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Certified that the document in respect  
to registration. The signature sheet  
and endorsement sheet attached to  
the document are the part of the  
document.

Additional District Sub-Registrar  
Belghoria, 24 Pgs. (N)

24 JUL 2018

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT made this the 24<sup>th</sup> day of July Two Thousand  
Eighteen;

-BETWEEN-

P. B. CONSTRUCTION

*Bina Chandra*  
Partner



**SRI ARINDAM DHAR @ SRI ARINDAM DHAR** (PAN -ALYPD2043D) son of Late Nitya Gopal Dhar, by religion-Hindu, by nationality-Indian, by occupation- Business, residing at 61, Patuatola Lane P.O & P.S. Amherst Street, Kolkata - 700 009, District Kolkata, hereinafter called and referred to as the **OWNER** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs legal representatives executors administrators and assigns) of the **FIRST PART.**

AND

**P. B. CONSTRUCTION**, ( PAN. AALFP3714D ) a Partnership Firm having its registered office at 18/3/8A, Kumud Ghosal Road, Kolkata-700057, Police Station- Belghoria, District. 24 Parganas (North), having its partners namely 1) **SHRI BISWARUP CHAKRABORTY** ( PAN ACPPC8383D ) Son of Late Sunil Kumar Chakraborty, by religion-Hindu, by nationality-Indian, by occupation-Business, residing at 22/1, Mahadeb Ghosal Road, Ariadaha, Kolkata-700057, Police Station-Belghoria, District North 24 Parganas 2) **SMT. PUTUL PAUL** ( PAN AFQPP7342P ) Wife of Shri Tapan Paul, by religion-Hindu, by nationality-Indian, by occupation-Business residing at 42/G/32, B.C.Chatterjee Street, Post Office and Police Station-Belghoria, Kolkata-700056, District North 24 Parganas 3) **SHRI MAYUKH NARAYAN ROY** ( PAN. AGWPR8234M ) Son of Sri Malay Narayan Roy, by religion-Hindu, by nationality-Indian by occupation-Business, residing at 110/10, Kumud Ghosal Road, Ariadaha, Kolkata-700057, Police Station-Belghoria, District North 24 Parganas 4) **SHRI ASHIM SARKAR** (PAN. ALPPS2766K) Son of Late Chittaranjan Sarkar, by religion-Hindu, by nationality - Indian, by occupation - Business residing at 34/3, Lake View Park, P.O.- Bonhoogly, Kolkata - 700 108, P.S. - Baranagar, Dist. - North 24 Parganas all the partners of said **P. B. CONSTRUCTION**, represented jointly by its two partners as per registered Partnership Deed namely 1) **SHRI BISWARUP CHAKRABORTY** Son of Late Sunil Kumar Chakraborty, by religion-Hindu, by nationality-Indian, by occupation-Business, residing at 22/1, Mahadeb Ghosal Road, Ariadaha, Kolkata-700057, Police Station-Belghoria, District North 24 Parganas 2) **SHRI ASHIM SARKAR** (PAN. ALPPS2766K) Son of Late Chittaranjan Sarkar, by religion-Hindu, by nationality - Indian, by occupation - Business residing at 34/3, Lake View Park, P.O.- Bonhoogly, Kolkata - 700 108, P.S. - Baranagar, Dist. - North 24 Parganas hereinafter called and referred to as the **DEVELOPER** (which expression shall unless excluded by or repugnant to the context be deemed to include its heirs, successors, executors, administrators, representatives and assigns) of the **SECOND PART:**

WHEREAS Smt. Jarat Kumari Dhur, since deceased, wife of late Jagannath Dhur and Sri. Chandi Charan dhur, Sri. Nitya Gopal Dhur, Sri. Gour Chand Dhur, Sri. Netal Chand Dhur, since all are deceased and all are the son of late Jagannath Dhur and all residing at 61, Patuatola Lane, Kolkata - 700 009, had become the sole and absolute joint owners of **ALL THAT** piece or parcel of land measuring an area of 02 (Two) Bighas 06 (Six) Cottahs 06 (Six) Chittaks and 27 (Twenty Seven) sq. feet with old dilapidated building be the same a little bit of more or less, along with the right of common passage adjoining thereto, lying and situate at 28, Feeder Road (Presently Nilgunge Road) Comprised in Mouza - Belgharia, J.L no. 3, R.S no. 17, Touzi no. 172, R.S dag nos. 798 and 799 under Khaitan no. 461, P.O and P.S : Belghoria, A.D.S.R office at Belgharia, Dist : North 24 Parganas, Ward no. 17, Holding no. .... of Kamarhati Municipality, Kolkata - 700 058, by virtue of a registered Deed of Partition register at the office of the Registrar of Assurance, Kolkata and recorded in Book no. I, Column no. 234, Pages from 24 to 69, Being no. 8817 for the year 1987 and the same has been clearly delineated by colour violet in the site plan annexed in the said Deed of Partition.

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*Bimal Chandra*  
Partner



**AND WHEREAS** the said Smt. Jarat Kumari Dhur, Sri. Chandl Charan dhur, Sri. Nitya Gopal Dhur, Sri. Gour Chand Dhur, Sri. Netai Chand Dhur, since all are deceased, while leaving as well as enjoying the property of above description, Sri. Chandl Charan Dhur died intestate as on 22/12/1990 and at the time of his death, the deceased left surviving him the following persons who according to the Hindu Success Act, are the only legal heirs of the deceased and none else, entitled to succeed to the estate of the deceased on an intestate succession.

| Sl. No. | Name               | Address                   | Relation with the deceased |
|---------|--------------------|---------------------------|----------------------------|
| 1       | SMT. ARATI DHUR    | 61, Patuatola Lane, Kol-9 | Wife                       |
| 2       | SRI. SOUMITRA DHUR | 61, Patuatola Lane, Kol-9 | Son                        |
| 3       | SMT. SUSMITA DUTTA | 61, Patuatola Lane, Kol-9 | Married daughter           |

**AND WHEREAS** after sad demise of said Chandl Charan Dhur as stated herein before, said Nitya Gopal Dhur, Gour Chandra Dhur and the legal heirs of Chandl Charan Dhur as stated herein above filed a partition suit vide No. 454 in the year 1989 before Hon'ble High Court at Calcutta for the better possession and enjoyment of their property of above description along with other property and in pursuance with the order dated 25/02/1999 of the said partition suit, the said Nitya Gopal Dhur, Gour Chand Dhur, since both deceased, and the legal heirs of Chandl Charan Dhur became the sole and absolute joint owner of the property of above description, more fully and particularly described in the First Schedule written hereunder.

