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No 6-10 30/14

GANPATI CONSTRUCTION  
*Mr. G. Chakraborty*  
Partner

Certified that the document is admitted to registration. The Signature Sheet and endorsement Sheets attached to the document are the part of the document.

Additional Director Sub-Registrar  
Coopers, Dam Dam, 24-Pgs. (North)

27 JAN 2016

*Reba Chakraborty*  
*Debatata Chakraborty*

LAND DEVELOPMENT AGREEMENT

THIS AGREEMENT is made on this the 27th day of January in

the year TWO THOUSAND AND SIXTEEN (2016) of the Christian Era.



GANPATI CONSTRUCTION

*Handwritten signature of partner*

Partner

*Reba Chakraborty*  
*Debabrata Chakraborty*

BETWEEN

- 1. SMT.REBA CHAKRABORTY (PAN : ACIPC6047R)
- 2. SRI DEBABRATA CHAKRABORTY (PAN : AWQPC0544F)

No.1 - Wife and No.2 - Son of Late Deb Das Chakraborty, both by faith - Hindu, both by nationality - Indian, by occupation No.1 - House-wife and No.2 - Business and both having residential address at 63, Vidyasagar Road, P.O. Bedia para, Kolkata - 700 077, P.S. Dum Dum, District - North 24-Parganas, hereinafter jointly called and known as '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 : AAKFG1985H), a partnership firm having its principal place of business at 784, Purba Sinthee Road, Madhugarh, P.S. Dum Dum, Kolkata - 700 030, being represented by its partners (1) 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, Kolkata - 700 030 and (2) SRI DHRUBAJYOTI CHAKRABORTY (PAN : ABZPC5537A) son of Sri Rabindra Nath Chakraborty, by faith - Hindu, by occupation - Business, residing at 180, Rabindra Nath Tagore Road (also known as Bedia para Lane, P.S. Dum Dum, Kolkata - 700 077, hereinafter called and referred to as the DEVELOPER/PROMOTER ( which expression shall unless it be 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 Seven(7) Cottahas Thirteen(13) Chhittacks and Fifteen(15) Sq.ft. as per deeds of purchase and as per physical measurement, physically measured by the Survey/Pleader Commissioner appointed by the Ld.Civil



CHARGE OF INSTRUCTION  
R. Chakraborty  
Partner

Rela Chakraborty  
Deputy Registrar

Judge(Sr Div) at Barasat on the basis of T.S. No.238 of 1998 Eight(8) Cottahs Twelve(12) Chhittacks and Twenty-six(26) Sq.ft. more or less with two-storied pucca old dilapidated building measuring a total constructed area of 3782 Sq.ft., which the above named owners including their predecessor-in-interest enjoying within brick-built boundary for more than Fifty-six (56) year without any claim or demands from any one lying and situate in the district of North 24-Parganas, P.S. Dum Dum, Mouza – Sinthi Niz, J.L. No.11, Touzi No.1298/2833, curved out by R.S. Dag Nos.586 & 578 appertaining to R.S. Khatlan No.29 was belonged to the predecessor-in-interest of the present owners viz. Smt.Suro Bala Devi, since deceased wife of Late Manada Charan Chakraborty.

AND WHEREAS, the said Smt.Suro Bala Devi wife of Late Manada Charan Chakraborty purchased the schedule mentioned entire land under two different deeds being (1) Deed No.6734 for the year 1957 (executed on 06/09/1957) of Sub-Registrar, Cossipore Dum Dum land admeasuring Three(3) Cottahs Thirteen(13) Chhittacks and Fifteen(15) Sq.ft. more or less AND (2) Deed No.7821 for the year 1957 (executed on 12/11/1957) of Sub-Registrar, Cossipore Dum Dum land admeasuring Four(4) Cottahs more or less.

AND WHEREAS, both the lands are adjacent to each other within brick built boundary measuring Seven(7) Cottahas Thirteen(13) Chhittacks and Fifteen(15) Sq.ft. as per deeds of purchase and as per physical measurement, physically measured by the Survey/Pleader Commissioner appointed by the Ld.Civil Judge(Sr.Div) at Barasat on the basis of T.S. No.238 of 1998 Eight(8) Cottahs Twelve(12) Chhittacks and Twenty-six(26) Sq.ft. more or less.

AND WHEREAS, after purchase, the said Smt.Suro Bala Devi became the sole and absolute owners of land measuring an area of Seven(7) Cottahas Thirteen(13) Chhittacks and Fifteen(15) Sq.ft. more or less as per deeds of purchase and as per physical measurement, physically measured by the Survey/Pleader Commissioner appointed by the Ld.Civil Judge(Sr.Div) at Barasat



GANPATI CONSTRUCTION

Partner

*Abinash Chandra Chakraborty*  
*Partner*

*Raja Chakraborty*  
*Debabrata Chakraborty*

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on the basis of T.S. No.238 of 1998 Eight(8) Cottahs Twelve(12) Chhittacks and Twenty-six(26) Sq.ft. more or less lying and situate in the district of North 24-Parganas, P.S. Dum Dum, Mouza - Sinthi Niz, J.L. No.11, Touzi No.1298/2833, curved out by R.S. Dag Nos.586 & 578 appertaining to R.S. Khatian No.29 and mutated her name in the records of the local South Dum Dum Municipality which is now known as Municipal Holding No.123, Bediapara Lane in Ward No.11.

