by and between the Owners and the Developer after sanction the building plan.
- g) The OWNERS shall execute the deed of Conveyance or Conveyances in respect of the flats etc., together with undivided proportionate share of the land which shall come under the DEVELOPER'S ALLOCATION in favour of either the DEVELOPER and/or its nominee or nominees at the time of getting possession of the OWNERS' ALLOCATION or thereafter when call

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Uma Shankar Nundy

Partner

Hanuman Bikas Majumdar

for. The cost of the Deed of Conveyance will be borne by the DEVELOPER and/or her nominee or nominees.

ARTICLE - VII OWNERS' INDEMNITY

1. OWNERS hereby undertakes that the DEVELOPER shall be entitled to the said construction and shall enjoy its allocated space without any interference.
2. The OWNERS shall be liable to meet up all previous outstanding and liabilities and Documentation including Corporation Taxes in respect of the entire holding if any. But during construction work of the venture all the liabilities in connection with the construction work shall be paid only by the DEVELOPER even at the time of construction work if any labour or mason or any man connected with the said venture dies due to accident OWNERS shall not be held responsible and liable to pay any compensation for the same.
3. The OWNERS hereby agree and covenant with the DEVELOPER not to cause any interference or hindrance in the construction of the said new building at the said Property by the Developer.
4. The OWNERS hereby agree and covenant with the DEVELOPER not to do any act, deed or thing whereby the DEVELOPER may be prevented

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Uma Shankar Nanda  
Partner

Hiranmou Bikas Majumdar

from selling, assigning and/or disposing of any of the Developer allocated portion in the building after completion of the new building.

ARTICLE- VIII DEVELOPER INDEMNITY

1. The DEVELOPER hereby undertake to keep the Owners indemnified against all Third Party claims and actions arising out of any sort of act or commission of the DEVELOPER in or relative to the construction of the said new building.
2. The DEVELOPER shall on completion of the new building put the OWNERS in undisputed possession together with all rights therein including proportionate rights in common to the common portion.

ARTICLE- IX MISCELLANEOUS

1. It is understood that from time to time to facilitate the construction of the new building by the DEVELOPER various deeds, matters and things herein specified may be required to be done by the DEVELOPER and for which the DEVELOPER may need the authority of the Owner and various applications and other documents may be required to be signed or made by the OWNERS relating to which specified provisions may not have been mentioned herein, the OWNERS hereby undertake to do all such acts,

VASTU REALTORS  
*Uma Shankar Nanda*  
Partner

*Honourable Bikes Majumdar*



deeds, matters and things that may be reasonably required to be done in the matter of proposed construction and the OWNERS shall sign and execute all such additions, applications, power of attorney and/or authorisation and other documents as the case may be to facilitate the construction of the new building. It is decided that at the time of execution of this agreement, the OWNERS shall hand over all original title deed, paid up tax bill etc., to the DEVELOPER, immediate after completion of registration of all flat etc. on DEVELOPER'S ALLOCATION the same shall be handed over to the OWNERS by the DEVELOPER.

2. The OWNERS herein empower the DEVELOPER to facilitate the construction work and also sell and transfer of all kinds of DEVELOPER'S ALLOCATION at the said Premises and by virtue of registered Development Power of Attorney which shall remain in force till the completion of project as well as completion of registration of DEVELOPER'S ALLOCATION the DEVELOPER shall sell or transfer their allocation to the intending Purchasers or in favour of their nominated persons and shall do all the acts for the Kolkata Municipal Corporation such as sanctioning the building plan, modified or revised plan or sewerage or drainage plan and its connection and also take necessary connection of water,

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Uma Shankar Nanda

Partner

Atmansa Bikas Majumdar

electricity connection in the said Property on behalf of the OWNERS and execute all papers, deeds, plans etc., and the DEVELOPER shall have right to advertise for sale or transfer their allocation to any third party or parties by virtue of this indenture and Power to be executed by the OWNERS in favour of the DEVELOPER.