**AND WHEREAS** in order to have more convenient and exclusive possession and better use, occupation and enjoyment of the property of above description 05 (Five) Cottahs, 05 (Five) Chittaks and 15 (Fifteen) sq. feet of bastu land, be the same a little bit of more or less, along with old pucca superstructure etc. under Dag no. 799 corresponding Khatian no. 461 at the South-West corner of the property described in the First schedule written hereunder has been demarcated, allotted and recognized as the property of the legal heirs of said Chandl Charan Dhur in accordance with the amicable and mutual decision of said Nitya Gopal Dhur, Gour Chand Dhur, since both deceased, and the legal heirs of said Chandl Charan Dhur and in tune with the same decision of the parties as stated herein before 05 (Five) Cottahs, 05 (Five) Chittaks and 15 (Fifteen) sq. feet of bastu land, be the same a little bit of more or less, along with old pucca superstructure etc. under Dag no. 799 corresponding Khatian no. 461 at the South-West corner of the property described in the First schedule written hereunder has been demarcated, allotted and recognized as the property said Nitya Gopal Dhur, since deceased, and 05 (Five) Cottahs, 05 (Five) Chittaks and 15 (Fifteen) sq. feet of bastu land, be the same a little bit of more or less, along with old pucca superstructure etc. under Dag no. 799 corresponding Khatian no. 461 at the South-West corner of the property described in the First schedule written hereunder has been demarcated, allotted and recognized as the property of said Gour Chand Dhur.

**AND WHEREAS** said Nitya Gopal Dhur, since deceased, gifted his share property of 05 (Five) Cottahs, 05 (Five) Chittaks and 15 (Fifteen) sq. feet of bastu land, be the same a little bit of more or less, along with brick built messuages, tenements etc. to his son Sri. Partha Pratim Dhur by executing a registered Deed of gift registered at the office of the ADSR, Cossipore Dum Dum and recorded in Book no. 1, being no. 5205 for the year 2009.

**AND WHEREAS** said Gour Chand Dhur, since deceased gifted his share property of 05 (Five) Cottahs, 05 (Five) Chittaks and 15 (Fifteen) sq. feet of bastu land, be the same a little bit of more or less, along with brick built messuages, tenements etc. to his married daughter Smt. Kakali Patra (Dhur) by executing a registered Deed of gift registered at the office of the ADSR, Cossipore Dum Dum and recorded in Book no. 1, being no. 5204 for the year 2009.

**AND WHEREAS** Smt. Arati Dhur, wife of late Chandl Charan dhur and Smt. Susmita Dutta, married daughter of late Chandl Charan Dhur and wife of Sri. Chanchal Dutta gifted their share of 03 (Three) Cottahs, 08 (Eight) Chittaks and 40 (Forty) sq. feet i.e 1/3<sup>rd</sup> of 05 (Five) Cottahs, 05 (Five) Chittaks and 15 (Fifteen) sq. feet of bastu land, be the same a little bit of more or less, along

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*[Signature]*

Partner



with brick built messuages, tenements etc. to Sri. Soumitra Dhur, the latter being their son and brother respectively by executing a registered Deed of gift registered at the office of the ADSR, Cossipore Dum Dum and recorded in Book no. 1, being no. 5203 for the year 2009.

AND WHEREAS after given the gifted property to Sri Soumitra Dhur, Smt. Kakali Patra (Dhur) and Sri Partha Pratim Dhur by three separate registered deeds the remaining Land i.e 26 (Twenty) Cottahs, 10 (Ten) Chittaks of bastu land and are still possession by the owners Smt. Arati Dhur, Sri Soumitra Dhur, Smt. Susmita Dutta, Gour Chand Dhur & Nitya Gopal Dhur and enjoy the property. Smt. Arati Dhur, Sri Soumitra Dhur, Smt. Susmita Dutta, Gour Chand Dhur & Nitya Gopal Dhur are the sole and absolute owners of land measuring 26 (Twenty) Cottahs, 10 (Ten) Chittaks of bastu land with old dilapidated building and 4 ( Four ) Cottahs 12 (Twelve ) Chittacks and 27 Sft. of pond be the same a little bit of more or less, along with the right of common passage adjoining thereto, lying and situate at 28, Feeder Road ( Presently Nilgunge Road ) Comprised in Mouza - Belgharia, J.L no. 3, R.S no. 17, Touzi no. 172, R.S dag nos. 798 and 799 under Khaitan no. 461, P.O and P.S : Belghoria, A.D.S.R office at Cossipore, Dum Dum, Dist : North 24 Parganas, Ward no. 17, Holding no. 1613 of Kamarhati Municipality, Kolkata - 700 056,

AND WHEREAS Sri. Gour Chand Dhur died intestate as on 23.02.2012 and at the time of his death, the deceased left surviving him the following persons who according to the Hindu Success Act, are the only legal heirs of the deceased and none else, entitled to succeed to the estate of the deceased on an intestate succession.

| Sl. No. | Name                 | Address                                                                                     | Relation with the deceased |
|---------|----------------------|---------------------------------------------------------------------------------------------|----------------------------|
| 1       | Smt. Dipanjali Dhar  | 61, Patuatola Lane, Kol-9                                                                   | Wife                       |
| 2       | Smt. Kakali Patra    | 174/1, Sree Ram Dhang Road, Horah - 711108                                                  | Married Daughter           |
| 3       | Smt. Munmun Banerjee | E-42, 2 <sup>nd</sup> Floor, Dayal Bagh, EROS Garden, Charmwood Village, Faridabad - 121009 | Married Daughter           |

AND WHEREAS Sri. Nitya Gopal Dhur died intestate as on 30.01.2011 and at the time of his death, the deceased left surviving him the following persons who according to the Hindu Success Act, are the only legal heirs of the deceased and none else, entitled to succeed to the estate of the deceased on an intestate succession.

| Sl. No. | Name               | Address                         | Relation with the deceased |
|---------|--------------------|---------------------------------|----------------------------|
| 1.      | Partha Pratim Dhur | 61, Patuatola lane, Kolkata - 9 | Son                        |
| 2.      | Arindam Dhur       | 61, Patuatola lane, Kolkata - 9 | Son                        |

AND WHEREAS the said Sri Partha Pratim Dhur and Sri Arindam Dhur became the joint owners of the property left by the said Nitya Gopal Dhur the undivided land measuring about 8 (Eight) Cottahs 10 (Ten) Chittacks 2 (Two) sft. more or less and pond measuring about 2 (Two) Cottahs 10 (Ten) Chittacks 14 (fourteen) sft. more or less out of total area of land measuring 25 ( Twenty Five ) Cottahs, 10 (Ten) Chittaks of bastu land with old dilapidated building and 4( Four ) Cottahs 12 (Twelve Chittacks ) 27 Sft. of pond be the same a little bit of more or less, along with the right of common passage adjoining thereto, lying and situate at 28, Feeder Road ( Presently Nilgunge Road ) Comprised in Mouza - Belgharia, J.L no. 3, R.S no. 17, Touzi no. 172, R.S dag nos. 798 and 799 under Khaitan no. 461, P.O and P.S : Belghoria, A.D.S.R office at Cossipore, Dum Dum, Dist : North 24 Parganas, Ward no. 17, Holding no. 1613 of Kamarhati Municipality, Kolkata - 700 056, and they entitled undivided  $\frac{1}{2}$  share each of the above mentioned area of land measuring

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*Arindam Dhur*  
Partner



about 4 (Four) Cottahs 5 (Five) Chittacks 1 (one) sft. more or less and pond measuring about 1 (One) Cottah 5 (Five) Chittacks 14 (Fourteen) Sft. more or less and they seized and possessed said property well and sufficiently and have been enjoying the same as absolute joint owners thereof.

