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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

U 938267

Certified that the document is authentic to registration. The Signatures Sheet and endorsement Sheet attached to the document are the property of the document.

Additional Executive Sub-Registrar  
Computer, West Dum, 24-Pipe, (North)

23 MAY 2016

DEVELOPMENT AGREEMENT

**T**HIS LAND DEVELOPMENT AGREEMENT is made on this the 23<sup>rd</sup>

day of MAY, in the year TWO THOUSAND AND SIXTEEN(2016) of the

Christian Era,

19.05.16  
678761

B E T W E E N

1. SMT.MAYA RANI DAS (PAN::AYVPD1136F), by occupation - House-wife
2. SRI BARUN DAS (PAN::BXBPD3413R), by occupation - Service/Business
3. SMT.SUKLA DAS nee BALA (FORM 60 ENCLOSED) wife of Sri Nihar Ranjan Bala, by occupation - House-wife

No.1 - wife, Nos.2 - Son & 3 - Daughter of Late Bankim Chandra Das and residing Nos 1 & 2 at 32, R.N. Tagore Road, P.O. Bediapara, Kolkata - 700 077, P.S. Dum Dum, and No.3 at 432, R.N. Tagore Road, P.O. Bediapara, Kolkata - 700 077 P.S. Dum Dum all in the district of North 24-Parganas, hereinafter jointly called and referred to as the LAND-OWNERS (which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective heirs, executors, administrators, representatives and assigns) of the FIRST PART.

A N D

GANPATI CONSTRUCTION (PAN::AALFG1985H), a partnership firm having its principal place of business at 54, R.N. Tagore Road, P.S. Dum Dum, P.O. Bediapara, Kolkata - 700 030 in the district of North 24-Parganas, being represented by its partners (1) SRI DHRUBAJYOTI CHAKRABORTI (PAN : ABZPC5537A) son of Sri Rabindra Nath Chakraborti, by faith - Hindu, by occupation - Business, residing at 180, Rabindra Nath Tagore Road (also known as Bediapara Lane, P.S. Dum Dum, P.O. Bediapara, Kolkata - 700 077 in the district of North 24-Parganas and (2) SRI TAPAS ROY (PAN : AGBPR3283P) son of Sri Surendra Chandra Roy, by faith - Hindu, by occupation - Business, residing at 784, Purba Sinthee Road, Madhugarh, P.S. Dum Dum, P.O. Ghugudanga, Kolkata - 700 030, hereinafter called and referred to as the DEVELOPER ( which expression shall unless it has repugnant to the context or meaning thereof, be



deemed to include their respective heirs, executors, administrators and assigns) of the **SECOND PART**.

**WHEREAS**, land admeasuring One(1) Cottaha Ten(10) Chhittack and Thirty (30) Sq.ft. Marked as Plot No.32/1, be the same a little more or less lying and situate in the district of North 24-Parganas, P.S. Dum Dum, Mouza - Sinthi Nij, J.L. No.11, R.S. No.9, Touzi No. 1298/2833, R.S. Khatian No.29, L.R. Khatian No.2418, R.S. Dag Nos.578, L.R. Dag No.2418, Premises No.32, R.N. Tagore Road, P.O. Bediapara, Kolkata - 700 077, P.S. Dum Dum, in the district of North 24-Parganas and Municipal Holding No.108, Bediapara Lane in Ward No.11 of the South Dum Dum Municipality is now under ownership and possession of the above named land-owners.

**AND WHEREAS**, the land admeasuring Three(3) Cottaha Thirteen(13) Chhittacks and Fifteen(15) Sq.ft. more or less lying and situate in the district of North 24-Parganas, P.S. Dum Dum, Mouza - Sinthi Nij, J.L. No.11, R.S. No.9, Touzi No. 1298/2833, R.S. Khatian No.29, L.R. Khatian No.2418, R.S. Dag Nos.578, L.R. Dag No.2418, Premises No.32, R.N. Tagore Road, P.O. Bediapara, Kolkata - 700 077, P.S. Dum Dum, in the district of North 24-Parganas and present Municipal Holding No.108, Bediapara Lane in Ward No.11 of the South Dum Dum Municipality was purchased by Sudhanya Kumar Das, since deceased, by and through a registered Deed of Sale (Bengali Saf Kobala) from Sri Amulya Dhan Ghosh and Monmohit Ghosh and others and the said deed was registered with the Office of the Sub-Registrar, Cossipore Dum Dum and recorded therein in Book No.1, Vol.No.27, Pages 176 to 178, Being No.1350 for the year 1950.

**AND WHEREAS**, after purchase of the said land, the said Sudhanya Kumar Das, since deceased, became the sole and absolute owner of the landed property measuring about Three(3) Cottaha Thirteen(13) Chhittacks and Fifteen(15) Sq.ft. more or less lying and situate in the district of North 24-Parganas, P.S. Dum Dum, Mouza - Sinthi Nij, J.L. No.11, R.S. No.9, Touzi No. 1298/2833, R.S. Khatian

No.29 L.R. Khatian No.2418, R.S. Dag Nos.578, L.R. Dag No.2418, Premises No.32 R.N. Tagore Road, P.O. Bediapara, Kolkata - 700 077, P.S. Dum Dum, in the district of North 24-Parganas and present Municipal Holding No.108, Bediapara Mouza - Ward No.11 of the South Dum Dum Municipality and while enjoying the said landed property with his family members after constructing a residential house thereon, the said Sudhanya Kumar Das died intestate leaving behind him his following legal heirs and successors. The wife of Sudhanya Kumar Das, viz. Khama Sundari Das also pre-deceased to her husband.

1. **SRI SURESH CHANDRA DAS** - Son
2. **BANKIM CHANDRA DAS, since deceased** - Son

**AND WHEREAS**, after the death of the said Sudhanya Kumar Das his land and building devolved on his two sons viz. Sri Suresh Chandra Das & Bankim Chandra Das, since decease, and they became the joint owners of the landed property left by their father.

**AND WHEREAS**, after acquiring the said landed property by way of inheritance and for their personal problem the above named Sri Suresh Chandra Das and Bankim Chandra Das, since deceased made a Deed of Partition and the said Partition Deed was registered with the Office of the A.D.S.R. Cossipore Dum Dum and recorded therein in Book No.1, Vol.No.98, Pages from 43 to 50, Being No.5141 for the year 1985.

**AND WHEREAS**, as per the terms of the said Deed of Partition, Bankim Chandra Das, since deceased became the sole and absolute owner of land One(1) Cottaha Ten(10) Chhittack and Thirty (30) Sq.ft. be the same a little more or less Marked as Plot No.32/1, lying and situate in the district of North 24-Parganas, P.S. Dum Dum, Mouza - Sinthi Nij, J.L. No.11, R.S. No.9, Touzi No. 1298/2833, R.S. Khatian No.29, L.R. Khatian No.2418, R.S. Dag Nos.578, L.R. Dag No.2418, Premises No.32, R.N. Tagore Road, P.O. Bediapara, Kolkata - 700 077, P.S. Dum Dum, in the district of North 24-Parganas and Municipal Holding No.108, Bediapara



land in Ward No.11 of the South Dum Dum Municipality with right to use common areas and common facilities relating to the said land

AND WHEREAS, after acquiring the said landed property by way of partition, the said Bankim Chandra Das, since deceased, became the sole and absolute owner of the above mentioned landed property and while enjoying the same with his family members died intestate on 13/04/2012 leaving behind him his following legal heirs and successors:-

- |    |                        |            |
|----|------------------------|------------|
| 1. | SMT.MAYA RANI DAS      | - Wife     |
| 2. | SRI BARUN DAS          | - Son      |
| 3. | SMT.SUKLA DAS nee BALA | - Daughter |

AND WHEREAS, after the death of the Bankim Chandra Das, since deceased, his wife Smt. Maya Rani Das, one son Sri Barun Das and one married daughter Smt Sukla Das nee Bala became the joint owners of the Schedule mentioned landed property left by their husband/father respective being Municipal Holding No.108, Bediapara Lane in Ward No.11 of the South Dum Dum Municipality otherwise called and known as Mouza - Sinthi Nij, J.L. No.11, R.S. No.9, Touzi No. 1298/2833, R.S. Khatian No.29, L.R. Khatian No.2418, R.S. Dag Nos.578, L.R. Dag No.2418, Premises No.32, R.N. Tagore Road, P.O. Bediapara, Kolkata - 700 077, P.S. Dum Dum, in the district of North 24-Parganas, P.S. Dum Dum in the district of North 24-Parganas.

