

2452/2017

P-2243/2017



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

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463/2017

Condition for the issuance of judicial
is maintained. The signature shall not
and/or use shall be subject to the
department's order and document.

Judicial Paper Sub-Register
Coimbatore, Bham Dham, 24-Pgs. (North)

05 APR 2017

LAND DEVELOPMENT AGREEMENT

THIS LAND DEVELOPMENT AGREEMENT is made on this the *5th*

day of *April*, in the year TWO THOUSANDS AND SEVENTEEN(2017)

of the Christian Era,

B E T W E E N

SRI BABLA DUTTA (PAN : AGHPD9893P) son of Late Amulya Bhushan Dutta, by faith - Hindu, by nationality - Indian, by occupation - Business, residing at 77, Bidyasagar Road, P.O. Bediapara, Kolkata - 700 077, P.S. Dum Dum, District - North 24-Parganas, hereinafter called and known as 'LAND-OWNER' (which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and include his 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 Bediapara 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, the above mentioned owner purchased a piece and parcel of land measuring an area of Nine(9) Chhittack more or less lying and situate at Mouza - Sinthi Niz, J.L. No.11, Touzi No.1298/2833, curved out by C.S./R.S. Dag No.578 appertaining to C.S./R.S. Khatian No.29 under Khatian No.28, P.S. Dum

Dum in the district of North 24-Parganas from Sri one Hiralal Majumder and others with the office of the Sub-Registrar, Cossipore Dum Dum and recorded therein in Book No.1, Vol.No.17, Pages 9 to 18, being No.770, for the year 1985 and residing there with his family members after constructing a residential house thereon.

AND WHEREAS, after purchase and final measurement it is found that the actual area of land is more or less One(1) Cottaha or 720 Sq.ft. which the owner of this agreement and his predecessor-in-interest are enjoying more than thirty years within brick-built boundary without any claim or demand from any one.

AND WHEREAS, as per Adverse Possession Act (Section 65 of Limitation Act, 1963), the above owner became the absolute owner of the above mentioned landed property.

AND WHEREAS, thereafter the above owner executed and registered a Deed of Boundary Declaration for incorporating the said land in the records of the South Dum Dum Municipality and the said Deed was registered with the Office of the A.D.S.R. Cossipore Dum Dum and recorded therein in Book No.IV, Being No. 2236 for the year 2017.

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 knowledge 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.121, Bediapara Lane in Ward No.11 of the South Dum Dum Municipality, the First Party/Land-owner have entered into this agreement with the Second Party/Developer to construct and/or raise a multistoried building at the

Babla Dutta

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-OWNER** : Shall mean the said **SRI BABLA DUTTA** (PAN : AGHPD9893P) son of Late Amulya Bhushan Dutta, by faith - Hindu, by nationality - Indian, by occupation- Business and residing at 77, Bidyasagar Road, P.O. Bediapara, Kolkata - 700 077, P.S. Dum Dum, District - North 24-Parganas and his legal heirs, representatives executors, administrators and assigns.
2. **DEVELOPER** : Shall mean **GANPATI CONSTRUCTION**, 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 Bediapara Lane, P.S. Dum Dum, Kolkata - 700 077, and its successors-in-business/office.
3. **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 C.S./R.S. Dag No.578 appertaining to C.S./R.S. Khatian No.29 under Khatian No.28, land admeasuring One(1) Cottaha more or less 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** : Owner SRI BABLA DUTTA shall be entitled Two Nos. Self Contained Fiat each measuring a Covered Area of 500 (Five Hundred) Sq.ft. more or less out of which One Number Self Contained Flat will be on the Ground Floor on the Owner's land and another Self Contained Flat will be on the First Floor on the onwner's land.
 APART from the above a money consideration of Rs.4,00,000/= (Rupees Four Lacx) only will be paid to the owner at the time of execution of this Agreement.

- N.B. No other consideration either in cash or in kind will be entitled by the above named owner.
8. **DEVELOPER'S ALLOCATION** : After providing Land-owner' 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.

ARTICLE - II. COMMENCEMENT

1. **THIS AGREEMENT** shall be deemed to have commenced on and with effect from the _____ day of **MARCH** in the year two thousand **SEVENTEEN(2017)** of the Christian Era.