3. The Parties hereto shall not be considered to be liable for any obligations hereunder to the extent that the performance of the relative obligations prevented by the existence of the force majeure and shall be suspended from the obligation during the duration of the force majeure.
4. The DEVELOPER shall deliver the OWNERS' ALLOCATION as within mentioned to the OWNERS within the stipulated period. If the Developer cannot deliver the Owners' allocation mentioned in the Second Schedule Part- I to the Owners within the stipulated period then the Developer will pay compensation money.
5. The OWNERS shall give full co-operation to the DEVELOPER for smooth running of the project in connection with the property.
6. The OWNERS hereby undertake that the DEVELOPER shall be entitled to the said construction and shall enjoy their space without interference

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Umit Shankar Nanda  
Partner

Hansa Bikas Majumdar

or disturbances, provided the DEVELOPER perform and fulfil and all the terms and conditions herein contained and on their part to be observed and performed and it is decided by both the parties and it is also decided that this project shall be registered under Section 3 of the West Bengal Building (Regulation of Promotion of Construction and Transfer by Promoters) Act, 1993 if required.

7. The DEVELOPER shall sell their Allocation to the intending Purchaser(s) alongwith common services as described in the Third Schedule hereunder written and the DEVELOPER shall have right to take full or part consideration sum against their Allocation as within mentioned on which the OWNERS shall not claim or demand.
8. The DEVELOPER shall erect the building as per specification as mentioned herein together with standard quality materials and at the time of construction and the OWNERS shall give full Co-operation to the DEVELOPER and as per DEVELOPER necessities the OWNERS shall put their necessary signature and execute all the documents declarations and deeds to be required for the sanctioning the Building Plan in connection with the Property without raising any objection.

VASTU REALTORS

Uma Shankar Nandi

Partner

Hemansu Bikas Majumdar

9. That during the stipulated period if any of the OWNERS die his/her all the legal heirs shall have to abide by all the terms and conditions as within mentioned without raising any objection and then the fresh Power of Attorney shall have to be executed by the legal heirs of the present OWNERS if required in favour of the DEVELOPER as and when she shall be informed; on the contrary if the proprietor/Developer dies during the stipulated period as within mentioned, the legal heirs, executors, administrators/authorise signatory of the Developer shall remain liable to complete the proposed construction and shall also abide by the terms and conditions of this agreement.
10. Name of the Building should be "VASTU SQUARE".

JURISDICTION : All courts, within the limits of Alipore, District South 24-Parganas and the High Court at Kolkata shall have the jurisdiction to entertain and determine all actions, suit and proceedings arising out of these presents between the parties hereto.

THE FIRST SCHEDULE ABOVE REFERRED TO

(Description of Land and Property)

ALL THAT piece and parcel of homestead land measuring more or less 4 Cottahs together with a old delapidated one storied building measuring more or

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Partner

Amanca Bikas Majumdar

less 200 Sq.ft. standing thereon situated and lying at Mouza- Kamdahari, J.L. No. 49, comprising in C.S. Plot (Dag) No. 1032 (P), L.O.P. No. 1607, within the limits of the Kolkata Municipal Corporation, Ward No. 111, Premises No. 41, Atabagan havng its Postal Premises No. B-89, Atabagan, P.O. Laskarpur, P.S. Regent Park now Bansdrani, Kolkata- 700 153, District South 24-Parganas. A.D.S.R. Office at Alipore.

BUTTED AND BOUNDED

On the North : L.O.P. No. 1606.  
On the South : L.O.P. No. 1610.  
On the East : L.O.P. No. 1608.  
On the West : 24'-6" wide Road.

THE SECOND SCHEDULE ABOVE REFERRED TO

(PART- II)

(Owners' Allocation)

ALL THAT after completion of the said proposed building, the Owners namely MR. HIMANSU BIKAS MAJUMDAR and SMT. DIPALI SETH shall be allotted Entire Second floor Flat, one 2BHK Flat & one 1BHK Flat on the Third Floor, one 2BHK Flat on the Fourth Floor and 2 (two) Car parking spaces on

VASTU REALTORS

Uma Shankar Nayak

THE THIRD SCHEDULE ABOVE REFERRED TO

(Common rights and facilities)

Pump and motor, Stair-case, Lift, common passage, mummy roof, water lines, land, boundary wall, water tank and reservoir, fixtures and fittings, vacant space, roof and main entrance, gate, care-taker room and toilet shall be enjoyed by the OWNERS and also the intending Purchasers to whom the DEVELOPER shall sell the proposed construction.