AND WHEREAS, the said building is very old in style and in dilapidated condition and that is why, we the above named land-owners have decided to demolish the existing structure and re-construct a new building on the said land but due to lack of money and technical know-how the First Party/land-owners have decided to hand-over the said land to a competent Developer who can complete the entire construction at their cost and risk. The land-owners also give their consent to the developer for amalgamate their land with any other adjacent plot of land, if required

**AND WHEREAS**, the land-owners jointly declares that the said land and the building is free from all sorts of encumbrances having a clear and marketable title.

**AND WHEREAS**, to commercially exploit the said premises being Municipal Holding No.108, Bediapara Lane in Ward No.11 of the South Dum Dum Municipality otherwise called and known as Mouza – Sinthi Nij, J.L. No.11, R.S. No.9, Touzi No. 1298/2833, R.S. Khatian No.29, L.R. Khatian No.2418, R.S. Dag Nos.578, L.R. Dag No.2418 Premises No.32, R.N. Tagore Road, P.O. Bediapara, Kolkata – 700 077, P.S. Dum Dum, in the district of North 24-Parganas, P.S. Dum Dum in the district of North 24-Parganas, the First Party/Land-owners have entered into this agreement with the Second Party/Developer/Promoter to construct and/or raise a multistoried building at the entire cost and responsibility of the Developer, on the said plot of land in manner and process as specifically stipulated by and between the parties hereunder written.

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

#### ARTICLE - I, DEFINITIONS

1. **LAND-OWNERS** : Shall mean the said (1) **SMT. MAYA RANI DAS** (2) **SRI BARUN DAS** and (3) **SMT.SUKLA DAS NEE BALA** and their legal heirs, representatives executors, administrators and assigns.
2. **DEVELOPER** : Shall mean **GANPATI CSONSTRUCTION**, and its partners and successors-in-business/office.
3. **PREMISES** : Shall mean the Municipal Holding No.108, Bediapara Lane in Ward No.11 of the South Dum Dum Municipality otherwise called and known as Mouza – Sinthi Nij, J.L. No.11, R.S. No.9, Touzi No. 1298/2833, R.S. Khatian No.29, L.R. Khatian No.2418, R.S. Dag Nos.578, L.R. Dag No.2418,



Premises No.32, R.N. Tagore Road, P.O. Bedlapara, Kolkata - 700 077, P.S. Dum Dum, in the district of North 24-Parganas, P.S. Dum Dum in the district of North 24-Parganas, Area of Land - One(1) Cot. Ten(10) Chh. and Thirty(30) Sq.ft. morefully and particularly described in the schedule hereunder written.

4. **BUILDING** : Shall mean the Multi-storied building to be so constructed at the said premises in accordance with the plan to be sanctioned by the appropriate authority of the South Dum Dum Municipality or further storied if the authority granted.

5. **COMMON FACILITIES AND AMENITIES** : Shall mean Corridor, Stairways & Lift, Roof, Passage ways, Over-head/Under-ground water tank, Water pump and Motor and other facilities, which may be mutually agreed upon between the parties and required for the establishment, location, enjoyment, maintenance and/or management of the building and land there under as per Apartment ownership Act 1972.

6. **SALEABLE SPACE** : Shall mean the space in the building available for independent use and occupation after making the provisions for common facilities and the space required there for in respect of the Developer's allocation only.

7. **OWNERS' ALLOCATION** : shall mean

(A) SMT. MAYA RANI DAS (2) SRI BARUN DAS and (3) SMT.SUKLA DAS NEE BALA will jointly be entitled proportionate 50% share of constructed area as per sanction building plan and will be calculated on their land area after amalgamation of their land with any adjacent plot/plots of land. However, it is finally agreed that the Developer will provide (i) One Number Self Contained Flat having a covered area of 800 Sq.ft at the

Eastern side on the Second Floor (ii) One Number Self Contained Flat measuring a covered area of 800 Sq.ft. at the Eastern side on the Fourth Floor and (iii) One Number Car-parking Space/Garage in Ground Floor measuring a covered area of 200 Sq.ft., all will be on their land area.

N.B. Covered Area means Covered area of Flat plus proportionate share of stair and lift area.

(B) APART from the above a non-refundable money consideration of Rs.7,50,000/= (Rupees Seven Lacs and Fifty Thousands) only and will be payable by the Developer to the land-owners as per following manners:-

- i) At the time of execution of this Agreement as well as execution of Development Power of Attorney - Rs.50,000/=
- ii) At the time of handing over the peaceful vacant possession of land and existing building to the Developer - Rs.4,50,000/=
- iii) Within Seven(7) days from the date of completion of First Floor Roof Castings - Rs.2,50,000/=

(C) THAT the Developer will arrange alternative suitable accommodation and bear rent for the land-owners those who are actually residing in the said premises and will bear rent at actuals for the same during the period of construction, till land-owners shifted to their newly constructed building at their allocated portion as mentioned above. However, the land-owners will hand-over peaceful vacant possession of their land to the Developer after receiving the copy of the sanction building plan from the developer.

(D) THAT at the time of giving possession to the land-owners to their allocated portion in the newly constructed building, the developer will also hand-over the Possession Certificate to the land-owners for mutate their names in the records of the South Dum Dum Municipality.



(E) THAT no other consideration either in money or in kind will be entitled by the above named land-owners from the developer/promoter.

8. **ARCHITECT** : Shall mean the persons who may be appointed by the developer for designing and planning of the said building and obtaining the sanction building plan duly sanctioned by the concerned municipality.
9. **BUILDING PLAN** : Shall mean the plan to be sanctioned by the appropriate authorities with such alterations or modifications as may be made the developer with their cost with the approval of the appropriate authority from time to time. After obtaining the same the developer will hand-over a Xerox copy of the sanction building plan to the land-owners.

#### ARTICLE - II, COMMENCEMENT

THIS AGREEMENT shall be deemed to have commenced on and with effect from the 23<sup>rd</sup> day of MAY, in the year two thousand and SIXTEEN(2016) of the Christian Era.

#### ARTICLE - III LAND-OWNER'S REPRESENTATIONS

1. The land-owners are jointly now absolutely seized and possessed of or otherwise well and sufficiently entitled to ALL THAT the said premises free from all encumbrances, attachments and liens whatsoever and the Developer herein is also primarily satisfied with regard to their title and possession to the property in question after searching.
2. The said premises is not vested under the Urban Land (Ceiling and Regulation) Act, 1976.
3. The Land-owners are now agree to amalgamate their land with the adjacent plot of land by making a affidavit, if required by the developer/promoter.