AND WHEREAS, thereafter the said Smt.Suro Bala Devi, since deceased, constructed a two-storied pucca building and residing there with her family members and while enjoying the said landed property in her khas possession, the said Smt.Suro Bala Devi, since deceased, gifted the said land and building to her four sons (1) Abinash Chandra Chakraborty, since deceased, (2) Anil Baran Chakraborty, since deceased, (3) Bijoy Baran Chakraborty, since deceased and (4) Sri Deb Das Chakraborty, and the said Deed of Gift was registered with the Office of the Sub-Registrar, Cossipore Dum Dum and recorded therein in Book No.1, Vol.No.119, Pages 26 to 28, Being No.8130 for the year 1959.

AND WHEREAS, after acquire the said land the said (1) Abinash Chandra Chakraborty, since deceased, (2) Anil Baran Chakraborty, since deceased, (3) Bijoy Baran Chakraborty, since deceased and (4) Sri Deb Das Chakraborty became the joint owners in respect of the schedule mentioned entire landed property and each of them singularly hold undivided 1/4<sup>th</sup> share and while enjoying the same in ejmal, three nos. co-sharers out of four nos. co-sharers viz. (1) Abinash Chandra Chakraborty, (2) Anil Baran Chakraborty and (3) Bijoy Baran Chakraborty, died intestate leaving behind them the following legal heirs and successors:-

(1) **ABINASH CHANDRA CHAKRABORTY** died intestate on 03/04/1983 leaving behind him his following legal heirs and successors:

- i) **SMT.NILIMA CHAKRABORTY** - Wife
- ii) **SRI ASHOK CHAKRABORTY** - Son

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Partner  
Partner

Reba Chakraborty  
Debatata Chakraborty

- iii) SRI ASHIM CHAKRABORTY - Son
- iv) SMT JABA CHAKRABORTY - Daughter
- v) SMT KRISHNA ACHARYA - Daughter

AND WHEREAS, after the death of the said Abinash Chandra Chakraborty his above named legal heirs and successors became the joint owners of undivided 1/4<sup>th</sup> Share of Municipal Holding No.123, Bediapara Lane and they singularly hold undivided 1/20<sup>th</sup> Share of schedule mentioned entire landed property.

(2) ANIL BARAN CHAKRABORTY died intestate on 29/06/1974 leaving behind him his following legal heirs and successors:-

- i) SMT.RADHA RANI CHAKRABORTY, since deceased, - Wife
- ii) SRI ASIT CHAKRABORTY - Son
- iii) SRI AMIT BARAN CHAKRABORTY - Son
- iv) SRI ALOK BARAN CHAKRABORTY - Son
- v) SMT.KARABI CHAKRABORTY - Daughter

AND WHEREAS, after the death of the said Anil Baran Chakraborty his above named legal heirs and successors became the joint owners of undivided 1/4<sup>th</sup> Share of Municipal Holding No.123, Bediapara Lane and they singularly hold undivided 1/20<sup>th</sup> Share of the schedule mentioned entire landed property.

AND WHEREAS, suddenly on 16/01/2004 one of the Co-sharer viz. Radha Rani Chakraborty died intestate and after her death her husband and thereafter her undivided 1/20<sup>th</sup> share devolved on her three sons viz. Sri Asit Chakraborty, Sri Amit Baran Chakraborty and Sri Alok Baran Chakraborty and only daughter Smt.Karabi Chakraborty.

AND WHEREAS, after the death of the said Anil Baran Chakraborty and his wife viz. Radha Rani Chakraborty their following legal heirs and successors



SHRINIVATI CONSTRUCTION  
Partner  
Partner

Rajan Chakraborty  
Debabrata Chakraborty

became the joint owners of undivided 1/4<sup>th</sup> share and singularly hold undivided 1/16<sup>th</sup> Share of the schedule mentioned entire landed property

- i) SRI ASIT CHAKRABORTY - Son
- ii) SRI AMIT BARAN CHAKRABORTY - Son
- iii) SRI ALOK BARAN CHAKRABORTY - Son
- iv) SMT.KARABI CHAKRABORTY - Daughter

(3) **BIJOY BARAN CHAKRABORTY** died Intestate on 11/01/1994 leaving behind him his following legal heirs and successors:-

- i) SMT.RINA CHAKRABORTY, since deceased - Wife
- ii) SRI BIJON BARAN CHAKRABORTY - Son

AND WHEREAS, after the death of the said Bijoy Baran Chakraborty his wife Rina Chakraborty, since deceased and only son Sri Bijon Baran Chakraborty became the joint owners of the landed property left by Late Bijoy Baran Chakraborty and jointly hold undivided 1/4<sup>th</sup> share and singularly hold undivided 1/8<sup>th</sup> Share of the schedule mentioned entire landed property.

AND WHEREAS, suddenly on 09/05/2013, the said Rina Chakraborty died Intestate on leaving behind him her only son Sri Bijon Baran Chakraborty and after her death the said Bijon Baran Chakraborty became the sole owner of undivided 1/4<sup>th</sup> share of the schedule mentioned entire landed property.