THE FOURTH SCHEDULE ABOVE REFERRED TO

(Common Expenses to be Paid Proportionately)

Maintenance charges, common electric, repairing of building, litigation, expenses, charge of sweeper and durwan.

SCHEDULE OF WORK

(SPECIFICATION OF THE CONSTRUCTION)

1. FLOORS : The floors of bed rooms, living and dining room, kitchen, toilet, balcony would be finished with Vitrified Tiles. Staircase floor finished by Marble.
- 2 (A) TOILET : The wall of the toilet would be finished in Glazed tiles (8 inch x 12 inch) upto 6'-0" height from the floor with concealed pipe lines, for water supply.

VASTU REALTORS

Uma Shankar Nair  
Partner

Hiranjan Bikas Agnades

THE THIRD SCHEDULE ABOVE REFERRED TO

(Common rights and facilities)

Pump and motor, Stair-case, Lift, common passage, mummy roof, water lines, land, boundary wall, water tank and reservoir, fixtures and fittings, vacant space, roof and main entrance, gate, care-taker room and toilet shall be enjoyed by the OWNERS and also the Intending Purchasers to whom the DEVELOPER shall sell the proposed construction.

THE FOURTH SCHEDULE ABOVE REFERRED TO

(Common Expenses to be Paid Proportionately)

Maintenance charges, common electric, repairing of building, litigation, expenses, charge of sweeper and durwan.

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VASTU REALTORS

*Uma Shankar Nanda*  
Partner

*Hemanth Bikes Agencies*

Also the toilet would be provided with white colour Commode & Besin with reliance cistern (white), low down C.P. shower & one Mixture tap would be provided.

2 (B) WATER CLOSET (W.C) :

Wall would be finished in glazed tiles upto 6'-0" height from the floor with concealed pipe lines for water supply and it would be provided with one white colour commode with low down P.V.C. cistern, one water tap

3. DOORS

All door frames would be made of salwood painted in colours. All doors would be 32 mm thick flush doors fitted with standard fittings (excepting locks). All doors would be painted in colours. One Standard quality lock to the main door would be provided.

4. WINDOWS

All the windows would be provided with sliding window with grill and would be finished in colour.

5. KITCHEN

One Black Stone cooking platform fitted with Steel sink. Upto 2'-6" plain white glazed tiles will be fitted on back wall of the cooking platform.

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Partner

Hemant Bhat  
Majumdar



6. ELECTRICAL WIRING AND FITTINGS :

- A) Full concealed wiring.
- B) One electrical calling bell point.
- C) Bed room would be provided with two light points, one fan point, one 15 Amp power point for AC in one Bed room.
- D) Living cum dining room would be provided with two light points, two fan point, one 5 Amp point, one 15 Amp power point for fridge, one 15 Amp power point for Washing Machine.
- E) One light point and one 15 Amp power point, two points for Acquaguard and exhaust fan in the kitchen.
- F) One light and one exhaust point only in each toilet/W.C. One 15 Amp point for gyser in Toilet only.
- G) One light point in the balcony.

7. WATER SUPPLY : Water would be supplied from over head tank .from KMC with submersible pump.

8. INSIDE WALL OF THE FLAT :

Paris in all inside-walls.

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Partner

Hiranmayee Bikas Hajwade

9. COLOUR OF THE BUILDING OUTSIDE :

Cement based colour outside walls of the building, staircase will be finished by lime wash.

10. ROOF :

Roof Treatment shall be done by sika latex.

11. LIFT :

Lift will be provided.

IN WITNESS WHEREOF the parties hereto have executed these presents the day, month and year first above written.

SIGNED, SEALED & DELIVERED

By the Owner and the Developer in presence of  
WITNESSES :

1. *Somali Seth.*  
B/89. ATABAGAN.  
P.O - LASKARPUR. P.S - BANSDRONI.  
KOLKATA - 700153.

*Hemansu Bikas Majumdar*

*Sipali Seth*

SIGNATURE OF THE FIRST PARTY/  
OWNERS

2. *Kaushik Chakraborty*  
Nishra Pata Road,  
Rajpur, P.S. Sonarpur,  
KOL-700149

VASTU REALTORS

*Amon Kumar Ghoshal*  
Partner

VASTU REALTORS

*Uma Shanker Nayik*  
Partner

SIGNATURE OF THE SECOND  
PARTY/DEVELOPER

Drafted by :-

*Somenath Chakraborty.*  
(SOMENATH CHAKRABORTY)  
Deed Writer (ALP/130),  
Alipore District Registrar Office  
Kolkata- 700 027.