However, a copy of the municipal tax receipt after obtaining the amalgamation of entire land will be handed over to the land-owners.

#### ARTICLE - IV DEVELOPER'S RIGHTS

The land-owners hereby grant subject to what has been hereinafter provided the exclusive right to the developer to build, construct, erect and complete the said building comprising of various sizes of flats in order to sell the said flats to the member of the public for their residential purpose by entering into agreements for sell and or transfer and/or construction in respect of the Developer's Allocation in accordance with plan to be sanctioned by the appropriate authorities with or without amendment and/or modification made or caused by the Developer. The Developer hereby agree with the Land-owners that they will give possession to the owner of land in the self contained flat to be completed in all respect at first at the newly constructed building to be so constructed in the land-owner's allocated portion before giving possession to the purchasers.

2. The developer shall be entitled to prepare, modify or alter the plan with approval of the land-owners and to submit the same to the appropriate authorities in the name of the developer at its own costs and developer shall pay and bear the expenses required to be paid or deposited for obtaining the sanction of the building plan from the appropriate authorities for construction of the building at the said premises, provided, however, that developer shall be exclusively entitled to all refunds of any or all payments and/or deposits paid by the developer. The Developer shall obtain building sanction plan from the concerned Municipality within Six(6) months from the date of execution of this agreement or handing over the vacant peaceful possession of the land to the Developer, whichever is later, subject to force majeure clause or any objection raised from



municipality/locality is raised or the authority will have in a position to approve the building plan.

Nothing in these presents shall be construed as a demise or assignment or transfer by the land-owners of the said premises or any thereof to the developer or as creating any right or interest in respect thereof in favour of the developer or an exclusive license to the developer to sell the flats of their said premises in terms thereof and to deal with the developer's allocation in building to be constructed thereon in the manner and subject to the terms thereafter stated. The Developer and/or its nominee or nominees/assignees shall have right to transfer the developer's right to any one of their choice. The Developer shall at first deliver the owner's allocation in the building to the land-owners thereafter to the intending purchasers. After providing the owner's allocation all flats, garages, shops, open and covered spaces along with proportionate share of land underneath will lie with the developer.

#### ARTICLE - V APARTMENT CONSIDERATION

1. In consideration of the land-owners having agreed to permit the developer to sell the flats, garages, shops of the said premises except land-owner's allocation and construct, erect and complete the building on the said premises the developer agrees :-
  - a) At their own costs will obtain all necessary permissions and/or approvals and/or consents.
  - b) In respect of the construction of the building to pay costs of supervision of the development, construction of the owner's allocation in the building at the said premises.
  - c) To bear all costs, charges and expenses for construction in the building at the said premises.
  - d) Allocation to owner in the building to be constructed at the said

premises within 36 (Thirty-six) months from the date of obtaining the sanction building plan or handing over the vacant peaceful possession of the land to the Developer, whichever is later, from the South Dum Dum Municipality and extra six months for the cause of any accidental incidents. Be it referred to here that the Developer shall obtain the sanction building plan within six (6) months from the municipality from the date of execution of this agreement subject to force majeure clause or any objection from municipality/locality is raised.

2. The Developer shall also construct, erect and complete at their own costs the entire common facilities and amenities for land-owner's allocation of the said building.
3. The Developer shall have no right to claim for payment or reimbursement of any costs, expenses or charges included towards construction of the building from the land-owners.
4. The existing building will be demolished by the developer and the sale proceed will be received by the developer.

#### ARTICLE - VIII : PROCEDURE

THE land-owners will grant to the developer and/or nominee or nominees one Registered General power of Attorney and One Notarised General Power of Attorney as may be required for the purpose of obtaining the sanctions from different authorities in connection with the construction of the building and also for pursuing and following up the matter with the appropriate authority or authorities.



#### ARTICLE - XI : CONSTRUCTION

1. The Developer shall solely and exclusively responsible for construction of the said building.
2. The Developer shall be exclusively entitled to the developer's allocation in the building with exclusive right to obtain transfer from the land-owners and to transfer or otherwise deal with or to dispose of the same without any right claim or interest therein whatsoever of the land-owners and land-owner will not in any way interfere with or disturb the quiet and peaceful possession of the developer's allocation unless the land-owners interest is prejudiced.

#### ARTICLE - XII : BUILDING

1. The Developer shall at their own cost construct, erect, and complete the building and common facilities amenities at the said premises in accordance with the plan to be sanctioned with good and standard materials as may be specified by the architect from time to time and such construction of the building shall be complete entirely by the developer within 24 months from the date of plan sanction. Extra six months could be extended for the cause of any accidental incident.
2. The developer shall erect the said building at their own cost as per specification and drawings provided by the architect, pump, tube-well, water storage tanks, overhead reservoirs, electrification, permanent electric connections and until permanent electric connection is obtained, temporary electric connection shall be provided and other facilities as are required to be provided as residential building (will be bear by the developer) self-contained apartment and constructed spaces for sale and/or residential flats and/or constructed spaces therein on ownership basis.

3. The developer shall be authorized in the name of the owner in so far as necessary to apply and obtain quotas, entitlements and other allocation of or for cement, steel, bricks and other building materials allocation to the owner for the construction of the building and to similarly apply for and obtain temporary and permanent connection of water, electricity, power drainage, sewerage to the building and other impute and facilities required for the construction of enjoyment of the building, for execute Agreement for sale, to receive money from the intending purchaser, to execute necessary Deed of Conveyance in favour of purchaser for the developer's allocated portion only for which purpose the land-owners shall execute in favour of the developer a General Power of Attorney as shall be required by the developer.
4. The developer shall at its own cost and expenses and without creating any financial or other liability on the land-owners, construct in complete the building and various units and/or apartments herein according with the building plan and amendment thereto or modification thereof made or caused to be made by the developer with the consent of the land-owners in writings.
5. All costs, charges and expenses including architect's fees shall be paid discharged and borne by the developer and the land-owners shall have no liability in this context.
6. The Developers will not violate or contravene any of the provisions or rules applicable to the construction of the said building.
7. Not to do any act, deed or thing whereby the land-owners are prevented from enjoying, assigning and/or disposing of any of the land-owner's allocation in the Building at the said premises.



- The Developer will keep the land-owners indemnified against all Third Party claims and actions arising out of any sort of act or commission of the Developer in relation to the construction of the said building provided however that the title of the land as per as per owner's statement is true and correct and the Developer herein is also primarily satisfied with regard to the matters referred to above It is agreed that from the date of this agreement the Developer shall pay and discharge all taxes and other imposition up to the date of delivery of possession of the land-owner's allocation to the land-owners.
9. The land-owners hereby agree with the developer that all assistance and co-operation that may be required by the Developer from time to time to carry out the development work in respect of the said property and construction and completion of the building thereon in accordance with the terms and conditions as may be stipulated by the concerned authorities unless the owner's interest is prejudiced.
10. It is specifically agreed upon that the land-owners shall not claim any right, title, interest over any other portion/room/flat excluding their allocated portion as mention in the land-owner's allocation of the proposed building at any time in future but the land-owners shall have right to use the common portion of the building as detailed below. The other portion of the building excluding the land-owner's allocation shall be regarded the exclusively allocated portion of the developers in the proposed building. The developer will arrange Completion Certificate of the building and hand-over the copy of the same to the land-owners and verification of original certificate.
11. The sale proceeds of the developer's allocation and proportionate land interest with regard to the Developer's allocation will be considered as consideration money and will go against the cost of construction of the flats/apartments and also remuneration for preparation of plans, costs and

fees for sanction of the same, other miscellaneous expenses incurred by the Developer.