**AND WHEREAS** due to commercial exploit of the said property said Sri Arindam Dhur @ Arindam Dhar the owner herein has decided to develop and / or promote his above mentioned undivided share of landed property more fully and particularly described in the **FIRST SCHEDULE** hereunder written by constructing a new (G+4) storied building/buildings after demolishing the existing old structure standing over the above mentioned property according to the sanctioned building/buildings plan to be sanctioned by local Kamarhati Municipality.

**AND WHEREAS** the said owner herein has searched out an experienced developer/ promoter to develop/ promote the said landed property by way of constructing a new (G+4) storied building/buildings upon the said landed property which is more fully and particularly described in the First schedule hereunder written after demolishing existing old building/buildings standing thereupon, according to the sanctioned building /buildings plan, duly to be sanctioned by local Kamarhati municipality.

**AND WHEREAS** the said Firm P. B. CONSTRUCTION, a partnership firm/developer/ promoter herein hereby has approached to the said owner herein to develop/ promote the aforesaid landed property more fully and particularly described in the **FIRST SCHEDULE** hereunder written by way of constructing a new (G+4) multi storied building/buildings thereon.

**AND WHEREAS** according to proposal of the said Developer herein the owners herein have gladly accepted the such proposal and have agreed by following terms and conditions.

#### ARTICLE "I" DEFINATION

In the contract the following expression shall unless there the context otherwise requires have the meanings hereby respectively assigned to them :-

1. **OWNER**- namely SRI ARINDAM DHUR of 61, Patuatola Lane ,P.O & P.S. Amherst Street, Kolkata - 700 009, District Kolkata.

2. **DEVELOPERS** - Shall mean P. B. CONSTRUCTION hereinafter called and referred to as the **DEVELOPER/PROMOTER** (which expression shall unless excluded by or repugnant to the context be deemed to include its heirs, executors, administrators, legal representatives & assigns).

3. **SAID PREMISES**- shall mean and include ALL that place and parcel of land measuring undivided land measuring about 4 (Four) Cottahs 5 (Five) Chittacks 1 (One) SFT. more or less and pond measuring about 1 (One) Cottah 5 (Five) Chittacks 14 (Fourteen) Sft. more or less out of total area of land measuring about 25 (Twenty Five) Cottahs, 10 (Ten) Chittacks of bastu land with old dilapidated building and 4 (Four) Cottahs 12 (Twelve) Chittacks 27 Sft. of pond be the same a little bit of more or less., along with the right of common passage adjoining thereto, lying and situate at 26, Feeder Road ( Presently Nilgunge Road ) Comprised in Mouza - Belgharia, J.L no. 3, R.S no. 17, Touzi no. 172, R.S dag nos. 798 and 799 under Khaitan no. 461, P.O and

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**Partner**



S : Belghoria, A.D.S.R. office at Belghoria, Dist : North 24 Parganas, Ward no. 17, Holding no. 1613 of Kamarhati Municipality, Kolkata - 700 058, more fully and particularly described in the First Schedule hereunder written.

4. **BUILDING/BUILDINGS**- Shall mean the (G+4) storied building/buildings consisting of several floors presently intended to be constructed at premises no. 28, Nilganj Road, Post Office Belghoria, Kolkata - 700 058, Police Station-Belghoria, District North 24 Parganas, Holding No. 1613, Ward No.17, of Kamarhati Municipality.

5. **UNIT**-Shall mean the constructed area and / or spaces in the building/buildings and / or constructed area capable of being occupied and enjoyed independently.

6. **SUPER BUILT UP AREA**- shall mean in total covered area to be comprised in the unit as certified by the Architect plus the proportionate share of the common area. Which is 20% ( Twenty Percentage ) of the total covered area.

7. **THE PLAN**- Shall mean such plan to be prepared by the Architect for the construction of the Commercial cum Residential Complex, and as to be sanctioned by the authority of the Kamarhati Municipality and / or by such other authority or authorities empowered to sanction any building/buildings plan in accordance with law and / or any modified and / or revised plan.

8. **COMMON FACILITIES AND AMINITIES**- shall mean and include corridors, staircase, passages, ways, common lavatories, deep tube well, underground water reservoir, overhead water tank, water pump and motor, ultimate roof and lift facilities of the building/buildings and other facilities which may be mutually agreed upon between the parties and as required for the purpose of establishment, location, enjoyment, provisions, maintenance and / or management of the commercial cum residential complex.

9. **TRANSFER**- shall mean as required under the Indian Registration Act. 1908 as well as described under the Transfer of Property Act 1882, for transfer of flats, shops, garages etc. with undivided proportionate share of the land.

10. **BUYERS/ PURCHASERS**- shall mean the purchasers and / or purchase of any portion of the commercial and / or residential unit of the building/buildings as to be constructed according to the sanctioned plan of the Baranagar Municipality, who will be the nominee or nominees of the owners / developer.

11. **ENGINEER IN CHARGE**- mean the person who shall be engaged by the developer for the purpose of the construction of the said (G+4) multi storied building/buildings according to the sanction building/buildings plan at premises no 28, Nilganj Road, Kolkata - 58, Post Office - + Police Station -Belghoria, District North 24 Parganas.

12. **SALEABLE SPACE** - Shall Mean remaining portion of the said (G+4) storied building/buildings to be constructed in the form of the residential flat, garage & Commercial spaces of the said (G+4) storied building/buildings after handing over the owners' allocation available for independent use and occupation after making due provision for common facilities and the space required therefore against consideration.

## ARTICLE "II" DATE OF COMMENCEMENT

**P. B. CONSTRUCTION**

Partner



This Agreement shall have the effect on and from ..... the day of  
Eighteen .

Two Thousand

### ARTICLE "III" OWNER'S REPRESENTATION

The owner seized and possessed of or otherwise well and sufficiently entitled to ALL that piece and parcel of undivided Bastu land measuring about 26 ( Twenty six ) Cottahs , 10 (Ten) Chittaks of bastu land with old dilapidated building and 4( Four ) Cottahs 12 (Twelve Chittacks ) 27 Sft. of pond be the same a little bit of more or less, with old dilapidated building be the same a little more or less, along with the right of common passage adjoining thereto , lying and situate at 28 , Feeder Road (Presently Nilgunge Roa ) Comprised in Mouza - Belgharia , J.L no. 3 , R.S no. 17,Touzi no. 172, R.S dag nos. 798 and 799 under Khaitan no. 461 ,P.O and P.S : Belghoria, A.D.S.R office at Belgharia, Dist : North 24 Parganas , Ward no. 17, Holding no. 1613 of Kamarhati Municipality, Kolkata - 700 058 .