ARTICLE - III LAND-OWNER'S REPRESENTATIONS

1. The Land-owner 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-owner hereby grant subject to what has been hereinafter provided the exclusive right to the developer to built, construct, erect and complete the said building compromising 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-owner 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-owner 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 obtaining the amalgamation certificate from the municipality 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-owner 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-owner 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.

ARTICLE - V APARTMENT CONSIDERATION

1. In consideration of the Land-owner 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 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 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-owner.
 4. The existing building will be demolished by the developer and the sale proceed will be received by the developer.

ARTICLE - VIII ; PROCEDURE

1. The land-owner 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-owner and to transfer or otherwise deal with or to dispose of the same without any right claim or interest therein whatsoever of the Land-owner and Land-

owner will not in any way interfere with or disturb the quite and peaceful possession of the developer's allocation unless the Land-owner 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 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 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-owner 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-owner, 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-owner in writings.
 5. All costs, charges and expenses including architect's fees shall be paid discharged and borne by the developer and the Land-owner 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-owner are prevented from enjoying, assigning and/or disposing of the Land-owner's allocation in the Building at the said premises.
 9. The Developer will keep the Land-owner 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 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-owner's allocation to the Land-owner.

11. The land-owner 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-owner 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-owner 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-owner 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-owner 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-owner 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-owner 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-owner 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-owner.
18. The developer shall be authorized in the name of the Land-owner 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-owner 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.

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-owner.
3. 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-owner 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-owner 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.
- 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, 1996 or any statutory modifications there under in force.

SCHEDULE OF LAND

ALL THAT piece or parcel of land measuring and area of One (1) Cottaha more or less along with a RTS measuring a constructed area of 300 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 C.S./R.S. Dag No.578 appertaining to C.S./R.S. Khatian Nos.29 under Jaminder Khatian No.28, Status of Land - Bastu, Municipal Holding No.121, Bediapara Lane in Ward No.11 of the South Dum Dum Municipality, Sub - Registration Office at Cossipore Dum Dum, the land is being butted bounded as :-

ON THE NORTH	::	House of Bankim Chndra Das
ON THE SOUTH	::	House of Bharati Roy

ON THE EAST :: 4'-0" Ft. wide Common Passage and thereafter
Land of Amulya Bhusan Dutta
ON THE WEST :: House of Biju Chakraborty

SPECIFICATION OF BUILDING/FLAT

1. BUILDING STRUCTURE: R.C.C. column, beam, Roof, pillar, Tie-beam as per structural design by competent Authority, outside brick wall 8" or thickness, inside partition wall 5³/₈" 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.
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 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/Hipdware) 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.
6. WINDOW: All frame and palla of the windows would be made of aluminum

with sliding window fitted Colour one way glass with with grille.

7. VERANDAH/ BALCONY: Parapet wall up to 3'-0" height.
8. 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 Teak(Segun) wood with polish.
9. WATER SUPPLY: Water supply round the clock is assured.
10. PLUMBING : All plumbing pipe line will be concealed.
11. 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 Finolex/Havels.
 - i. Kitchen: One light point, one exhaust fan point. one 15 Amp. Plug point.
 - ii. Toilet : One light point, one exhaust fan point.

Calling Bell: One calling bell point at the main entrance, one light point at the balcony.
12. PAINTING: Inside wall of the flat will be finished with Putty & outside wall of the building will be finished with weather-coat.
13. 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-OWNER AT KOLKATA
IN THE PRESENCE OF THE
FOLLOWING PERSONS:-

Dabla Dutta
SIGNATURE OF THE LAND-OWNER

1. *Siddhanta Ghosh*
Attornay
2. *Bhaskar Mohanta*
1132, Laska Street
Ind-70

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

GANPATI CONSTRUCTION
Partner
Partner

SIGNATURE OF THE DEVELOPER

1. *Siddhanta Ghosh*
Attornay
2. *Bhaskar Mohanta*

MEMO OF CONSIDERATION

RECEIVED with thanks an amount of Rs.4,00,000=00 (Rupees Four Lacs) only by SRI BABLA DUTTA, the land-owner herein from GANPATI CONSTRUCTION, as per terms of this Agreement and as per memo herein below written.