12. **The land-owners** will not be liable for any Income Tax, wealth tax or any other taxes in respect of the Developer's allocation which shall be the liability of the developer who shall keep the land-owners indemnified against all actions, suits, proceedings, and expenses in respect thereof.
13. It is agreed that the Developer shall be entitled to receive and retain with them all the moneys from the persons and to appropriate the same in such manner as the Developer may deem fit. All the moneys which shall be received by the developer from such persons shall belong to the Developer and will be received by them on their own account. The land-owners will not at all be liable or responsible to any such persons so far as the said moneys are concerned either the refund thereof or for any misapplication or non-application thereof or part thereof. This provisions shall be specifically brought to the notices of all such purchasers, lessee etc. in the agreement or terms of allotments entered into. Provided the developer will give possession to the land-owners at first and thereafter they can give possession to the intending purchasers.
14. **Nothing** herein shall be construed as a demise or assignment or conveyance or as creating any right, title or interest in respect of the said premises in favour of the Developer other than all exclusive license or right to the developer to do or restrain from doing acts and things in terms hereof and to deal with the Developer's allocation.
15. **The** developer shall install in the said building at their own costs, pump operated deep tube-well, water storage tank, over head reservoir, electric wiring and installation and other facilities as are required for construction for sale of flats therein on ownership basis or as mutually agreed. It is



agreed that the Developer shall install electric meter at their own cost in the name of the land-owners.

16. The developer shall be authorized in the name of the land-owners in so far as is necessary to apply for and obtain temporary and permanent connection of drainage, sewerage and/or other facilities if any required for the construction or enjoyment of the building.
17. The land-owners agreed and covenant with the Developer not to cause any interference or hindrance in the construction of the said building on the said premises by the Developer and not to do any deed or thing whereby the Developer may be prevented from selling, assigning and or disposing of any of the Developer's portion in the building at the said premises provided the owner's allocation is delivered to the owner first.

#### ARTICLE - XIII - COMMON FACILITIES

1. The developer shall pay and bear the property taxes and other dues and outgoings in respect of the said building according to dues as and from the date of handing over vacant possession by the land-owners.
2. The name of the building shall be settled by the developer.
3. There is no existing agreement in respect of the said premises and all other agreement if any, prior or sale the said premises and all other agreement if any, prior to this agreement have been cancelled and are being suppressed by this agreement and the land-owners agree to indemnify and keep indemnified the developer against any or all claims made by any third party in respect of the said premises.

4. The land-owners undertake and agrees to execute and register all conveyance (if asked by the developer) and transfer in favour of the persons with whom the developer (the Stamp duty or Registration fees and all other expenses towards the registration will be borne by the developer) intending purchaser/ purchasers.

#### ARTICLE - XIV - FORCE MAJURE

1. The developer shall not be considered to be liable to any obligations hereunder to the extent that the performance the force and shall be suspended from the obligations during the duration of the force majeure.
2. Force majeure shall mean flood, earth quake, riot, war, storm, tempest, civil commotion, strike and/or other or further commission belong to the reasonable control of the developer.

#### ARTICLE - XV - ARBITRATION

If at any time any dispute shall arise between the parties hereto regarding the construction or interpretation of any of the terms and conditions herein contained or touching these presents or determination of any liability of any of the parties under this agreement, the same shall be referred to the arbitration which will be governed by the Arbitration Act, 1940 or any statutory modifications there under in force.

#### SCHEDULE OF LAND

ALL THAT piece or parcel of land lying and situate in the District of North 24-Parganas, P.S.Dum Dum, Sub - Registration Office at Cossipore Dum Dum, land admeasuring One(1) Cottaha Ten(10) Chhittack and Thirty (30) Sq.ft. be the same a little more or less Marked as Plot No.32/1 alongwith a pucca structure



standing thereon measuring 500 Sqft. at Mouza – Sinthi Nij, J.L. No.11, R.S. No.9, Touzi No. 1298/2833, R.S. Khatian No.29, L.R. Khatian No.2418, R.S. Dag No's.57B, L.R. Dag No.2418, Premises No.32, R.N. Tagore Road, P.O. Bediapara, Kolkata – 700 077, P.S. Dum Dum, in the district of North 24-Parganas and Municipal Holding No.108, Bediapara Lane in Ward No.11 of the South Dum Dum Municipality, being butted and bounded as follows :-

- ON THE NORTH        :: House of Late Suresh Chandra Das & 4'-0" Ft. wide Common Passage.
- ON THE SOUTH        :: House of Late Amulya Bhusan Dutta
- ON THE EAST         :: \*ABHISEKH APARTMENT\*
- ON THE WEST         :: Property of Asit Baran Chakraborty

**THE THIRD SCHEDULE ABOVE REFERRED TO**  
**SPECIFICATION OF FLAT**

1. **BUILDING STRUCTURE**:: R.C.C. column, beam, Roof, pillar, Tie-beam as per structural design competent Authority, outside brick wall 8" thickness, inside partition wall 5<sup>1</sup>/<sub>3</sub>" or as per Engineer's direction.
2. **FOUNDATION**:: RCC Foundation as per recommendation of engineer.
3. **FLOORING**:: All bed rooms, dining, kitchen, verandah & toilet will be finished with marble/vitrified tiles along with 4" skirting. and Stair case & landing will be finished with marble. Passage and entrance will be net cement finished. Roof-treatment will be made with stone-chips, sand and finished with net cement/tiles.

5. **KITCHEN::** One cooking black granite stone over the black stone platform installed at the kitchen and back wall would be 3' height white glaze tiles of above cooking platform to protect the oil spot. One Steel sink is also installed in the kitchen. (Plumbing line made by (Suprim Pipe) Bibcock will be branded made.
- TOILET::** In the toilets white commode/pan and sanitary fittings including wash basins will be installed. One Gizer Point will be in the toilet. 5'-0" ft. height coloured glazed tiles will be fitted at the inside wall of the toilet.
7. **WINDOW::** All frame and palls of the windows would be made of aluminum with sliding window fitted Colour glass with grille.
8. **VERANDAH/ BALCONY::** Parapet wall up to 3'-0" height.
9. **DOOR::** All Door frames will be standard quality wood and pallah will be commercial Flush door. Doors of toilet will be made of P.V.C. Main door will wooden.
10. **WATER SUPPLY::** Water supply round the clock is assured.
11. **PLUMBING::** All plumbing pipe line will be concealed.
12. **ELECTRIC::** Full concealed wiring. In each bed room three light point, One 5 Amp plug point and one fan point, in dining three light point one 15 amp plug point and one fan points. All electric ware made by Finolax/Havels. One A.C. Connection and A.C. Point in any one bed room of each flat.
  - i. **Kitchen:** One light point, one exhaust fan point, one 15 Amp. Plug point.
  - ii. **Toilet:** One light point, one exhaust fan point.
  - iii. **Calling Bell:** One calling bell point at the main entrance, one light point at the balcony.
13. **PAINTING::** Inside wall of the flat will be finished with paris.
14. **STAIRCASE::** Marble Finish.



IN WITNESS WHEREOF, the parties to these presents hereto set and subscribed their respective hands and seal on the day, month and year first above written.

SIGNED AND DELIVERED BY THE  
LAND-OWNERS AT KOLKATA  
IN THE PRESENCE OF THE  
FOLLOWING PERSONS:-

1. Siddhartha Mitra  
Bhadra  
High Court, Calcutta.

1) সত্যজিৎ মিত্র (1)

2) Nazim Das.

3) Sukla Das (Bala).