Printed by :-

*Pradip Baidya*  
(PRADIP BAIDYA)

VASTU REALTORS Sonarpur.  
*Uma Shanker Nayik*  
Partner

*Hemansu Bikas Majumdar*

MEMO OF CONSIDERATION

RECEIVED of and from within named Developer a sum of Rs. 3,00,000/- (Rupees Three Lakhs) only as an execution of this agreement by the following manner :-

<u>DATE</u>	<u>CHEQUE No.</u>	<u>BANK</u>	<u>IN FAVOUR</u>	<u>AMOUNT</u>
11/09/2019	334884	SBI, Mahamayatala	Himansu Bikas Majumdar	Rs. 2,00,000/-
11/09/2019	334885	- do -	Dipali Seth	Rs. 1,00,000/-
				----- Total Rs. 3,00,000/- -----

(RUPEES THREE LAKHS ONLY)

WITNESSES :-

1. Dipali Seth  
B/89. ATABAGAN.  
P.O - LASKARPUR.  
P.S - BANSDRONI  
KOLKATA - 700153.

2. Kaushik Chakraborty  
Mishra Para Road.  
Rajpur, P.S - Sonarpur  
KOL-700149.

Himansu Bikas Majumdar

Dipali Seth

SIGNATURE OF THE FIRST PARTY/  
OWNERS

VASTU REALTORS

Uma Shankar Nandi  
Partner

Himansu Bikas Majumdar



	Thumb	1st finger	Middle finger	Ring finger	Small finger
Left hand					
Right hand					

Name HIMANSU BIKAS MAJUMDAR

Signature Himansu Bikas Majumdar



Left hand					
Right hand					

Name DIPALI SETH

Signature Dipali Seth



Left hand					
Right hand					

Name PAWAN KUMAR AGARWAL

Signature Pawan Kumar Agarwal



Left hand					
Right hand					

Name UMA SHANKAR NAIK

Signature Uma Shankar Naik

VASTU REALTORS  
Uma Shankar Naik  
Partner



VASTU REALTORS  
*Pawan Kumar Ahluwalia*  
Partner

VASTU REALTORS  
*Uma Shankar Nanda*  
Partner

VASTU REALTORS  
*Uma Shankar Nanda*  
Partner

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

GRN: 19-201920-007114016-1 Payment Mode Online Payment  
GRN Date: 09/09/2019 17:41:18 Bank: CANARA BANK  
BRN: GRIPS2019090981862 BRN Date: 09/09/2019 05:42:08

DEPOSITOR'S DETAILS

Id No. : 16010001361681/5/2019

[Query No./Query Year]

Name : VASTU REALTORS  
Contact No. : Mobile No. : +91 9748508381  
E-mail :  
Address : ANANYA M 173 GARIA GARDEN KOL 84  
Applicant Name : Mr Somenath Chakraborty  
Office Name :  
Office Address :  
Status of Depositor : Attorney of Executant  
Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement  
Payment No 5

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[ ₹]
1	16010001361681/5/2019	Property Registration- Stamp duty	0030-02-103-003-02	2021
2	16010001361681/5/2019	Property Registration- Registration Fees	0030-03-104-001-16	3053

Total

5074

In Words : Rupees Five Thousand Seventy Four only

VASTU REALTORS

*Uma Shankar Das*

Partner

### Major Information of the Deed

Deed No :	I-1601-02814/2019	Date of Registration	11/09/2019
Query No / Year	1601-0001361681/2019	Office where deed is registered	
Query Date	21/08/2019 11:41:55 AM	D.S.R. - I SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Somenath Chakraborty Alipore D R Office, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9831205950, Status : Deed Writer		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 3,00,000/-]		
Set Forth value	Market Value		
Rs. 4,50,000/-	Rs. 39,29,998/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,021/- (Article:48(g))	Rs. 3,053/- (Article:E, E, B, M(b), H)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip. (Urban area)		

#### Land Details :

District: South 24-Parganas, P.S:- Bansdrani, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Atabagan, Premises No: 41, , Ward No: 111 Pin Code : 700153