2. That the premises is free from all encumbrances and the owner has a clear and good marketable title in respect of the above mentioned property which is more fully and particularly described in the First Schedule hereunder written.

3. That the said landed property is free from all encumbrances, charges, liens, lispendences, attachments, trusts, acquisitions whatsoever or howsoever.

4. That the owner should declare that there is no suit / proceedings in the above mentioned land and The owner will vacant the tenanted portion from the developed area at their own expenses. The developer will help to the owner for vacating the tenanted portion from the developed area.

5. That owner should clear or upto date the following matter at their own cost & expenses and the developer will help all the matters.

- i) Mutation in the name of the Present Owner in the office of the Kamarhati Municipality & B.L & L.R.O Department
- ii) Upto Date Municipal Tax & Khajna
- iv) shifting of the electric Metre.

### ARTICLE "IV" DEVELOPER'S REPRESENTATION

1.The Developer having been satisfied with the declaration hereinbefore as recorded in article-III above has agreed to undertake the work of development of the above mentioned property and construction of the commercial cum residential building/buildings and have also made arrangement of sufficient funds for carrying out the work of the development of the said premises and construction of the said commercial cum residential building/buildings on the basis of the owner assurance that there is no pending suit proceedings under Civil or Criminal or Revenue and / or any claim, demand and interest of any other individual, firm and / or company and the said premises is absolutely free from all encumbrances having clear and good marketable title therein.

2. The Developer herein shall carry out the work of development of the said premises and for construction of the said commercial cum residential building/buildings in accordance with the building/buildings plan duly sanctioned by the Kamarhati

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**Partner**



Municipality and / or by the competent authority or authorities to sanction the plan and / or on the basis of the modified plan and / or revised plan thereof.

3. That the land owner hereby grant exclusive right to the Developer to undertake the construction on the vacant land in accordance with the plan or plans as to be sanctioned by the Kamarhati Municipality and the revised plan if made thereafter.

4. That the building/buildings or any document in relation thereto as may be required for construction of the proposed commercial cum residential building/buildings shall be prepared and supplied by the land owner at the cost of the Developer provided all other additions, alterations and modifications in the plan and / or design documents as may be required by the Developer for the purpose of obtaining necessary sanction from the appropriate authorities shall be prepared and submitted by the Developer on behalf of the land owner at the developer's own cost and expenses.

5. The land owner hereby agree and undertake that they will deliver certified copies of the said deeds which is issued by the appropriate authority and other documents relating to the aforesaid property to the Developer herein at the time of signing of this Agreement and the said Developer shall keep the same in safe custody and shall offer the same for inspection and production as and when required in any Bank or financial institutions by the said owner and intending purchaser / purchasers of the flats / units / spaces Etc.

6. The land owner shall sign and execute in favour of the Developer or its partners a registered General Power of Attorney with Development Power authorizing him to take all necessary permission and sanction from the different authorities in connection with the construction of the said commercial cum residential (G+4) storied building/buildings including Booking, execution of the agreement for sale and Deed of Conveyance of the flats with undivided un demarcated impartibly proportionate share of the land with right to use of common areas and facilities in respect of the developer's allocation only in favour of the intending purchaser or purchasers and to receive money or moneys from those purchaser or purchasers.

7. That upon completion of the proposed commercial cum residential (G+4) storied building/buildings, the developer shall put the land owner an undisputed possession of the land owners' allocation **TOGETHER WITH** the common facilities and amenities of the said commercial cum residential building/buildings.

8 The land owner and the developer shall be exclusively entitled to have their respective share of allocation in the said commercial cum residential (G+4) storied building/buildings with exclusive right to transfer or otherwise deal with or dispose of the same without any right claim and interest therein whatsoever of the others and the land owner shall not any way interfere with or disturb the quite and peaceful possession of the Developers' allocation. Like such the developer shall not any way interfere with or disturb the quite and peaceful possession of the land owners' allocation.

9. That in so far as necessary all dealings by the Developer in respect of the said commercial cum residential building/buildings including agreement for sale or transfer concerning developer's allocation shall be in the name of the land owner. But in all such dealings the owner shall not be responsible in any manner whatsoever. All kind of taxes

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**Partner**



, impositions, penalties, levies if any imposed by the authorities concerned in connection with such dealings, shall be the exclusive liabilities of the developers and the owner shall not be responsible at all. The Developer further indemnify the owner to that effect and if in future any such impositions are imposed upon the owner then the developer shall bear the same.

10. That the Developer shall at its own costs and expenses will complete the said commercial cum residential (G+4) storied building/buildings upon the said land in accordance with the amalgamation of the said properties with the adjacent plots, sanctioned building/buildings plan as well as revised plan and confirming to such specifications as are mentioned in the Second Schedule hereunder written as well as per directions/ instructions of the Engineer in charge of the appropriate authority or authorities.

11. The Developers will demolish the old structure, if any at their cost & expenses. The developers will taken all the materials from the old structure in that event the owner will not demand or claim anything from the developer.

#### ARTICLE "V" OWNER FURTHER REPRESENTATION

1. The owner hereby appoint the Developer as the Builder and / or Developer and / or Promoter for the purpose of developing the said premises and / or construction of the said commercial cum residential (G+4) storied building/buildings as per the scheme of the development as herein agreed. The Developer hereby accepts and confirms this appointment.
2. The owner do hereby entrust the work of development of the said premises on the terms and conditions as contained in this agreement.
3. The Developer shall carry out the work of development in respect of the said premises
  - a) By creating and / or constructing a commercial cum residential (G+4) storied building/buildings or other structures in or upon the said premises at Developers' own costs and expenses.
  - b) By allotting the owners' allocation to the owner as provided hereunder after completion of the same at the cost and expenses of the Developer.

#### ARTICLE "VI" OWNER ALLOCATION

1. The owner will get one flat measuring 1100 Sft. Covered Area in the Third Floor of the said (G+4) storied building/buildings with proportionate area of the stair case, lift, lobbies, & community hall, as per sanction plan from Kamarhati Municipality at premises No. 28, Feeder Road (Presently Nilgunge Road), P.O and P.S : Belghoria, Dist : North 24 Parganas, Ward no. 17, Holding no. 1613 of Kamarhati Municipality, Kolkata - 700 056, more fully and particularly described in the First Schedule hereunder written.
2. The Developers will pay Rs. 3,00,000/- (Three Lakhs Only) at the time of Signing of this agreement to the Owner as a Nonrefundable security deposit.

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Partner



3. The others Expenses as per article III clause 5, will be payable to the developers by the owner at the time of taking possession of the owner's allocation in new construction after complete of the developmental work.