SIGNATURE OF THE LAND-OWNERS

2. Bhaskar Mohanta  
1132, Pancha Sankhata  
Calcutta 70

SIGNED SEALED AND DELIVERED  
BY THE DEVELOPER AT KOLKATA  
IN THE PRESENCE OF  
THE FOLLOWING PERSONS:-

1. Siddhartha Mitra  
Bhadra  
High Court, Calcutta.
2. Bhaskar Mohanta

*[Signature]*  
GANPATI CONSTRUCTION  
Partner  
*[Signature]*  
Partner

SIGNATURE OF THE DEVELOPER

MONEY RECEIPT

RECEIVED with thanks an amount of Rs.50,000/= (Rupees Fifty Thousands) only by Cash from GANAPATI CONSTRUCTION, a partnership firm having its principal place of business at 54, R.N. Tagore Road, P.S. Dum Dum, P.O. Bediapara, Kolkata - 700 030 in the district of North 24-Parganas for devoting our land in joint venture at Municipal Holding No.108, Bediapara Lane in Ward No.11 of the South Dum Dum Municipality,

cheque no-130165

By Cash on this the 23/05/2016  
OF AXIS BANK, DUMDUM  
KOLKATA BRANCH  
(Rupees Fifty Thousands Only)

Rs.50,000=00

=====

SIGNED AND DELIVERED BY THE  
LAND-OWNERS AT KOLKATA  
IN THE PRESENCE OF THE  
FOLLOWING PERSONS:-

1) *Bhaskar Mohanta*  
*Advocate*  
*High Court, Calcutta*

1) *শ্রী রজনী কুমার*

2) *Sanam Das.*

3) *Sukla Das (Bala).*

SIGNATURE OF THE LAND-OWNERS

2 *Bhaskar Mohanta*

Prepared by me

*[Signature]*  
SIDDHARTHAMITRA  
ADVOCATE  
HIGH COURT, CALCUTTA  
Reg. No. HB/202/101



SPECIMEN FORM FOR TEN FINGERPRINTS

S/ Signature of the  
No Executants / Presentants



|              |      |        |      |        |
|--------------|------|--------|------|--------|
| Little       | Ring | Middle | Fore | Thumb  |
| (Left Hand)  |      |        |      |        |
|              |      |        |      |        |
| Thumb        | Fore | Middle | Ring | Little |
| (Right Hand) |      |        |      |        |
|              |      |        |      |        |





|              |      |        |      |        |
|--------------|------|--------|------|--------|
| Little       | Ring | Middle | Fore | Thumb  |
| (Left Hand)  |      |        |      |        |
|              |      |        |      |        |
| Thumb        | Fore | Middle | Ring | Little |
| (Right Hand) |      |        |      |        |
|              |      |        |      |        |



|              |      |        |      |        |
|--------------|------|--------|------|--------|
| Little       | Ring | Middle | Fore | Thumb  |
| (Left Hand)  |      |        |      |        |
|              |      |        |      |        |
| Thumb        | Fore | Middle | Ring | Little |
| (Right Hand) |      |        |      |        |
|              |      |        |      |        |



SPECIMEN FORM FOR TEN FINGERPRINTS

| Sl No | Signature of the Executants / Presentants   |              |      |        |      |        |  |
|-------|---|--------------|------|--------|------|--------|--|
|       |    | Little       | Ring | Middle | Fore | Thumb  |  |
|       |   | (Left Hand)  |      |        |      |        |  |
|       |   | Thumb        | Fore | Middle | Ring | Little |  |
|       |   | (Right Hand) |      |        |      |        |  |
|       |  | Little       | Ring | Middle | Fore | Thumb  |  |
|       |   | (Left Hand)  |      |        |      |        |  |
|       |   | Thumb        | Fore | Middle | Ring | Little |  |
|       |   | (Right Hand) |      |        |      |        |  |
|       |   | Little       | Ring | Middle | Fore | Thumb  |  |
|       |   | (Left Hand)  |      |        |      |        |  |
|       |   | Thumb        | Fore | Middle | Ring | Little |  |
|       |   | (Right Hand) |      |        |      |        |  |





Government of West Bengal  
Directorate of Registration & Stamp Revenue  
e-Assessment Slip

|   |   |                            |                        |
|---|---|----------------------------|------------------------|
| Query No / Year                                       | 15060000678701/2016   | Query Date                 | 22/05/2016 11:13:22 PM |
| Office where deed will be registered                  | A.D.S.R. COSSIPUR (DUMDUM), District: North 24-Parganas   |                            |                        |
| Applicant Name  | SIDDHARTHA MITRA  |                            |                        |
| Address   | 569 EAST SINTHEE BYE LANE, MAIDANPALLY, KOLKATA - 700 030, Thana : Dum Dum, District : North 24-Parganas, WEST BENGAL, PIN - 700030 |                            |                        |
| Applicant Status                                      | Advocate  |                            |                        |
| Other Details   | Mobile No. : 9830787552, e-Mail ID : siddharthamitra100@gmail.com   |                            |                        |
| Transaction   | [0110] Sale, Development Agreement or Construction agreement  |                            |                        |
| Additional Transaction Details                        | [4305] Declaration [No of Declaration : 2], [4311] Receipt [Rs : 50,000/-]  |                            |                        |
| Set Forth value                                       | Rs. 2/-   | Total Market Value:        | Rs. 30,66,667/-        |
| Stampduty Payable                                     | Rs. 7,021/-   | Stampduty Article:-        | 48(g)                  |
| Registration Fee Payable                              | Rs. 560/-   | Registration Fee Article:- | E. E. B                |
| Expected date of the Presentation of Deed             |   |                            |                        |
| Amount of Stamp Duty to be Paid by Non Judicial Stamp |   |                            | Rs. 5,000/-            |
| Mutation Fee Payable                                  | DLRS server does not return any information   |                            |                        |
| Remarks   |   |                            |                        |

| Land Details |   |   |                                  |                        |                      |  |
|--------------|---|---|----------------------------------|------------------------|----------------------|--|
| Sr.          | Property Location   | Plot No & Khatian No/<br>Road Zone            | Area of Land                     | Setforth Value(In Rs.) | Market Value(In Rs.) | Other Details  |
|              | Block North 24-Parganas,<br>North Dum Dum, Municipality<br>SOUTH DUM DUM Road R.N.<br>Tagore Road, Mouza: Sinthee-mij,<br>Post Code No- 32 Ward No: 11,<br>North Dum Dum, District-North 24-Parganas,<br>West Bengal, India, PIN - 700077 | RS Plot No-<br>578<br>, RS Khatian<br>No - 29 | 1 Katha 10<br>Chatak 30 Sq<br>Ft | 1/-                    | 26,91,667/-          | Proposed<br>Use: Bastu,<br>ROR: Bastu,<br>Width of<br>Approach<br>Road: 4 Ft., |

| Structure Details |                    |                   |                        |                      |  |
|-------------------|--------------------|-------------------|------------------------|----------------------|--|
| Sr.               | Structure Location | Area of Structure | Setforth Value(In Rs.) | Market Value(In Rs.) | Other Details  |
|                   | Gr. Floor          | 500 Sq Ft.        |                        |                      | Residential Use, Cemented Floor, Age of Structure: 1Year, Roof Type: Pucca, Extent of Completion: Complete |
| S1                | On Land L1         | 500 Sq Ft.        | 1/-                    | 3,75,000/-           | Structure Type: Structure  |