(4) **SRI DEB DAS CHAKRABORTY**, since deceased and holding undivided 1/4<sup>th</sup> share of the schedule mentioned entire landed property.

AND WHEREAS, in the year 1998 some of the owners viz. Sri Ashok Chakraborty, Sri Ashim Chakraborty, Smt.Nilima Chakraborty, Kumari Jaba Chakraborty(now married), Smt.Krishna Acharya, Sri Ashit Chakraborty, Sri Amit

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*Baran Chakraborty*  
Partner

Partner

*Reba Chakraborty*  
*Debdas Chakraborty*

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Baran Chakraborty, Sri Alok Baran Chakraborty, Smt.Radha Rani Chakraborty(now deceased) and Smt.Karabi Chakraborty, hereinafter jointly called as 'Plaintiff' instituted a Civil Suit for Partition of their ejmali land against Sri Deb Das Chakraborty, Sri Bijan Baran Chakraborty and Smt.Rina Chakraborty(now deceased), hereinafter jointly called as 'Defendant' in the Ld.Court of 2<sup>nd</sup> Civil Judge (Senior Div.) at Barasat being Title Suit No.238 of 1998.

AND WHEREAS, on 28/05/2009 an Order was passed by the Civil Judge, Senior Division, 2<sup>nd</sup> Court, Barasat and the said order is appended below:-

It is hereby declared that plaintiff Nos.1 to 5 have 1/20 share each over the suit property, Plaintiff Nos.6,7,8 & 10 have 1/16<sup>th</sup> share each over the suit property, Defendant No.1 has 1/4<sup>th</sup> share over the suit property and defendant nos.2 & 3 have 1/8<sup>th</sup> share each over the suit property.

The parties to the suit are directed to get the property for amicable partition by mates and bounds within three months, failing which either of the parties shall be at liberty to move for final partition in accordance with the law.

AND WHEREAS, no amicable partition by mates and bounds have settled, so the plaintiffs appealed to Court for Partition and the Court appointed one survey person/commissioner for partition the suit property. The Commissioner come to the suit property several days meted both the parties took measurement and submitted the partition report to the Ld.Court of 2<sup>nd</sup> Civil Judge(Sr.Division) at Barasat being T.S. No.238 of 1998.

AND WHEREAS, in the mean time Radha Rani Chakraborty from Plaintiff part and Rina Chakraborty from Defendant part died intestate leaving behind them their legal heirs and successors as mentioned above. The defendant No.1, Debdas Chakraborty was also suffering for some acute diseases and almost bed ridden and even to undergo dialysis thrice a week.



GANPATI GUJ

Partner

Reba Chakraborty  
Debabrata Chakraborty

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AND WHEREAS, now the above owners have decided to amicably settled to make partition of their landed property and considering the present alive owners (Plaintiffs & Defendants) and have amicably decided to separate their portion of land as per the Commission's report & guideline. AND both the parties declares that they will withdraw the said Title Suit being T.S.No.238 of 1998 of Ld.Court of 2<sup>nd</sup> Civil Judge (Sr.Division) at Barasat and the another pending case in the Ld. Court of 2<sup>nd</sup> Civil Judge( Sr. Div.) at Barasat being M.S. No.7 of 1999.

AND WHEREAS, the above named owners made a Deed of Partiton as per the report of the Commissioner appointed by the Ld.Court and Whereas said Partition Deed was registered with the office of the A.D.S.R. Cossipore Dum Dum on 31/01/2014 and recorded therein in Book No...I., CD Vol.No...A., Pages from ...171 To ...199, Being No...01344 for the year...2014.

AND WHEREAS, as per the above Deed of Partition, the above named **DEB DAS CHAKRABORTY**, since deceased acquired the Schedule-'B' property of the said Deed of Partition land admeasuring measuring and area of Two(2) Cottahas Zero(0) Chhiltacks and Thirty(30) Sq. Ft. or 1470 Sq. Ft. more or less along with a 50 years old dilapidated Two-storied pucca building measuring a total constructed area of 2050 Sq.ft. lying and situate in the district of North 24-Parganas, P.S. Dum Dum, Mouza - Sinthi Niz, J.L. No.11, Touzi No.1298/2833, curved out by R.S. Dag No.578 appertaining to R.S. Khatian Nos.29 under Jaminder Khatian No.28, Sub - Registration Office at Cossipore Dum Dum.

AND WHEREAS, after acquiring the said land the said the said Deb Deas Chakraborty became the sole and absolute owner of the above mentioned landed property and while enjoying the same in his khas possession with his family members died intestate on 21.07.2014 leaving behind her the following legal heirs and successors:-

1. SMT.REBA CHAKRABORTY -Wife
2. SRI DEBABRATA CHAKRABORTY - Son



SHRIPATI CONSTRUCTION

Partner

Partner

Reba Chakraborty  
Debabrata Chakraborty

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AND WHEREAS, after the death of the said Deb Das Chakraborty, his wife Smt. Reba Chakraborty and only son Sri Debabrata Chakraborty became the joint owners of the schedule mentioned landed property left by their husband/father respectively.