#### ARTICLE "VII" DEVELOPERS ALLOCATION

1. In consideration of the development work and / or construction of the proposed commercial cum residential building/buildings at the costs and expenses of the Developer, the Developer shall get and be entitled to have rest covered area as per sanctioned plan from the Local Kamarhati Municipality of the proposed commercial cum residential building/buildings including undivided proportionate share of the land of the demise premises No. 28, Feeder Road ( Presently Nligunge Road ), P.O and P.S : Belghoria, Dist : North 24 Parganas, Ward no. 17, Holding no. 1613 of Kamarhati Municipality, Kolkata - 700 056 more fully and particularly described in the First Schedule hereunder written including the common areas, facilities and amenities of the said building/buildings.

2. After the allotment of the said owners' allocation as referred to hereinabove the Developer shall be entitled to hold, occupy, possess and enjoy the rest share of the total built up area of the said commercial cum residential building/buildings to its exclusive use and / or occupation and further be entitled to deal with and / or dispose of the same in any way / any manner and to appropriate the entire amount of the consideration by or the owner/ Developers above named and / or any other person or party on its behalf or otherwise whatsoever.

#### ARTICLE "VIII" PERIOD OF COMPLETION

That the time is the essence of the instant contract and the Developer at its own cost and expenses shall complete the entire project within 36 ( Thirty Six ) months from the date of sanction of the building/buildings plan from the Kamarhati Municipality or date of the possession of the land in vacant position which is later and other authority or authorities unless the Developer is prevented by any restrained order issued by any competent court or due to acts beyond and control of the Developer for Natural Calamity, acts by God.

#### ARTICLE "IX" DEVELOPERS OBLIGATION

1. It is agreed and made clear that the owner herein shall not in any manner be liable and / or responsible for the costs, charges and expenses for the development of the said premises and / or construction of the proposed commercial cum residential (G+4) storied building/buildings and in this respect, the Developer hereby agrees to keep the owner absolutely indemnified and harmless.

2. The Developer herein shall keep the owner absolutely indemnified and harmless against all action claims and demands which may arise due to any deviation and / or violation of the West Bengal Municipal act and rules, the Contract Labour Abolition Act, Workmen Compensation Act 1923 and rules thereof any the West Bengal Building/buildings (Regulation of Promotion of Construction and Transfer of Promoters) Act. 1993.

3. The Developer herein shall solely be responsible or liable for the payment of all salaries, wages, charges and remunerations of all Contractors, Masons, Labours, Supervisors, Architects, Engineers, Security Guards and other employees and staffs as may be retained appointed and / or employed by the Developer and in this regard, the owner shall not in any manner be responsible.

**P. B. CONSTRUCTION**

Partner



from the date of Signing of the Development Agreement, upto date of possession of owners' allocation the Developer will pay all rates and taxes and all taxes of the land before the date of signing of this Agreement will be paid by the Owner herein. The Owner will not liable for any kind of taxes like Income Tax, Vat (sales Tax), service tax etc. which may arise due to sale of flats, garages to be sold by the developer from developers' allocation.)

### ARTICLE "XII" DOCUMENTATION

ALL fees costs charges and expenses for preparation of the proposed transfer Deeds and all other Deeds and documents shall be borne by the Developer and / or transferee of the flats/shops/garages etc. and other spaces of the proposed commercial cum residential building/buildings and such fees, costs and expenses shall have to be related to the developers' allocated share not in any way relating to owners' allocated area.

### FIRST SCHEDULE REFERRED TO ABOVE (DESCRIPTION OF THE LAND)

ALL that piece and parcel of undivided bastu land measuring about 4 (Four) Cottahs 5 (Five) Chittacks 1 (One) SFT. more or less and pond measuring about 1 (One) Cottah 5 (Five) Chittacks 14 (Fourteen) Sft. more or less out of total area of Bastu land measuring about 25 (Twenty Five) Cottahs, 10 (Ten) Chittacks of with old dilapidated one storied pucca building measuring about 1000 sq.ft. and 4 (Four) Cottahs 12 (Twelve Chittacks) 27 Sft of pond be the same a little bit of more or less, along with the right of common passage adjoining thereto, lying and situate at 28, Feeder Road (Presently Nilgunge Road) Comprised in Mouza - Belgharia, J.L no. 3, R.S no. 17, Touzi no. 172, R.S dag nos. 798 and 799 under Khaitan no. 481, P.O and P.S : Belghoria, A.D.S.R office at Belgharia, Dist : North 24 Parganas, Ward no. 17, Holding no. 1813 of Kamarhati Municipality, Kolkata - 700 058, and it is mentioned here that the said pond will used as common portion for the unit holders of the proposed new multi-storied building, total property butted and bounded by -

ON THE NORTH - Basudha Enclave.

ON THE SOUTH - Property of Allied Ceramics.

ON THE EAST - Property of Allied Ceramics and Property of Debraj Dhar & others.

ON THE WEST - Property of Basudha Enclave and Municipal Road.

### THE SECOND SCHEDULE ABOVE REFERRED TO (Scope and Specification of Work)

Board specifications of the construction shall be as follows :

| Sl. No. | Particulars       | Details                                                                                                                                                      |
|---------|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1.      | Foundation:-      | Designed for ground plus Four - storied with R.C.C. frame structure with. All external walls shall be 8" thick and all partition walls shall be of 5" walls. |
| 2       | Elevation:-       | A unique blending of oriental and Modern architecture                                                                                                        |
| 3       | Staircase:-       | Staircases finished with Mar war Marble flooring.                                                                                                            |
| 4       | External finish:- | Cement plastering with some ornamental decorative cement base paint finish.                                                                                  |
| 5       | Internal          | Wall putty.                                                                                                                                                  |

**P. B. CONSTRUCTION**

Partner



|    |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|----|------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|    | finish:-   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| 6  | Flooring:- | All flooring finished with Vitrified floor tiles skirting of 4" height.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| 7  | Doors:-    | Inside Quality Flush Door of 30mm. Thick, Painted with two coats of synthetic enamel paint. Main Door of 35 mm. Thick, one side Teak finish with Godrej Lock. Main entrance Door will be 7 feet in height. Others doors height will be 6'6".                                                                                                                                                                                                                                                                                                                                                       |
| 8  | Windows:-  | Sliding Type aluminum window with Glass panes.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| 9  | Grill:-    | M.S. Grill in windows, verandah up to 3'-6" height and Railing upon the staircase.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| 10 | Paints:-   | External exposed surface of windows Grills will be finished with quality paints excepting inside.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| 11 | TOILET:-   | Marwar Marble flooring with colour Concept glazed Tiles (Ceramic) dado of 6'-6" height in two toilets. Anglo India Commode with cistern wall mixture, geyser line, one bib cock, one over head shower will provided by the developer. EWC commode, hand shower, 2 in 1 bib cock, towel rack, one corner basin, one bibcock will provided by the developers in the attach toilet. All C.P. fittings will be Jaguar or D'sons brand and All Porcelain goods will be used of nicer or Hindustan Hindware Brand. All Toilet lines will be concealed. In the dinning 1 pedestal basin will be provided. |
| 12 | Kitchen:-  | Specious cooking platform with Green Marble/ Granite stone finish with Stainless Steel Sink, Wall 4'-0" height Ceramic Tiles from Platform.                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| 13 | Electrical | All electrical wiring in concealed conduits with copper wires. Convenient provision and distribution of light and power plugs, A.C. line in all Bedrooms, Geyser, Washing Machine Line and Water purifier Line will be provided by the developer.                                                                                                                                                                                                                                                                                                                                                  |
| 14 | . Lift     | Standared quality Lift will be provided.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |

#### Extra Work

Other than aforesaid specifications, for interior decoration ( Inside Flat) on request of the owner extra cost will be involved for decorative works.