| Landlord Details |  |            |  |   |
|------------------|--|------------|--|---|
| Sr No.           | Name & Address   | Status     | Execution And Admission Details                | Other Details   |
| 1                | 1. Smt MAYA RANI DAS<br>Wife of Late Bankim Chandra Das<br>32, R.N. Tagore Road, P.O. Bedia para,<br>Kolkata - 70, Post Office: BEDIAPARA, Dum<br>Dum, Dum Dum, District-North 24-Parganas,<br>West Bengal, India, PIN - 700077    | Individual | Executed by: Self, To<br>be Admitted by: Self, | Sex: Female, By Caste:<br>Hindu, Occupation:<br>House wife, Citizen of:<br>India, PAN No<br>AYVPD1136F,   |
| 2                | 2. Mr BARUN DAS<br>Son of Late Bankim Chandra Das<br>32, R.N. Tagore Road, P.O. Bedia para,<br>Kolkata - 70, Post Office: GHUGUDANGA,<br>Dum Dum, Dum Dum, District-North 24-<br>Parganas, West Bengal, India, PIN - 700077        | Individual | Executed by: Self, To<br>be Admitted by: Self, | Sex: Male, By Caste:<br>Hindu, Occupation:<br>Business, Citizen of:<br>India, PAN No,<br>BXPBD3413R,      |
| 3                | 3. Smt SUKLA DAS Nee BALA<br>Wife of Mr. Nihar Ranjan Bala<br>432, R.N. Tagore Road, P.O. Bedia para,<br>Kolkata - 7, Post Office: BEDIAPARA, Dum<br>Dum, Dum Dum, District-North 24-Parganas,<br>West Bengal, India, PIN - 700077 | Individual | Executed by: Self, To<br>be Admitted by: Self, | Sex: Female, By Caste:<br>Hindu, Occupation:<br>House wife, Citizen of:<br>India, Form 80/61<br>supplied, |



| Developer Details   |   |  |   |                          |
|---|---|--|---|--------------------------|
| Sl No.  | Name & Address ( Organization )   | Status   | Execution And Admission Details   | Other Details            |
|   | GANAPATI CONSTRUCTION<br>54, R.N. Tagore Road, P.S. Dum Dum, P.O. Bediagara, Post Office: BEDIAPARA, Dum Dum, Dum Dum, District -North 24-Parganas, West Bengal, India, PIN - 700077  | Organization   | Executed by Representative,   | PAN No: AALFG1985H.      |
| Representative Details  |   |  |   |                          |
| SL No.  | Representative Name & Address   | Other Details  | Execution And Admission Details   | Representative of        |
| 1.  | Mr DHRUBAJYOTI CHAKRABORTI,<br>PARTNER, GANAPATI<br>CONSTRUCTION 54, R.N. Tagore<br>Road, P.S. Dum Dum, P.O. Bediagara,<br>Post Office: BEDIAPARA, Dum Dum,<br>Dum Dum, District-North 24-Parganas,<br>West Bengal, India, PIN - 700077 | Sex: Male, By<br>Caste: Hindu,<br>Occupation:<br>Business, Citizen<br>of India, PAN No.<br>ABZPC5537A, |   | GANAPATI<br>CONSTRUCTION |
| 2.  | Mr TAPAS ROY,<br>PARTNER GANAPATI<br>CONSTRUCTION 54, R.N. Tagore<br>Road, P.S. Dum Dum, P.O. Bediagara,<br>Post Office: BEDIAPARA, Dum Dum,<br>Dum Dum, District-North 24-Parganas,<br>West Bengal, India, PIN - 700077                | Sex: Male, By<br>Caste: Hindu,<br>Occupation:<br>Business, Citizen<br>of India, PAN No.<br>AGBPR3283P, |   | GANAPATI<br>CONSTRUCTION |
| Identifier Details  |   |  |   |                          |
| Identifier Name & Address   |   | Other Details  | Identifier of   |                          |
| Mr SIDDHARTHA MITRA<br>Son of Late: NIRMAL CHANDRA MITRA<br>569 EAST SINTHEE BYE LANE,<br>MAIDANPALLY, Post Office: GHUGUDANGA,<br>Dum Dum, Dum Dum, District-North 24-<br>Parganas, West Bengal, India, PIN - 700030 |   | Sex: Male, By Caste: Hindu, Occupation:<br>Business, Citizen of India,                                 | Smt MAYA RANI DAS, Mr<br>BARUN DAS, Smt SUKLA<br>DAS Nee BALA, Mr<br>DHRUBAJYOTI<br>CHAKRABORTI, Mr<br>TAPAS ROY, |                          |

**Transfer of Property from Landlord To Developer**

| Sch No. | Landlord Name      | Developer Name        | Transferred Area | Transferred Area In(%) |
|---------|--------------------|-----------------------|------------------|------------------------|
|         |                    | GANAPATI CONSTRUCTION | 0.916667 Dec     | 33.3333                |
|         |                    | GANAPATI CONSTRUCTION | 0.916667 Dec     | 33.3333                |
|         | SUKLA DAS NEE BALA | GANAPATI CONSTRUCTION | 0.916667 Dec     | 33.3333                |

**Transfer of Property from Landlord To Developer**

| Sch No. | Landlord Name          | Developer Name        | Transferred Area | Transferred Area in(%) |
|---------|------------------------|-----------------------|------------------|------------------------|
| S1      | Smt MAYA RANI DAS      | GANAPATI CONSTRUCTION | 166.667 Sq Ft    | 33.3333                |
| S1      | Mr BARUN DAS           | GANAPATI CONSTRUCTION | 166.667 Sq Ft    | 33.3333                |
| S1      | Smt SUKLA DAS NEE BALA | GANAPATI CONSTRUCTION | 166.667 Sq Ft    | 33.3333                |

For information only

**Note:**

1. If the given informations are found to be given incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days for e-Payment, Assessed market value & Query is valid for 44 days i.e. upto 15/07/2016
3. The online charge of Rs. 240/- (Rupees two hundred forty only) includes all taxes per transaction upto 17 (seventeen) pages and Rs. 7/- (Rupees seven only) for each additional page will be applicable.
4. Online Payment of Stamp Duty and Registration Fees can be made if Stamp Duty Payable is more than Rs. 5000/-
5. Web-based e-Assessment report will be provisional one and subject to final verification by Registering Officer.
6. Quoting of PAN no. of Seller and Buyer of a property is a must where the transaction involves a property valued at Rs. 5 lac or more (IT Rules).  
If the party concerned do not have a PAN number, he/she will make a declaration in form no. 60 giving therein the particulars of such transaction.
7. Rs 50/- (Rupees fifty only) will be charged from the Applicant for issuing of this e-Assessment Slip (Urban Area).
8. If SD and Fees are not paid through GRIPS then mutation fee should be paid the concerned BLLRO office for Mutation.