AND WHEREAS, the said building is very old in style and in dilapidated condition and that is why the above 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/owners have decided to hand-over the said land to a competent Developer who can complete the entire construction at their cost and risk.

AND WHEREAS, to commercially exploit the said premises being Municipal Holding No. 123, Bediapara Lane in Ward No. 11 of the South Dum Dum Municipality, the First Party/Land-owners have entered into this agreement with the Second Party/Developer 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. REBA CHAKRABORTY and SRI DEBABRATA CHAKRABORTY and their legal heirs, representatives executors, administrators and assigns.

GANPATI CONSTRUCTION  
  
 Partner

Reba Chakraborty  
 Debatata Chakraborty

**DEVELOPER** : Shall mean GANPATI CONSTRUCTION, and its partners and successors-in-business/office.

**PREMISES** : Shall mean the Municipal Holding No.123, Bediapara Lane in Ward No.11 of the South Dum Dum Municipality, Kolkata - 700 077, P. S. Dum Dum, otherwise called and known as Mouza - Sinthi Niz, J.L. No.11, Touzi No.1298/2833, curved out by R.S. Dag No.586 & 578 appertaining to R.S. Khattan No.29, morefully and particularly described in the schedule hereunder written.

**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.

**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.

**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 obligation only.

**OWNERS' ALLOCATION** : shall mean 50% (Fifty Percent) area of sanction pending plan of the South Dum Dum Municipality and will be allocated as follows-



GANPATI CONSTRUCTION  
Partner  
Partner

Reba Chakraborty  
Debabrata Chakraborty

a) SRI REBA CHAKRABORTY & SRI DEBABRATA CHAKRABORTY will jointly be entitled to get ENTIRE FIRST FLOOR (1100 SQ.FT.), ENTIRE THIRD FLOOR (1100 SQ.FT.) IN FORMS OF SELF CONTAINED FLAT AND HALF OF THE CONSTRUCTED AREA OF THE GROUND FLOOR AS PER STATUS OF THE SANCTION BUILDING PLAN. EVERY ALTERNATIVE GARAGE/SHOP OF EQUAL MEASUREMENT WILL BE PROVIDED TO THEM FROM THE EASTERN SIDE ALONG WITH THE POSSESSION LETTER.

b) The Land-owners will not be entitled to get the monthly rent instead of the developer will at first construct the building up-to First Floor Roof Casting and complete a Three Bed Room Flat in habitable condition at the Front side of the Ground Floor at the Northern side adjacent plot of land-owners and shifted the land-owners to the said flat and thereafter have the right to demolish the existing old dilapidated building. The sale proceed of the existing old building will be received by the developer.

N.B. 1. No other consideration either in cash or in kind will be entitled by the above named owners.

2. That the developer declares that they will not sale any flat to any close relative of the land-owners.

8. DEVELOPER'S ALLOCATION : After providing land-owners' allocation all other flats, garage, shops, open and covered spaces will be the property of the developer along with proportionate share of land and common areas and common facilities.

9. ARCHITECT : Shall mean the persons who may be appointed by the developer for designing and planning of the said building and obtain the sanction building plan.

10. 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.

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 owners of land in the self contained flat to be completed in all respect at first of the newly

**ARTICLE - IV DEVELOPER'S RIGHTS**

The said premises is not vested under the Urban Land (Ceiling and Regulation) Act, 1976.

The land-owners are 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.

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

THIS AGREEMENT shall be deemed to have commenced on and with effect from the day of JANUARY in the year two thousand SIXTEEN(2016) of the Christian Era.

**ARTICLE - II COMMENCEMENT**

Partner  
 SANPATI CONSTRUCTION  
 Partner  
*[Signature]*

Partner  
 Resa Chavrakoms,  
 Delvina Chavrakoms



SHANPATI CONSTRUCTION  
Partner  
Mr. Partner

Partner

#### ARTICLE - II, COMMENCEMENT

Reba Chakravorty  
Debnata Chakravorty

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THIS AGREEMENT shall be deemed to have commenced on and with effect from the \_\_\_\_\_ day of JANUARY in the year two thousand SIXTEEN (2016) of the Christian Era.

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

1. The land-owners are 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.

#### ARTICLE - IV DEVELOPER'S RIGHTS

1. The land-owners hereby grant subject to what has been hereinafter provided the exclusive right to the developer to built, 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 owners of land in the self contained flat to be completed in all respect at first at the newly

GANPATI CONSTRUCTION  
Partner  
Partner

Resachekravorts  
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constructed building to be so constructed in the land-owners' 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 subject to force majeure clause or any objection raised from municipality/locality is raised.
3. 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 owners 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 lies with the developer.



GANPATI CONSTRUCTION  
Sankarjit  
Partner

Partner

Reba Chakraborty  
Debatata Chakraborty

ARTICLE - V APARTMENT CONSIDERATION

1. In consideration of the land-owners having agreed to permit the developer to sell the flats 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 owners in the building to be constructed at the said premises within 36 (Thirty-six) months from the date of obtaining the sanction building plan 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.