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu		4 Katha	4,00,000/-	37,79,998/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road,
<b>Grand Total :</b>					6.6Dec	4,00,000 /-	37,79,998 /-	

#### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	200 Sq Ft	50,000/-	1,50,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 200 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					
<b>Total :</b>		200 sq ft	50,000 /-	1,50,000 /-	

VASTU REALTORS

*Uma Shankar Nayak*

Partner

Endorsement For Deed Number : I - 160102814 / 2019

On 09-09-2019

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 39,29,998/-

*Maitreyee Ghosh*

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

On 11-09-2019

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

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

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

Presented for registration at 12:01 hrs on 11-09-2019, at the Office of the D.S.R. - I SOUTH 24-PARGANAS by Mr Himansu Bikas Majumdar, one of the Executants.

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

Execution is admitted on 11/09/2019 by 1. Mr Himansu Bikas Majumdar, Son of Late Harish Chandra Majumdar, , 9/T, Roy Para Bye Lane, P.O: Baranagar, Thana: Baranagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700050, by caste Hindu, by Profession Retired Person, 2. Mrs Dipali Seth, Wife of Mr Amiya Kumar Seth, , B/89, Atabagan, P.O: Laskarpur, Thana: Bansdrani, , South 24-Parganas, WEST BENGAL, India, PIN - 700153, by caste Hindu, by Profession Service

Indetified by Mr Kausik Chakraborty, , Son of Late Tulsi Charan Chakraborty, , Mishrapara Road, P.O: Rajpur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700149, by caste Hindu, by profession Service

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

Execution is admitted on 11-09-2019 by Mr Pawan Kumar Agarwal, Partner, Vastu Realtors (Partnership Firm), , Ananya, M-173, Garia Garden, Now PS Narendrapur, P.O:- Garia, P.S:- Sonarpur, District-South 24-Parganas, West Bengal, India, PIN - 700084

Indetified by Mr Kausik Chakraborty, , Son of Late Tulsi Charan Chakraborty, , Mishrapara Road, P.O: Rajpur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700149, by caste Hindu, by profession Service

Execution is admitted on 11-09-2019 by Mr Uma Shankar Naik, Partner, Vastu Realtors (Partnership Firm), , Ananya, M-173, Garia Garden, Now PS Narendrapur, P.O:- Garia, P.S:- Sonarpur, District-South 24-Parganas, West Bengal, India, PIN - 700084

Indetified by Mr Kausik Chakraborty, , Son of Late Tulsi Charan Chakraborty, , Mishrapara Road, P.O: Rajpur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700149, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 3,053/- ( B = Rs 3,000/- ,E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 3,053/-



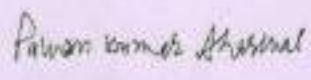


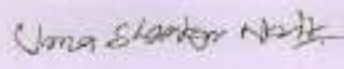
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department Govt. of WB Online on 09/09/2019 5:42AM with Govt. Ref. No: 192019200071140161 on 09-09-2019. Amount Rs: 3,053/-, Bank: CANARA BANK ( CNRB0000344), Ref. No. GRIPS2019090981862 on 09-09-2019, Head of Account 0030-03-104-001 -16

VASTU REALTORS

*Uma Shankar Naik*  
Partner



**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr Pawan Kumar Agarwal</b> Son of Mr Roshanlal Agarwal Date of Execution - 11/09/2019, , Admitted by: Self, Date of Admission: 11/09/2019, Place of Admission of Execution: Office	 Sep 11 2019 12:22PM	 LTI 11/09/2019	 11/09/2019
, Windsor Green, 957, Mahamaya Mandir Road,Now PS Narendrapur, P.O:- Garia, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACWPA3186D, Aadhaar No: 65xxxxxxx0127 Status : Representative, Representative of : Vastu Realtors (as Partner)				
2	Name	Photo	Finger Print	Signature
	<b>Mr Uma Shankar Naik</b> Son of Late Dukhan Sah Date of Execution - 11/09/2019, , Admitted by: Self, Date of Admission: 11/09/2019, Place of Admission of Execution: Office	 Sep 11 2019 12:23PM	 LTI 11/09/2019	 11/09/2019
, Ananya, M-173, Garia Garden,Now PS Narendrapur, Flat No: 1B, P.O:- Garia, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AEMPN0317F, Aadhaar No: 47xxxxxxx0669 Status : Representative, Representative of : Vastu Realtors (as Partner)				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Kausik Chakraborty</b> Son of Late Tuls Charan Chakraborty , Mishrapara Road, P.O:- Rajpur, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700149	 11/09/2019	 11/09/2019	 11/09/2019
Identifier Of Mr Himansu Bikas Majumdar, Mrs Dipali Seth, Mr Pawan Kumar Agarwal, Mr Uma Shankar Naik			