#### Additional Alteration/ Modification

In case of Addition/ Alteration/ Modification (only internally) if desired as estimate will be submitted by Developer to him for the same estimate agreed upon the proposed owner to be paid extra.

### THIRD SCHEDULE REFERRED TO ABOVE PART - 1

The common areas and facilities mentioned in this agreement shall include :

- The beams supports main walls partition walls corridors lobbies staircase landings stairways/Lift Room, Pump room electric meters room entrance of the said building/buildings and other areas and spaces of the building/buildings intended for the common use, excepting roof/terrace which may be used as covered space and/or sold by the Promoter/Developer within the next three years from the date of completion of the building/buildings after obtaining necessary permission for construction for construction from Municipal authority.
- Installation of common services such as water sewerage toilets fire fighting (if any) etc.
- Pump, Motor, Pipes and all apparatus and installation in the said building/buildings for common use.

**P. B. CONSTRUCTION**

**Partner**



PART - II

The common parts and facilities shall include :-

- a) Water distribution system, sewerage system, Electric Main Line, Cable Line Main Gate.
- b) Septic Tank, Passage and Underground Water Reservoir, etc.

**THE FOURTH SCHEDULE ABOVE REFERRED TO**  
(Common Expenses)

Cost, Expenses and outgoings and obligations for which all Purchaser of units are to contribute proportionately :-

1. All costs of maintenance, cleaning of premises for common use, operating water pumps, replacing, white-washing, painting, re-building/buildings, re-constructing, decorating, re-decorating, lighting the common parts, and also the outer walls of the building/buildings.
2. The salary of all persons employed for the common purposes.
3. Insurance premium for insuring the building/buildings against earthquake, fire lighting, mob damage, civil commotion etc. if any
4. All charges and deposits for supply of common utilities to the Purchaser or other Purchaser or occupiers of other portions of the building/buildings.
5. Municipal taxes and other outgoings save those separately assessed on the Purchaser or other co-owners.
6. Cost of formation and operation of the company, association society for the maintenance of the building/buildings.
7. All litigations expenses incurred for the common purposes.
8. The office expenses incurred for maintaining an office for common purpose, if any.
9. All other expenses and outgoing as demanded by the Promoter/Developer being necessary or incidental to regulate the rights of the Purchaser and/or occupiers of the building/buildings including such amount as may be reasonably fixed for creating a fund for replacement, renovation, maintenance and/or periodic repairs in and of the common portions.

**THE FIFTH SCHEDULE ABOVE REFERRED TO**  
**Details of amount to be paid and/or to be deposited with Promoters by the Purchaser :**

1. An amount equivalent to twelve months maintenance and service charges including the rates and taxes as may be payable in relation to the said unit.
2. An amount equivalent to twelve months generator running charges incase it is installed.
3. An amount equivalent to estimated charges for electricity for twelve months in case the Purchaser(s) consumes electricity from Promoters meter which deposits shall be refunded after necessary adjustments, as and when the Purchaser(s) gets a separate meter in his/his

**P. B. CONSTRUCTION**

Partner



name. However the Promoter(s) shall be under no obligation to provide electricity and shall be free to disconnect the same at any time.

4. Proportionate amount of money to be deposited with CESC,
5. Stamp duty and Registration charges as may be required to be paid on account of completion of transfer of the said Unit in favour of the Purchaser(s).
6. Sales tax and/or other rates and taxes as may be payable on the amount of the construction cost payable to the Promoter(s) on account of the said unit.

Providing always that the amounts of deposits shall not carry any interest and will remain with the Promoters until the formation of the professional organization the Promoters shall make over all such deposits amount to the professional Organization after deducting actual outgoings.

Note :-

The owner will pay G.S.T. as per Govt. of India rule before taking possession of the total consideration of the unit.

The following item of works will be treated as extra Work :

1. Fixing of Door shutters of the loft.
2. Fixing of doorframe and shutter of meat shelves in kitchen.
3. Cost of any wooden work in built in Almirah including polishing etc.
4. Full coverage of verandah Grill.
5. Any decorative work in floor other than ceramic tiles (ordinary).
6. Any other colored decorated tiles used in toilet and kitchen wall (dado) or in floor in place of schedule tiles.
7. Any colored porcelain goods in S. & P work.
8. Use any basin in dining.
9. For use extra any tiles work other than kitchen & toilet.
10. Use any collapsible gate in anywhere.
11. Items other than agreement which is not mentioned here also treated as extra work.
12. Use wooden teak in place of flush door shutters and wooden window shutters in place of Aluminum window on extra charge will be Rs.100/- per sq.ft.

We will provide 23 numbers of electric points in three-bedroom flat. And 22 numbers of electric points in Two -bedroom flat After that any excess point will be charged as extra which will have to be paid by the Purchaser @ Rs.450/- per point without any fixtures except power point which will be charged Rs.9 00/- each point.

P. B. CONSTRUCTION

Partner



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

SIGNED, SEALED & DELIVERED by both the parties at  
Kamarhati in presence of :

WITNESSES:

1. Sandipan Barua  
Adv  
Barraekpore Court

Arindam Dhar

2. Sanjay Ghosh  
of 36 Patna Road  
Nimta kal-49

Signature of the Owner

P. B. CONSTRUCTION

1. *Pranab Chakrabarti*  
Partner

P. B. CONSTRUCTION

2. *Arin Sarma*  
Partner

Signature of the Developer

P. B. CONSTRUCTION

Partner



MEMO OF CONSIDERATION

RECEIVED the sum of Rupees 3,00,000/- ( Rupees Three Lac) Only from the above named Purchaser on the day, month and year first above written in the manner as following

| Date       | Bank Name                   | Cheque No. | Amount         |
|------------|-----------------------------|------------|----------------|
| 24/07/2018 | H.D.F.C. Bank,<br>Belgharia | 000051     | Rs. 3,00,000/- |
|            |                             |            |                |
|            |                             | Total      | Rs. 3,00,000/- |

( Rupees Three Lac) Only

WITNESSES:

1. Sandipam Bera  
adv

2. Sanjay Ghosh

Anindam Dhar

Signature of the Owner

Drafted & prepared by me.