By Ch.No.000065 dtd. 25/3/17

Drawn on B.O.B. *Chyubanga* Rs.

Rs.4,00,000=00

=====

(Rupees Four Lacs Only)

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

Babla Dutta































SIGNATURE OF THE LAND-OWNER

1. *Bidhantha Mishra*
Sharma

2. *Shashin Mohan*


































Prepared by me:
Bidhantha Mishra
Sharma
High Court, Calcutta
D. No. 950/002/101

SPECIMEN FORM FOR TEN FINGERPRINTS

Sl No	Signature of the Executants / Presentants					
	 <i>Babla Datta</i>	Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
						
	 <i>Babla Datta</i>	Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
						
	 <i>Babla Datta</i>	Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
						

SPECIMEN FORM FOR TEN FINGERPRINTS

Sr. Signature of the
No. Executants / Presentants

Sr. No.	Signature of the Executants / Presentants	Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
1	 <i>Dhabla Datta</i>					
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
						
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
2	 <i>Dhabla Datta</i>					
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
						
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
3	 <i>Dhabla Datta</i>					
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
						
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				



Pasbla Dutta



GANAPATI CONSTRUCTION
Sanjay Chandra
Partner
Umesh Chandra
Partner

स्थायी खाता नम्बर / PERMANENT ACCOUNT NUMBER
ABZPC5537A



 नाम (NAME)
DHRUBAJYOTI CHAKRABORTI

पिता के नाम / FATHER'S NAME
RABINDRANATH CHAKRABORTI

जन्म तिथि / DATE OF BIRTH
28-12-1970

प्रमाणित हस्ताक्षर



 आयकर अधिनियम, 1922
 COMMISSIONER OF INCOME-TAX, W.B. - II

Dhruba Jyoti Chakraborti

इस कार्ड के खो / मिल जाने पर कृपया जारी करने
 वाले अधिकारी को सूचित / धन्य कर दे
 सहयोग आभार अग्रिम,
 पी-7,
 चौरंगी चौक,
 कोलकाता - 700 069.

In case this card is lost/found, kindly inform/return to
 the issuing authority :
 Assistant Commissioner of Income-tax,
 P-7,
 Chowringhee Square,
 Calcutta-700 069.



Handwritten signature

Major Information of the Deed

Deed No :	I-1506-02243/2017	Date of Registration	05/04/2017
Query No/ Year	1506-0000463965/2017	Office where deed is registered	
Query Date	05/04/2017 9:50:05 AM	A.D.S.R. COSSIPORE DUMDUM, District: North 24-Parganas	
Applicant Name, Address & Other Details	Siddhartha Mitra 569 East Sinthee Road, Maidanpally, Kolkata - 700 030, Thana : Dum Dum, District : North 24-Parganas, WEST BENGAL, PIN - 700030, Mobile No. : 9830787552, Status Advocate		
Transaction	Additional Transaction		
[430] Sale, Development Agreement or Construction Agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 4,00,000/-]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 13,04,999/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 5,021/- (Article:48(g))	Rs. 4,410/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



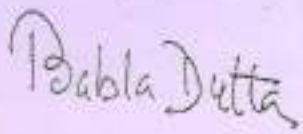
District: North 24-Parganas, P.S.- Dum Dum, Municipality: SOUTH DUM DUM, Road: Bediapara Lane, Mouza: Sinthee-nij, Ward No: 11, Holding No:700077

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
1	RS-57	RS-29	Bastu	Bastu	1 Katha	1/-	10,79,999/-	Width of Approach Road: 4 Ft.,
Grand Total :					1.65Dec	1 /-	10,79,999 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Set forth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	300 Sq Ft.	1/-	2,25,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 300 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 1Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		300 sq ft	1 /-	2,25,000 /-	

Land Lord Details :

Sl No	Name, Address, Photo, Finger-print and Signature			
1	Name	Photo	Finger print	Signature
	Mr BABLA DUTTA Son of Late Amulya Bhushan Dutta Executed by: Self, Date of Execution: 05/04/2017 Admitted by: Self, Date of Admission: 05/04/2017, Place Office			
		05/04/2017	LTI 05/04/2017	05/04/2017