*Shri. S. S. Chakravorty*  
Partner

Partner

*Reba Chakravorty*  
*Debatata Chakravorty*

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-owners will not in any way interfere with or disturb the quite 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 36 moths from the date of plan sanction. Extra six months could be extended for the cause of any accidental incident.



CONSTRUCTION  
Partner

Reba Chakravorty  
Debarata Chakravorty

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 owners 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.

*Shantanu Jaiswal*  
Partner

*Reba Chakravorty*  
*Debarata*  
*Chakravorty*

6. 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.
7. The Developers will not violate or contravene any of the provisions or rules applicable to the construction of the said building.
8. 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-owners allocation in the Building at the said premises.
9. 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 owners' statement is true and correct and the Developer herein is also primarily satisfied with regard to the matters referred to above.
10. 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-owners' allocation to the land-owners.
11. 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.
12. 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



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Partner

Ree a Chakravorty

Debarata Chakravorty

portion as mention in the land-owners' allocation of the proppsed 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-owners' 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.

- 13. 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.
- 14. 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.
- 15. 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

Partner  
Partner  
CONSTRUCTION  
Partner  
Partner

Reba Chakraborty  
Debatata  
Chakraborty

possession to the land-owners at first and thereafter, they can give possession to the intending purchasers.

16. 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.
17. 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.
18. \* 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.
19. 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 owners' allocation is delivered to the owners first.



GANPATI CONSTRUCTION  
*Abhinav Kumar*  
 Partner

*Reba Chakravorty*  
*Debabrata*  
*Chakravorty*

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..
4. 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 jointly agree to indemnify and keep indemnified the developer against any or all claims made by any third party in respect of the said premises.
5. 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.

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.

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Partner  
Partner

Reba Chakraborty  
Debarata  
Chakraborty

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 measuring and area of Two(2) Cottahas Zero(0) Chhittacks and Thirty(30) Sq. Ft. or 1470 Sq. Ft. more or less along with a 50 years old dilapidated Two-storied pucca building measuring a total constructed area of 2050 Sq.ft lying and situate in the district of North 24-Parganas, P.S. Dum Dum, Mouza - Sinthi Niz, J.L. No.11, Touzi No.1298/2833, curved out by R.S. Dag No.575 appertaining to R.S. Khatian Nos.29 under Jaminder Khatian No.28, Status of Land - Bastu, Municipal Holding No.123, Bediapara Lane in Ward No.11 of the South Dum Dum Municipality, Sub - Registration Office at Cossipore Dum Dum, as shown in enclosed sketch or map in Yellow bordered line and marked as Lot - 'B' in the Deed of Partition, details of which are given below :-

- 1) Total Land Area - 2 Cot. 0 Ch. 30 Sq. Ft.
- 2) Total Constructed Area - Ground Floor - 1017 Sq. Ft.  
First Floor - 1033 Sq.ft.



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Partner  
Partner

Reba Chakravarty  
Debraj Chakravarty

the land is being butted bounded as :-

- ON THE NORTH :: Lot - 'C' Property
- ON THE SOUTH :: 20'-00" Wide Municipal Road
- ON THE EAST :: Other's Land and Building
- ON THE WEST :: 20'-00" wide Municipal Road

**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 5" or thickness, inside partition wall 5 1/3" as per Engineer's direction.
2. FOUNDATION: RCC Piling 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.
4. 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 black-stone is also installed in the kitchen. (Plumbing line made by (Suprim Pipe) Bibcock will be made (ESS ESS/Paryware)
5. TOILET: In the toilets white (Nycer/Hindware) commode/pan and sanitary fittings including wash basins will be installed. One Gizer Point will be in

the toilet: 6'-0" height glazed tiles will be fitted in the toilet.

**WINDOW:** All frame and pilla of the windows would be made of aluminum with sliding window fitted Colour one way glass with with grille.

**VERANDAH/SALCONY:** Parapet wall up to 3'-0" height.

**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 be made by (Segun) wood with polish.

**WATER SUPPLY:** Warm supply round the clock is assured.

**P.LUMBING:** All plumbing pipe line will be concealed.

**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 Finotex/Havels

Kitchen: One light point, one exhaust fan point, one 15 Amp. Plug point.

Toilet: One light point, one exhaust fan point.

Calling Bell: One calling bell point at the main entrance, one light point at the balcony.

**PAINTING:** Inside wall of the flat will be finished with paris & colour

**STAIRCASE:** Marble Finish with lift Facilities available.

14 Available greenery outside the building for beautification.



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. Debarati  
Chakraborty.  
63, Vidyasagar Road  
Bediayara, Dum Dum,  
Kol-77.
2. Sanjoy Banerjee  
628A, P.S. Road  
Kol-30

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

1. Debarati Chakraborty.
2. Sanjoy Banerjee

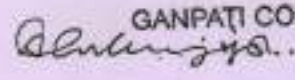
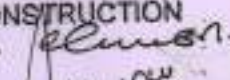
Prepared by me

  
SANGRA  
DATE

Reg. No. 42/272/96.

Reba Chakraborty.  
Debarati Chakraborty.