Sandipam Bera  
(SANDIPAN BERA)  
ADVOCATE  
BARRACKPORE COURT  
ENROLLMENT NO. W.B-618/2007

P. B. CONSTRUCTION

Partner



### Major Information of the Deed

|                                                              |                                                                                                                                                          |                                                 |            |
|--------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------|------------|
| Deed No :                                                    | I-1526-04037/2018                                                                                                                                        | Date of Registration                            | 24/07/2018 |
| Query No / Year                                              | 1526-0001076606/2018                                                                                                                                     | Office where deed is registered                 |            |
| Query Date                                                   | 06/07/2018 8:26:14 PM                                                                                                                                    | A.D.S.R. Belghoria, District: North 24-Parganas |            |
| Applicant Name, Address & Other Details                      | Sanjoy Ghosh<br>38, Patna Road, Thana : Nimta, District : North 24-Parganas, WEST BENGAL, PIN - 700049, Mobile No. : 9831017049, Status : Solicitor firm |                                                 |            |
| 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. 3/-                                                      | Rs. 98,95,055/-                                                                                                                                          |                                                 |            |
| Stamp duty Paid(SD)                                          | Registration Fee Paid                                                                                                                                    |                                                 |            |
| Rs. 10,021/- (Article:48(g))                                 | Rs. 3,021/- (Article:E, E. B)                                                                                                                            |                                                 |            |
| Remarks                                                      | Received Rs. 60/- ( FIFTY only ) from the applicant for issuing the assesment slip.(Urban area)                                                          |                                                 |            |

### Land Details :

District: North 24-Parganas, P.S.- Belgharia, Municipality: ARIADAH KAMARHATI, Road: Feadar Road, Mouza: Belghoria, Premises No. 28, Ward No. 17, Holding No:1613

| Sch No        | Plot Number | Khatian Number | Land Use Proposed | Land Use ROR | Area of Land              | Set Forth Value (In Rs.) | Market Value (In Rs.) | Other Details       |
|---------------|-------------|----------------|-------------------|--------------|---------------------------|--------------------------|-----------------------|---------------------|
| L1            | RS-798      | RS-451         | Bastu             | Bastu        | 4 Katha 5 Chatak 1 Sq Ft  | 1/-                      | 73,33,611/-           | Property is on Road |
| L2            | RS-799      | RS-451         | Pukur             | Pukur        | 1 Katha 5 Chatak 14 Sq Ft | 1/-                      | 18,11,444/-           | Property is on Road |
| TOTAL :       |             |                |                   |              | 9.3156Dec                 | 2 /-                     | 91,45,055 /-          |                     |
| Grand Total : |             |                |                   |              | 9.3156Dec                 | 2 /-                     | 91,45,055 /-          |                     |

### Structure Details :

| Sch No                                                                                                                                              | Structure Details | Area of Structure | Set forth Value (In Rs.) | Market value (In Rs.) | Other Details             |
|-----------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|-------------------|--------------------------|-----------------------|---------------------------|
| S1                                                                                                                                                  | On Land L1, L2    | 1000 Sq Ft.       | 1/-                      | 7,50,000/-            | Structure Type: Structure |
| Gr. Floor, Area of floor : 1000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0 Year, Roof Type: Pucca, Extent of Completion: Complete |                   |                   |                          |                       |                           |
| Total :                                                                                                                                             |                   | 1000 sq ft        | 1 /-                     | 7,50,000 /-           |                           |

**P. B. CONSTRUCTION**

Partner

Major Information of the Deed :- I-1526-04037/2018-24/07/2018

25/07/2018 Query No:-15260001076606 / 2018 Deed No : I - 152604037 / 2018, Document is digitally signed.

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# Lord Details :

Name,Address,Photo,Finger print and Signature

| Sl No                                                                                                                                                                                                                                                                                                                                                | Name                                                                                                                                                                             | Photo                                                                             | Fingerprint                                                                       | Signature                                                                                         |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------|
| 1                                                                                                                                                                                                                                                                                                                                                    | <b>Mr Arindam Dhar</b><br>Son of Late Nitya Gopal Dhar<br>Executed by: Self, Date of Execution: 24/07/2018<br>, Admitted by: Self, Date of Admission: 24/07/2018 ,Place : Office |  |  | <br>24/07/2018 |
| 61, Patuatola Lane, P.O:- Amherst Street, P.S:- Amherst Street, District:-Kolkata, West Bengal, India, PIN - 700009 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: ALYPD2043D, Status :Individual, Executed by: Self, Date of Execution: 24/07/2018 , Admitted by: Self, Date of Admission: 24/07/2018 ,Place : Office |                                                                                                                                                                                  |                                                                                   |                                                                                   |                                                                                                   |



## Developer Details :

Sl No Name,Address,Photo,Finger print and Signature

|   |                                                                                                                                                                                                                                |
|---|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1 | <b>P B CONSTRUCTION</b><br>18/3/6A, Kumud Ghosal Road, P.O:- Ariadaha, P.S:- Belgharia, District-North 24-Parganas, West Bengal, India, PIN - 700057 , PAN No.:: AALFP3714D, Status :Organization, Executed by: Representative |
|---|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

## Representative Details :

Sl No Name,Address,Photo,Finger print and Signature

| Sl No                                                                                                                                                                                                                                                                                            | Name                                                                                                                                                                                                               | Photo                                                                               | Finger Print                                                                         | Signature                                                                                           |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------|
| 1                                                                                                                                                                                                                                                                                                | <b>Mr Biswarup Chakraborty (Presentant)</b><br>Son of Late Sunil Kumar Chakraborty<br>Date of Execution - 24/07/2018 , , Admitted by: Self, Date of Admission: 24/07/2018, Place of Admission of Execution: Office |  |  | <br>24/07/2018 |
| 22/1, Mahadeb Ghosal Road, P.O:- Ariadaha, P.S:- Belgharia, District-North 24-Parganas, West Bengal, India, PIN - 700057, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACPPC8383D Status : Representative, Representative of : P B CONSTRUCTION (as PARTNER) |                                                                                                                                                                                                                    |                                                                                     |                                                                                      |                                                                                                     |

**P. B. CONSTRUCTION**




**Partner**

Major Information of the Deed :- I-1526-04037/2018-24/07/2018

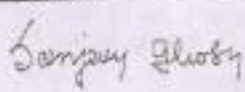
25/07/2018 Query No:-15260001076606 / 2018 Deed No : I - 152604037 / 2018, Document is digitally signed.