**Seller, Buyer and Property Details**

**Land Lord & Developer Details**

**Presentant Details**

Name, Address, Photo, Finger print and Signature of Presentant

Mr TAPAS ROY  
784, Purba Sinthee Road, Madhugarh, P.S. Dum  
Dum, P.O. Ghugudanga, Kolkata - 700 030, P.O.-  
GHUGUDANGA, P.S.- Dum Dum, Dum Dum,  
District-North 24-Parganas, West Bengal, India,  
PIN - 700030



23/05/2016 2:28:59 PM



LTI

23/05/2016 2:27:07 PM

23/05/2016 2:27:18 PM

**Land Lord Details**

Name, Address, Photo, Finger print and Signature

Smt MAYA RANI DAS  
Wife of Late Bankim Chandra Das  
32 R N Tagore Road, P.O. Bediapara, Kolkata -  
70, P.O. - BEDIAPARA, P.S.- Dum Dum, Dum  
Dum, District-North 24-Parganas, West Bengal,  
India, PIN - 700077 Sex: Female, By Caste:  
Hindu, Occupation: House wife, Citizen of: India,  
PAN No. AYVPD1136F,, Status : Individual; Date  
of Execution : 23/05/2016; Date of Admission :  
23/05/2016; Place of Admission of Execution :  
Office



23/05/2016 2:27:27 PM



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23/05/2016 2:27:38 PM

23/05/2016 2:28:13 PM

Land Lord Details

Name, Address, Photo, Finger print and Signature

3-5  
 Late Bankim Chandra Das  
 20, A.N. Tagore Road, P.O. Bediapara, Kolkata -  
 70, P.O. - GHUGUDANGA, P.S. - Dum Dum, Dum  
 Dum District - North 24-Parganas, West Bengal,  
 India, PIN - 700077 Sex: Male, By Caste: Hindu,  
 Occupation: Business, Citizen of: India, PAN No.  
 BXBPD3413R.; Status : Individual; Date of  
 Execution : 23/05/2016; Date of Admission :  
 23/05/2016; Place of Admission of Execution :  
 Office



23/05/2016 2:23:42 PM



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23/05/2016 2:24:10 PM

Bankim Das

23/05/2016 2:26:52 PM

Smt SUKLA DAS Nee BALA  
 Wife of Mr. Nihar Ranjan Bala  
 432, R.N. Tagore Road, P.O. Bediapara, Kolkata  
 P.O. - BEDIAPARA, P.S. - Dum Dum, Dum  
 Dum District - North 24-Parganas, West Bengal,  
 India, PIN - 700077 Sex: Female, By Caste  
 Hindu, Occupation: House wife, Citizen of: India.;  
 Status : Individual; Date of Execution :  
 23/05/2016; Date of Admission : 23/05/2016;  
 Place of Admission of Execution : Office



23/05/2016 2:28:25 PM



LTI

23/05/2016 2:28:33 PM

Sukla Das (Bala)

23/05/2016 2:28:57 PM









**Developer Details**

Name, Address, Photo, Finger print and Signature

**1. DHRUBAJYOTI CONSTRUCTION**

180 - N. Tagore Road, P.S. Dum Dum, P.O. Bediapara, P.O. - BEDIAPARA, P.S. - Dum Dum, Dum Dum, District-North 24-Parganas, West Bengal, India, PIN - 700077 PAN No. AALFG1985H.; Status : Organization; Represented by representative as given below:-


|      |  |   |   |
|------|--|---|---|
| 1(1) | <p><b>Mr DHRUBAJYOTI CHAKRABORTI</b><br/>                 180 - Rabindra Nath Tagore Road (also Known As Bediapara Lane, P.S. Dum Dum, P.O. Bediapara, Kolkata - 700 077, P.O. - BEDIAPARA, P.S. - Dum Dum, Dum Dum, District-North 24-Parganas, West Bengal, India, PIN - 700030 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ABZPC5537A.; Status : Representative; Date of Execution : 23/05/2016; Date of Admission : 23/05/2016; Place of Execution : Office</p> | <br>23/05/2016 2:25:55 PM   | <br>LTI<br>23/05/2016 2:26:04 PM   |
|      |  | <br>23/05/2016 2:26:23 PM   |   |
| 1(2) | <p><b>Mr TAPAS RDY</b><br/>                 764 Purna Sinthee Road, Madhugarh, P.S. Dum Dum, P.O. Ghugudanga, Kolkata - 700 030, P.O. - GHUGUDANGA, P.S. - Dum Dum, Dum Dum, District-North 24-Parganas, West Bengal, India, PIN - 700030 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AGBPR3283P.; Status : Representative; Date of Execution : 23/05/2016; Date of Admission : 23/05/2016; Place of Admission of Execution : Office</p>                            | <br>23/05/2016 2:26:59 PM | <br>LTI<br>23/05/2016 2:27:07 PM |
|      |  | <br>23/05/2016 2:27:18 PM |   |

**2. Identifier Details**

| Identifier Details |                           |               |           |
|--------------------|---------------------------|---------------|-----------|
| Sl. No.            | Identifier Name & Address | Identifier of | Signature |
|                    |                           |               |           |



**Identifier Details**

| Identifier Name & Address  | Identifier of | Signature  |
|--|---------------|--|
| Smt MAYA RANI DAS<br>Mr BARUN DAS<br>Smt SUKLA DAS Nee BALA<br>Mr DHRUBAJYOTI CHAKRABORTI<br>Mr TAPAS ROY<br>SINTHEE BYE LANE,<br>MAIDANPALLY, P.O.-<br>GHUGUDANGA, P.S.- Dum Dum,<br>Dum Dum. District-North 24-Parganas,<br>West Bengal, India, PIN - 700030 Sex:<br>Male; By Caste: Hindu, Occupation:<br>Business, Citizen of India. |               | <br>23/05/2016 2:29:15 PM |

**C. Transacted Property Details**

**Land Details**

| Sch No. | Property Location  | Plot No & Khatian No/ Road Zone        | Area of Land               | Setforth Value(In Rs.) | Market Value(In Rs.) | Other Details  |
|---------|--|--|----------------------------|------------------------|----------------------|--|
| 11      | District North 24-Parganas, P.S.- Dum Dum, Municipality, SOUTH DUM DUM, Road R.N Tagore Road, Mouza Sinthee-nij, Premises No- 32, Ward No: 11, Holding No 108, BEDIAPARA | RS Plot No:- 578<br>RS Khatian No:- 29 | 1 Katha 10 Chatak 30 Sq Ft | 1/-                    | 26,91,667/-          | Proposed Use: Bastu, ROR: Bastu, Width of Approach Road: 4 Ft. |

**Structure Details**

| Sch No. | Structure Location | Area of Structure | Setforth Value(In Rs.) | Market Value(In Rs.) | Other Details  |
|---------|--------------------|-------------------|------------------------|----------------------|--|
| F0      | Gr. Floor          | 500 Sq Ft.        | 0/-                    |                      | Residential Use, Cemented Floor, Age of Structure: 1Year, Roof Type: Pucca, Extent of Completion: Complete |
| S1      | On Land L1         | 500 Sq Ft.        | 1/-                    | 3,75,000/-           | Structure Type: Structure  |

**Transfer of Property from Land Lord to Developer**

| Sch No. | Name of the Land Lord  | Name of the Developer | Transferred Area | Transferred Area in(%) |
|---------|------------------------|-----------------------|------------------|------------------------|
| 11      | Smt MAYA RANI DAS      | GANAPATI CONSTRUCTION | 0.916667         | 33.3333                |
|         | Mr BARUN DAS           | GANAPATI CONSTRUCTION | 0.916667         | 33.3333                |
|         | Smt SUKLA DAS Nee BALA | GANAPATI CONSTRUCTION | 0.916667         | 33.3333                |

**Transfer of Property from Land Lord to Developer**

| Sch No. | Name of the Land Lord | Name of the Developer | Transferred Area | Transferred Area in(%) |
|---------|-----------------------|-----------------------|------------------|------------------------|
|---------|-----------------------|-----------------------|------------------|------------------------|



**Transfer of Property from Land Lord to Developer**

| Name of the Land Lord | Name of the Developer | Transferred Area | Transferred Area in(%) |
|-----------------------|-----------------------|------------------|------------------------|
| Mr. BARUN DAS         | GANAPATI CONSTRUCTION | 166.667 Sq Ft    | 33.3333                |
| Ms. MYSRANI DAS       | GANAPATI CONSTRUCTION | 166.667 Sq Ft    | 33.3333                |
| Ms. BALA DAS Nee BALA | GANAPATI CONSTRUCTION | 166.667 Sq Ft    | 33.3333                |