77, Bidyasagar 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.:AGHPD9893P Status :Individual



















Wrapper Details:

Name,Address,Photo,Finger print and Signature

GANPATI CONSTRUCTION (Partnership Firm)

784 Purba Sinter 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

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature																
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr TAPAS ROY (Presentant) Son of Mr Surendra Chandra Roy Date of Execution - 05/04/2017, , Admitted by: Self, Date of Admission: 05/04/2017, Place of Admission of Execution: Office </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td>Apr 5 2017 3:48PM</td> <td>LTI 05/04/2017</td> <td>05/04/2017</td> <td></td> </tr> <tr> <td colspan="4"> 784, Purba Sinter 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.:AGBPR3283P Status : Representative, Representative of : GANPATI CONSTRUCTION (as PARTNER) </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Mr TAPAS ROY (Presentant) Son of Mr Surendra Chandra Roy Date of Execution - 05/04/2017, , Admitted by: Self, Date of Admission: 05/04/2017, Place of Admission of Execution: Office				Apr 5 2017 3:48PM	LTI 05/04/2017	05/04/2017		784, Purba Sinter 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.:AGBPR3283P Status : Representative, Representative of : GANPATI CONSTRUCTION (as PARTNER)			
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Identifier Details :

Name & address

Mr SIDDHARTHA MITRA

Son of Late Nirmal Chandra Mitra

569, East Sinter 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, Identifier Of Mr BABLA DUTTA, Mr TAPAS ROY, Mr DHRUBAJYOTI CHAKRABORTY

05/04/2017

Transfer of property for L1

Sl No. From	To. with area (Name-Area)
M. BABLA DUTTA	GANPATI CONSTRUCTION-1.65 Dec

Transfer of property for S1

Sl No. From	To. with area (Name-Area)
Mr BABLA DUTTA	GANPATI CONSTRUCTION-300 Sq Ft

Endorsement For Deed Number : I - 150602243 / 2017

On 05-04-2017

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) 48(1), W.B. Registration Rules 1962)

Presented for registration at 13.53 hrs on 05-04-2017, 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 13,04,999/-

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

Execution is admitted on 05/04/2017 by Mr BABLA DUTTA, Son of Late Amulya Bhushan Dutta, 77, Bidyasagar 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 05-04-2017 by Mr TAPAS ROY, PARTNER, GANPATI CONSTRUCTION (Partnership Firm 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, 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

Execution is admitted on 05-04-2017 by Mr DHRUBAJYOTI CHAKRABORTY, PARTNER, GANPATI CONSTRUCTION (Partnership Firm), 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, 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

Payment of Fees

Certified that, required Registration Fees payable for this document is Rs 4,410/- (B = Rs 4,389/- ,E = Rs 21/-) and Registration Fees paid by Cash Rs 0/- by online = Rs 4,410/-

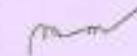
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 05/04/2017 11:57AM with Govt. Ref. No: 192017180000843211 on 05-04-2017, Amount Rs: 4,410/-, Bank: State Bank of India (SBIN0000001), Ref. No: IK00DNQLH1 on 05-04-2017, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 5,021/- and Stamp Duty paid by Stamp Rs 5,000/-, online = Rs 21/-

Description of Stamp

Stamp Type: Impressed, Serial no 6239, Amount: Rs.5,000/-, Date of Purchase: 23/03/2017, Vendor name: R. Paul
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 05/04/2017 11:57AM with Govt. Ref. No: 192017180000843211 on 05-04-2017, Amount Rs: 21/-, Bank: State Bank of India (SBIN0000001), Ref. No: IK00DNQLH1 on 05-04-2017, Head of Account 0030-02-103-003-02



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 1506-2017, Page from 65980 to 66010

being No 150602243 for the year 2017.



Mohul

Digitally signed by MOHUL
MUKHOPADHYAY
Date: 2017.04.06 18:03:17 +05:30
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 06-04-2017 18:03:16
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM
West Bengal.

(This document is digitally signed.)