SIGNATURE OF THE LAND-OWNERS

GANPATI CONSTRUCTION  
  
Partner  
  
Partner

SIGNATURE OF THE DEVELOPER

SPECIMEN FORM FOR TEN FINGERPRINTS

Sl No Signature of the Executants / Presentants



*[Handwritten signature]*

Little	Ring	Middle	Fore	Thumb
	(Left Hand)			
Thumb	Fore	Middle	Ring	Little
	(Right Hand)			
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	(Left Hand)			
Thumb	Fore	Middle	Ring	Little
	(Right Hand)			
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*[Handwritten signature]*

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	(Left Hand)			
Thumb	Fore	Middle	Ring	Little
	(Right Hand)			
[Fingerprint]	[Fingerprint]	[Fingerprint]	[Fingerprint]	[Fingerprint]



**SPECIMEN FORM FOR TEN FINGERPRINTS**

Sl Signature of the  
No Executants / Presentants

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	(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	15060000103844/2016	Query Date	23/01/2016 3:30:55 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 - 700030, Thana : Dum Dum, District : North 24-Parganas, WEST BENGAL, PIN - 700030		
Applicant Status	Advocate		
Contact Details	Mobile No. : 9830787552, e-Mail ID : siddharthamitra100@gmail.com		
Transaction	[0110] Sale, Development Agreement or Construction agreement		
Special Transaction Details			
Set Forth value	Rs. 2/-	Total Market Value:	Rs. 34,87,813/-
Stampduty Payable	Rs. 7,000/-	Stampduty Article:-	48(g)
Registration Fee Payable	Rs. 7/-	Registration Fee Article:-	E
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**

Sl. No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
1	District: North 24-Parganas, Thana: Dum Dum, Municipality: SOUTH DUM DUM, Road: Bediapara Lane, Mouza: Sinthee- nij, Premises No. 53, Ward No: 11, Holding No:123, Bediapara	RS Plot No:- 578 , RS Khatian No:- 29	2 Katha 30 Sq Ft	1/-	24,50,001/-	Proposed Use: Bastu, ROR: Bastu, Property is on Road Adjacent to Metal Road,

**Structure Details**

Sl. No.	Structure Location	Area of Structure	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
1	Plot No. 1	1017 Sq Ft.			Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete
2	Plot No. 1	1033 Sq Ft.			Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete
S1	On Land L1	2050 Sq Ft.	1/-	18,37,812/-	Structure Type: Structure

**Landlord Details**

Sl. No.	Name & Address	Status	Execution And Admission Details	Other Details
1	Smt REBA CHAKRABORTY Wife of Late Deb Das Chakraborty 53, Vidyasagar Road, P.O. Bediapara, Kolkata - 700, Post Office: Bediapara, Dum Dum, Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700077	Individual	Executed by: Self, To be Admitted by: Self,	Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. ACIPC6047R,
2	Mr DEBABRATA CHAKRABORTY Son of Late Deb Das Chakraborty 53, Vidyasagar Road, P.O. Bediapara, Kolkata - 700, Post Office: Bediapara, Dum Dum, Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700077	Individual	Executed by: Self, To be Admitted by: Self,	Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AWQPC0544F,



## Developer Details

Sr No	Name & Address ( Organization )	Status	Execution And Admission Details	Other Details
	GANPATI CONSTRUCTION 784, Purba Sinthee Road, Madhugarn, P.S. Dum Dum, Post Office: Ghugudanga, Dum Dum, Dum Dum, District-North 24-Parganas, West Bengal, India, PIN - 700030	Organization	Executed by: Representative,	PAN No. AAKFG1985H,

## Representative Details

Sr	Representative Name & Address	Other Details	Execution And Admission Details	Representative of
	RE-RUBAJYOTI CHAKRABORTY, PARTNER, GANPATI CONSTRUCTION 784, Purba Sinthee Road, Madhugarn, P.S. Dum Dum,, Post Office: Ghugudanga, 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,		GANPATI CONSTRUCTION
	TAPAS ROY PARTNER, GANPATI CONSTRUCTION 784, Purba Sinthee Road, Madhugarn, P.S. Dum Dum,, Post Office: Ghugudanga, 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,		GANPATI CONSTRUCTION

## Identifier Details

Identifier Name & Address	Other Details	Identifier of
Mr SIDDHARTHA MITRA Son of Late. Nirmai Chandra Mitra 180 EAST SINTHEE BYE LANE, DUMDUMALLY, Post Office: GHUGUDANGA, Dum Dum, District-North 24- Parganas, West Bengal, India, PIN - 700030	Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India,	Smt REBA CHAKRABORTY, Mr DEBABRATA CHAKRABORTY, Mr TAPAS ROY, Mr DHRUBAJYOTI CHAKRABORTY



**Transfer of Property from Landlord To Developer**

Sl. No.	Landlord Name	Developer Name	Transferred Area	Transferred Area in(%)
1	Smt. REBA CHAKRABORTY	GANPATI CONSTRUCTION	1.68438 Dec	50
2	Mr DEBABRATA CHAKRABORTY	GANPATI CONSTRUCTION	1.68438 Dec	50

**Transfer of Property from Landlord To Developer**

Sch. No.	Landlord Name	Developer Name	Transferred Area	Transferred Area in(%)
51	Smt REBA CHAKRABORTY	GANPATI CONSTRUCTION	1025 Sq Ft	50
52	Mr DEBABRATA CHAKRABORTY	GANPATI CONSTRUCTION	1025 Sq Ft	50

1. Seller only

\* 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 07/03/2016

3. Standard User charge of Rs. 175/- (Rupees one hundred seventy five) only includes all taxes per transaction upto 15 (fifteen) pages and Rs 6/- (Rupees six) 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. 500/-.