**Applicant Details**

**Details of the applicant who has submitted the requisition form**

|                    |   |
|--------------------|---|
| Applicant's Name : | SIDDHARTHA MITRA  |
| Address            | 569 EAST SINTHEE BYE LANE, MAIDANPALLY, KOLKATA - 700<br>030, Thana : Dum Dum, District : North 24-Parganas, WEST BENGAL, PIN -<br>700030 |
| Applicant's Status | Advocate  |

Office of the A. D. S. R. COSSIPORE DUMDUM, District: North 24-Parganas

Endorsement For Deed Number : I - 150604119 / 2016

|                    |  |                      |                   |
|--------------------|--|----------------------|-------------------|
| Jury No/Year       | 15060000678701/2016  | Serial no/Year       | 1506004465 / 2016 |
| Deed No/Year       | I - 150604119 / 2016   |                      |                   |
| Transaction        | [0110] Sale, Development Agreement or Construction agreement |                      |                   |
| Name of Presentant | Mr TAPAS ROY   | Presented At         | Office            |
| Date of Execution  | 23-05-2016   | Date of Presentation | 23-05-2016        |

Remarks

On 23/05/2016

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

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

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

Presented for registration at 12:15 hrs on : 23/05/2016, at the Office of the A.D.S.R. COSSIPORE DUMDUM by Mr TAPAS ROY.

**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 7) 68 667/-

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

Execution is admitted on 23/05/2016 by

Smt MAYA RANI DAS, Wife of Late Bankim Chandra Das, 32, R.N. Tagore Road, P.O. Bediapara, Kolkata - 70, P.O. BEDIAPARA, Thana: Dum Dum, , City/Town: DUM DUM, North 24-Parganas, WEST BENGAL, India, PIN - 700077, By caste Hindu, By Profession House wife

Indetified by Mr SIDDHARTHA MITRA, Son of Late NIRMAL CHANDRA MITRA, 569 EAST SINTHEE BYE LANE, MAIDANPALLY, P.O: GHUGUDANGA, Thana: Dum Dum, , City/Town: DUM DUM, North 24-Parganas, WEST BENGAL, India, PIN - 700030, By caste Hindu, By Profession Business

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

Execution is admitted on 23/05/2016 by

Mr BARUN DAS - Son of Late Bankim Chandra Das, 32, R.N. Tagore Road, P.O. Bediapara, Kolkata - 70, P.O. GHUGUDANGA, Thana: Dum Dum, , City/Town: DUM DUM, North 24-Parganas, WEST BENGAL, India, PIN - 700077, By caste Hindu, By Profession Business

Identified by Mr SIDDHARTHA MITRA, Son of Late NIRMAL CHANDRA MITRA, 569 EAST SINTHEE BYE LANE, MAIDANPALLY, P.O: GHUGUDANGA, Thana: Dum Dum, , City/Town: DUM DUM, North 24-Parganas, WEST BENGAL, India, PIN - 700030, By caste Hindu, By Profession Business

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

Execution is admitted on 23/05/2016 by

Smt SUKLA DAS Nee BALA, Wife of Mr Nihar Ranjan Bala, 432, R.N. Tagore Road, P.O. Bediapara, Kolkata - 7, P.O. BEDIAPARA, Thana: Dum Dum, , City/Town: DUM DUM, North 24-Parganas, WEST BENGAL, India,



PIN - 700077. By caste Hindu. By Profession House wife

Identified by Mr SIDDHARTHA MITRA, Son of Late NIRMAL CHANDRA MITRA, 569 EAST SINTHEE BYE LANE MAIDANPALLY, P.O. GHUGUDANGA, Thana: Dum Dum, , City/Town: DUM DUM, North 24-Parganas, WEST BENGAL, India. PIN - 700030. By caste Hindu. By Profession Business

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

Execution is admitted on 23/05/2016 by

SHRUBAJYOTI CHAKRABORTI PARTNER, GANAPATI CONSTRUCTION, 54, R.N. Tagore Road, P.S. Dum Dum, P.O. Bediapara, P.O.- BEDIAPARA, P.S.- Dum Dum, Dum Dum, District-North 24-Parganas, West Bengal, India, PIN - 700077 Mr DHRUBAJYOTI CHAKRABORTI, Son of Mr Rabindra Nath Chakraborti, 180, Rabindra Nath Tagore Road (also Known As Bediapara Lane, P.S. Dum Dum, P.O. Bediapara, Kolkata - 700 077, P.O. BEDIAPARA, Thana: Dum Dum, , City/Town: DUM DUM, North 24-Parganas, WEST BENGAL, India, PIN - 700030. By caste Hindu. By profession Business

Identified by Mr SIDDHARTHA MITRA, Son of Late NIRMAL CHANDRA MITRA, 569 EAST SINTHEE BYE LANE MAIDANPALLY, P.O. GHUGUDANGA, Thana: Dum Dum, , City/Town: DUM DUM, North 24-Parganas, WEST BENGAL, India, PIN - 700030. By caste Hindu. By Profession Business

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

Execution is admitted on 23/05/2016 by

J. TAPAS ROY PARTNER, GANAPATI CONSTRUCTION, 54, R.N. Tagore Road, P.S. Dum Dum, P.O. Bediapara, P.O.- BEDIAPARA, P.S.- Dum Dum, Dum Dum, District-North 24-Parganas, West Bengal, India, PIN - 700077 Mr TAPAS ROY, Son of Mr Surendra Chandra Roy, 784, Purba Sinthee Road, Madhugarh, P.S. Dum Dum, P.O. Ghugudanga, Kolkata - 700 030, P.O. GHUGUDANGA, Thana: Dum Dum, , City/Town: DUM DUM, North 24-Parganas, WEST BENGAL, India, PIN - 700030. By caste Hindu. By profession Business  
Identified by Mr SIDDHARTHA MITRA, Son of Late NIRMAL CHANDRA MITRA, 569 EAST SINTHEE BYE LANE MAIDANPALLY, P.O. GHUGUDANGA, Thana: Dum Dum, , City/Town: DUM DUM, North 24-Parganas, WEST BENGAL, India, PIN - 700030. By caste Hindu. By Profession Business

#### Payment of Fees

Certified that required Registration Fees payable for this document is Rs 560/- ( B = Rs 539/- ,E = Rs 21/- ) and Registration Fees paid by Cash Rs 560/-

#### Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,021/- and Stamp Duty paid by Draft Rs 7,000/- by Stamp Rs 100/-

#### Description of Stamp

Rs 100/- is paid on impressed type of Stamp, Serial no 938267, Purchased on 20/05/2016, Vendor named R. Paul

#### Description of Draft

1. Rs 2,000/- is paid, by the Draft(other) No: 806453000427, Date: 23/05/2016, Bank: STATE BANK OF INDIA (SBI), NORTHERN AVENUE.
2. Rs 5,000/- is paid, by the Draft(other) No: 135515000429, Date: 20/05/2016, Bank: STATE BANK OF INDIA (SBI), ESPLANADE.

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

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Deed No. 150604119 for the year 2016.



*Mm*

Digitally signed by MOHUL  
MUKHOPADHYAY  
Date: 2016.05.25 17:45:20 +05:30  
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 5/25/2016 5:45:19 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM  
West Bengal.

(This document is digitally signed.)