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mr Himansu Bikas Majumdar	Vastu Realtors-3.3 Dec
2	Mrs Dipali Seth	Vastu Realtors-3.3 Dec



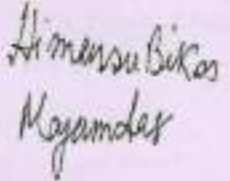


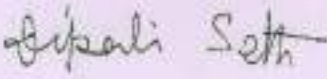
**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Mr Himansu Bikas Majumdar	Vastu Realtors-100.00000000 Sq Ft
2	Mrs Dipali Seth	Vastu Realtors-100.00000000 Sq Ft

VASTU REALTORS

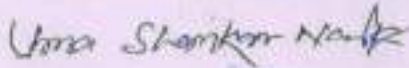
*Uma Shankar Naik*  
Partner

**Land Lord Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Mr Himansu Bikas Majumdar (Presentant)</b> Son of Late Harish Chandra Majumdar Executed by: Self, Date of Execution: 11/09/2019 , Admitted by: Self, Date of Admission: 11/09/2019 ,Place : Office			
	11/09/2019	LTI 11/09/2019	11/09/2019	
, 9/T, Roy Para Bye Lane, P.O:- Baranagar, P.S:- Baranagar, District:-North 24-Parganas, West Bengal, India, PIN - 700050 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: AEPPM5B27E, Aadhaar No: 77xxxxxxxx9474, Status :Individual, Executed by: Self, Date of Execution: 11/09/2019 , Admitted by: Self, Date of Admission: 11/09/2019 ,Place : Office				
2	<b>Name</b> <b>Mrs Dipali Seth</b> Wife of Mr Amiya Kumar Seth Executed by: Self, Date of Execution: 11/09/2019 , Admitted by: Self, Date of Admission: 11/09/2019 ,Place : Office			
	11/09/2019	LTI 11/09/2019	11/09/2019	
, B/89, Atabagan, P.O:- Laskarpur, P.S:- Bansdrani, District:-South 24-Parganas, West Bengal, India, PIN - 700153 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AJVPS2442Q, Aadhaar No: 92xxxxxxxx9294, Status :Individual, Executed by: Self, Date of Execution: 11/09/2019 , Admitted by: Self, Date of Admission: 11/09/2019 ,Place : Office				

**Developer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Vastu Realtors</b> , Ananya, M-173, Garia Garden, Now PS Narendrapur, P.O:- Garia, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084 , PAN No.:: AAMFV2415Q,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

**VASTU REALTORS**  
  
 Partner

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 7,021/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 2,021/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 1665, Amount: Rs.5,000/-, Date of Purchase: 09/09/2019, Vendor name: S K Saraker

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 09/09/2019 5:42AM with Govt. Ref. No: 192019200071140161 on 09-09-2019, Amount Rs: 2,021/-, Bank: CANARA BANK ( CNRB0000344), Ref. No. GRIPS2019090981862 on 09-09-2019, Head of Account 0030-02-103-003

*Maitreyee Ghosh*

**Maitreyee Ghosh**

**DISTRICT SUB-REGISTRAR**

**OFFICE OF THE D.S.R. - I SOUTH 24-PARGANAS**

**South 24-Parganas, West Bengal**

**VASTU REALTORS**

*Uma Shankar Nayak*

**Partner**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1601-2019, Page from 137670 to 137724

being No 160102814 for the year 2019.



Digitally signed by MAITREYEE GHOSH  
Date: 2019.09.13 16:14:30 +05:30  
Reason: Digital Signing of Deed.

Maitreyee Ghosh

(Maitreyee Ghosh) 13/09/2019 16:01:58  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - I SOUTH 24-PARGANAS  
West Bengal.

VASTU REALTORS

Ujma Shankar Nayak

(This document is digitally signed.)