5. Web-based e-Assessment report will be provisional one and subject to final verification by Registering Officer.






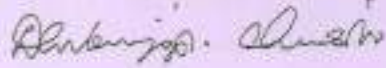
6. Quoting of PAN no. of Seller and Buyer of a property is a must where the transaction involves a property valued at Rs. 5 lac or more (IT Rules).

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.

**Developer Details**

Sl. No.	Name, Address, Photo, Finger print and Signature		
	<p><b>GANPATI CONSTRUCTION</b>                      784, Purba Sinthee Road, Madhugarh, P.S. Dum Dum,, P.O:- Ghugudanga, P.S:- Dum Dum, Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700030 PAN No. AAKFG1985H.; Status : Organization. Represented by representative as given below:-</p>		
(1)	<p><b>Mr TAPAS ROY</b>                      784, Purba Sinthee Road, Madhugarh, P.S. Dum Dum, 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. AGBPR3263P.; Status : Representative; Date of Execution : 27/01/2016; Date of Admission - 27/01/2016; Place of Admission of Execution : Office</p>	 27/01/2016 2:39:58 PM	 LTI 27/01/2016 2:39:38 PM
		 27/01/2016 2:39:53 PM	
(2)	<p><b>Mr DHRUBAJYOTI CHAKRABORTY</b>                      180, Rabindra Nath Tagore Road (also Known As Bediopera Lane, P.S. Dum Dum, Kolkata – 700 , 077, P.O:- Bediopera, 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. AB2PC5537A.; Status : Representative; Date of Execution : 27/01/2016; Date of Admission : 27/01/2016; Place of Admission of Execution : Office</p>	 27/01/2016 2:38:54 PM	 LTI 27/01/2016 2:39:00 PM
		 27/01/2016 2:39:17 PM	

**B. Identifire Details**

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






## Seller, Buyer and Property Details

### A. Land Lord & Developer Details



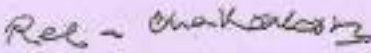
#### Presentant Details

SL No. Name, Address, Photo, Finger print and Signature of Presentant

1	Mr TAPAS ROY 784, Purba Sinthee Road, Madhugarh, P.S. Dum Dum, Kolkata – 700 030, P.O:- Ghugudanga, P.S:- Dum Dum, Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700030	 27/01/2016 2:39:58 PM	 LTI 27/01/2016 2:39:38 PM	
		 27/01/2016 2:39:53 PM		

#### Land Lord Details

SL No. Name, Address, Photo, Finger print and Signature


1	Smt REBA CHAKRABORTY Wife of Late Deb Das Chakraborty 52, Vidhasagar Road, P.O. Bediapara, Kolkata – 700, 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. ACIPC6047R.; Status : Individual; Date of Execution : 27/01/2016; Date of Admission : 27/01/2016; Place of Admission of Execution : Office	 27/01/2016 2:40:15 PM	 LTI 27/01/2016 2:40:24 PM	
		 27/01/2016 2:40:49 PM		

Land Lord Details

Sl. No.	Name, Address, Photo, Finger print and Signature		
2	<p>Mr DEBABRATA CHAKRABORTY                      Son of Late Deb Das Chakraborty                      53, Vidyasagar Road, P.O. Bediapara, Kolkata - 700, P.O:- Bediapara, 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 AWQPC0544F.; Status : Individual; Date of Execution : 27/01/2016; Date of Admission : 27/01/2016. Place of Admission of Execution : Office</p>	 <p>27/01/2016 2:38:13 PM</p>	 <p>LTI 27/01/2016 2:38:23 PM</p>
		<p><i>Debabrata Chakraborty</i>                      27/01/2016 2:38:42 PM</p>	



## Identifier Details

Identifier Name & Address	Identifier of	Signature
Mr SIDDHARTHA MITRA Son of Late Nirmal Chandra Mitra 569 EAST SINTHEE BYE LANE, MAIDANPALLY, P.O:- GHUGUDANGA, P.S:- Dum Dum, Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700030 Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of India.	Smt REBA CHAKRABORTY, Mr DEBABRATA CHAKRABORTY, Mr TAPAS ROY, Mr DHRUBAJYOTI CHAKRABORTY	 27/01/2016 2:41:05 PM

## C: Transacted Property Details

## Land Details

Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L1 District: North 24-Parganas, P.S:- Dum Dum, Municipality: SOUTH DUM DUM, Road: Bediapara Lane, Mouza: Sinthee-nij, Premises No. 53, Ward No: 11, Holding No:123, Bediapara	RS Plot No:- 578 RS Khatian No:- 29	2 Katha 30 Sq Ft	1/-	24,50,001/-	Proposed Use: Bastu, ROR: Bastu, Property is on Road Adjacent to Metal Road.