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| Name                                                                                                                                                                                                                                                                                   | Photo                                                                                                   | Finger Print                                                                                           | Signature                                                                                         |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------|
| <b>Mr Ashim Sarkar</b><br>Son of Late Chitta Ranjan Sarkar<br>Date of Execution - 24/07/2018, Admitted by: Self, Date of Admission: 24/07/2018, Place of Admission of Execution: Office                                                                                                | <br>Jul 24 2018 2:55PM | <br>LTI<br>24/07/2018 | <br>24/07/2018 |
| 34/3, Lake View Park, P.O:- I S I, P.S:- Baranagar, District:-North 24-Parganas, West Bengal, India, PIN - 700108, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: ALPPS2768K Status : Representative, Representative of : P B CONSTRUCTION (as PARTNER) |                                                                                                         |                                                                                                        |                                                                                                   |

#### Identifier Details :

| Name & address                                                                                                                                                                                                                                                                                                   |            |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|
| <b>Mr Senjoy Ghosh</b><br>Son of Late Dharanidhar Ghosh<br>36, Patna Road, P.O:- Nimta, P.S:- Nimta, District:-North 24-Parganas, West Bengal, India, PIN - 700049, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Identifier Of Mr Arindam Dhar, Mr Biswarup Chakraborty, Mr Ashim Sarkar | 24/07/2018 |
|                                                                                                                                                                                                                                 |            |

#### Transfer of property for L1

| Sl.No | From            | To. with area (Name-Area)    |
|-------|-----------------|------------------------------|
| 1     | Mr Arindam Dhar | P B CONSTRUCTION-7.11792 Dec |

#### Transfer of property for L2

| Sl.No | From            | To. with area (Name-Area)    |
|-------|-----------------|------------------------------|
| 1     | Mr Arindam Dhar | P B CONSTRUCTION-2.19771 Dec |

#### Transfer of property for S1

| Sl.No | From            | To. with area (Name-Area)            |
|-------|-----------------|--------------------------------------|
| 1     | Mr Arindam Dhar | P B CONSTRUCTION-1000.00000000 Sq Ft |

**P. B. CONSTRUCTION**

**Partner**

Endorsement For Deed Number : I - 152604037 / 2018

Major Information of the Deed :- I-1526-04037/2018-24/07/2018

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25-07-2018

Certificate of Market Value (WB PUVI rules of 2001)

Noted that the market value of this property which is the subject matter of the deed has been assessed at Rs 62,95,000/-

Anupam Halder  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. Belghoria  
North 24-Parganas, West Bengal

On 24-07-2018

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 12:47 hrs on 24-07-2018, at the Office of the A.D.S.R. Belghoria by Mr Biswarup Chakraborty.

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

Execution is admitted on 24/07/2018 by Mr Arindam Dhar, Son of Late Nilaya Gopal Dhur, 61, Patuatola Lane, P.O: Amherst Street, Thana: Amherst Street, Kolkata, WEST BENGAL, India, PIN - 700006, by caste Hindu, by Profession Others

Identified by Mr Sanjoy Ghosh, Son of Late Dharanidhar Ghosh, 36, Patna Road, P.O: Nimta, Thana: Nimta, North 24-Parganas, WEST BENGAL, India, PIN - 700049, by caste Hindu, by profession Business

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

Execution is admitted on 24-07-2018 by Mr Biswarup Chakraborty, PARTNER, P B CONSTRUCTION, 18/3/8A, Kumud Ghosal Road, P.O:- Ariadaha, P.S:- Belgharia, District:-North 24-Parganas, West Bengal, India, PIN - 700057

Identified by Mr Sanjoy Ghosh, Son of Late Dharanidhar Ghosh, 36, Patna Road, P.O: Nimta, Thana: Nimta, North 24-Parganas, WEST BENGAL, India, PIN - 700049, by caste Hindu, by profession Business

Execution is admitted on 24-07-2018 by Mr Ashim Sarkar, PARTNER, P B CONSTRUCTION, 18/3/8A, Kumud Ghosal Road, P.O:- Ariadaha, P.S:- Belgharia, District:-North 24-Parganas, West Bengal, India, PIN - 700057

Identified by Mr Sanjoy Ghosh, Son of Late Dharanidhar Ghosh, 36, Patna Road, P.O: Nimta, Thana: Nimta, North 24-Parganas, WEST BENGAL, India, PIN - 700049, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 3,021/- ( B = Rs 3,000/-, E = Rs 21/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 3,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 13/07/2018 2:35PM with Govt. Ref. No: 192018190280938211 on 13-07-2018, Amount Rs: 21/-, Bank: State Bank of India ( SBIN0000001), Ref. No. IK00RDIRQ2 on 13-07-2018, Head of Account 0030-03-104-001-16 Online on 24/07/2018 12:39PM with Govt. Ref. No: 192018190285428131 on 24-07-2018, Amount Rs: 3,000/-, Bank: State Bank of India ( SBIN0000001), Ref. No. CKG5921895 on 24-07-2018, Head of Account 0030-03-104-001-16

P. B. CONSTRUCTION

*Biswarup Chakraborty*  
Partner


Major Information of the Deed :- I-1526-04037/2018-24/07/2018

25/07/2018 Query No:-15260001076606 / 2018 Deed No :- 152604037 / 2018. Document is digitally signed.

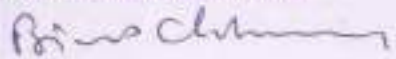
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Part of Stamp Duty  
which has been paid Stamp Duty payable for this document is Rs. 10,021/- and Stamp Duty paid by Stamp Rs 5,000/-  
online - Rs 5,021/-  
Calculation of Stamp  
1 Stamp Type Impressed. Serial no 4255, Amount: Rs.5,000/-, Date of Purchase: 20/07/2018, Vendor name: Ranjita  
2  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 13/07/2018 2:35PM with Govt. Ref. No: 192018190260936211 on 13-07-2018, Amount Rs: 5,020/-, Bank:  
State Bank of India ( SBIN0000001), Ref. No. IK00RDIRQ2 on 13-07-2018, Head of Account 0030-02-103-003-02  
Online on 24/07/2018 12:39PM with Govt. Ref. No: 192018190265428131 on 24-07-2018, Amount Rs: 1/-, Bank:  
State Bank of India ( SBIN0000001), Ref. No. CKG5921895 on 24-07-2018, Head of Account 0030-02-103-003-02

  
Anupam Halder  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. Belghoria  
North 24-Parganas, West Bengal

P. B. CONSTRUCTION



Partner

Major Information of the Deed :- I-1526-04037/2018-24/07/2018

25/07/2018 Query No-15260001076806 / 2018 Deed No I - 152604037 / 2018, Document is digitally signed.

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Registration under section 60 and Rule 69.  
Registered in Book - I  
Volume number 1526-2018, Page from 110486 to 110515  
Deed No 152604037 for the year 2018.



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OFFICE OF THE A.D.S.R. Belghoria  
West Bengal.

P. B. CONSTRUCTION

*Bijul Chatterjee*

Partner

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