## Structure Details

Struc No.	Structure Location	Area of Structure	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
F0	Gr Floor	1017 Sq Ft.	0/-		Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete
F1	Floor No: 1	1033 Sq Ft.	0/-		Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete
S1	On Land L1	2050 Sq Ft.	1/-	10,37,812/-	Structure Type: Structure

## Transfer of Property from Land Lord to Developer

Struc No.	Name of the Land Lord	Name of the Developer	Transferred Area	Transferred Area in(%)
L1	Mr DEBABRATA CHAKRABORTY	GANPATI CONSTRUCTION	1.68438	50
	Smt REBA CHAKRABORTY	GANPATI CONSTRUCTION	1.68438	50

## Transfer of Property from Land Lord to Developer

Sch No.	Name of the Land Lord	Name of the Developer	Transferred Area	Transferred Area In(%)
S1	Mr DEBABRATA CHAQKRABORTY	GANPATI CONSTRUCTION	1025 Sq Ft	50
	Smt REBA CHAKRABORTY	GANPATI CONSTRUCTION	1025 Sq Ft	50

## D. Applicant Details

## Details of the applicant who has submitted the request on form

Applicant's Name	SIDDHARTHA MITRA
ADDRESS	569 EAST SINTHEE BYE LANE, MAIDANPALLY, KOLKATA - 700030, Thane Dum Dum, District : North 24-Parganas, WEST BENGAL, PIN - 700030
Applicant's Status	Advocate



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

Endorsement For Deed Number : I - 150600587 / 2016

Query No/Year	15060000103844/2016	Serial no/Year	1506000650 / 2016
Deed No/Year	I - 150600587 / 2016		
Transaction	[0110] Sale, Development Agreement or Construction agreement		
Name of Presentant	Mr.TAPAS ROY	Presented At	Office
Date of Execution	27-01-2016	Date of Presentation	27-01-2016

Remarks

On 27/01/2016

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) & (4) W.B. Registration Rules, 1962)

Presented for registration at 12:26 hrs on - 27/01/2016, at the Office of the A.D.S.R. COSSIPORE DUMDUM by TAPAS ROY

Certificate of Market Value (WB RVV Rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 34,87,813/-

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

Execution is admitted on 27/01/2016 by

Smt REBA CHAKRABORTY, Wife of Late Deb Das Chakraborty, 53, Vidyasagar Road, P.O. Bediapara, Kolkata - 700, 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 Advocate

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

Execution is admitted on 27/01/2016 by

Mr DEBABRATA CHAKRABORTY, Son of Late Deb Das Chakraborty, 53, Vidyasagar Road, P.O. Bediapara, Kolkata - 700, P.O: Bediapara, 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 Advocate

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

Execution is admitted on 27/01/2016 by

Mr TAPAS ROY PARTNER, GANPATI CONSTRUCTION, 784, Purba Sinthee Road, Madhugarh, P.S. Dum Dum, P.O: Ghugudanga, P.S:- Dum Dum, Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN -



700030

Identified by Mr SIDDHARTHA MITRA, Son of Late Nirmal Chandra Mitra, 569 EAST SINTHEE BYE LANE, MAIDAN PALLY, P.O: GHUGUDANGA, Thana: Dum Dum, , City/Town: DUM DUM, North 24-Parganas, WEST BENGAL, India, PIN - 700030, By caste Hindu, By Profession Advocate

Additional District Execution / Under Section 58, W.B. Registration Rules, 1962. [Representative]

Execution is admitted on 27/01/2016 by

Mr DHRUBAJYOTI CHAKRABORTY PARTNER, GANPATI CONSTRUCTION, 784, Purba Sinthee Road, Chughugh, P.S. Dum Dum,, P.O:- Ghugudanga, P.S:- Dum Dum, Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700030

Identified by Mr SIDDHARTHA MITRA, Son of Late Nirmal Chandra Mitra, 569 EAST SINTHEE BYE LANE, MAIDAN PALLY, P.O: GHUGUDANGA, Thana: Dum Dum, , City/Town: DUM DUM, North 24-Parganas, WEST BENGAL, India, PIN - 700030, By caste Hindu, By Profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 7/- ( E = Rs 7/- ) and Registration Fees paid by Cash Rs 7/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,000/- and Stamp Duty paid by Draft Rs 7,020/- by Stamp Rs 10/-

Description of Stamp

1. Rs 10/- is paid on impressed type of Stamp, Serial no 297694, Purchased on 01/12/2015, Vendor named R Paul

Description of Draft

1. Rs 7,020/- is paid, by the Draft(other) No: 805409000427, Date: 27/01/2016, Bank: STATE BANK OF INDIA (SBI), NORTHERN AVENUE.

(Mohul Mukhopadhyay)

ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. COSSIPORE  
DUMDUM

North 24-Parganas, West Bengal



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1506-2016, Page from 28357 to 28395

being No 150600587 for the year 2016.



Digitally signed by MOHUL  
MUKHOPADHYAY  
Date: 2016.01.28 11:56:15 +05:30  
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 28-01-2016 11:56:14  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM  
West Bengal.

(This document is digitally signed.)